



## MEETING AGENDA

**PLAN COMMISSION**  
**Wednesday, October 11, 2017**  
**7:30 P.M.**  
**MEMORIAL HALL – MEMORIAL BUILDING**  
*(Tentative & Subject to Change)*

**1. CALL TO ORDER**

**2. MINUTES** - Minutes of September 13, 2017

**3. FINDINGS AND RECOMMENDATIONS**

- a) Case A-25-2017 – 55<sup>th</sup> St./County Line Rd. – Hinsdale Meadows Venture, LLC – Detailed Plan and Special Use Permit for a 64-unit residential Planned Development.
- b) Case A-34-2017 – 16 Grant Square – Kramer Foods – Exterior Appearance/Site Plan review for front façade alteration to existing grocery store.

**4. SIGN PERMIT REVIEW**

- a) Case A-35-2017 – 4 N. Washington St. – Chase Bank – New Wall Sign Replacement

**5. EXTERIOR APPEARANCE AND SITE PLAN REVIEW**

- a) Case A-29-2017 – 336 E. Ogden Ave. – Bill Jacobs Land Rover – Exterior Appearance/Site Plan review for new Land Rover Dealership (replacing Land Rover at 300 E. Ogden) (continuation from September 13, public meeting)
- b) Case A-36-2017 – 52 S. Washington Street – Green Goddess – Exterior Appearance/Site Plan Review for a front façade alteration to existing retail store.

**6. 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-33-2017 – 21 Salt Creek Ln. (former Robert Crown Center) – Hinsdale Humane Society – Special Use Permit for Animal Humane Society

**7. 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](http://www.villageofhinsdale.org)

Approved

**MINUTES  
VILLAGE OF HINSDALE  
PLAN COMMISSION  
September 13, 2017  
MEMORIAL HALL  
7:30 P.M.**

Chairman Cashman called the meeting to order at 7:30 p.m., Wednesday, September 13, 2017, in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

**PRESENT:** Chairman Cashman, Commissioner Krillenberger, Commissioner Jablonski, Commissioner Peterson, Commissioner Willobee, and Commissioner Crnovich

**ABSENT:** Commissioners Braselton, Fiascone & Unell

**ALSO PRESENT:** Chan Yu-Village Planner; Robb McGinnis-Director of Community Development

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**Approval of Minutes**

With no questions or concerns, the PC **unanimously approved** the minutes from the August 9, 2017, meeting 5-0 (3 absent, 1 abstained).

**Findings and Recommendations** - Case A-23-2017 – 5819 S. Madison St. – Plate28 – Special Use Permit for 1,400 SF fitness studio. Chairman Cashman asked for any comments, none were noted. The PC, with no questions, **unanimously approved** the Findings and Recommendations as submitted, 6-0 (3 absent).

**Sign Permit Review** - Case A-30-2017 – 50 S. Washington St. 2<sup>nd</sup> FL. – NL Decorator – New Window Signs. The PC had no concerns or questions for the request, and **unanimously approved** the sign application as submitted, 6-0 (3 absent).

**Sign Permit Review** - Case A-31-2017 – 33-37 S. Washington St. – Starbucks – 2 Sign replacements. The applicant representative gave a brief description of the signs requested in the application. He stated the first sign was to replace an existing sign with the same size and style. A change of color was noted. The second sign requested would be suspended under a canopy and replace an existing window sign. The PC asked for clarification of material and color of the proposed signs and noted no other concerns. The PC **unanimously approved** the sign application as submitted, 6-0 (3 absent).

**Sign Permit Review** - Case A-32-2017 – 30 E. First St. – Verizon – 1 new Wall Sign. The applicant presented the sign request and demonstrated examples of illuminated letters for the PC to view. The examples demonstrated were low profile channel letters but varied in brightness. Keeping in mind the addition of future businesses in the building, the PC preferred the diffuser lit sign because of the softer illumination provided and requested the sign illumination be limited to Verizon hours of operation or as late as the FedEx (also located in Garfield Crossing) operation hours. The PC **unanimously approved** the sign application as submitted for illumination option 2, with the condition of the illumination hours to its business hours, or as late as the FedEx Office business hours, 6-0 (3 absent).



## **Plan Commission Minutes**

**September 13, 2017**

**Sign Permit Review** - Case A-27-2017 – 301 W. 59<sup>th</sup> St. – Hinsdale Apartments – Ground Sign replacement. The applicant presented an updated ground sign and illumination options to the PC. The first and preferred option presented incorporated more white on the background yet still containing some black to compliment the building finishes. The updated sign request incorporated LED illumination that would provide a halo light that could be dimmed down to approximately 15%. No light would shine out from the sign and the sign would be on a timer to set from 7:30-10 p.m. The sign would be placed in approximately the same location at a height of four feet. The second sign option contained a larger amount of black in the color design and the second illumination option was ground lit. The PC **unanimously approved** the sign application as submitted for illumination option 1, 6-0 (3 absent).

**Schedule of Public Hearing** - Case A-23-2017 – 21 Salt Creek Ln. (former Robert Crown Center) – Hinsdale Humane Society – Special Use Permit for Animal Humane Society. The PC **unanimously approved** to schedule a public hearing for Case A-23-2017 for the October 11, 2017 PC meeting, 6-0 (3 absent).

**Exterior Appearance & Site Plan Review** - Case A-29-2017 – 336 E. Ogden Ave. – Bill Jacobs Land Rover – Exterior Appearance/Site Plan review for new Land Rover Dealership (replacing Land Rover at 300 E. Ogden). The architect, Jerry Mortier, on behalf of the applicant, reviewed the site plan and building plans to the PC. He reviewed that the building envelope and parking lot will essentially stay the same. The façade of the building and the floorplan will be redeveloped to Land Rover specifications. He also reviewed the parking lot, fence and lighting of the site plan. The fence options would be either 6 foot or 8 foot high, whichever best suits the community. Sound concerns for the site could be reduced by no longer using the existing PA system and switching to Nextel Radio devices. The number of light poles in the lot would remain the same & the locations were indicated to the PC. Most poles would be located in the front area of the lot with the exception of 1 light pole along the residential side for security purposes.

There were approximately 5 neighbors who live in the residential neighborhood south of the subject property who expressed concerns for the proposal. The concerns focused on the sound of the additional traffic, machines and tire sounds coming from the overhead door facing south, where serviced cars would enter and exit to an area with 19 car lifts and a car wash space. A blend of functional & aesthetics of the fence on the cul-de-sac, speed of “test drives” and child safety were concerns of neighbors. The delivery times for parts and cars was also a concern by the neighbors, and complained that the current Land Rover site receives deliveries at 2 AM. To that end, the PC Chair also requested that the refuse area be relocated away from the residential district and be enclosed in a solid material. The Village Attorney is reviewing if the potential Ordinance can limit delivery hours.

The PC Chair recommended that the applicant install new plants around the perimeter of the lot, versus simply maintaining the existing plants. In addition presenting the revisions to resolve the issues expressed by the neighbors, the Chair also requested the applicant bring in material samples for the building façade plans. A commissioner also recommended that he would like to see a traffic study completed for the new use. The PC suggested the applicant look at glare shield options for lighting, provide cut sheets for wall mounted and post lights, and evaluate the timing of illumination. The applicant was also asked to provide additional options of the exit location to service area to reduce noise and light to Franklin St. cul-de-sac residents in an effort to achieve a better balance between maximum number of service bays and noise/light reduction for neighbors.

The PC **unanimously continued** the item for the October, 11, 2017 PC meeting, for revisions and information by the applicant to resolve the concerns expressed by the neighbors and PC, 6-0 (3 absent).

## **Plan Commission Minutes**

**September 13, 2017**

**Exterior Appearance/Site Plan review Case A-34-2017 – 16 Grant Square – Kramer Foods – Exterior Appearance/Site Plan review for front façade alteration to existing grocery store.** The applicant presented the exterior and site plan request to the PC. A Commissioner asked if the new entrance/exit meets the building/fire code. The applicant reviewed that the new entrance/exit actually increases the foot traffic capacity. The PC had no additional concerns.

The PC **unanimously recommended approval** for the exterior appearance/site plan application as submitted, 6-0 (3 absent).

**Public Hearing - Case A-25-2017 – 55<sup>th</sup> St./County Line Road. – Hinsdale Meadows Venture, LLC – Detailed Plan for a 64-unit residential Planned Development.** The applicant reviewed the topics of what has progressed and completed since the last public hearing on August 9, 2017. Progress on engineering approval, the developing agreement with RML Hospital for the fence/gate between the property and the agreement reached with the Parks and Recreation Committee in relation to field improvements were discussed. There were no general concerns by the PC after the presentation.

However, a Commissioner noted the previous lack of discussion about fences in the development and a commissioner expressed concern that fences would take away from the open feel of the community development. Ed James explained that only the single family homes (no duets), with approval by the association, could install a 4-foot tall black “wrought iron style” fence. The fence cannot be installed in front of the front façade of the home, would have a wide gate opening allowing mowers to pass through and be low enough to maintain an open space feel.

With no other questions, the PC **unanimously recommended approval** for the Detailed Plan, with the requested waivers, 6-0 (3 absent).

(Please see the attached transcript for Case A-25-2017 included as part of this record)

## **Adjournment**

The meeting was adjourned at 9:14 PM, after a unanimous vote.

Respectfully Submitted,  
Jennifer Spires, Community Development Secretary

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

BEFORE THE HINSDALE PLAN COMMISSION

In the Matter of:                     )  
   )  
   )  
 HINSDALE MEADOWS VENTURE,        )  
 55th St/County Line Road        )  
 Special Use Permit                )  
 Case No. A-25-2017.                )

CONTINUED REPORT OF PROCEEDINGS had and  
 testimony taken at the hearing of the above-  
 entitled matter before the Hinsdale Plan  
 Commission, at 19 East Chicago Avenue, Hinsdale,  
 Illinois, on September 13, 2017, at the hour of  
 7:30 p.m.

BOARD MEMBERS PRESENT:

MR. STEPHEN CASHMAN, Chairman;

MR. GERALD JABLONSKI, Member;

MS. JULIE CRNOVICH, Member;

MR. SCOTT PETERSON, Member;

MR. MARK WILLOBEE, Member; and

MR. JIM KRILLENBERGER, Member.

<p>90</p> <p>1 ALSO PRESENT:</p> <p>2 MR. CHAN YU, Village Planner;</p> <p>3 MR. ROBB MCGINNIS, Director of Community Development;</p> <p>4 MR. MICHAEL MARRS, Village Attorney;</p> <p>5 MR. EDWARD R. JAMES, Applicant;</p> <p>6 MR. MICHAEL BALAS, Edward James Company;</p> <p>7</p> <p>8 MR. TERRENCE SMITH, Applicant's Land Planner.</p> <p>9</p> <hr/> <p>10</p> <p>11 CHAIRMAN CASHMAN: Case A-25-2017, 55th 12 Street and County Line, Hinsdale Meadows 13 Venture, LLC, and this is a detailed plan and 14 special use permit for a 64-unit residential 15 planned development and we continued this from 16 our August 9th meeting and I'm not even sure 17 what number meeting we are on in this process. 18 But I appreciate your patience and seems like we 19 are getting closer to an end.</p> <p>09:20:22PM 20 (WHEREUPON, the oath was 21 administered en masse.) 22 MR. JAMES: We are here tonight to</p>	<p>92</p> <p>1 prepare it. And this is for the property on 2 their side of the fence not our side.</p> <p>3 So that has been -- that's in 4 progress and they are working on that and I 5 can't tell you how long that may take, but we 6 have provided an easement from our property 7 across the right-of-way, across the parkway to 8 the RML property and that is at the village 9 attorney for approval.</p> <p>09:22:54PM 10 We have also entered into a 11 construction agreement with RML Hospital and 12 that has been approved and it's between the two 13 parties as to what we are doing with the fence 14 and the gate and the maintenance and the 15 installation and what have you; and again, we 16 have worked very well with the hospital. 17 Mr. Pawola, their CEO, Pat Geary have been very 18 cooperative and we have a good relationship with 19 them.</p> <p>09:23:24PM 20 We have been working diligently 21 with the KLM park and recreation board and as of 22 last night, they approved the recommendation,</p>
<p>91</p> <p>1 update you on the progress since our last 2 meeting. You have a letter from me dated 3 September 6th in which we outline seven items on 4 which we were working and tonight we have six 5 items to review or to bring up. I can put them 6 on the board or you can refer to them in your 7 packet, whichever you like.</p> <p>8 While Mike is doing that, for 9 discussion tonight and review, the final 10 engineering for Hinsdale Meadows has been 11 approved by staff.</p> <p>12 The table of compliance has been 13 approved by staff.</p> <p>14 3. The emergency access easement 15 from RML Hospital has been submitted to the 16 village attorney for approval.</p> <p>17 I want to explain this. RML 18 Hospital leases the land from Cook County and 19 they cannot, after speaking with their president 20 and Pat Geary, who both have been very 21 cooperative, they cannot enter into any easement 22 agreement that we prepare only Cook County can</p> <p>09:21:40PM</p> <p>09:22:12PM</p>	<p>93</p> <p>1 their recommendation, at our approval. And 2 basically what it is is we are going to use our 3 excess dirt from excavation, we will store it on 4 our property as opposed to storing it on 5 their's.</p> <p>6 After looking at fields 1, 2, 3, 7 the 2 fields, 1 and 2, were the fields running 8 on an east-west orientation and field 3 was on a 9 north-south orientation and north of the 10 existing regulation field.</p> <p>11 What we are going to do is -- what 12 they have decided to do is to deal strictly at 13 this point with field 3 and that is the one 14 north of the existing regulation field. We will 15 create a new regulation size field along with a 16 swale and berm that will replicate the existing 17 swale and berm currently east of their 18 regulation field so as to be sure not to have 19 any water runoff or what have you that might go 20 onto the neighboring properties in Burr Ridge. 21 And that's all been engineered and designed and 22 everybody has approved it and they approved it</p> <p>09:24:06PM</p> <p>09:24:46PM</p>

<p style="text-align: center;">94</p> <p>1 last night with one exception to our letter, and</p> <p>2 -- not an exception but we all approved that.</p> <p>3 Instead of having a series of evergreen trees</p> <p>4 every 30 feet along the berm to block the view</p> <p>5 and what have you, the forester has asked to</p> <p>6 have a variety of trees which would include</p> <p>7 evergreens and deciduous and what have you, and</p> <p>8 we are perfectly comfortable with that. We</p> <p>9 don't know what the spacing will be, it will</p> <p>09:25:24PM 10 depend on the type of tree and what have you,</p> <p>11 but I haven't been able to get ahold of our</p> <p>12 landscaper today and check but he said it could</p> <p>13 be done and there could be 3 and 4-inch trees</p> <p>14 that will go and 8-foot evergreens is what we</p> <p>15 contemplate.</p> <p>16 So we are very happy that they</p> <p>17 approved that and I think it's going to be an</p> <p>18 excellent program for them. We did learn that.</p> <p>19 CHAIRMAN CASHMAN: So instead of</p> <p>09:25:50PM 20 modifying three fields or two fields, you are</p> <p>21 modifying just the one?</p> <p>22 MR. JAMES: I'm going to come to that.</p>	<p style="text-align: center;">96</p> <p>1 words in their mouth, but many of them liked the</p> <p>2 idea of the rolling land, the topography and the</p> <p>3 trees and weren't sure they wanted to change it,</p> <p>4 but they will make that decision at a later</p> <p>5 date.</p> <p>6 And then when we get sufficient</p> <p>7 dirt, if we have sufficient dirt to do both</p> <p>8 fields, then we would bring it in. And the</p> <p>9 agreement also says that if we don't have</p> <p>09:27:26PM 10 sufficient dirt and they still want the fields</p> <p>11 done, they would be responsible for bringing in</p> <p>12 the additional dirt at their cost.</p> <p>13 The fields will be turned over to</p> <p>14 the parks and recreation committee when the</p> <p>15 grass is 70 percent grown. Watering, they will</p> <p>16 be fenced so that nobody can go on them and it</p> <p>17 grows properly. The fields will be regulation</p> <p>18 with a less than 2 percent grade change or</p> <p>19 slope, whatever you term it. The watering will</p> <p>09:27:58PM 20 come from the existing fire hydrant that is now</p> <p>21 there between fields 1 and 2 and we will use</p> <p>22 that water and the village will supply the water</p>
<p style="text-align: center;">95</p> <p>1 That's the second part.</p> <p>2 The one benefit that we thought, we</p> <p>3 just learned about it last night, was that the</p> <p>4 parks and recreation committee does receive</p> <p>5 revenue from the use of their one regulation</p> <p>6 field. With a second regulation field, they</p> <p>7 will be able to hopefully increase that revenue</p> <p>8 and keep more people coming to that field</p> <p>9 instead of going elsewhere because all they have</p> <p>09:28:20PM 10 is one.</p> <p>11 When we expect to start the fields</p> <p>12 we will start when we get sufficient dirt</p> <p>13 stockpiled on our property and there's</p> <p>14 sufficient dirt to do field 3 and the ideal time</p> <p>15 to do it, which is what we have all agreed to,</p> <p>16 is between July 1st and August 15th. We will</p> <p>17 fence the field and make sure that we are</p> <p>18 properly working all of that.</p> <p>19 When we finish the field, at that</p> <p>09:28:54PM 20 point in time, we will ask the parks and</p> <p>21 recreation committee if they want to move ahead</p> <p>22 with fields 1 and 2. And I don't want to put</p>	<p style="text-align: center;">97</p> <p>1 for us so we can sprinkle appropriately with</p> <p>2 temporary sprinklers.</p> <p>3 So all in all that's pretty much</p> <p>4 basically the system, but if they decide not to</p> <p>5 go ahead with fields 1 and 2, then we have said</p> <p>6 we will truck off the excess dirt that we have</p> <p>7 and get rid of it, or if they want it for future</p> <p>8 use on some other project, we would be glad to</p> <p>9 transport it and stockpile it on their side</p> <p>09:28:30PM 10 wherever they want it.</p> <p>11 But at that point in time, if they</p> <p>12 didn't do fields 1 and 2, our commitment would</p> <p>13 be completed and that would be the end of the</p> <p>14 public benefit, the completion of the public</p> <p>15 benefit.</p> <p>16 So we are very happy with that.</p> <p>17 And that's the synopsis of it. I don't think I</p> <p>18 made a mistake. If I did --</p> <p>19 CHAIRMAN CASHMAN: So you met last</p> <p>09:28:54PM 20 night with parks and rec?</p> <p>21 MR. JAMES: Yes.</p> <p>22 CHAIRMAN CASHMAN: Anything going</p>

<p style="text-align: right;">98</p> <p>1 tomorrow?</p> <p>2 MR. JAMES: You don't really want to</p> <p>3 know, do you?</p> <p>4 So anyway, we are very happy. We</p> <p>5 think -- personally, I think they have made a</p> <p>6 right decision. I think you can retain the</p> <p>7 beauty of that park, and it is pretty, but they</p> <p>8 are also going to get a very good playing</p> <p>9 surface, a second one, which I think will be a</p> <p>09:29:22PM 10 revenue producer that will go on and on and on</p> <p>11 for which we think that's a good deal for us and</p> <p>12 a good deal for the village.</p> <p>13 And then the development agreement</p> <p>14 is with the village attorneys and between our</p> <p>15 attorney and they are going over the details,</p> <p>16 but I don't think there's too many issues out</p> <p>17 there left outstanding. We did make the</p> <p>18 changes. They were minor in change to the</p> <p>19 homeowner declaration. And that's about it.</p> <p>09:29:52PM 20 CHAIRMAN CASHMAN: The homeowner</p> <p>21 declaration is it a law permitted to put fences</p> <p>22 like if I own one of the single family, can I</p>	<p style="text-align: right;">100</p> <p>1 CHAIRMAN CASHMAN: I would just ask,</p> <p>2 it's been brought up to me and I said, you know,</p> <p>3 we talked about so many things I don't remember</p> <p>4 talking about that. And I would just like you</p> <p>5 to at least discuss when it gets to the board</p> <p>6 level that you discuss that, the issue of</p> <p>7 fences.</p> <p>8 MR. JAMES: We have many granddogs and</p> <p>9 we appreciate the fact that we had a fence where</p> <p>09:31:28PM 10 we lived before and it was very convenient, let</p> <p>11 them out, they do their thing and come back and</p> <p>12 we know where it is and we can clean it up.</p> <p>13 MS. CRNOVICH: I'd like to comment that</p> <p>14 I'm not that thrilled about the fences. I think</p> <p>15 one of the goals of a planned unit development</p> <p>16 is open space and I think that kind of takes</p> <p>17 away from it, especially being like an age-</p> <p>18 targeted community. I think with the dogs you</p> <p>19 can get electric fences. Fences do you have to</p> <p>09:31:58PM 20 have to fence with a single-family home.</p> <p>21 MR. JAMES: It's just on the single</p> <p>22 family. If you look where the single families</p>
<p style="text-align: right;">99</p> <p>1 have fences?</p> <p>2 MR. JAMES: Yes. Yes. For the single</p> <p>3 family homes we have said that we will for the</p> <p>4 homeowners who have dogs, or what have you, and</p> <p>5 they may not want to walk them every single day,</p> <p>6 we have allowed -- we have said that we would</p> <p>7 permit the fence to extend from the corner of</p> <p>8 the building out to either 24, 25 feet, whatever</p> <p>9 it is, in some cases maybe 24, 25 feet, and then</p> <p>09:30:34PM 10 come back and it has to have an entrance wide</p> <p>11 enough for the lawnmowers to get through for the</p> <p>12 maintenance and the homeowners' association will</p> <p>13 maintain them. We will not allow fences on the</p> <p>14 duplex homes only on the single family homes.</p> <p>15 And that will be subject to our approval as a</p> <p>16 developer when we are building and selling and</p> <p>17 the homeowners' association at a later date.</p> <p>18 CHAIRMAN CASHMAN: Would a fence be</p> <p>19 able to come forward from the front elevation of</p> <p>09:31:00PM 20 the house?</p> <p>21 MR. JAMES: No. Nothing in the front</p> <p>22 at all. Only in the rear areas.</p>	<p style="text-align: right;">101</p> <p>1 are, they face onto County Line Road or to 55th</p> <p>2 Street and they would back up to the SimTek</p> <p>3 fence that we are going to put there. And then</p> <p>4 we have the homes along the pond and there will</p> <p>5 be sufficient open space beyond the fence area</p> <p>6 and that 24, 25, I can't remember the number,</p> <p>7 includes the patio area. So that's about 10 or</p> <p>8 12 feet. So it's only about a few feet beyond</p> <p>9 that and no wider than the ends of the houses</p> <p>09:32:40PM 10 and it will be no higher than 4 feet and it will</p> <p>11 be a black wrought iron, aluminum simulated</p> <p>12 wrought iron.</p> <p>13 CHAIRMAN CASHMAN: I have lived in</p> <p>14 houses with fences and without fences. So I'm</p> <p>15 kind of on the fence on this one. It's</p> <p>16 something we just never talked about.</p> <p>17 MR. JAMES: We have been in this</p> <p>18 business a long time and I can remember the days</p> <p>19 when we didn't allow pets or dogs into</p> <p>09:33:10PM 20 apartments or buildings or what have you, and</p> <p>21 then we modified that many, many years ago. And</p> <p>22 we said that -- first of all, the pet has to be</p>

<p style="text-align: right;">102</p> <p>1 a certain size and all the rest of it and has to</p> <p>2 be properly cared for and everything. But we</p> <p>3 said you can bring your pet with you, you just</p> <p>4 don't replace it because pets are important to</p> <p>5 people, whether they are young or old, they</p> <p>6 become a family member and this policy has</p> <p>7 worked out extremely well and now many, many,</p> <p>8 many buildings have this. In fact, they even</p> <p>9 have dog areas in the apartment buildings in the</p> <p>09:33:52PM 10 city and so forth, but we are not contemplating</p> <p>11 that. We are just trying to make it easy for</p> <p>12 them to move. They don't have to get rid of</p> <p>13 their dog and he or she doesn't have to walk it</p> <p>14 every single day other than when he or she wants</p> <p>15 to. But it's a convenience and we think it's</p> <p>16 going to work okay. If we didn't, we wouldn't</p> <p>17 do it; we would just say no. But we think it's</p> <p>18 a reasonable approach and that's part of our</p> <p>19 declaration.</p> <p>09:34:24PM 20 MS. CRNOVICH: Well like Steve said, I</p> <p>21 don't recall talking about the fences before.</p> <p>22 MR. KRILLENBERGER: It's nice that they</p>	<p style="text-align: right;">104</p> <p>1 4-inch spacing?</p> <p>2 MR. JAMES: Yes. And they will</p> <p>3 probably have at the low level the smaller</p> <p>4 inserts so smaller dogs can't go through. We</p> <p>5 have been there. We are good there. You learn</p> <p>6 the hard way.</p> <p>7 CHAIRMAN CASHMAN: Scott?</p> <p>8 MR. PETERSON: I'm good.</p> <p>9 CHAIRMAN CASHMAN: Jim?</p> <p>09:35:52PM 10 MR. KRILLENBERGER: No more comments.</p> <p>11 CHAIRMAN CASHMAN: We have talked about</p> <p>12 this for quite a while. I remember when this</p> <p>13 all started. I really appreciate your -- I</p> <p>14 think we really have -- this has been a good</p> <p>15 process. I appreciate your patience.</p> <p>16 We have gone through, talked about</p> <p>17 so many different things related to this</p> <p>18 project. But I think in the end I thought we</p> <p>19 were able to come up with a nice solution that</p> <p>09:36:18PM 20 balance with what you are proposing with the</p> <p>21 needs and concerns of the commissioners and the</p> <p>22 neighbors who spoke. It was nice to hear the</p>
<p style="text-align: right;">103</p> <p>1 are limited to four feet. That keeps a sense of</p> <p>2 open space in the community.</p> <p>3 MR. JAMES: Oh, yes. And they will be</p> <p>4 double width gate so that the maintenance people</p> <p>5 can get in and out. We will maintain the yards</p> <p>6 to the extent that we planted them. Now, if</p> <p>7 they want to put a little garden or flowers,</p> <p>8 that's up to the individuals to maintain, but we</p> <p>9 do all the lawn mowing and what have you.</p> <p>09:35:02PM 10 Mike, anything else?</p> <p>11 CHAIRMAN CASHMAN: Comments, questions</p> <p>12 by commissioners?</p> <p>13 Mark?</p> <p>14 MR. WILLOBEE: I think I asked most of</p> <p>15 my questions last time.</p> <p>16 CHAIRMAN CASHMAN: Julie?</p> <p>17 MS. CRNOVICH: No. Just about the</p> <p>18 fences. Sorry, I don't like the fences.</p> <p>19 CHAIRMAN CASHMAN: Jerry?</p> <p>09:35:24PM 20 MR. JABLONSKI: If the purpose of the</p> <p>21 fence is for dogs and sounds like small dogs</p> <p>22 would be allowed, wrought iron fencing with</p>	<p style="text-align: right;">105</p> <p>1 neighbors that were interested in purchasing</p> <p>2 your properties, and I think it's time to call a</p> <p>3 vote on this matter.</p> <p>4 Robb, anything we need to address?</p> <p>5 MR. MCGINNIS: No. I would only add</p> <p>6 that once this lines up in front of the board of</p> <p>7 trustees and they approve the detailed plan,</p> <p>8 there's yet another step, it's an administrative</p> <p>9 review as part of the permit review process.</p> <p>09:36:54PM 10 So if there are conditions set in</p> <p>11 the approval, there will be another check on</p> <p>12 this before we actually issue permits. I just</p> <p>13 wanted to have that out there.</p> <p>14 CHAIRMAN CASHMAN: Sort of hate to see</p> <p>15 the first one ribbon cutting.</p> <p>16 MR. JAMES: I'll do it from my</p> <p>17 wheelchair.</p> <p>18 CHAIRMAN CASHMAN: I know. And I</p> <p>19 appreciate all the effort that the village</p> <p>09:37:18PM 20 engineers and the planning department and Chan</p> <p>21 and our legal, what everyone has been involved</p> <p>22 in this because it's a team process and I really</p>

1 appreciate you working with the parks and rec on  
2 this public benefit which I'm excited for. I  
3 have been over on those fields and I think that  
4 Katherine Legge is a great resource that we have  
5 in the village and it's great that you are  
6 helping us with that and improving that and I  
7 appreciate that.

8 MR. JAMES: Thank you. And we have  
9 enjoyed working with all of them. I can't tell  
10 you how helpful they have been. We had to tow  
11 the mark, yes, but it's all been for the  
12 betterment and we think we have a good project  
13 and we are delighted.

14 CHAIRMAN CASHMAN: Thank you.

15 MR. MARRS: Mr. Chairman, before you  
16 make a motion, I just want to clarify in your  
17 agenda it talks about the special use but the  
18 special use was actually approved at the  
19 original. So the motion we are really looking  
20 for is recommend approval of the detailed plan  
21 and the accompanying waivers.

22 CHAIRMAN CASHMAN: Perfect. You got

1 that, Chan?

2 So I'd like a motion to approve the  
3 detailed plan as submitted and the accompanying  
4 waivers.

5 Do I hear a motion?

6 MR. JABLONSKI: So moved.

7 MR. KRILLENBERGER: I'll second.

8 CHAIRMAN CASHMAN: Jim?

9 MR. KRILLENBERGER: Aye.

10 MR. PETERSON: Aye.

11 MR. JABLONSKI: Aye.

12 CHAIRMAN CASHMAN: Aye.

13 MS. CRNOVICH: Aye.

14 MR. WILLOBEE: Aye.

15 (WHICH, were all of the  
16 proceedings had, evidence  
17 offered or received in the  
18 above entitled cause.)  
19  
20  
21  
22

1 STATE OF ILLINOIS )

) ss:

2 COUNTY OF DU PAGE )

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

16 IN TESTIMONY WHEREOF I have  
17 hereunto set my hand and affixed my notarial  
18 seal this 19th day of September, A.D. 2017.  
19  
20

KATHLEEN W. BONO,  
C.S.R. No. 84-1423,  
Notary Public, DuPage County

21

22



<b>1</b>	<b>8</b>	102:18 <b>appropriately</b> [1] - 97:1 <b>approval</b> [6] - 91:16, 92:9, 93:1, 99:15, 105:11, 106:20 <b>approve</b> [2] - 105:7, 107:2 <b>approved</b> [9] - 91:11, 91:13, 92:12, 92:22, 93:22, 94:2, 94:17, 106:18 <b>area</b> [2] - 101:5, 101:7 <b>areas</b> [2] - 99:22, 102:9 <b>association</b> [2] - 99:12, 99:17 <b>Attorney</b> [1] - 90:4 <b>attorney</b> [3] - 91:16, 92:9, 98:15 <b>attorneys</b> [1] - 98:14 <b>August</b> [2] - 90:16, 95:16 <b>Avenue</b> [1] - 89:12 <b>aye</b> [2] - 107:9, 107:14 <b>Aye</b> [4] - 107:10, 107:11, 107:12, 107:13	<b>building</b> [2] - 99:8, 99:16 <b>buildings</b> [3] - 101:20, 102:8, 102:9 <b>Burr</b> [1] - 93:20 <b>business</b> [1] - 101:18	<b>comment</b> [1] - 100:13 <b>comments</b> [2] - 103:11, 104:10 <b>COMMISSION</b> [1] - 89:3 <b>Commission</b> [1] - 89:12 <b>commissioners</b> [2] - 103:12, 104:21 <b>commitment</b> [1] - 97:12 <b>committee</b> [3] - 95:4, 95:21, 96:14 <b>Community</b> [1] - 90:3 <b>community</b> [2] - 100:18, 103:2 <b>Company</b> [1] - 90:7 <b>complete</b> [1] - 108:14 <b>completed</b> [1] - 97:13 <b>completion</b> [1] - 97:14 <b>compliance</b> [1] - 91:12 <b>concerns</b> [1] - 104:21 <b>conditions</b> [1] - 105:10 <b>construction</b> [1] - 92:11 <b>contemplate</b> [1] - 94:15 <b>contemplating</b> [1] - 102:10 <b>CONTINUED</b> [1] - 89:9 <b>continued</b> [1] - 90:15 <b>convenience</b> [1] - 102:15 <b>convenient</b> [1] - 100:10 <b>Cook</b> [2] - 91:18, 91:22 <b>cooperative</b> [2] - 91:21, 92:18 <b>corner</b> [1] - 99:7 <b>correct</b> [1] - 108:14 <b>cost</b> [1] - 96:12 <b>County</b> [6] - 90:12, 91:18, 91:22, 101:1, 108:5, 108:21 <b>COUNTY</b> [2] - 89:2, 108:2 <b>create</b> [1] - 93:15 <b>CRNOVICH</b> [5] - 89:19, 100:13, 102:20, 103:17,
<b>2</b>	<b>9</b>		<b>C</b>	
<b>3</b>	<b>A</b>		<b>C.S.R</b> [1] - 108:21 <b>cannot</b> [2] - 91:19, 91:21 <b>cared</b> [1] - 102:2 <b>Case</b> [1] - 89:7 <b>case</b> [1] - 90:11 <b>cases</b> [1] - 99:9 <b>CASHMAN</b> [21] - 89:17, 90:11, 94:19, 97:19, 97:22, 98:20, 99:18, 100:1, 101:13, 103:11, 103:16, 103:19, 104:7, 104:9, 104:11, 105:14, 105:18, 106:14, 106:22, 107:8, 107:12 <b>CEO</b> [1] - 92:17 <b>certain</b> [1] - 102:1 <b>Certified</b> [1] - 108:3 <b>certify</b> [1] - 108:6 <b>Chairman</b> [2] - 89:17, 106:15 <b>CHAIRMAN</b> [20] - 90:11, 94:19, 97:19, 97:22, 98:20, 99:18, 100:1, 101:13, 103:11, 103:16, 103:19, 104:7, 104:9, 104:11, 105:14, 105:18, 106:14, 106:22, 107:8, 107:12 <b>Chan</b> [2] - 105:20, 107:1 <b>CHAN</b> [1] - 90:2 <b>change</b> [3] - 96:3, 96:18, 98:18 <b>changes</b> [1] - 98:18 <b>check</b> [2] - 94:12, 105:11 <b>Chicago</b> [1] - 89:12 <b>city</b> [1] - 102:10 <b>clarify</b> [1] - 106:16 <b>clean</b> [1] - 100:12 <b>closer</b> [1] - 90:19 <b>comfortable</b> [1] - 94:8 <b>coming</b> [1] - 95:8 <b>commencement</b> [1] - 108:6	
<b>4</b>	<b>A-25-2017</b> [2] - 89:7, 90:11 <b>A.D</b> [1] - 108:18 <b>able</b> [4] - 94:11, 95:7, 99:19, 104:19 <b>access</b> [1] - 91:14 <b>accompanying</b> [2] - 106:21, 107:3 <b>add</b> [1] - 105:5 <b>additional</b> [1] - 96:12 <b>address</b> [1] - 105:4 <b>administered</b> [1] - 90:21 <b>administrative</b> [1] - 105:8 <b>affixed</b> [1] - 108:17 <b>aforesaid</b> [1] - 108:15 <b>age</b> [1] - 100:17 <b>agenda</b> [1] - 106:17 <b>ago</b> [1] - 101:21 <b>agreed</b> [1] - 95:15 <b>agreement</b> [4] - 91:22, 92:11, 96:9, 98:13 <b>ahead</b> [2] - 95:21, 97:5 <b>ahold</b> [1] - 94:11 <b>allow</b> [2] - 99:13, 101:19 <b>allowed</b> [2] - 99:6, 103:22 <b>ALSO</b> [1] - 90:1 <b>aluminum</b> [1] - 101:11 <b>anyway</b> [1] - 98:4 <b>apartment</b> [1] - 102:9 <b>apartments</b> [1] - 101:20 <b>Applicant</b> [1] - 90:5 <b>Applicant's</b> [1] - 90:8 <b>appreciate</b> [7] - 90:18, 100:9, 104:13, 104:15, 105:19, 106:1, 106:7 <b>approach</b> [1] -	<b>B</b>	<b>balance</b> [1] - 104:20 <b>BALAS</b> [1] - 90:6 <b>beauty</b> [1] - 98:7 <b>become</b> [1] - 102:6 <b>BEFORE</b> [1] - 89:3 <b>benefit</b> [4] - 95:2, 97:14, 97:15, 106:2 <b>berm</b> [3] - 93:16, 93:17, 94:4 <b>betterment</b> [1] - 106:12 <b>between</b> [4] - 92:12, 95:16, 96:21, 98:14 <b>beyond</b> [2] - 101:5, 101:8 <b>black</b> [1] - 101:11 <b>block</b> [1] - 94:4 <b>BOARD</b> [1] - 89:16 <b>board</b> [4] - 91:6, 92:21, 100:5, 105:6 <b>BONO</b> [2] - 108:3, 108:20 <b>bring</b> [3] - 91:5, 96:8, 102:3 <b>bringing</b> [1] - 96:11 <b>brought</b> [1] - 100:2	
<b>5</b>				
<b>6</b>				
<b>7</b>				

107:13 <b>cutting</b> [1] - 105:15	<b>East</b> [1] - 89:12 <b>east-west</b> [1] - 93:8 <b>easy</b> [1] - 102:11 <b>EDWARD</b> [1] - 90:5 <b>Edward</b> [1] - 90:6 <b>effort</b> [1] - 105:19 <b>either</b> [1] - 99:8 <b>electric</b> [1] - 100:19 <b>elevation</b> [1] - 99:19 <b>elsewhere</b> [1] - 95:9 <b>emergency</b> [1] - 91:14 <b>en</b> [1] - 90:21 <b>end</b> [3] - 90:19, 97:13, 104:18 <b>ends</b> [1] - 101:9 <b>engineered</b> [1] - 93:21 <b>engineering</b> [1] - 91:10 <b>engineers</b> [1] - 105:20 <b>enjoyed</b> [1] - 106:9 <b>enter</b> [1] - 91:21 <b>entered</b> [1] - 92:10 <b>entitled</b> [2] - 89:11, 107:18 <b>entrance</b> [1] - 99:10 <b>especially</b> [1] - 100:17 <b>evergreen</b> [1] - 94:3 <b>evergreens</b> [2] - 94:7, 94:14 <b>evidence</b> [1] - 107:16 <b>examination</b> [1] - 108:7 <b>excavation</b> [1] - 93:3 <b>excellent</b> [1] - 94:18 <b>exception</b> [2] - 94:1, 94:2 <b>excess</b> [2] - 93:3, 97:6 <b>excited</b> [1] - 106:2 <b>existing</b> [4] - 93:10, 93:14, 93:16, 96:20 <b>expect</b> [1] - 95:11 <b>explain</b> [1] - 91:17 <b>extend</b> [1] - 99:7 <b>extent</b> [1] - 103:6 <b>extremely</b> [1] - 102:7	99:3, 99:14, 100:20, 100:22, 102:6 <b>feet</b> [7] - 94:4, 99:8, 99:9, 101:8, 101:10, 103:1 <b>fence</b> [11] - 92:2, 92:13, 95:17, 99:7, 99:18, 100:9, 100:20, 101:3, 101:5, 101:15, 103:21 <b>fenced</b> [1] - 96:16 <b>fences</b> [12] - 98:21, 99:1, 99:13, 100:7, 100:14, 100:19, 101:14, 102:21, 103:18 <b>fencing</b> [1] - 103:22 <b>few</b> [1] - 101:8 <b>field</b> [12] - 93:8, 93:10, 93:13, 93:14, 93:15, 93:18, 95:6, 95:8, 95:14, 95:17, 95:19 <b>fields</b> [15] - 93:6, 93:7, 94:20, 95:11, 95:22, 96:8, 96:10, 96:13, 96:17, 96:21, 97:5, 97:12, 106:3 <b>final</b> [1] - 91:9 <b>finish</b> [1] - 95:19 <b>fire</b> [1] - 96:20 <b>first</b> [2] - 101:22, 105:15 <b>flowers</b> [1] - 103:7 <b>foregoing</b> [1] - 108:13 <b>forester</b> [1] - 94:5 <b>form</b> [1] - 108:13 <b>forth</b> [1] - 102:10 <b>forward</b> [1] - 99:19 <b>four</b> [1] - 103:1 <b>front</b> [3] - 99:19, 99:21, 105:6 <b>future</b> [1] - 97:7	<b>grass</b> [1] - 96:15 <b>great</b> [2] - 106:4, 106:5 <b>grown</b> [1] - 96:15 <b>grows</b> [1] - 96:17	<b>IN</b> [1] - 108:16 <b>include</b> [1] - 94:6 <b>includes</b> [1] - 101:7 <b>increase</b> [1] - 95:7 <b>individuals</b> [1] - 103:8 <b>inserts</b> [1] - 104:4 <b>installation</b> [1] - 92:15 <b>instead</b> [3] - 94:3, 94:19, 95:9 <b>interested</b> [1] - 105:1 <b>involved</b> [1] - 105:21 <b>iron</b> [3] - 101:11, 101:12, 103:22 <b>issue</b> [2] - 100:6, 105:12 <b>issues</b> [1] - 98:16 <b>items</b> [2] - 91:3, 91:5
<b>D</b>			<b>H</b>	<b>J</b>
<b>date</b> [2] - 96:5, 99:17 <b>dated</b> [1] - 91:2 <b>days</b> [1] - 101:18 <b>deal</b> [3] - 93:12, 98:11, 98:12 <b>decide</b> [1] - 97:4 <b>decided</b> [1] - 93:12 <b>deciduous</b> [1] - 94:7 <b>decision</b> [2] - 96:4, 98:6 <b>declaration</b> [3] - 98:19, 98:21, 102:19 <b>delighted</b> [1] - 106:13 <b>department</b> [1] - 105:20 <b>designed</b> [1] - 93:21 <b>detailed</b> [4] - 90:13, 105:7, 106:20, 107:3 <b>details</b> [1] - 98:15 <b>developer</b> [1] - 99:16 <b>Development</b> [1] - 90:3 <b>development</b> [3] - 90:15, 98:13, 100:15 <b>different</b> [1] - 104:17 <b>diligently</b> [1] - 92:20 <b>Director</b> [1] - 90:3 <b>dirt</b> [8] - 93:3, 95:12, 95:14, 96:7, 96:10, 96:12, 97:6 <b>discuss</b> [2] - 100:5, 100:6 <b>discussion</b> [1] - 91:9 <b>dog</b> [2] - 102:9, 102:13 <b>dogs</b> [6] - 99:4, 100:18, 101:19, 103:21, 104:4 <b>done</b> [2] - 94:13, 96:11 <b>double</b> [1] - 103:4 <b>DU</b> [2] - 89:2, 108:2 <b>duly</b> [1] - 108:8 <b>DuPage</b> [2] - 108:5, 108:21 <b>duplex</b> [1] - 99:14			<b>hand</b> [1] - 108:17 <b>happy</b> [3] - 94:16, 97:16, 98:4 <b>hard</b> [1] - 104:6 <b>hate</b> [1] - 105:14 <b>hear</b> [2] - 104:22, 107:5 <b>hearing</b> [1] - 89:10 <b>helpful</b> [1] - 106:10 <b>helping</b> [1] - 106:6 <b>hereby</b> [1] - 108:5 <b>herein</b> [1] - 108:8 <b>hereto</b> [1] - 108:10 <b>hereunto</b> [1] - 108:17 <b>higher</b> [1] - 101:10 <b>HINSDALE</b> [2] - 89:3, 89:6 <b>Hinsdale</b> [4] - 89:11, 89:12, 90:12, 91:10 <b>home</b> [1] - 100:20 <b>homeowner</b> [2] - 98:19, 98:20 <b>homeowners</b> [1] - 99:4 <b>homeowners ' [2] - 99:12, 99:17 <b>homes</b> [4] - 99:3, 99:14, 101:4 <b>hopefully</b> [1] - 95:7 <b>Hospital</b> [3] - 91:15, 91:18, 92:11 <b>hospital</b> [1] - 92:16 <b>hour</b> [1] - 89:13 <b>house</b> [1] - 99:20 <b>houses</b> [2] - 101:9, 101:14 <b>hydrant</b> [1] - 96:20</b>	<b>JABLONSKI</b> [4] - 89:18, 103:20, 107:6, 107:11 <b>JAMES</b> [14] - 90:5, 90:22, 94:22, 97:21, 98:2, 99:2, 99:21, 100:8, 100:21, 101:17, 103:3, 104:2, 105:16, 106:8 <b>James</b> [1] - 90:6 <b>Jerry</b> [1] - 103:19 <b>Jim</b> [2] - 104:9, 107:8 <b>JIM</b> [1] - 89:22 <b>julie</b> [1] - 103:16 <b>JULIE</b> [1] - 89:19 <b>July</b> [1] - 95:16
<b>E</b>	<b>F</b>	<b>G</b>	<b>I</b>	<b>K</b>
<b>easement</b> [3] - 91:14, 91:21, 92:6 <b>east</b> [2] - 93:8, 93:17	<b>face</b> [1] - 101:1 <b>fact</b> [2] - 100:9, 102:8 <b>families</b> [1] - 100:22 <b>family</b> [6] - 98:22,	<b>garden</b> [1] - 103:7 <b>gate</b> [2] - 92:14, 103:4 <b>Geary</b> [2] - 91:20, 92:17 <b>GERALD</b> [1] - 89:18 <b>given</b> [1] - 108:10 <b>glad</b> [1] - 97:8 <b>goals</b> [1] - 100:15 <b>grade</b> [1] - 96:18 <b>granddogs</b> [1] - 100:8	<b>idea</b> [1] - 96:2 <b>ideal</b> [1] - 95:14 <b>ILLINOIS</b> [2] - 89:1, 108:1 <b>Illinois</b> [2] - 89:13, 108:5 <b>important</b> [1] - 102:4 <b>improving</b> [1] - 106:6	<b>Katherine</b> [1] - 106:4 <b>KATHLEEN</b> [2] - 108:3, 108:20 <b>keep</b> [1] - 95:8 <b>keeps</b> [1] - 103:1 <b>kind</b> [2] - 100:16, 101:15 <b>KLM</b> [1] - 92:21 <b>KRILLENBERGER</b> [5] - 89:22, 102:22, 104:10, 107:7, 107:9
			<b>L</b>	
			<b>land</b> [2] - 91:18, 96:2 <b>Land</b> [1] - 90:8 <b>landscaper</b> [1] -	

<p>94:12  <b>last</b> [6] - 91:1, 92:22,  94:1, 95:3, 97:19,  103:15  <b>law</b> [1] - 98:21  <b>lawn</b> [1] - 103:9  <b>lawnmowers</b> [1] -  99:11  <b>learn</b> [2] - 94:18,  104:5  <b>learned</b> [1] - 95:3  <b>leases</b> [1] - 91:18  <b>least</b> [1] - 100:5  <b>left</b> [1] - 98:17  <b>legal</b> [1] - 105:21  <b>Legge</b> [1] - 106:4  <b>less</b> [1] - 96:18  <b>letter</b> [2] - 91:2, 94:1  <b>level</b> [2] - 100:6,  104:3  <b>limited</b> [1] - 103:1  <b>Line</b> [3] - 89:6,  90:12, 101:1  <b>lines</b> [1] - 105:6  <b>lived</b> [2] - 100:10,  101:13  <b>LLC</b> [1] - 90:13  <b>look</b> [1] - 100:22  <b>looking</b> [2] - 93:6,  106:19  <b>low</b> [1] - 104:3</p>	<p>89:22  <b>MEMBERS</b> [1] -  89:16  <b>met</b> [1] - 97:19  <b>MICHAEL</b> [2] - 90:4,  90:6  <b>might</b> [1] - 93:19  <b>Mike</b> [2] - 91:8,  103:10  <b>minor</b> [1] - 98:18  <b>mistake</b> [1] - 97:18  <b>modified</b> [1] - 101:21  <b>modifying</b> [2] -  94:20, 94:21  <b>most</b> [1] - 103:14  <b>motion</b> [4] - 106:16,  106:19, 107:2, 107:5  <b>mouth</b> [1] - 96:1  <b>move</b> [2] - 95:21,  102:12  <b>moved</b> [1] - 107:6  <b>mowing</b> [1] - 103:9  <b>MR</b> [37] - 89:17,  89:18, 89:20, 89:21,  89:22, 90:2, 90:3,  90:4, 90:5, 90:6, 90:8,  90:22, 94:22, 97:21,  98:2, 99:2, 99:21,  100:8, 100:21,  101:17, 102:22,  103:3, 103:14,  103:20, 104:2, 104:8,  104:10, 105:5,  105:16, 106:8,  106:15, 107:6, 107:7,  107:9, 107:10,  107:11, 107:14  <b>MS</b> [5] - 89:19,  100:13, 102:20,  103:17, 107:13</p>	<p>93:9  <b>notarial</b> [1] - 108:17  <b>Notary</b> [2] - 108:4,  108:21  <b>notes</b> [1] - 108:15  <b>nothing</b> [1] - 99:21  <b>number</b> [2] - 90:17,  101:6</p>	<p><b>Permit</b> [1] - 89:7  <b>permit</b> [3] - 90:14,  99:7, 105:9  <b>permits</b> [1] - 105:12  <b>permitted</b> [1] - 98:21  <b>personally</b> [1] - 98:5  <b>pertaining</b> [1] -  108:10  <b>pet</b> [2] - 101:22,  102:3  <b>PETERSON</b> [3] -  89:20, 104:8, 107:10  <b>pets</b> [2] - 101:19,  102:4  <b>plan</b> [4] - 90:13,  105:7, 106:20, 107:3  <b>PLAN</b> [1] - 89:3  <b>Plan</b> [1] - 89:11  <b>planned</b> [2] - 90:15,  100:15  <b>Planner</b> [2] - 90:2,  90:8  <b>planning</b> [1] - 105:20  <b>planted</b> [1] - 103:6  <b>playing</b> [1] - 98:8  <b>point</b> [3] - 93:13,  95:20, 97:11  <b>policy</b> [1] - 102:6  <b>pond</b> [1] - 101:4  <b>prepare</b> [2] - 91:22,  92:1  <b>PRESENT</b> [2] -  89:16, 90:1  <b>president</b> [1] - 91:19  <b>pretty</b> [2] - 97:3, 98:7  <b>previous</b> [1] - 108:6  <b>PROCEEDINGS</b> [1] -  89:9  <b>proceedings</b> [1] -  107:16  <b>process</b> [4] - 90:17,  104:15, 105:9, 105:22  <b>producer</b> [1] - 98:10  <b>program</b> [1] - 94:18  <b>progress</b> [2] - 91:1,  92:4  <b>project</b> [3] - 97:8,  104:18, 106:12  <b>properly</b> [3] - 95:18,  96:17, 102:2  <b>properties</b> [2] -  93:20, 105:2  <b>property</b> [5] - 92:1,  92:6, 92:8, 93:4,  95:13  <b>proposing</b> [1] -  104:20  <b>provided</b> [1] - 92:6  <b>public</b> [3] - 97:14,  106:2</p>	<p><b>Public</b> [2] - 108:4,  108:21  <b>purchasing</b> [1] -  105:1  <b>purpose</b> [1] - 103:20  <b>put</b> [5] - 91:5, 95:22,  98:21, 101:3, 103:7</p>
				<b>Q</b>
				<p><b>questions</b> [2] -  103:11, 103:15  <b>quite</b> [1] - 104:12</p>
				<b>R</b>
				<p><b>really</b> [5] - 98:2,  104:13, 104:14,  105:22, 106:19  <b>rear</b> [1] - 99:22  <b>reasonable</b> [1] -  102:18  <b>rec</b> [2] - 97:20, 106:1  <b>receive</b> [1] - 95:4  <b>received</b> [1] - 107:17  <b>recommend</b> [1] -  106:20  <b>recommendation</b> [2] -  92:22, 93:1  <b>recreation</b> [4] -  92:21, 95:4, 95:21,  96:14  <b>reduced</b> [1] - 108:11  <b>refer</b> [1] - 91:6  <b>regulation</b> [7] -  93:10, 93:14, 93:15,  93:18, 95:5, 95:6,  96:17  <b>related</b> [1] - 104:17  <b>relation</b> [1] - 108:9  <b>relationship</b> [1] -  92:18  <b>remember</b> [4] -  100:3, 101:6, 101:18,  104:12  <b>replace</b> [1] - 102:4  <b>replicate</b> [1] - 93:16  <b>REPORT</b> [1] - 89:9  <b>Reporter</b> [1] - 108:4  <b>residential</b> [1] -  90:14  <b>resource</b> [1] - 106:4  <b>responsible</b> [1] -  96:11  <b>rest</b> [1] - 102:1  <b>retain</b> [1] - 98:6  <b>revenue</b> [3] - 95:5,  95:7, 98:10</p>

<p><b>review</b> [4] - 91:5, 91:9, 105:9</p> <p><b>ribbon</b> [1] - 105:15</p> <p><b>rid</b> [2] - 97:7, 102:12</p> <p><b>Ridge</b> [1] - 93:20</p> <p><b>right-of-way</b> [1] - 92:7</p> <p><b>RML</b> [4] - 91:15, 91:17, 92:8, 92:11</p> <p><b>Road</b> [2] - 89:6, 101:1</p> <p><b>ROBB</b> [1] - 90:3</p> <p><b>robb</b> [1] - 105:4</p> <p><b>rolling</b> [1] - 96:2</p> <p><b>running</b> [1] - 93:7</p> <p><b>runoff</b> [1] - 93:19</p>	<p><b>south</b> [1] - 93:9</p> <p><b>space</b> [3] - 100:16, 101:5, 103:2</p> <p><b>spacing</b> [2] - 94:9, 104:1</p> <p><b>speaking</b> [1] - 91:19</p> <p><b>Special</b> [1] - 89:7</p> <p><b>special</b> [3] - 90:14, 106:17, 106:18</p> <p><b>sprinkle</b> [1] - 97:1</p> <p><b>sprinklers</b> [1] - 97:2</p> <p><b>ss</b> [2] - 89:1, 108:1</p> <p><b>St/County</b> [1] - 89:6</p> <p><b>staff</b> [2] - 91:11, 91:13</p> <p><b>start</b> [2] - 95:11, 95:12</p> <p><b>started</b> [1] - 104:13</p> <p><b>State</b> [1] - 108:5</p> <p><b>STATE</b> [2] - 89:1, 108:1</p> <p><b>step</b> [1] - 105:8</p> <p><b>STEPHEN</b> [1] - 89:17</p> <p><b>Steve</b> [1] - 102:20</p> <p><b>still</b> [1] - 96:10</p> <p><b>stockpile</b> [1] - 97:9</p> <p><b>stockpiled</b> [1] - 95:13</p> <p><b>store</b> [1] - 93:3</p> <p><b>storing</b> [1] - 93:4</p> <p><b>Street</b> [2] - 90:12, 101:2</p> <p><b>strictly</b> [1] - 93:12</p> <p><b>subject</b> [1] - 99:15</p> <p><b>submitted</b> [2] - 91:15, 107:3</p> <p><b>sufficient</b> [6] - 95:12, 95:14, 96:6, 96:7, 96:10, 101:5</p> <p><b>supply</b> [1] - 96:22</p> <p><b>surface</b> [1] - 98:9</p> <p><b>swale</b> [2] - 93:16, 93:17</p> <p><b>sworn</b> [1] - 108:8</p> <p><b>synopsis</b> [1] - 97:17</p> <p><b>system</b> [1] - 97:4</p>	<p>89:10, 108:7, 108:10</p> <p><b>TESTIMONY</b> [1] - 108:16</p> <p><b>THE</b> [1] - 89:3</p> <p><b>their's</b> [1] - 93:5</p> <p><b>thereafter</b> [1] - 108:12</p> <p><b>three</b> [1] - 94:20</p> <p><b>thrilled</b> [1] - 100:14</p> <p><b>today</b> [1] - 94:12</p> <p><b>tomorrow</b> [1] - 98:1</p> <p><b>tonight</b> [3] - 90:22, 91:4, 91:9</p> <p><b>topography</b> [1] - 96:2</p> <p><b>tow</b> [1] - 106:10</p> <p><b>transcribed</b> [1] - 108:12</p> <p><b>transcript</b> [1] - 108:14</p> <p><b>transport</b> [1] - 97:9</p> <p><b>tree</b> [1] - 94:10</p> <p><b>trees</b> [4] - 94:3, 94:6, 94:13, 96:3</p> <p><b>truck</b> [1] - 97:6</p> <p><b>true</b> [1] - 108:14</p> <p><b>trustees</b> [1] - 105:7</p> <p><b>truth</b> [1] - 108:9</p> <p><b>trying</b> [1] - 102:11</p> <p><b>turned</b> [1] - 96:13</p> <p><b>two</b> [2] - 92:12, 94:20</p> <p><b>type</b> [1] - 94:10</p> <p><b>typewritten</b> [1] - 108:13</p>	<p><b>W</b></p> <p><b>waivers</b> [2] - 106:21, 107:4</p> <p><b>walk</b> [2] - 99:5, 102:13</p> <p><b>wants</b> [1] - 102:14</p> <p><b>water</b> [3] - 93:19, 96:22</p> <p><b>watering</b> [2] - 96:15, 96:19</p> <p><b>west</b> [1] - 93:8</p> <p><b>wheelchair</b> [1] - 105:17</p> <p><b>WHEREOF</b> [1] - 108:16</p> <p><b>WHEREUPON</b> [1] - 90:20</p> <p><b>WHICH</b> [1] - 107:15</p> <p><b>whichever</b> [1] - 91:7</p> <p><b>wide</b> [1] - 99:10</p> <p><b>wider</b> [1] - 101:9</p> <p><b>width</b> [1] - 103:4</p> <p><b>WILLOBEE</b> [3] - 89:21, 103:14, 107:14</p> <p><b>witnesses</b> [2] - 108:8, 108:11</p> <p><b>words</b> [1] - 96:1</p> <p><b>writing</b> [1] - 108:11</p> <p><b>wrought</b> [3] - 101:11, 101:12, 103:22</p>
<p><b>S</b></p> <p><b>SCOTT</b> [1] - 89:20</p> <p><b>Scott</b> [1] - 104:7</p> <p><b>seal</b> [1] - 108:18</p> <p><b>second</b> [4] - 95:1, 95:6, 98:9, 107:7</p> <p><b>see</b> [1] - 105:14</p> <p><b>selling</b> [1] - 99:16</p> <p><b>sense</b> [1] - 103:1</p> <p><b>September</b> [3] - 89:13, 91:3, 108:18</p> <p><b>series</b> [1] - 94:3</p> <p><b>set</b> [2] - 105:10, 108:17</p> <p><b>seven</b> [1] - 91:3</p> <p><b>Shorthand</b> [1] - 108:4</p> <p><b>shorthand</b> [2] - 108:12, 108:15</p> <p><b>side</b> [3] - 92:2, 97:9</p> <p><b>SimTek</b> [1] - 101:2</p> <p><b>simulated</b> [1] - 101:11</p> <p><b>single</b> [8] - 98:22, 99:2, 99:5, 99:14, 100:20, 100:21, 100:22, 102:14</p> <p><b>single-family</b> [1] - 100:20</p> <p><b>six</b> [1] - 91:4</p> <p><b>size</b> [2] - 93:15, 102:1</p> <p><b>slope</b> [1] - 96:19</p> <p><b>small</b> [1] - 103:21</p> <p><b>smaller</b> [2] - 104:3, 104:4</p> <p><b>SMITH</b> [1] - 90:8</p> <p><b>solution</b> [1] - 104:19</p> <p><b>sorry</b> [1] - 103:18</p> <p><b>sort</b> [1] - 105:14</p> <p><b>sounds</b> [1] - 103:21</p>	<p><b>T</b></p> <p><b>table</b> [1] - 91:12</p> <p><b>talks</b> [1] - 106:17</p> <p><b>targeted</b> [1] - 100:18</p> <p><b>team</b> [1] - 105:22</p> <p><b>temporary</b> [1] - 97:2</p> <p><b>term</b> [1] - 96:19</p> <p><b>TERRENCE</b> [1] - 90:8</p> <p><b>testify</b> [1] - 108:9</p> <p><b>testimony</b> [3] -</p>	<p><b>U</b></p> <p><b>unit</b> [1] - 100:15</p> <p><b>up</b> [7] - 91:5, 100:2, 100:12, 101:2, 103:8, 104:19, 105:6</p> <p><b>update</b> [1] - 91:1</p>	<p><b>Y</b></p> <p><b>yards</b> [1] - 103:5</p> <p><b>years</b> [1] - 101:21</p> <p><b>young</b> [1] - 102:5</p> <p><b>YU</b> [1] - 90:2</p>
	<p><b>V</b></p> <p><b>variety</b> [1] - 94:6</p> <p><b>various</b> [1] - 108:7</p> <p><b>VENTURE</b> [1] - 89:6</p> <p><b>Venture</b> [1] - 90:13</p> <p><b>view</b> [1] - 94:4</p> <p><b>village</b> [7] - 91:16, 92:8, 96:22, 98:12, 98:14, 105:19, 106:5</p> <p><b>Village</b> [2] - 90:2, 90:4</p> <p><b>vote</b> [1] - 105:3</p>		

**FINDINGS OF FACT AND RECOMMENDATION OF THE  
PLAN COMMISSION  
VILLAGE OF HINSDALE**

**September 13, 2017**

**RE:** Case No. A-25-2017 – Planned Development Permit Detailed Plan Approval & Approval of Associated Waivers and Variations – 55<sup>th</sup> Street/County Line Road, Hinsdale, Illinois

**PETITIONER:** Hinsdale Meadows Venture, LLC

**APPLICATION:** For detailed plan approval and approval of associated waivers and variations relative to the previously approved concept plan and special use for a 64-unit residential planned development consisting of duplexes and single-family homes, on property located in the R-2 Single-Family Residential Zoning District, at the southeast corner of 55<sup>th</sup> Street and County Line Road, Hinsdale, Illinois

**BACKGROUND:** The 24.5 acre site at the southeast corner of 55<sup>th</sup> Street and County Line Road, Hinsdale, Illinois (the “Property”) is located in the R-2 Single-Family Residential Zoning District. A number of years ago, the Property was 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.

In early 2017, Hinsdale Meadows Venture, LLC (the “Petitioner”) received approval for a text amendment allowing planned developments as a special use in any residential zoning district, as well as approval, in Ordinance No. O2017-08, of a Planned Development Concept Plan and a related Special Use permit approval of a 64-unit residential planned development consisting of duplexes and single-family homes on the Property (the “Planned Development”). The Planned Development was approved as an age-targeted development, meaning it is designed and intended to attract empty-nester residents.

The Concept Plan for the Planned Development that was ultimately approved was 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. 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 Planned Development will utilize the existing road configuration and infrastructure, with some minor modifications to the utility services, as well as the existing detention pond.

**APPLICATION:** The current application (the “Application”) seeks Detailed Plan approval, as well as approval of certain waivers and variations from the Village of Hinsdale Zoning Code (the “Zoning Ordinance”) relative to the Planned Development.

The current Application, inclusive of the Detailed Plan and all Developer submittals during the course of the Public Hearing, is attached hereto as **Exhibit 1** and made a part hereof. A Table of Compliance detailing the various waivers and variations (“Waivers and Variations”) sought by Developer is attached hereto as **Exhibit 2** and made a part hereof.

**PUBLIC HEARING:** A public hearing on the Application was opened on August 9, 2017, and continued to and concluded on September 13, 2017. At the duly and properly noticed Hearing, testimony was taken and heard by the Plan Commission on the 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 during the Public Hearing included the building elevations, features and dimensions, dimensions of proposed lots, perimeter fencing, landscaping, the traffic study results, table of compliance, garage design, water retention and detention, the emergency access easement with RML Hospital, the plans for improvements and grading of fields in adjacent KLM Park, the redevelopment agreement with the Village, the Homeowners Association declaration and covenants, and fencing. Transcripts of the Public Hearing are attached hereto as **Exhibit 3** and made a part hereof.

At the portion of the public hearing held on August 9, 2017, several members of the public spoke or asked questions concerning pricing of units and traffic. Another resident spoke about his positive experiences with the Petitioner living next to the undeveloped Property for the past 12 to 15 years, and another expressed his support for the proposed Planned Development. There being no further questions or members of the public wishing to speak on the application, the Public Hearing was closed.

**MOTIONS AND RECOMMENDATIONS:** Following discussion by the Plan Commission, a motion was made by Commissioner Jablonski, seconded by Commissioner Krillenberger, to recommend approval of the Detailed Plan as submitted, as well as the associated Waivers and Variations sought by the Petitioner. The Plan Commission vote on the motion was six (6) in favor, and zero (0) opposed.

**FINDINGS ON DETAILED PLAN APPROVAL:** The Plan Commission, based upon the evidence presented at the Hearing, and pursuant to Section 11-603(D)(3)(e) of the Hinsdale Zoning Code, makes the following Findings as to the Detailed Plan:

1. The Detailed Plan is in substantial conformity with the previously approved Concept Plan. The Plan Commission reviewed and discussed the Detailed Plan over the course of two (2) meetings and finds this standard to have been met;
2. The Detailed Plan complies with all conditions imposed in Ordinance No. O2017-08 approving the Concept Plan. The Plan Commission finds all conditions set forth in the Ordinance approving the Concept Plan have been met; and
3. The Detailed Plan complies with the provisions of the Hinsdale Zoning Code, and all other applicable federal, State and Village codes, ordinances and regulations. The Plan Commission finds this standard to have been met.

**FINDINGS ON WAIVERS/VARIATIONS TO REGULATIONS:** The Table of Compliance detailing the Waivers and Variations sought by the Petitioner is attached hereto as **Exhibit 2** and made a part hereof. The Plan Commission, based upon the evidence presented at the Hearing, and pursuant to Section 11-603(H) of the Hinsdale Zoning Code, makes the following Findings as to the Waivers and Variations to regulations sought as part of the Planned Development:

1. The Waivers and Variations will achieve the purposes for which planned developments may be approved pursuant to the Hinsdale Zoning Code. This Planned Development has been the subject of an extensive review and approval process. Detailed findings relative to the Planned Development are set forth in the Plan Commission findings and recommendations in Case No. A-18-2016. This standard has been met;
2. The Waivers and Variations will not violate the general purposes goals and objectives of the Hinsdale Zoning Code and Comprehensive Plan. This Planned Development has been the subject of an extensive review and approval process. Detailed findings relative to the Planned Development and its consistency with the purposes, goals and objectives of the Zoning Code are set forth in the Plan Commission findings and recommendations in Case No. A-18-2016. This standard has been met; and
3. The Waivers and Variations, as proposed, will result in a development providing compensating amenities to the Village. The Waivers and Variations shall facilitate the Planned Development and the compensating amenities provided to the Village by the Planned Development.

**RECOMMENDATION:**

**Based on the Findings set forth above, the Plan Commission, by a vote of six (6) in favor and zero (0) opposed, recommends to the President and Board of Trustees that the Detailed Plan and associated Waivers and Variations sought by the Petitioner as part of the construction of a 64-unit residential planned development consisting of duplexes and single-family homes, on property located in the R-2 Single-Family Residential Zoning District at the southeast corner of 55<sup>th</sup> Street and County Line Road, Hinsdale, Illinois, be APPROVED.**

Signed: \_\_\_\_\_  
Stephen Cashman, Chairman  
Plan Commission  
Village of Hinsdale

Dated: \_\_\_\_\_

# 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 requirements	Proposed - Single Family Homes	Proposed - Duplex 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' / reduction of 43.5'	77.8'/ reduction of 22.2'
Building Height	30'	<30'	30.17'/ increase of 0.17'
Building Elevation	35.5 Single Family 36.25' Duet	40.75' for walk out units / increase of 5.25'	42.92' for walk out units / increase of 6.67'
Number of Stories	3	3	3
Front Yard Setback	35'	30' / reduction of 5' 25' for lots 7,8,9,10, & 11 / reduction of 10'	30' / reduction of 5' 25' for lots 12 & 13 / reduction of 10'
Corner Side Yard Setback	35'	30' / reduction of 5'	30' / reduction of 5'
Interior Side Yard Setback	14.02' SF 14.42' Duet	8' / reduction of 6.02'	9' / reduction of 5.42'
Combination Side Yard Setback	39.06' SF 36.93' Duet	16' / reduction of 23.06'	18' / reduction of 18.93'
Rear Yard Setback	50'	35' / reduction of 15' 30' along pond / reduction of 20'	25' / reduction of 25' 15' (Lot 41) due to corner lot and existing storm sewer / reduction of 35'
Maximum Floor Area Ratio (FAR)	268,234.25	304,810.52 / increase of 36,576.27	
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
Local deletion of floor and roof trusses (providing suppression in-lieu of solid-sawn lumber)	2006 IRC: R502.11 & R802.10	Requested for inclusion	Requested for inclusion
Trees Required in Parkways	Village Code Section 11-1-13(C)	Pertains to entire development. Refer to Exhibit G of the Developer Agreement.	Pertains to entire development. Refer to Exhibit G of the Developer Agreement.



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

BEFORE THE HINSDALE PLAN COMMISSION

In the Matter of:                     )  
   )  
   )  
 HINSDALE MEADOWS VENTURE,        )  
 55th St/County Line Road        )  
 Special Use Permit                )  
 Case No. A-25-2017.                )

REPORT OF PROCEEDINGS had and testimony  
 taken at the hearing of the above-entitled  
 matter before the Hinsdale Plan Commission, at  
 19 East Chicago Avenue, Hinsdale, Illinois, on  
 August 9, 2017, at the hour of 7:30 p.m.

BOARD MEMBERS PRESENT:

MR. STEPHEN CASHMAN, Chairman;

MS. DEBRA BRASELTON, Member;

MS. ANNA FIASCONE, Member;

MR. GERALD JABLONSKI, Member;

MR. SCOTT PETERSON, Member;

MR. MARK WILLOBEE, Member; and

MR. JIM KRILLENBERGER, Member.

<p style="text-align: right;">2</p> <p>1 ALSO PRESENT:</p> <p>2 MR. CHAN YU, Village Planner;</p> <p>3 MR. ROBB MCGINNIS, Director of Community Development;</p> <p>4 MR. MICHAEL MARRS, Village Attorney;</p> <p>5 MR. EDWARD R. JAMES, Applicant;</p> <p>6 MR. MICHAEL BALAS, Edward James Company;</p> <p>7 MR. BRETT DUFFY, Applicant's Project Engineer;</p> <p>8 MR. JOE SAFIN, Applicant's Architect;</p> <p>9 MR. TERRENCE SMITH, Applicant's Land Planner.</p> <hr/> <p>13 CHAIRMAN CASHMAN: Case A-25-2017, 55th 14 Street and County Line Road, Hinsdale Meadows 15 Venture, LLC, detail plan and special use permit 16 for a 64-unit residential planned development. 17 And this is our second pass as a 18 planned development. Starting back about a year 19 ago, I believe you started this process with 20 James Company and at that time we were looking 21 at preliminary concepts so that we could look at 22 it and ultimately it went to the board of</p> <p>08:00:32PM</p>	<p style="text-align: right;">4</p> <p>1 was a 64-unit concept which is what the current 2 plan is.</p> <p>3 So when it went to the trustees, 4 they investigated and I think even in our 5 discussions we wanted them to still look at that 6 price point issue so they did, and then they 7 basically went through a couple of rounds and 8 came back with more of the duplex units, the 9 kind of space that we are looking at today. 10 Obviously they have been working. 11 We talked before about stormwater 12 and all that and now we have the detailed civil 13 drawings, we have detailed landscape drawings. 14 You can see they have utilities, issue about 15 utilities easement along 55th Street and 16 electrical service, the sound wall that's being 17 proposed there. 18 And one thing I want to just open 19 this with is in attachment, the cover letter you 20 saw that the applicant was asking for us to not 21 vote on this tonight because there's still some 22 parts that are still being developed. I'm not</p> <p>08:02:20PM</p> <p>08:02:48PM</p>
<p style="text-align: right;">3</p> <p>1 trustees so they could evaluate it and now 2 basically we had four meetings at the plan 3 commission and then it went to the trustees, and 4 I believe they had at least two meetings, and 5 then it was approved for them to develop it as a 6 detailed development which then gets into all 7 the engineering, landscaping, much more detail 8 on the elevations in the plans. 9 So the real focus in this round is 10 really focusing on a detail plan. We had four 11 meetings that went on to about 10:30 for each 12 one. I think the biggest part was on the 13 concept in general and a lot on the special use 14 permit about open space, about density. 15 When it left us in, I believe it 16 was January, it was a 59-unit development and 17 comments that had come back then were about 18 price point on the duplex units and then when it 19 went to the trustees -- actually, when we 20 finally voted and it moved on to the trustees, 21 we had a 59-unit, which was the original, and 22 then we had a packet that was submitted which</p> <p>08:01:10PM</p> <p>08:01:48PM</p>	<p style="text-align: right;">5</p> <p>1 sure if I have the right terminology, but 2 basically the second item was the request for 3 the plan commission to affirm a final decision 4 and/or approval two items before the next plan 5 commission meeting. No. 1, the proposed final 6 development agreement in order to allow 7 additional time to respond to comments from the 8 village attorney and to provide the opportunity 9 for the village parks department and the 10 developer to review and approve the schedule of 11 the final design details for the proposed KLM 12 park development improvement. 13 You may recall that one of the 14 benefits was the leveling of the three cross 15 fields that are on the north end of KLM. Many 16 of your kids were involved in lacrosse over 17 there. It's a very interesting field because 18 it's sloping downhill so I don't know which way 19 you are facing. 20 So there's detail in here about 21 they will be using some of the spoils from this 22 project and then phase in over time as this</p> <p>08:03:28PM</p> <p>08:03:56PM</p>

<p style="text-align: center;">6</p> <p>1 development grows and it becomes available they</p> <p>2 would then level one field at a time keeping the</p> <p>3 field in play for the park district and the</p> <p>4 lacrosse clubs.</p> <p>5           What I'd like to do tonight is let</p> <p>6 the applicant give us an update. I appreciate</p> <p>7 all the information. This is quite a package.</p> <p>8 Thank you. It almost threatened Chan's back in</p> <p>9 the process of delivering this to the</p> <p>08:04:30PM 10 commissioners. And then I want to have an</p> <p>11 opportunity for any community members to give us</p> <p>12 their opinion on this.</p> <p>13           We had over the period of the four</p> <p>14 meetings previously we probably covered about</p> <p>15 six months in total, we had a lot of input, most</p> <p>16 in email speaking for or against the concept,</p> <p>17 and I know also at the board of trustees level</p> <p>18 after we reviewed it. With that, good to see</p> <p>19 you again.</p> <p>08:05:00PM 20           MR. JAMES: Thank you. You have done a</p> <p>21 great job. I can just sit down.</p> <p>22           CHAIRMAN CASHMAN: This is for people</p>	<p style="text-align: center;">8</p> <p>1           We do have a short presentation to</p> <p>2 bring you up-to-date visually, and even though</p> <p>3 you did a great job, Mr. Chairman, in covering</p> <p>4 what's happened since we last met with you, and</p> <p>5 we do look forward to discussion and answering</p> <p>6 any questions both myself and our professionals</p> <p>7 if you have them.</p> <p>8           As the chairman so eloquently put</p> <p>9 it, the concept plan was increased from 59 units</p> <p>08:07:16PM 10 to 64 units and the basic reason was to put in</p> <p>11 more duplex homes in a location that I'll</p> <p>12 mention in a moment. And so we ended up with 42</p> <p>13 duplex homes, 21 buildings and 22 single-family</p> <p>14 homes, including the one existing single-family</p> <p>15 on lot 1. And lot 1 is right there. And the 4</p> <p>16 single-family duplex buildings were on County</p> <p>17 Line Road in that location and they actually</p> <p>18 replaced 5 single-family homes so we had one</p> <p>19 less building on County Line Road.</p> <p>08:08:00PM 20           The other two changes were we took</p> <p>21 two single-family homes on lots 12 and 13 and</p> <p>22 changed those to duplex units and the result was</p>
<p style="text-align: center;">7</p> <p>1 it's been a long process and people who weren't</p> <p>2 part of this and we have some new commissioners</p> <p>3 that are aware of this through the newspaper</p> <p>4 coverage and then they have had plenty of</p> <p>5 reading material over the last month.</p> <p>6           Mark, you jumped in halfway through</p> <p>7 our previous process. And so Jerry and Debra</p> <p>8 are new to the process. We had two</p> <p>9 commissioners, Julie unfortunately is sick today</p> <p>08:05:30PM 10 so she wasn't able to make it and Troy had a</p> <p>11 business commitment out of town.</p> <p>12           MR. JAMES: Thank you, Mr. Chairman and</p> <p>13 welcome Plan Commissioners. I look forward to</p> <p>14 talking with you more.</p> <p>15           My name is Edward James. I'm with</p> <p>16 Hinsdale Meadows Venture. And this evening we</p> <p>17 have with me Michael Balas, vice-president chief</p> <p>18 financial officer of Edward R. James Companies;</p> <p>19 Brett Duffy, engineer with SpaceCo, Inc., our</p> <p>08:05:50PM 20 project engineer; Terry Smith, our land planner</p> <p>21 or landscape architect with BSB Design; and Joe</p> <p>22 Safin, architect with BSB Design.</p>	<p style="text-align: center;">9</p> <p>1 to increase the number of duplex homes and</p> <p>2 decrease the number of single-family and by</p> <p>3 virtue of doing that, we were able to and we</p> <p>4 feel comfortable that we will be able to get our</p> <p>5 duplex prices homes down into the mid to low 8</p> <p>6 hundreds and we are very, very comfortable with</p> <p>7 that and happy with that.</p> <p>8           This is an overview of the areas</p> <p>9 that we had in mind. This is the new duplex,</p> <p>08:08:54PM 10 this is the old single-family. Here's the other</p> <p>11 single families that we changed.</p> <p>12           We will be going through the final</p> <p>13 plat and final engineering and you can't see</p> <p>14 these but they are here and in your book and so</p> <p>15 we have talked about the final plat, the</p> <p>16 engineering and grading plan, the utility plan</p> <p>17 and the final landscape plan. We will get into</p> <p>18 that in just a little bit more later.</p> <p>19           The detailed plans, in short, will</p> <p>08:09:32PM 20 show that we have retained as much of the</p> <p>21 existing infrastructure and landscaping as</p> <p>22 possible and along with putting in the new</p>

<p style="text-align: center;">10</p> <p>1 improvements that have to go in to accommodate</p> <p>2 the additional homes, the different side yard</p> <p>3 and configurations of the homes.</p> <p>4           You have seen elevations but I</p> <p>5 don't know that you have really studied them too</p> <p>6 much, but we did have input from three</p> <p>7 architects at large from the village and we were</p> <p>8 very appreciative of that and we tried to</p> <p>9 incorporate some of their suggestions although</p> <p>08:10:12PM 10 they were very positive for the most part and we</p> <p>11 were pleased with that.</p> <p>12           CHAIRMAN CASHMAN: I know I was one of</p> <p>13 the three that looked at all the different</p> <p>14 concepts and I gave you some feedback and then</p> <p>15 it was Dennis Parsons and --</p> <p>16           MR. MCGINNIS: Jim Prisby.</p> <p>17           CHAIRMAN CASHMAN: So they sent up</p> <p>18 uploaded PDFs which were kind of the starting</p> <p>19 point which we have seen before and then the</p> <p>08:10:40PM 20 three of us looked at it, we gave comments,</p> <p>21 emailed back to him and then there were some</p> <p>22 modifications to the drawings of the different</p>	<p style="text-align: center;">12</p> <p>1 the first elevation A. Second elevation is B</p> <p>2 and this is a side-load garage and then the</p> <p>3 floor plans. You will notice again in the floor</p> <p>4 plans they are all open living, which most</p> <p>5 everybody is gravitating to at this time. The</p> <p>6 formal dining room it's a wonderful room but</p> <p>7 with the young families coming and going, it's</p> <p>8 not used very much but there is space here for</p> <p>9 dining but the area is open.</p> <p>08:13:00PM 10           And then the next elevation is the</p> <p>11 Torrington. This is one of the larger homes.</p> <p>12 This is the first elevation. You can see the</p> <p>13 different garage door configurations. This is</p> <p>14 the two single doors where some of the other</p> <p>15 garages are double doors. This is the B</p> <p>16 elevations. And then this is the floor plan for</p> <p>17 this home. These are all in your book.</p> <p>18           This is the Woodbridge, another</p> <p>19 side load. It's our A elevation and the B</p> <p>08:13:40PM 20 elevation. Not very dramatic names but they get</p> <p>21 the job done. And then the floor plan for this</p> <p>22 house. Now, on the right side you will see the</p>
<p style="text-align: center;">11</p> <p>1 concepts.</p> <p>2           MR. JAMES: Mike has just put up the</p> <p>3 materials board for you to see. And on the</p> <p>4 screen we are going to go through the five floor</p> <p>5 plans or buildings that we have showing you the</p> <p>6 various elevations for each and then the floor</p> <p>7 plans and then what happens to the rear when we</p> <p>8 have them on sloping lots and we have window</p> <p>9 walkout or standard basements.</p> <p>08:11:26PM 10           This is the New Haven, and it's our</p> <p>11 elevation A. This is the same house with an</p> <p>12 elevation B. And then this is a floor plan.</p> <p>13 They are all three bedrooms, two and a half bath</p> <p>14 and every home in the entire development will</p> <p>15 have a first floor master bedroom. So it is, in</p> <p>16 fact, age-targeted. And this home right now --</p> <p>17 all of our homes, different homes will not go on</p> <p>18 every lot and in your packet you will see where</p> <p>19 specific homes can be built and if it's not</p> <p>08:12:10PM 20 marked as such, then one of these models could</p> <p>21 not be built on that lot.</p> <p>22           The next home is the Ridgefield,</p>	<p style="text-align: center;">13</p> <p>1 second floor and there's some options there.</p> <p>2 People can change it around if they want to.</p> <p>3           And then we have introduced a ranch</p> <p>4 home. There was a request for a ranch home and</p> <p>5 we heard you loud and clear and so this home</p> <p>6 will fit on the same foundation and the same lot</p> <p>7 size as the Torrington, the one you previously</p> <p>8 had seen. We only have one elevation of this</p> <p>9 now, but we will be coming up with a second</p> <p>08:14:36PM 10 elevation for it as well.</p> <p>11           MR. JABLONSKI: How many square feet</p> <p>12 will that be?</p> <p>13           MR. JAMES: I think about 2,300 square</p> <p>14 feet. It's a nice plan. It's in your book I</p> <p>15 know.</p> <p>16           All of the homes have decks, an</p> <p>17 option for a screened-in porch or a sun room and</p> <p>18 we tried to show what they would look like.</p> <p>19           The plan on the upper left-hand</p> <p>08:15:24PM 20 corner that's a standard deck. The plan in the</p> <p>21 upper right-hand corner is a screened-in porch</p> <p>22 option. And then the lower left is the standard</p>

<p style="text-align: right;">14</p> <p>1 deck with the optional stair going down if the</p> <p>2 home is on a lot that requires a walkout or a</p> <p>3 window basement and the walkout and window</p> <p>4 basements are a function of the topography of</p> <p>5 the site and the fact that we have to do</p> <p>6 something to handle that grade change. And then</p> <p>7 the lower right is the sun room option.</p> <p>8           The duplex have both front and</p> <p>9 side-loaded garages. This building has the</p> <p>08:16:20PM 10 front-loaded garage on the right side and the</p> <p>11 side-loaded garage on the left.</p> <p>12           And here is the same building, same</p> <p>13 plan but it has two front-loaded garages. And</p> <p>14 this is necessary to be able to build it on the</p> <p>15 lot, there's not enough room in the side yard to</p> <p>16 have a driveway and a turnaround and what have</p> <p>17 you. So pretty much wherever we could put a</p> <p>18 side yard in, we have done it and the rest are</p> <p>19 front loaded.</p> <p>08:16:54PM 20           The duplex floor plans are</p> <p>21 standard. The interior partitions could be</p> <p>22 moved or so forth but no real changes inside</p>	<p style="text-align: right;">16</p> <p>1 may not want a stair.</p> <p>2           The table of compliance has some</p> <p>3 changes to it and brought about by the final</p> <p>4 engineering and then working with staff as to</p> <p>5 the details involved with the plans and some of</p> <p>6 the site configurations.</p> <p>7           The minimum lot width the previous</p> <p>8 was 56 feet for the single-family. The new is</p> <p>9 56.5 feet. The duplex previous was 85 feet and</p> <p>08:19:06PM 10 the new is 77.8. Now, these are minimums and</p> <p>11 just because we have gone down from 85 to 77</p> <p>12 that's not standard. That may be one particular</p> <p>13 lot. So we have given you the worst option not</p> <p>14 an average or a standard, what have you.</p> <p>15           CHAIRMAN CASHMAN: That's pretty much</p> <p>16 throughout all of this. I know I was talking</p> <p>17 with Robb about this and Chan is I like this</p> <p>18 approach. Worst-case scenario every one of</p> <p>19 these. You don't know exactly what is going to</p> <p>08:19:40PM 20 be built but if this is approved, it's approved</p> <p>21 under the worst-case conditions and then the</p> <p>22 market will determine what ultimately is built</p>
<p style="text-align: right;">15</p> <p>1 because they are one building and the upstairs</p> <p>2 shown on the left has some options to it but</p> <p>3 they are pretty standard as well. And those</p> <p>4 average about 2,400 square feet. One is 23</p> <p>5 something, the other is 25 something.</p> <p>6           And here again we have the standard</p> <p>7 deck, which you could see in the upper left-hand</p> <p>8 corner, the upper right-hand corner we have a</p> <p>9 screen porch option. That deck has been closed</p> <p>08:17:40PM 10 in, it becomes a screen porch. And then the</p> <p>11 lower left is a standard deck with the optional</p> <p>12 stairs going down. Now, those stairs are</p> <p>13 optional. Some people may not want them, others</p> <p>14 might. And then the lower right is a sun room</p> <p>15 option.</p> <p>16           MR. JABLONSKI: Will each owner be able</p> <p>17 to choose whether he or she wants the stairs?</p> <p>18           MR. JAMES: Yes. But if the building</p> <p>19 is a standard-type building that's going to have</p> <p>08:18:18PM 20 a window basement and a walkout basement, both</p> <p>21 units will have the same basement configuration</p> <p>22 they can't change but one may want a stair, one</p>	<p style="text-align: right;">17</p> <p>1 out there. Likely not the worst-case scenario,</p> <p>2 but it would be something less.</p> <p>3           MR. JAMES: We will get into that in</p> <p>4 more detail when I get to the FAR and building</p> <p>5 coverage as well.</p> <p>6           CHAIRMAN CASHMAN: Back to the comment</p> <p>7 about also not voting on this tonight, I thought</p> <p>8 it was also because the staff is still going</p> <p>9 through the detailed review of this document.</p> <p>08:20:06PM 10           MR. MCGINNIS: That's correct. We are</p> <p>11 getting close but there were still some changes</p> <p>12 as recently as last Thursday. We are close but</p> <p>13 we are not quite there yet with respect to</p> <p>14 identifying each of those waivers and how much</p> <p>15 they are asking for.</p> <p>16           MR. JAMES: The average width of the</p> <p>17 single-family lot, now this is an average, is</p> <p>18 74.2 inches and the average width of the duplex</p> <p>19 building is 102 feet 4 inches. And the lot</p> <p>08:20:34PM 20 width is measured at the front yard of the</p> <p>21 setback line and then a minimum single-family</p> <p>22 lot, which we refer to above as lot 31, and</p>

<p style="text-align: center;">18</p> <p>1 that's on a cul-de-sac at the far south end by  2 the park. It's a pie-shaped lot and widens up  3 significantly as it gets deeper and we can show  4 that later.</p> <p>5 The minimum lot width for lot 12 is  6 on 55th Street whose front yard was set back,  7 was moved back to 25-foot setback from the  8 30-foot setback as originally proposed.</p> <p>9 The building heights, the final  10 engineering plans required us to calculate the  11 height based on the code definitions and the  12 waiver request that we are asking for is due to  13 the grade conditions in the final grading plan.  14 The new height is 30.17 inches and the issue  15 that we are dealing with here, and we are  16 working well with staff, is that the site was  17 previously graded for Sedgwick, the previous  18 zoned community, yet the streets and the curbs  19 were already installed and they are fixed and  20 they are not going anywhere so that's really  21 setting the grade for those. Yet when you -- if  22 you measure the existing grade that is called</p>	<p style="text-align: center;">20</p> <p>1 the walkout basements.</p> <p>2 The front yard setback -- and I'm  3 going through this is the table of compliance  4 that we are going through. The front yard  5 setback the minimum code is 35 feet. The  6 previous request was 30 feet and we are now  7 requesting 25 feet for specific lots and for a  8 specific reason. We are talking about lots 7,  9 8, 9, 10 and 11, as you can see on the screen  10 right there on 55th, and also lots 12 and 13, I  11 believe.</p> <p>12 MR. BALAS: Yes. That's correct.</p> <p>13 MR. JAMES: The reason that we are  14 doing that is it's an engineering plus an  15 aesthetic plus some other considerations. But  16 basically, the overland flow for the property,  17 the natural drainage, goes from County Line/55th  18 east along the property line at the backyards of  19 those homes and it's an overland drainage and  20 when looking at the engineering more closely, it  21 was determined that the rear yard beyond the  22 patio was going to be at a pretty good steep</p>
<p style="text-align: center;">19</p> <p>1 for in the code, the existing grade is the  2 property adjacent to the curb that's already  3 been lowered to accommodate the pad for the  4 previous development. So we are working with  5 that and I think we have -- we are working well  6 with staff on that and we hope it won't be a  7 problem.</p> <p>8 The building elevation, the minimum  9 code is 35.5 feet and the walkout units are  10 40.75, an increase of 5.25 feet. The building  11 elevation is a new addition to the table of  12 compliance and it was put in by the village  13 staff. The elevation height information was  14 provided during the concept plan and approval  15 process. The variance, as I said a moment ago,  16 is really due to the existing topography and the  17 need to provide walkout basements.</p> <p>18 The duplex building, the minimum  19 code is 36, 20.25 and the walkout units are  20 42.92, an increase of 6.7 feet but that's again  21 coming from the back with the walkout basements.  22 Again, the variance is due to the topography and</p>	<p style="text-align: center;">21</p> <p>1 decline or incline going up or going down.</p> <p>2 So to offset that we are going to  3 propose two things. One, we move those homes  4 from instead of 30 feet back from the interior  5 road 25 feet back. You probably won't notice it  6 but they will all be the same and that gives us  7 a chance to provide a more level rear yard for  8 the homeowners but it also allows us, which we  9 will get into later, to install the screen wall  10 fence in a location that doesn't restrict the  11 overland flow of the water, the natural flow  12 which will end up down into our detention basin  13 and into the pond. So this wasn't a decision  14 that we just came out of the blue with. It was  15 thought about, talked about, and most of the  16 landscaping along those lots will come out and  17 it will be relandscaped and we think -- we know  18 it's a valuable asset and so we are going to be  19 requesting that.</p> <p>20 Then we get into the corner and  21 side yard setbacks the minimum code is 35 feet.  22 The single-family the same 30-foot setback is</p>

<p style="text-align: center;">22</p> <p>1 requested that was in the first case and the</p> <p>2 duplex the same 30-foot setback as was asked for</p> <p>3 before.</p> <p>4           The interior side yard setback, the</p> <p>5 single-family minimum code is 14.02 inches and</p> <p>6 we request an 8-foot side yard or a 6.2-foot</p> <p>7 reduction and the minimum code for a duplex is</p> <p>8 14.2 and we are requesting a 9-foot side yard or</p> <p>9 a reduction of 5.42. The figures shown</p> <p>08:26:50PM 10 represent the maximum yard setback compared to</p> <p>11 the code requirement. And the minimum code</p> <p>12 requirements of 14.2 and 14.42 are based on lot</p> <p>13 width and staff updated the 10-foot previously</p> <p>14 shown as a minimum requirement. We understood</p> <p>15 it was 10-foot, now it's 14 but we are working</p> <p>16 with that. We think we can resolve it.</p> <p>17           Now we come to, I believe, the</p> <p>18 floor area ratio. That's the FAR. And the</p> <p>19 total single-family and duplex equal</p> <p>08:28:00PM 20 304,810.52 feet, an increase of 36,576.27. And</p> <p>21 the way the FAR was calculated, as Chairman</p> <p>22 Cashman said, we have taken the worst possible</p>	<p style="text-align: center;">24</p> <p>1           But I want to make this</p> <p>2 observation. We have agreed, and we have no</p> <p>3 problem with it, that any basement -- no</p> <p>4 basement can include a bedroom or a full bath.</p> <p>5 So there's no opportunity, even though we are</p> <p>6 being penalized on the FAR to change the</p> <p>7 character of that basement. If a person wants a</p> <p>8 recreation room and a closed basement, it's</p> <p>9 going to be the same recreation room and an open</p> <p>08:30:06PM 10 basement but he or she can't put a full bath</p> <p>11 down there. You can put a half-bath powder</p> <p>12 room, but you can't have a bedroom down there.</p> <p>13 So we are talking with staff about that and we</p> <p>14 would ask you to take that into consideration</p> <p>15 when you look at the fact that the FAR is over</p> <p>16 what might be allowed.</p> <p>17           When it comes to maximum building</p> <p>18 coverage, the code requirement is 25 percent.</p> <p>19 The single-family is 29.62, or an increase of</p> <p>08:30:40PM 20 4.62 percent, and that refers specifically to</p> <p>21 lot 9 and that would be along 55th Street. And</p> <p>22 the duplex is 34, or an increase of 5.4 percent,</p>
<p style="text-align: center;">23</p> <p>1 case, the largest home that can be built on any</p> <p>2 individual lot, we have added every option, the</p> <p>3 screened-in porch, to increase the FAR in that</p> <p>4 regard and so it can only get better if somebody</p> <p>5 picks a smaller house instead of the largest</p> <p>6 house on a particular lot. But this increase,</p> <p>7 the 36,000, is also impacted by the basement</p> <p>8 square footage. The lower areas of the home</p> <p>9 account for 47,000 feet of lower level basement</p> <p>08:28:54PM 10 area and that's primarily due to the existing</p> <p>11 grades of the contours of the land.</p> <p>12           But let me make a point here. The</p> <p>13 code defines basements as cellars, windows and</p> <p>14 walkouts and the rationale for that -- I'm not</p> <p>15 going to try to interpret it, but a cellar would</p> <p>16 be a standard basement, no windows other than</p> <p>17 the escape well and what have you. A window</p> <p>18 would be a slight decline where you have English</p> <p>19 basement you can see out but you can't walk out.</p> <p>08:29:28PM 20 And a walkout basement is where the land is</p> <p>21 really falling away and you put sliding doors</p> <p>22 and you can walk out.</p>	<p style="text-align: center;">25</p> <p>1 and that refers to lot 10, which is a duplex.</p> <p>2           So the maximum building coverage as</p> <p>3 we did in the FAR concept includes the largest</p> <p>4 building, the largest house, all of the options</p> <p>5 on the lots and the combined building coverage</p> <p>6 percentage over all the lots at Hinsdale Meadows</p> <p>7 including the existing single-family on lot 1 is</p> <p>8 24.89 percent.</p> <p>9           So the single-family waiver request</p> <p>08:31:40PM 10 is based on the Torrington built on lot 9 and</p> <p>11 the duplex waiver request is for lot 42 which</p> <p>12 has 15,009 square feet. The maximum total lot</p> <p>13 coverage is 50 percent and single families are</p> <p>14 50 and duplexes are 50.</p> <p>15           What's on the screen now is we have</p> <p>16 done some research and we have looked closely at</p> <p>17 the fences that people have put on their</p> <p>18 properties to reduce the sound or the visual</p> <p>19 impact or what have you, and we came across this</p> <p>08:33:08PM 20 product, which we call a screen wall, and it's a</p> <p>21 faux stone wall and you can see it here and we</p> <p>22 are proposing to remove the fence along 55th and</p>

<p style="text-align: center;">26</p> <p>1 replace it with this stone wall as you can see</p> <p>2 samples of it and these happen to be on Willow</p> <p>3 Road in Northfield or Glenview and we have seen</p> <p>4 it elsewhere. It's very attractive. You can</p> <p>5 landscape around it. It acts as a sound</p> <p>6 barrier. It acts as a visual barrier. It will</p> <p>7 be 8 feet high and very attractive when you</p> <p>8 drive by it.</p> <p>9 This particular location on Willow</p> <p>08:33:52PM 10 is right next to some other material fences and</p> <p>11 so forth and it stands out beautifully and so</p> <p>12 even though it's very expensive, we are going to</p> <p>13 request that we be permitted to use that wall on</p> <p>14 55th Street. It will extend from lot 7, the</p> <p>15 building on the far left, to the single-family</p> <p>16 home on the far right, but then it will step</p> <p>17 back under 12 and 13 to protect the large clump</p> <p>18 of trees that are already there. We are not</p> <p>19 going to take those down, we are going to save</p> <p>08:34:40PM 20 them. We are going to bring the wall back.</p> <p>21 And slide 16 you can see we are</p> <p>22 going to transplant a great many trees, and I'll</p>	<p style="text-align: center;">28</p> <p>1 they don't have a problem with it and that will</p> <p>2 also be on the gate which is the next -- no,</p> <p>3 it's not.</p> <p>4 We have had discussions with RML</p> <p>5 and the staff and I think with the fire</p> <p>6 department and what have you. As you know, RML</p> <p>7 is going to be doing an addition to their</p> <p>8 hospital, their campus site. And they have an</p> <p>9 issue with their expanded footprint or whatever</p> <p>08:36:50PM 10 that they are concerned that fire and emergency</p> <p>11 vehicles coming in off of County Line Road may</p> <p>12 not be able to get around or access as fast or</p> <p>13 as quickly as they would like to from County</p> <p>14 Line Road going through their property. We</p> <p>15 don't know the details, but what we are asked to</p> <p>16 do was would we put a gate in our fence that</p> <p>17 accesses their parking lot so that emergency</p> <p>18 vehicles could come in through Barton Lane and</p> <p>19 then go through that gate and access the far</p> <p>08:37:26PM 20 eastern end of their property. And we think as</p> <p>21 good neighbors, and good citizens and worried</p> <p>22 about safety, what have you, there's no reason</p>
<p style="text-align: center;">27</p> <p>1 get into that, and remove many trees, and I'll</p> <p>2 get into that as well.</p> <p>3 Then along the hospital property</p> <p>4 line, as you can see on the left slide, we have</p> <p>5 the existing faux wrought-iron aluminum fence.</p> <p>6 Here again we are going to leave that fence but</p> <p>7 we are talking with the hospital and so far they</p> <p>8 are in agreement with this. We are going to put</p> <p>9 this black cloth that blocks the view of their</p> <p>08:35:32PM 10 parking lot and headlights and what have you</p> <p>11 coming into the property, and what have you, and</p> <p>12 of course would have landscaping in front of it</p> <p>13 and behind it, but it does block it and that's</p> <p>14 what we will put on the entire perimeter fence</p> <p>15 of the hospital and Hinsdale Meadows.</p> <p>16 Again, the picture that you see</p> <p>17 here is a long fence along Willow Road, lovely</p> <p>18 area and it just looks just fine. Drive by it</p> <p>19 and landscaping around it and you don't even</p> <p>08:36:10PM 20 know it's there. So we will be asking for that.</p> <p>21 And we have been talking -- the</p> <p>22 hospital knows this we have talked about it and</p>	<p style="text-align: center;">29</p> <p>1 not to do it and we have pretty much agreed with</p> <p>2 the hospital that we would do that and share the</p> <p>3 cost and we are going to put in the grass bricks</p> <p>4 or grass pavers where the grass comes through it</p> <p>5 so as we drive down our road, you will see grass</p> <p>6 but there's a base there for the heavy vehicles</p> <p>7 to cross. Only the emergency vehicles will have</p> <p>8 access to the gate. It's either a break through</p> <p>9 or a key operation or electronic, whatever comes</p> <p>08:38:02PM 10 up with, but no one else will go through it at</p> <p>11 all and the hospital is going to do the same</p> <p>12 thing on their side. So we are very happy with</p> <p>13 that and we are working well with them and will</p> <p>14 be asking for that.</p> <p>15 Then the tree preservation and</p> <p>16 transplanting schedule. These are just some</p> <p>17 numbers that I would like you to pay attention</p> <p>18 to and listen to and hopefully you can</p> <p>19 appreciate them.</p> <p>08:38:30PM 20 We have already planted many, many</p> <p>21 trees along the parkway and elsewhere in the</p> <p>22 development when it was previously zoned for</p>



<div>30</div> <div> <p>1 Sedgwick. We will leave in place 75 trees. We</p> <p>2 will transplant 30 trees. We will remove 24</p> <p>3 dead trees, and we will plant 34 new parkway</p> <p>4 trees with a total parkway tree completion there</p> <p>5 will be 139 trees on the parkway in our</p> <p>6 property. And here again, we believe -- we</p> <p>7 appreciate being able to leave the trees that we</p> <p>8 already planted, they are matured, they have</p> <p>9 been there ten years or longer, and we will be</p> <p>10 adding to it, removing and pulling out many</p> <p>11 others.</p> <p>12 The next issue is the use of</p> <p>13 trusses and for both the floors and the roof</p> <p>14 trusses in the buildings.</p> <p>15 CHAIRMAN CASHMAN: Robb, this is really</p> <p>16 a building code issue.</p> <p>17 MR. MCGINNIS: It is but it's a waiver.</p> <p>18 We have a local ordinance that prohibits</p> <p>19 trusses. There was a quid pro quo in</p> <p>20 conjunction with the fire department they agreed</p> <p>21 to fully suppress those buildings in the quid</p> <p>22 pro quo that we would consider them using these.</p> </div>	<div>32</div> <div> <p>1 and in the management end of it for many, many</p> <p>2 years, we understand homeowner's associations</p> <p>3 and what they may want, what they may be looking</p> <p>4 for. And the worst thing a developer can do is</p> <p>5 well, I'm going to avoid that, let them worry</p> <p>6 about it. That's not the way we do business.</p> <p>7 We will have an agreement with the hospital. It</p> <p>8 will spell out for the homeowners, it will spell</p> <p>9 out for the hospital who is responsible for</p> <p>10 what, sharing the maintenance and what have you,</p> <p>11 and it will all be done so they can see it. We</p> <p>12 don't want them coming back to you at a later</p> <p>13 date saying, you know, why didn't you do this</p> <p>14 and then all of a sudden you are in trouble with</p> <p>15 your neighbors and friends. We just don't do</p> <p>16 that. So we would rather tell you about it now</p> <p>17 and delay it until we can get it done.</p> <p>18 And then finally the traffic study,</p> <p>19 we submitted a complete study several months ago</p> <p>20 and you have had that, but just to give you the</p> <p>21 highlights of that traffic study.</p> <p>22 The proposed Hinsdale Meadows</p> </div>
<div>31</div> <div> <p>1 MR. JAMES: Right. In return for using</p> <p>2 the trusses, which it's faster, it's better,</p> <p>3 it's done in a factory, in a plant and</p> <p>4 everything is in a jig and it comes out right,</p> <p>5 okay. There's no human error involved. We are</p> <p>6 going to sprinkle the units, fire retardant</p> <p>7 sprinkler system, which we think is a wonderful</p> <p>8 trade-off. Better for the homeowners and better</p> <p>9 for us in both cases in terms of the quality of</p> <p>10 construction and the fire protection.</p> <p>11 The Hinsdale Meadows declaration,</p> <p>12 homeowner's declaration is being revised, minor</p> <p>13 changes, and they will include the fact that we</p> <p>14 now have 64 units, the fact that we have a gate</p> <p>15 operation. The gate operation we have a</p> <p>16 maintenance agreement with the hospital that's</p> <p>17 put in there so the homeowners aren't surprised</p> <p>18 later on and neither is the hospital.</p> <p>19 As I said before, we stand here in</p> <p>20 a fiduciary responsibility and that is that we</p> <p>21 have to think about what the homeowners want and</p> <p>22 having been in this business for now 61 years</p> </div>	<div>33</div> <div> <p>1 traffic the projected is 270 average daily trips</p> <p>2 per day. That's in, out, all day long. The</p> <p>3 previously approved development 36-single family</p> <p>4 Sedgwick homes would have generated they</p> <p>5 suggested 410 average daily trips per day. So</p> <p>6 this is a reduction in the average daily traffic</p> <p>7 of 140 daily trips in and out even though we</p> <p>8 have more units. It's the makeup of the unit,</p> <p>9 the type of people that will be living there.</p> <p>10 You know what, I think that's the</p> <p>11 end of our short presentation. Now, you can ask</p> <p>12 all the questions. All of my consultants are</p> <p>13 here to answer if I can't. Thank you.</p> <p>14 CHAIRMAN CASHMAN: What I'd like to do</p> <p>15 first is see if there's any community members</p> <p>16 that would like to speak on this matter so we</p> <p>17 can hear their concerns. Please come up and</p> <p>18 state your name, your address at the microphone.</p> <p>19 MS. BHAT: My name is Vigaya Bhat, and</p> <p>20 I'm a resident of Hinsdale, and we are looking</p> <p>21 for empty-nester home, or whatever it's called,</p> <p>22 and we are anxious to find out what they offer</p> </div>

<p style="text-align: right;">34</p> <p>1 for us.</p> <p>2 My question is: Is it an age --</p> <p>3 what is the age restriction to get into this,</p> <p>4 and also is it gated community and is that</p> <p>5 assessment monthly or annual, something like</p> <p>6 that? And my husband may have some questions.</p> <p>7 This is what I just can think of right now.</p> <p>8 CHAIRMAN CASHMAN: This was really a</p> <p>9 big area of discussion previously when we did</p> <p>10 the concept plan: Age-targeted versus age-</p> <p>11 restricted. So this is an age-targeted</p> <p>12 development. There are no age restrictions on</p> <p>13 this development.</p> <p>14 The second question gated. It's</p> <p>15 not a gated community. There's no gates at the</p> <p>16 two entrances. And the last, I believe in the</p> <p>17 documents is says approximately \$200 a month.</p> <p>18 MR. JAMES: In the mid \$200, yes. At</p> <p>19 this point, yes.</p> <p>20 MS. BHAT: We have to ask somebody to</p> <p>21 be on the waiting list.</p> <p>22 CHAIRMAN CASHMAN: All their</p>	<p style="text-align: right;">36</p> <p>1 MS. BELLETETE: Good evening. My name</p> <p>2 is Aleta Belletete. It's on the sign-in sheet.</p> <p>3 I live at 1200 Laurie Lane, and I have lived</p> <p>4 there for about 21 years. I have lived in the</p> <p>5 Hinsdale area my whole life. I'm a product of</p> <p>6 Oak, Elm middle school and Hinsdale Central.</p> <p>7 I share those facts with you just</p> <p>8 to let you know that I'm not interested in</p> <p>9 selling my property and the value of it, I'm</p> <p>10 going out feet first and I love the area. So</p> <p>11 I'm here as a supporter and lover of the area</p> <p>12 and a concern that I have as a Laurie Lane</p> <p>13 resident is that currently even without the</p> <p>14 development when we try to turn left out of</p> <p>15 Laurie Lane during peak times, it can be an</p> <p>16 inordinately long time. And now with 200 some</p> <p>17 more trips, and I don't know if that includes</p> <p>18 nannies and lawn service people and what have</p> <p>19 you, but even if it includes all of that, we are</p> <p>20 going to be growing old just at that</p> <p>21 intersection.</p> <p>22 So is there an opportunity to</p>
<p style="text-align: right;">35</p> <p>1 information if you go to the village website</p> <p>2 this entire packet is on the website under the</p> <p>3 plan commission and all their information is</p> <p>4 there and if you contact Chan after the meeting.</p> <p>5 MR. JAMES: I'm going to give you this.</p> <p>6 This is not a marketing. This is just for your</p> <p>7 information. That has the site plan and it's</p> <p>8 the same elevations and homes and where they can</p> <p>9 be built, but we are not in the marketing phase.</p> <p>10 We are not going there because that would be</p> <p>11 presumptuous on our part and we just don't do</p> <p>12 that.</p> <p>13 MS. BHAT: One more question. How many</p> <p>14 single homes?</p> <p>15 MR. JAMES: There are 22-single family</p> <p>16 homes, one of which is the existing home on lot</p> <p>17 1 and the remaining 21 will be new cluster</p> <p>18 homes, again, all with first floor master</p> <p>19 bedrooms.</p> <p>20 MS. BHAT: Thank you.</p> <p>21 MR. JAMES: Thank you.</p> <p>22 CHAIRMAN CASHMAN: Thank you, ma'am.</p>	<p style="text-align: right;">37</p> <p>1 during peak hours not have right turns out of</p> <p>2 the exit going out onto 55th Street or, more</p> <p>3 important for the residents of this group, if</p> <p>4 you try at those peak times to be on County Line</p> <p>5 Road heading toward 55th Street, right now you</p> <p>6 don't have that many cars cutting through to get</p> <p>7 past the light. Because it doesn't look</p> <p>8 developed, people don't know what's there. They</p> <p>9 are afraid they might get glass in their tires.</p> <p>10 But now it's a developed community, I would</p> <p>11 encourage you there similar to out in front of</p> <p>12 the hospital and other places where it says only</p> <p>13 residents can turn in because that will only add</p> <p>14 to. If you can't help us out with not getting</p> <p>15 hit by -- not getting clearance as we come out</p> <p>16 of Laurie Lane, minimally help by not adding</p> <p>17 even more than their projected cars with people</p> <p>18 who are trying to shortcut the light and not</p> <p>19 have to wait.</p> <p>20 So whatever you could do to think</p> <p>21 about a current situation that's bad now for the</p> <p>22 folks that live on Laurie Lane would be greatly</p>

<p style="text-align: center;">38</p> <p>1 appreciated. And we thank you for your time and</p> <p>2 consideration.</p> <p>3 CHAIRMAN CASHMAN: So the difficulty is</p> <p>4 going westbound out of Laurie Lane or -- I can't</p> <p>5 think of the next street over.</p> <p>6 MS. BELLETETE: Woodview.</p> <p>7 CHAIRMAN CASHMAN: Woodview. I was</p> <p>8 curious when I was looking at the traffic study</p> <p>9 for this it has basically access to 55th Street</p> <p>10 and to County Line that if I was living there</p> <p>11 and it was difficult to go out onto 55th Street</p> <p>12 and turn left, I would try to go out on County</p> <p>13 Line and turn right and then go westbound at the</p> <p>14 intersection of County Line and 55th Street.</p> <p>15 Are you ever forced to go all the</p> <p>16 way down to Plainfield?</p> <p>17 MS. BELLETETE: Yes. And that's a long</p> <p>18 way, actually. Twisted roads, long way and</p> <p>19 that's time and, you know, I'm old, retired and</p> <p>20 probably have time.</p> <p>21 The concern is getting to the</p> <p>22 hospital. I know you can call 911 but you are</p>	<p style="text-align: center;">40</p> <p>1 answer that, but I bet some of the younger</p> <p>2 people on our street could. But I am up by</p> <p>3 4:30, 5:30 in the afternoon and it's bad in the</p> <p>4 rush hour times, very bad, and will also be bad</p> <p>5 for them.</p> <p>6 What happens is when they get out,</p> <p>7 then we really can't go anywhere because now we</p> <p>8 are going to hit them if we turn, which is why</p> <p>9 I'm suggesting maybe restrictions on certain</p> <p>10 peak hours and minimally putting something on</p> <p>11 55th Street that would keep people from dodging</p> <p>12 the light and then it would be a great source of</p> <p>13 revenue for you in terms of ticketing, I would</p> <p>14 think, if you put that up.</p> <p>15 CHAIRMAN CASHMAN: When you are talking</p> <p>16 about people dodging the light, are they dodging</p> <p>17 it on 55th Street trying to go southbound on</p> <p>18 County Line.</p> <p>19 MS. BELLETETE: They would be trying to</p> <p>20 go east. They are coming this way, they have</p> <p>21 already waited. I'm not waiting through another</p> <p>22 light, I'm seeing I'm going to miss it, I'm</p>
<p style="text-align: center;">39</p> <p>1 not always in an ambulance and dire situations</p> <p>2 to where someone is going to get hurt because</p> <p>3 they are anxious to get to something, a funeral,</p> <p>4 a wedding, the hospital, whatever, and they are</p> <p>5 not as careful.</p> <p>6 The lanes that were added with your</p> <p>7 previous plans and 55th have been helpful in</p> <p>8 terms of trying to turn and not feel like</p> <p>9 someone is going to rear end you, so I thank you</p> <p>10 for your previous consideration of that and that</p> <p>11 has worked well for coming home heading west on</p> <p>12 55th and then turning into Laurie Lane, you feel</p> <p>13 a little bit safer in that patch that's there</p> <p>14 now, so thank you for that. We are talking</p> <p>15 about -- it's kind of bad all the time, but it's</p> <p>16 really bad at peak times.</p> <p>17 CHAIRMAN CASHMAN: Is it worse in the</p> <p>18 morning rush hour or afternoon?</p> <p>19 MS. BELLETETE: I'm retired now; I used</p> <p>20 to take the train. Then I thought it was really</p> <p>21 bad in the morning. Now, I'm like it's bad in</p> <p>22 the morning, I'm going to wait. So I can't</p>	<p style="text-align: center;">41</p> <p>1 going to go through this subdivision. Which now</p> <p>2 someone might say, well is that a problem now?</p> <p>3 It's not a problem because they don't figure</p> <p>4 they can do it now and people aren't going to go</p> <p>5 on a street that hasn't been used for ten years.</p> <p>6 I mean, I don't know, unless you are taking a</p> <p>7 bike or a walk, you don't have any reason to do</p> <p>8 that to know that it's developed. They just</p> <p>9 look at it as not a thorough street. So thank</p> <p>10 you for your consideration of that.</p> <p>11 CHAIRMAN CASHMAN: Thank you very much.</p> <p>12 MR. JAMES: If you look on page 10 and</p> <p>13 11 of your traffic study, you will see the</p> <p>14 entire gap report, gap study, and without</p> <p>15 getting into details, it's a matter of seconds,</p> <p>16 7 seconds, 3 seconds, 4 seconds, 2 seconds, 6.9,</p> <p>17 6.2, 3, 3.</p> <p>18 CHAIRMAN CASHMAN: Yes. Yes.</p> <p>19 MS. BARENBERG: How long ago was that</p> <p>20 traffic study done?</p> <p>21 MR. JAMES: Just this year.</p> <p>22 CHAIRMAN CASHMAN: February.</p>

<p style="text-align: center;">42</p> <p>1 MS. BARENBERG: Carolyn Barenberg. We</p> <p>2 live on the corner of 55th and County Line. We</p> <p>3 have an absolute impossible time now getting out</p> <p>4 of our house.</p> <p>5 CHAIRMAN CASHMAN: Are you on the</p> <p>6 northeast corner?</p> <p>7 MS. BARENBERG: We are on the northeast</p> <p>8 corner, yes. We could wait for ten minutes</p> <p>9 trying to get out of our house. So that's why I</p> <p>10 keep asking with all the construction, with all</p> <p>11 this traffic coming across the bridge, it is</p> <p>12 just backed up all the way down. That's why I'm</p> <p>13 asking how long ago this study was done.</p> <p>14 CHAIRMAN CASHMAN: The traffic study</p> <p>15 was completed February 27th this year.</p> <p>16 MR. JAMES: 2017.</p> <p>17 CHAIRMAN CASHMAN: Yes, sir.</p> <p>18 MR. BARENBERG: Dave Barenberg. I</p> <p>19 think after you installed that bridge across the</p> <p>20 railroad and obsoleted that old one-way bridge,</p> <p>21 that really loaded up County Line Road with</p> <p>22 traffic. And then, in fact, people are looking</p>	<p style="text-align: center;">44</p> <p>1 CHAIRMAN CASHMAN: That's an excellent</p> <p>2 point. I know when the bridge replacement was</p> <p>3 considered before they did it the village did a</p> <p>4 traffic study to set a baseline of what the</p> <p>5 traffic load was on County Line prior to the</p> <p>6 bridge replacement and I know the intention was</p> <p>7 that if they saw an uptick in the amount of</p> <p>8 traffic that was coming from say Ogden heading</p> <p>9 southbound and down County Line that they were</p> <p>10 going to explore traffic calming solutions to</p> <p>11 try to stop that.</p> <p>12 Has there been an updated traffic</p> <p>13 study done by the village since this bridge was</p> <p>14 open?</p> <p>15 MR. McGINNIS: That is accurate, but I</p> <p>16 would need to ask Brad Bloom about that. I</p> <p>17 don't know.</p> <p>18 CHAIRMAN CASHMAN: Could you look into</p> <p>19 that for us? I think that would be helpful.</p> <p>20 I'm sure the downtown with construction of the</p> <p>21 road isn't helping. I don't really head</p> <p>22 southbound County Line too much but I have gone</p>
<p style="text-align: center;">43</p> <p>1 for ways to get around the downtown area,</p> <p>2 circumvent the downtown traffic and the railroad</p> <p>3 and so forth. So the least amount of difficulty</p> <p>4 is going across that bridge going straight to</p> <p>5 County Line Road and proceeding south.</p> <p>6 So you have all kinds of people</p> <p>7 coming through now and I have a car for sale in</p> <p>8 my driveway and I have people that are from all</p> <p>9 over the place, nobody from Hinsdale, but</p> <p>10 everybody from other -- Lyons, Brookfield,</p> <p>11 everybody cutting through from Ogden Avenue</p> <p>12 proceeding southward, which is the point of</p> <p>13 least resistance to go down County Line Road</p> <p>14 over that bridge straight through to County Line</p> <p>15 Road to 55th Street and then if not further</p> <p>16 south.</p> <p>17 So that gives you an idea of what</p> <p>18 happened. I don't think adequate studies were</p> <p>19 done when you put that bridge through because</p> <p>20 it's also loading up that residential area south</p> <p>21 of that bridge. People see traffic there that</p> <p>22 they have never seen before.</p>	<p style="text-align: center;">45</p> <p>1 around and gone east on Chicago Avenue to miss</p> <p>2 the downtown traffic. So that would be helpful</p> <p>3 to see.</p> <p>4 But they did do a study because</p> <p>5 that was a big concern of village residents</p> <p>6 people that were on County Line like yourselves</p> <p>7 is what's going to happen when the bridge</p> <p>8 changes and goes from a one lane one direction</p> <p>9 bridge.</p> <p>10 MS. BARENBERG: Our concern is that I</p> <p>11 think they are underestimating 200 times coming</p> <p>12 out with that many units going in. Because I</p> <p>13 know with us being retired how many times we go</p> <p>14 in and out of our house. Trip here, trip there,</p> <p>15 grocery store, Walgreens, whatever, it's more</p> <p>16 than what they are projecting.</p> <p>17 MR. BARENBERG: It would also be</p> <p>18 interesting to take note of this route around</p> <p>19 Hinsdale showed up on Google maps the way it is</p> <p>20 because those two apps change traffic patterns</p> <p>21 all by themselves all the time.</p> <p>22 CHAIRMAN CASHMAN: I found shortcuts</p>

<p style="text-align: center;">46</p> <p>1 that I never knew existed.</p> <p>2 Other comments?</p> <p>3 MR. DONAHUE: Thank you, Mr. Chairman.</p> <p>4 My name is Michael Donahue, D-o-n-a-h-u-e,</p> <p>5 resident at 1150 Laurie Lane, Burr Ridge, been</p> <p>6 there 19 years. And I'm located probably the</p> <p>7 largest property owner along the line of the</p> <p>8 southeast corner of the development where you</p> <p>9 see where the cul-de-sac comes up at the end. I</p> <p>10 have about an acre and a half there. If I'm</p> <p>11 telling my friends, I'm telling them it's two</p> <p>12 acres. So that lot there is in the southeast</p> <p>13 corner of that development.</p> <p>14 But I'm here tonight to talk a</p> <p>15 little bit about the epitome of good neighbors.</p> <p>16 And Aleta is my neighbor and you couldn't have a</p> <p>17 finer neighbor. I think some of the traffic</p> <p>18 comes just to see her decorations for every</p> <p>19 holiday, which is beautiful and she's been great</p> <p>20 for us there. She decorates the escalate and</p> <p>21 the other things in the community.</p> <p>22 I'm here to talk about my</p>	<p style="text-align: center;">48</p> <p>1 really made me realize the concerns around the</p> <p>2 area there.</p> <p>3 So I looked around and I noticed</p> <p>4 that there were two very large trees immediately</p> <p>5 across my fence that were on the Hinsdale</p> <p>6 Meadows property. I called the local -- and I</p> <p>7 want to thank the village for their</p> <p>8 responsiveness as well, but I called the local</p> <p>9 village of forestry department and within I</p> <p>10 think 24 hours I had a call from Mr. Balas from</p> <p>11 Edward James to talk to me about it. We</p> <p>12 exchanged several emails.</p> <p>13 About two days later Mr. James</p> <p>14 himself and Mr. Balas and one of the other</p> <p>15 individuals with the design company came out to</p> <p>16 see what the problem was and I talked about it</p> <p>17 and they couldn't have been, again, more</p> <p>18 responsive. I told them that I was going to</p> <p>19 have my additional trees removed. They said,</p> <p>20 why don't you just have your guy remove the</p> <p>21 trees behind us here, clear out that area, we</p> <p>22 want to make sure we take care of it. I took</p>
<p style="text-align: center;">47</p> <p>1 experience over the last 12 to 15 years as</p> <p>2 Edward James and Company has worked on that</p> <p>3 property. Several times I have had issues</p> <p>4 because there's runoff that comes off of the</p> <p>5 property onto my property and I have about an</p> <p>6 acre driveway.</p> <p>7 Every time that I have called or</p> <p>8 talked to anybody about it, they couldn't be</p> <p>9 more responsive and more considerate and</p> <p>10 actually 12, 15 years ago they placed a screen</p> <p>11 to try to take some of the sediment so that it</p> <p>12 would be reduced. My landscapers were shoveling</p> <p>13 some of it off and it helped a great deal. But</p> <p>14 they have always been there and extremely</p> <p>15 helpful.</p> <p>16 More recently in June, I didn't</p> <p>17 realize how bad my trees were in the back of my</p> <p>18 yard. I had the Dutch elm and during one of the</p> <p>19 big storms that we had I had a tree that fell on</p> <p>20 my property nearly hitting -- I have a sun porch</p> <p>21 and others in the back, fell on my patio and</p> <p>22 nearly hit my house. So for the first time</p>	<p style="text-align: center;">49</p> <p>1 the opportunity with Mr. James being there to</p> <p>2 remind them of some of the sediment that came</p> <p>3 down and one of the design folks there said to</p> <p>4 Mr. James well, maybe we can berm that area.</p> <p>5 So not only did they immediately</p> <p>6 remove those trees on their property,</p> <p>7 immediately pay for that, allow me to take care</p> <p>8 of it in due course with mine, which was a</p> <p>9 matter of weeks, but then they reassured me</p> <p>10 several times in emails and others that they</p> <p>11 were looking at putting a berm so the runoff on</p> <p>12 my property would be not such a problem.</p> <p>13 So as far as I'm concerned, you</p> <p>14 couldn't have a better neighbor. We don't in</p> <p>15 this society say thank you enough. I wanted to</p> <p>16 thank Edward James and Company for what they</p> <p>17 did, thank the village for the support that they</p> <p>18 gave us, and just go on record, I have heard it</p> <p>19 from their own developments, but go on record</p> <p>20 from what I have seen in terms of them being a</p> <p>21 good neighbor.</p> <p>22 Additionally, I also have called</p>

<p style="text-align: center;">50</p> <p>1 Hinsdale before so this is part of my saying  2 expedite it as fast as you can because Hinsdale  3 has been very responsive again because of the  4 number of skunks that come over and my dogs have  5 already been hit three times this year so the  6 sooner you develop it and take care of that, we  7 will be happy. But we are looking forward to  8 our new neighbors. Thank you very much.  9 MR. JAMES: The skunks are not ours.  10 CHAIRMAN CASHMAN: Any other citizens  11 who would like to speak on this matter? Yes,  12 sir.  13 MR. BUCHELERES: John Bucheleres,  14 B-u-c-h-e-l-e-r-e-s, 718 South Washington.  15 So do we still need people to speak  16 in favor of the development or are we past that?  17 CHAIRMAN CASHMAN: No. If there's  18 anyone here who wants to speak for or against  19 it, I want to hear what people have to say;  20 that's important to us.  21 MR. BUCHELERES: I have already done  22 that a few times at a few plan commission</p>	<p style="text-align: center;">52</p> <p>1 We have spent the majority of our  2 lives in the community and now as empty-nesters  3 we are faced with a decision on where and how we  4 will live. We desperately want to stay in this  5 community. This is where our friends are and  6 where we have attended church since we moved  7 here in 1992. We want to stay close to our club  8 and to the village of Hinsdale where we shop and  9 dine. Our children are all out of the house and  10 it is time to transition our big home to the  11 next generation family that can use all of the  12 space that we no longer need. We love our home  13 but we know that it is time to move on.  14 We started to look at various  15 housing options several years ago. There is  16 simply nothing that fits our space needs. While  17 surrounding communities and even downtown were  18 considered, we just do not want to leave  19 Hinsdale.  20 The Hinsdale Meadows project is  21 perfect for families like ours and we know many  22 other families that feel the same way and are</p>
<p style="text-align: center;">51</p> <p>1 meetings and at the village board. So if it's  2 instructive, if it's helpful, I'm happy to do  3 it.  4 MS. BRASELTON: I haven't heard you  5 speak before.  6 MR. BUCHELERES: Well, I'll tell you  7 what, I'm going to read a letter that I sent to  8 the village president and the board of trustees  9 right before this development was approved back  10 in April, May, March. So it's a long time ago.  11 I think the easiest thing for me to do would  12 just be to reread the letter that I sent to the  13 village president and the board of trustees.  14 I am writing to you today to  15 express my strong and unwavering support for the  16 proposed Hinsdale Meadows single family and  17 multifamily housing development in Hinsdale.  18 I have been a Hinsdale resident for  19 24 years and my wife Mary and I have raised four  20 children in the village of Hinsdale. All of our  21 children have attended preschool, grade school,  22 middle school and high school in Hinsdale.</p>	<p style="text-align: center;">53</p> <p>1 looking to move into this new community.  2 Hinsdale Meadows is the right project at the  3 right time for our village.  4 I remember standing at village hall  5 some 16 years ago to support the original  6 single-family home project, maybe that was  7 14 years ago. I have met Ed and Jerry James on  8 many occasions and our village is fortunate to  9 have such a talented developer that wants to  10 build in our community. I have personally  11 toured their developments in the Glen, in  12 Glenview, Illinois and Hibbard Gardens in  13 Northfield, Illinois. We would be proud to live  14 in one of their developments.  15 The Hinsdale Meadows project will  16 be of the highest quality and the homes and  17 multifamily dwellings will be very attractive  18 and fit into what is now an eyesore. We are  19 lucky that a developer that is as exceptional as  20 Edward R. James and Company still wants to build  21 in our village after so many years of delays.  22 The alternative of bringing in a national</p>

<p style="text-align: center;">54</p> <p>1 developer that would build commodity homes could</p> <p>2 be a disaster. Something is going to get built</p> <p>3 here and we are fortunate that Edward James</p> <p>4 still wants to build in our community.</p> <p>5 I urge you to vote in the</p> <p>6 affirmative for this project at next week's</p> <p>7 meeting. This is a project that needs to get</p> <p>8 built now to satisfy the demand of so many</p> <p>9 families like ours. I am certain that this</p> <p>09:06:30PM 10 project will be incredibly successful and that</p> <p>11 Hinsdale would be proud that this housing option</p> <p>12 is finally delivered to our village. Thank you.</p> <p>13 CHAIRMAN CASHMAN: Any other community</p> <p>14 members that would like to speak regarding this</p> <p>15 matter?</p> <p>16 (No response.)</p> <p>17 Hearing none, commissioners,</p> <p>18 questions for the applicant? It's a lot to take</p> <p>19 in. Debra?</p> <p>09:07:06PM 20 MS. BRASELTON: I'm thinking. I had a</p> <p>21 couple but they may have been answered.</p> <p>22 CHAIRMAN CASHMAN: Mark, are you ready?</p>	<p style="text-align: center;">56</p> <p>1 MR. JAMES: It really works. And the</p> <p>2 duplex homes that we are building here are</p> <p>3 similar in style and character to what we did at</p> <p>4 Fox Meadow.</p> <p>5 CHAIRMAN CASHMAN: I'm sure you weren't</p> <p>6 happy when you got my comments when I originally</p> <p>7 looked at the plans. I like the A-B concepts</p> <p>8 the best. I didn't want to see any A-As or</p> <p>9 B-Bs. But when you look at the development and</p> <p>09:08:34PM 10 the placement of the buildings, you basically</p> <p>11 created as many as you could and I'm okay with</p> <p>12 it because there's a mix of it so it's not like</p> <p>13 you see all these ones with two doors.</p> <p>14 MR. WILLOBEE: I like the aesthetics.</p> <p>15 My in-laws have a place in Florida, it's garage</p> <p>16 door heaven. It's just demand wise,</p> <p>17 functionality. I know we steered away from it</p> <p>18 because my significant other cannot handle the</p> <p>19 90-degree turn.</p> <p>09:09:06PM 20 MR. JAMES: It does work.</p> <p>21 MS. BRASELTON: You get your own</p> <p>22 driveway. One of the questions I had is how</p>
<p style="text-align: center;">55</p> <p>1 MR. WILLOBEE: Yes. As far as the</p> <p>2 building elevations, as far as the side-loading</p> <p>3 garages, just personal experience how much</p> <p>4 demand is there for the side-loading? I know</p> <p>5 personally when we looked at houses I didn't</p> <p>6 like the side-loading garage with its 90-degree</p> <p>7 turn trying to get in. Is there a lot of demand</p> <p>8 for that?</p> <p>9 MR. JAMES: In our case I would defer</p> <p>09:07:34PM 10 to the architect. It's really a placement of</p> <p>11 the home on the lot but there's no negative to</p> <p>12 the side-loaded garage. In fact, we have them</p> <p>13 at Hibbard Gardens where I live and my neighbors</p> <p>14 love it. It works out well. We have Fox</p> <p>15 Meadow.</p> <p>16 CHAIRMAN CASHMAN: What's the one</p> <p>17 across from the old Kraft?</p> <p>18 MR. JAMES: Fox Meadow.</p> <p>19 CHAIRMAN CASHMAN: So when you drive in</p> <p>09:08:04PM 20 there, you almost think that they are all</p> <p>21 single-family homes because you can never really</p> <p>22 see the two garages.</p>	<p style="text-align: center;">57</p> <p>1 much space is in the driveway when you have the</p> <p>2 two front-load garages in the duet? You can</p> <p>3 leave your car out there obviously. It's really</p> <p>4 hard to tell on the plan.</p> <p>5 MR. JAMES: The apron for the garage</p> <p>6 would be about 25 or 30 feet long. Is that what</p> <p>7 you are asking?</p> <p>8 CHAIRMAN CASHMAN: Like between the two</p> <p>9 driveways for a B-B unit or an A-A, how much</p> <p>09:09:40PM 10 grass between the two driveways?</p> <p>11 MR. JAMES: 4 to 5 feet.</p> <p>12 CHAIRMAN CASHMAN: One question I had</p> <p>13 looking at the different concepts, are there</p> <p>14 specific models here that you from experience</p> <p>15 you think will be more popular than others? I</p> <p>16 imagine you choose this kind of lineup or pallet</p> <p>17 of options because of their success and their</p> <p>18 appeal and everything, but looking at these four</p> <p>19 main types is there one that tends to be more</p> <p>09:10:12PM 20 popular? Are they the smaller ones in the</p> <p>21 current market are they looking for the smaller</p> <p>22 homes or are they going for the bigger options?</p>

<p style="text-align: right;">58</p> <p>1 MR. JAMES: I think it's too early to</p> <p>2 tell. We are doing a project in Northbrook and</p> <p>3 we have the Torrington plan there and we have</p> <p>4 sold several of those. We are building a new</p> <p>5 Haven model home and I was just in it yesterday,</p> <p>6 it's all drywalled and they are putting all the</p> <p>7 things to open up in about a month and it's</p> <p>8 fantastic. And that's one of the smaller homes.</p> <p>9 So we are really pleased with it.</p> <p>09:10:48PM 10 CHAIRMAN CASHMAN: I guess on a similar</p> <p>11 note, so will you build any of these in kind of</p> <p>12 a speculative mode or will you wait to have</p> <p>13 buyers before you build anything?</p> <p>14 MR. JAMES: Ever since this company was</p> <p>15 founded and formed and we did Lake Barrington</p> <p>16 Shores with 1,300 homes, any project -- we will</p> <p>17 have a model here and there, but we don't start</p> <p>18 a building -- if it's a multiunit building, we</p> <p>19 do not start that building until it's 50 percent</p> <p>09:11:16PM 20 sold. So if it's a two-unit building, we will</p> <p>21 sell one. If it's a four-unit, we will sell two</p> <p>22 and single family we usually build them on</p>	<p style="text-align: right;">60</p> <p>1 expert speak to this.</p> <p>2 MR. DUFFY: Correct. Brett Duffy with</p> <p>3 SpaceCo, 9575 West Higgins Road in Rosemont,</p> <p>4 Illinois, Suite 700.</p> <p>5 Yes, the current outflow there's an</p> <p>6 emergency overflow spillway that will be raised</p> <p>7 about three-tenths of a foot above the original</p> <p>8 plan design grade to accommodate the additional</p> <p>9 impervious coverage for the site. So it will</p> <p>09:12:36PM 10 still fit within the same footprint of the</p> <p>11 detention basin.</p> <p>12 CHAIRMAN CASHMAN: I thought I saw that</p> <p>13 at the trustee level on the concept plan that</p> <p>14 they agreed to accept the payment in lieu of the</p> <p>15 BMP. So the idea is not to go and change this</p> <p>16 pond but the trustees wanted to take that</p> <p>17 donation, the money and leave the pond the way</p> <p>18 it was.</p> <p>19 MR. DUFFY: Correct. It will be</p> <p>09:13:02PM 20 cleaned up and do some enhancements around the</p> <p>21 basin.</p> <p>22 CHAIRMAN CASHMAN: I saw new plantings.</p>
<p style="text-align: right;">59</p> <p>1 order.</p> <p>2 CHAIRMAN CASHMAN: If someone</p> <p>3 approached you and wanted to go into a duet,</p> <p>4 then you would start development of that duet</p> <p>5 even though you haven't sold the second half of</p> <p>6 it?</p> <p>7 MR. JAMES: Yes. Right. Worst thing</p> <p>8 you can do is build inventory. I mean, lots of</p> <p>9 inventory. You have to have homes that you can</p> <p>09:11:44PM 10 deliver and we will have that. But where</p> <p>11 builders get in trouble is they build too much</p> <p>12 out front, you build it and they will come and</p> <p>13 guess what, some of them don't come.</p> <p>14 CHAIRMAN CASHMAN: So Scott raised a</p> <p>15 good question. He was asking about the</p> <p>16 retention and in my read through this basically</p> <p>17 what I was able to take away is that as I think</p> <p>18 you discussed before the existing detention will</p> <p>19 be modified by raising the outlet by building</p> <p>09:12:10PM 20 some concrete walls to just modify like six</p> <p>21 inches.</p> <p>22 MR. JAMES: Yes. I'm going to let the</p>	<p style="text-align: right;">61</p> <p>1 MR. DUFFY: Right.</p> <p>2 CHAIRMAN CASHMAN: Along that screen</p> <p>3 wall on 55th Street, it seems that you have a</p> <p>4 swale on the south running to the east. The</p> <p>5 water on the north side can it go under that</p> <p>6 wall?</p> <p>7 MR. DUFFY: Yes. The wall will be</p> <p>8 elevated 4 to 5 inches. There's about 15 feet,</p> <p>9 20 feet of grass area that it will flow from</p> <p>09:13:30PM 10 south from 55th Street as it currently does,</p> <p>11 will maintain that same drainage pattern but the</p> <p>12 wall will be elevated.</p> <p>13 MR. WILLOBEE: You did the as built</p> <p>14 comparison that was based on 2005 from Cowhey.</p> <p>15 It looks like you guys did a survey then. Is</p> <p>16 there any reason you guys didn't update that</p> <p>17 analysis based on existing sewer rates?</p> <p>18 MR. DUFFY: I have to go back and look.</p> <p>19 I believe the detention volume that was existing</p> <p>09:14:00PM 20 was based on recent topography and the</p> <p>21 enhancements that will be required will be based</p> <p>22 on the existing footprint that's out there right</p>



1 now. We had the original as built and we made  
2 sure in the final condition the conditions out  
3 there right now will be satisfactory to provide  
4 the detention volume.

5 CHAIRMAN CASHMAN: Didn't that  
6 emergency outflow, wasn't it -- hadn't it  
7 settled or something from what was originally  
8 planned?

9 MR. DUFFY: It was originally planned.  
10 I'm not sure if it settled or if it was not  
11 constructed at the proper height, so in the  
12 existing condition it's lower than what was  
13 proposed to be. All things being equal, it  
14 would need to be modified regardless to meet the  
15 original design intent but we are going to  
16 modify it a little bit more.

17 MR. WILLOBEE: Looking at park A the  
18 grading there's two large berms five feet high  
19 in that park. What's the reason behind that?

20 I'm thinking from use perspective and aesthetic  
21 perspective. We have limited a lot of the uses  
22 but I'm thinking from a park wanting to go play

09:14:30PM

09:15:04PM

1 already treated the cattails once in the  
2 existing pond and I tried to get out there this  
3 afternoon to see them but I couldn't get across  
4 the railroad tracks and we will be treating them  
5 again later this summer and then they will be  
6 gone.

7 CHAIRMAN CASHMAN: Anna, any questions?

8 MS. FIASCONE: Just a clarification on  
9 the gate between the subdivision and the  
10 hospital. Is that like a just in case gate or  
11 how often do you think that would be used?

12 MR. JAMES: Hopefully never.

13 MS. FIASCONE: It's not like for  
14 ambulances?

15 MR. JAMES: No. No. Our  
16 understanding, and we are still talking with the  
17 hospital about that and a couple of other  
18 things, but it's for emergency vehicles being  
19 fire department as far as we know that the big  
20 truck can't get through their parking lot or  
21 whatever they are doing and so it would come  
22 down Barton Lane. And likewise, let's just say

09:17:10PM

09:17:40PM

1 catch with the grandkids or something like that,  
2 I'm not sure that having 4-foot, 5-foot high  
3 berms.

4 CHAIRMAN CASHMAN: Park A is the one in  
5 the northwest corner?

6 MR. WILLOBEE: Yes.

7 MR. DUFFY: The berm along the house  
8 was proposed to be installed there to screen the  
9 home. We were working with landscaping in order  
10 to provide some -- I don't recall the reasoning  
11 for the berm on the north side.

12 CHAIRMAN CASHMAN: Is that a sound  
13 barrier?

14 MR. DUFFY: I don't think it's for a  
15 sound barrier.

16 MR. SMITH: Both berms were intended  
17 just to screen the homes on either side of the  
18 park. So that was the purpose.

19 CHAIRMAN CASHMAN: These parks both of  
20 them look like just strolling kind of parks.

21 MR. SMITH: Right, more of a passive.

22 MR. JAMES: I might add that we have

09:15:34PM

09:16:22PM

1 that there is an accident on Barton Lane and  
2 they can't get through and there's a need for  
3 something south on Barton Lane, they could come  
4 that way. So it's a win-win for everybody and  
5 it was a good idea and we are pleased and we are  
6 working very well with the hospital.

7 CHAIRMAN CASHMAN: I found on some of  
8 the text refers to the fact that there's concern  
9 if somehow the access to the hospital off of  
10 County Line that was blocked that then they have  
11 a second way in to access the property.

12 MR. JAMES: Here again, that's the  
13 emergency. I mean, you know what, when there's  
14 an emergency, you do what has to be done and we  
15 are pleased to be a part of that process so that  
16 whoever needs the help, they can get to them.

17 MR. MCGINNIS: So that gate was pretty  
18 much driven by the fire department. They were  
19 under the impression that there was an agreement  
20 in place in the original improvement agreement  
21 for the original Sedgwick that mandated for a  
22 gate to be installed for fire department access.

09:18:14PM

09:18:46PM

<p style="text-align: center;">66</p> <p>1 There was nothing in the improvement agreement</p> <p>2 that we could find that drove that. So the</p> <p>3 request was driven by the fire department and</p> <p>4 James was good enough to accommodate the</p> <p>5 request.</p> <p>6 RML is planning on an \$8 million</p> <p>7 renovation. They need to locate some temporary</p> <p>8 office trailers on the east side of the</p> <p>9 development. As you know RML, it's kind of</p> <p>09:19:26PM 10 built in a spoke pattern and they have a fire</p> <p>11 lane that runs around the facility now but it's</p> <p>12 marginal at best. So the fire department was a</p> <p>13 lot more comfortable knowing they could get</p> <p>14 access off of Barton Lane in the event they had</p> <p>15 to get to that side of the hospital. Ideally it</p> <p>16 never gets used.</p> <p>17 CHAIRMAN CASHMAN: I read through the</p> <p>18 legal agreement between the village and the</p> <p>19 developer, I don't know if it's in it already,</p> <p>09:19:52PM 20 but it will be in that agreement.</p> <p>21 MR. JAMES: That will probably be in</p> <p>22 the development agreement, No. 1, but it will be</p>	<p style="text-align: center;">68</p> <p>1 that's what they do, about eight feet.</p> <p>2 MR. KRILLENBERGER: That's enough to</p> <p>3 keep sound and lights and everything?</p> <p>4 MR. JAMES: Yes. Eight feet is what it</p> <p>5 comes in the sections.</p> <p>6 CHAIRMAN CASHMAN: It's 4-foot</p> <p>7 sections, right?</p> <p>8 MR. JAMES: I wish I knew. I don't</p> <p>9 have those details. It will be eight feet.</p> <p>09:21:08PM 10 It's an expensive fence but we think it's going</p> <p>11 to be beautiful when it's done.</p> <p>12 CHAIRMAN CASHMAN: I thought it was a</p> <p>13 good idea. If you actually drive westbound on</p> <p>14 55th Street and take a look at some of the</p> <p>15 properties, especially if they don't face 55th</p> <p>16 Street, they have high stockade fences.</p> <p>17 MR. JAMES: This is a far cry better</p> <p>18 than a stockade fence is. It's really</p> <p>19 attractive.</p> <p>09:21:32PM 20 MR. WILLOBEE: What's the longevity of</p> <p>21 that fence?</p> <p>22 MR. JAMES: I don't know. But my guess</p>
<p style="text-align: center;">67</p> <p>1 in the homeowner's association declaration No.</p> <p>2 2, a clear and concise agreement who maintains</p> <p>3 what for maintenance, for repairs. They are</p> <p>4 going to take care of their brick paver on their</p> <p>5 side, we will take care of the brick paver on</p> <p>6 our side and we are going to put up the black</p> <p>7 cloth fence and so forth. We want to just spell</p> <p>8 it out.</p> <p>9 MR. MCGINNIS: It's just a padlock that</p> <p>09:20:22PM 10 the fire department will cut it with bolt</p> <p>11 cutters if they have to get through that gate.</p> <p>12 MR. JAMES: We want to avoid surprises.</p> <p>13 CHAIRMAN CASHMAN: Jerry?</p> <p>14 MR. JABLONSKI: No.</p> <p>15 CHAIRMAN CASHMAN: Scott?</p> <p>16 MR. PETERSON: No.</p> <p>17 CHAIRMAN CASHMAN: Debra?</p> <p>18 MS. BRASELTON: No.</p> <p>19 CHAIRMAN CASHMAN: Jim?</p> <p>09:20:44PM 20 MR. KRILLENBERGER: Is eight feet the</p> <p>21 standard height for a screening fence?</p> <p>22 MR. JAMES: For the stone walls, yes,</p>	<p style="text-align: center;">69</p> <p>1 is it will last a lot longer in that condition</p> <p>2 than a normal wood fence because it's prefab.</p> <p>3 MR. WILLOBEE: Fences are a part of the</p> <p>4 HOA's responsibility?</p> <p>5 MR. JAMES: Oh, yes. It belongs to HOA</p> <p>6 for their maintenance and everything. All part</p> <p>7 of the agreement.</p> <p>8 CHAIRMAN CASHMAN: One thing I just</p> <p>9 wanted to comment on. In the homeowner's</p> <p>09:22:00PM 10 association agreement I was pleased to see all</p> <p>11 the text after you went through the board of</p> <p>12 trustees, the restrictions, our concern about</p> <p>13 play sets and all that and trying to make this</p> <p>14 be successful as an age-targeted and I really</p> <p>15 think it's spelled out well in there. It's</p> <p>16 clear that focus is on not only the lots but</p> <p>17 also on the common property and I just think</p> <p>18 that's good and I thought there was also the</p> <p>19 bedroom restrictions in there and the powder</p> <p>09:22:30PM 20 room in the basement.</p> <p>21 MR. JAMES: Right. That is there.</p> <p>22 Correct.</p>

<p style="text-align: right;">70</p> <p>1 I might add one thing. In the  2 homeowner's association budget, as we said  3 before, we have single-family homes and duplex  4 homes. With the duplex homes have a common  5 roof, it's one building, and so the association  6 will insure those, the exterior of those  7 buildings. So if something does happen to a  8 roof on one unit and not the other and the roof  9 has to be replaced or repaired and you have new  10 shingles and old shingles, it's going to look  11 like a hodgepodge. So different from a single  12 family home where a single owner takes care of  13 it. So the association will be responsible for  14 roof and repairs and that assessment will be on  15 the duplex homeowners only and single families  16 will still have their own. But in the  17 assessment for the duplex homes, it will include  18 the insurance on the structure which includes  19 the roof. Now interior wise it's all on their  20 own.</p> <p>09:23:12PM</p> <p>09:23:44PM</p> <p>21 MR. WILLOBEE: I also notice the  22 declaration includes the storm, sanitary</p>	<p style="text-align: right;">72</p> <p>1 declaration. So again, we don't look for  2 problems, we try to get them up front and  3 discuss them, resolve them, and then everybody  4 if they like it, fine, if they don't, they don't  5 have to buy there.</p> <p>6 CHAIRMAN CASHMAN: One thing I just  7 want to comment on is the landscape drawings. I  8 think it's interesting when you look at the  9 duets and then you look at the sample designs  10 for the single-family models, there's an  11 extensive level of landscaping around the  12 structures which I know from looking at Lake  13 Barrington and I'm more familiar with Fox  14 Meadow, Hibbard Gardens and it's nice to see the  15 extent but if you really look at these landscape  16 drawings, there's some serious landscaping and I  17 think on a very short order once these buildings  18 are built and landscaped, it's going to look  19 very mature and then over time and what's nice  20 unfortunately there was a delay but there's  21 already been a lot of the landscaping has  22 matured and interesting the ones that will be</p> <p>09:25:16PM</p> <p>09:25:50PM</p>
<p style="text-align: right;">71</p> <p>1 ownership. Is that in the right-of-way or is  2 that just the laterals?</p> <p>3 MR. JAMES: I don't want to misstate  4 it.</p> <p>5 MR. DUFFY: I don't have the  6 declaration in front of me. Typically, the main  7 line down the street would be maintained by the  8 city and all the service lines would be the  9 responsibility of HOA but I have to review that.  10 The main lines definitely public utilities.</p> <p>09:24:12PM</p> <p>11 MR. JAMES: Anything off the main line  12 belongs to the homeowner's association and I  13 think anything, if I'm not mistaken, once it  14 hits their property line, it belongs to the  15 homeowner but anything between the property line  16 and the main line that's the association but  17 don't hold me to that because I just can't  18 remember.</p> <p>09:24:40PM</p> <p>19 MR. WILLOBEE: I have seen the ones,  20 the main lines there's one in Oak Brook.  21 MR. JAMES: I know it's covered and  22 it's fully explained and it's outlined in the</p>	<p style="text-align: right;">73</p> <p>1 transplanted and saved, but when I looked at the  2 landscape drawings, I was pleased. I wasn't  3 surprised but pleased to see it documented how  4 extensive it is.</p> <p>5 MR. JAMES: Thank you. I encourage  6 you, because you go up that way for New Trier,  7 go up to Voltz Road in Waukegan and look at  8 Anets Woods and what we did there at the front  9 entrance and what will be inside. It's  10 magnificent.</p> <p>09:26:28PM</p> <p>11 CHAIRMAN CASHMAN: Where on Waukegan?  12 MR. JAMES: Voltz and Waukegan just  13 north of Willow by Techny. This is dated  14 August 7th. We didn't ask for this. This is  15 from one of the neighbors and when Jerry read it  16 to me, I said give it to me. If the subject  17 comes up, I want to read it to the plan  18 commission because we are very gratified by this  19 and appreciate it.</p> <p>09:26:58PM</p> <p>20 But first of all, unbelievable job  21 on your landscaping, especially along Voltz.  22 Awesome job. I am sure a huge investment on</p>

<p style="text-align: right;">74</p> <p>1 your part. I hope your sales are progressing</p> <p>2 well. They are. I do have a slight issue.</p> <p>3 This goes back to Mike. It always happens. No</p> <p>4 crisis. But there is a standing dead tree just</p> <p>5 inside the conservation area near my place that</p> <p>6 I would like to chat with one of your guys about</p> <p>7 what we might do to mitigate an untimely and</p> <p>8 possible damaging fall down wrong. Just a chat</p> <p>9 to see what we might do.</p> <p>09:27:42PM 10 He's already been called and we</p> <p>11 will address that the same as we did with Mike.</p> <p>12 Lightening strikes twice. This time it did.</p> <p>13 CHAIRMAN CASHMAN: Well, it's just</p> <p>14 about 9:30. We, obviously, are going to need to</p> <p>15 continue this to next month and then hopefully</p> <p>16 staff will have time to go through the table of</p> <p>17 compliance in detail; but also I want to</p> <p>18 encourage commissioners, we are missing two</p> <p>19 tonight, but hopefully they will be back because</p> <p>09:28:16PM 20 both of them were involved in previous meetings</p> <p>21 and if we have other questions that come up,</p> <p>22 then we can bring them up a month from now. But</p>	<p style="text-align: right;">76</p> <p>1 p.m.)</p> <p>2</p> <p>3</p> <p>4</p> <p>5</p> <p>6</p> <p>7</p> <p>8</p> <p>9</p> <p>10</p> <p>11</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p>
<p style="text-align: right;">75</p> <p>1 if there's not any other comments, I'd like to</p> <p>2 hear a motion to continue this to the next</p> <p>3 meeting.</p> <p>4 MR. WILLOBEE: So moved.</p> <p>5 MR. PETERSON: Second.</p> <p>6 CHAIRMAN CASHMAN: Anna?</p> <p>7 MS. FIASCONE: Aye.</p> <p>8 MR. WILLOBEE: Aye.</p> <p>9 CHAIRMAN CASHMAN: Aye.</p> <p>10 MR. JABLONSKI: Aye.</p> <p>11 MR. PETERSON: Aye.</p> <p>12 MS. BRASELTON: Aye.</p> <p>13 MR. KRILLENBERGER: Aye.</p> <p>14 MR. JAMES: Thank you very much.</p> <p>15 MR. MARRS: Mr. Chairman, just for the</p> <p>16 record, if we can state the date of the next</p> <p>17 meeting.</p> <p>18 CHAIRMAN CASHMAN: September 13th at</p> <p>19 7:30.</p> <p>20 (WHEREUPON, said Public</p> <p>21 Hearing was continued to</p> <p>22 September 13, 2017 at 7:30</p>	<p style="text-align: right;">77</p> <p>1 STATE OF ILLINOIS )</p> <p style="text-align: center;">) ss:</p> <p>2 COUNTY OF DU PAGE )</p> <p>3 I, KATHLEEN W. BONO, Certified</p> <p>4 Shorthand Reporter, Notary Public in and for the</p> <p>5 County DuPage, State of Illinois, do hereby</p> <p>6 certify that previous to the commencement of the</p> <p>7 examination and testimony of the various</p> <p>8 witnesses herein, they were duly sworn by me to</p> <p>9 testify the truth in relation to the matters</p> <p>10 pertaining hereto; that the testimony given by</p> <p>11 said witnesses was reduced to writing by means</p> <p>12 of shorthand and thereafter transcribed into</p> <p>13 typewritten form; and that the foregoing is a</p> <p>14 true, correct and complete transcript of my</p> <p>15 shorthand notes so taken aforesaid.</p> <p>16 IN TESTIMONY WHEREOF I have</p> <p>17 hereunto set my hand and affixed my notarial</p> <p>18 seal this 30th day of August, A.D. 2017.</p> <p>19</p> <p>20 _____</p> <p style="text-align: right;">KATHLEEN W. BONO,</p> <p style="text-align: right;">C.S.R. No. 84-1423,</p> <p style="text-align: right;">Notary Public, DuPage County</p> <p>21</p> <p>22</p>

<b>\$</b>	<b>25</b> [5] - 15:5, 20:7, 21:5, 24:18, 57:6 <b>25-foot</b> [1] - 18:7 <b>270</b> [1] - 33:1 <b>27th</b> [1] - 42:15 <b>29.62</b> [1] - 24:19	<b>56</b> [1] - 16:8 <b>56.5</b> [1] - 16:9 <b>59</b> [1] - 8:9 <b>59-unit</b> [2] - 3:16, 3:21 <b>5:30</b> [1] - 40:3	<b>AA</b> [1] - 57:9 <b>AB</b> [1] - 56:7 <b>able</b> [8] - 7:10, 9:3, 9:4, 14:14, 15:16, 28:12, 30:7, 59:17 <b>above-entitled</b> [1] - 1:10 <b>absolute</b> [1] - 42:3 <b>accept</b> [1] - 60:14 <b>access</b> [8] - 28:12, 28:19, 29:8, 38:9, 65:9, 65:11, 65:22, 66:14 <b>accesses</b> [1] - 28:17 <b>accident</b> [1] - 65:1 <b>accommodate</b> [4] - 10:1, 19:3, 60:8, 66:4 <b>account</b> [1] - 23:9 <b>accurate</b> [1] - 44:15 <b>acre</b> [2] - 46:10, 47:6 <b>acres</b> [1] - 46:12 <b>acts</b> [2] - 26:5, 26:6 <b>add</b> [3] - 37:13, 63:22, 70:1 <b>added</b> [2] - 23:2, 39:6 <b>adding</b> [2] - 30:10, 37:16 <b>addition</b> [2] - 19:11, 28:7 <b>additional</b> [4] - 5:7, 10:2, 48:19, 60:8 <b>additionally</b> [1] - 49:22 <b>address</b> [2] - 33:18, 74:11 <b>adequate</b> [1] - 43:18 <b>adjacent</b> [1] - 19:2 <b>aesthetic</b> [2] - 20:15, 62:20 <b>aesthetics</b> [1] - 56:14 <b>affirm</b> [1] - 5:3 <b>affixed</b> [1] - 77:17 <b>aforesaid</b> [1] - 77:15 <b>afraid</b> [1] - 37:9 <b>afternoon</b> [3] - 39:18, 40:3, 64:3 <b>age</b> [8] - 11:16, 34:2, 34:3, 34:10, 34:11, 34:12, 69:14 <b>age-targeted</b> [4] - 11:16, 34:10, 34:11, 69:14 <b>ago</b> [10] - 2:19, 19:15, 32:19, 41:19, 42:13, 47:10, 51:10, 52:15, 53:5, 53:7 <b>agreed</b> [4] - 24:2, 29:1, 30:20, 60:14	<b>agreement</b> [13] - 5:6, 27:8, 31:16, 32:7, 65:19, 65:20, 66:1, 66:18, 66:20, 66:22, 67:2, 69:7, 69:10 <b>Aleta</b> [2] - 36:2, 46:16 <b>allow</b> [2] - 5:6, 49:7 <b>allowed</b> [1] - 24:16 <b>allows</b> [1] - 21:8 <b>almost</b> [2] - 6:8, 55:20 <b>ALSO</b> [1] - 2:1 <b>alternative</b> [1] - 53:22 <b>aluminum</b> [1] - 27:5 <b>ambulance</b> [1] - 39:1 <b>ambulances</b> [1] - 64:14 <b>amount</b> [2] - 43:3, 44:7 <b>analysis</b> [1] - 61:17 <b>Anets</b> [1] - 73:8 <b>anna</b> [2] - 64:7, 75:6 <b>ANNA</b> [1] - 1:18 <b>annual</b> [1] - 34:5 <b>answer</b> [2] - 33:13, 40:1 <b>answered</b> [1] - 54:21 <b>answering</b> [1] - 8:5 <b>anxious</b> [2] - 33:22, 39:3 <b>appeal</b> [1] - 57:18 <b>Applicant</b> [1] - 2:5 <b>applicant</b> [3] - 4:20, 6:6, 54:18 <b>Applicant's</b> [3] - 2:8, 2:9, 2:10 <b>appreciate</b> [4] - 6:6, 29:19, 30:7, 73:19 <b>appreciated</b> [1] - 38:1 <b>appreciative</b> [1] - 10:8 <b>approach</b> [1] - 16:18 <b>approached</b> [1] - 59:3 <b>approval</b> [2] - 5:4, 19:14 <b>approve</b> [1] - 5:10 <b>approved</b> [5] - 3:5, 16:20, 33:3, 51:9 <b>apps</b> [1] - 45:20 <b>April</b> [1] - 51:10 <b>apron</b> [1] - 57:5 <b>architect</b> [3] - 7:21, 7:22, 55:10 <b>Architect</b> [1] - 2:9 <b>architects</b> [1] - 10:7 <b>area</b> [15] - 12:9,
<b>\$200</b> [2] - 34:17, 34:18				
<b>1</b>	<b>3</b>	<b>6</b>		
<b>1</b> [6] - 5:5, 8:15, 25:7, 35:17, 66:22 <b>1,300</b> [1] - 58:16 <b>10</b> [3] - 20:9, 25:1, 41:12 <b>10-foot</b> [2] - 22:13, 22:15 <b>102</b> [1] - 17:19 <b>10:30</b> [1] - 3:11 <b>11</b> [2] - 20:9, 41:13 <b>1150</b> [1] - 46:5 <b>12</b> [6] - 8:21, 18:5, 20:10, 26:17, 47:1, 47:10 <b>1200</b> [1] - 36:3 <b>13</b> [4] - 8:21, 20:10, 26:17, 75:22 <b>139</b> [1] - 30:5 <b>13th</b> [1] - 75:18 <b>14</b> [2] - 22:15, 53:7 <b>14.02</b> [1] - 22:5 <b>14.2</b> [2] - 22:8, 22:12 <b>14.42</b> [1] - 22:12 <b>140</b> [1] - 33:7 <b>15</b> [3] - 47:1, 47:10, 61:8 <b>15,009</b> [1] - 25:12 <b>16</b> [2] - 26:21, 53:5 <b>19</b> [2] - 1:12, 46:6 <b>1992</b> [1] - 52:7	<b>3</b> [3] - 41:16, 41:17 <b>30</b> [4] - 20:6, 21:4, 30:2, 57:6 <b>30-foot</b> [3] - 18:8, 21:22, 22:2 <b>30.17</b> [1] - 18:14 <b>304,810.52</b> [1] - 22:20 <b>30th</b> [1] - 77:18 <b>31</b> [1] - 17:22 <b>34</b> [2] - 24:22, 30:3 <b>35</b> [2] - 20:5, 21:21 <b>35.5</b> [1] - 19:9 <b>36</b> [1] - 19:19 <b>36,000</b> [1] - 23:7 <b>36,576.27</b> [1] - 22:20 <b>36-single</b> [1] - 33:3	<b>6.2</b> [1] - 41:17 <b>6.2-foot</b> [1] - 22:6 <b>6.7</b> [1] - 19:20 <b>6.9</b> [1] - 41:16 <b>61</b> [1] - 31:22 <b>64</b> [2] - 8:10, 31:14 <b>64-unit</b> [2] - 2:16, 4:1	<b>7</b>	
	<b>4</b>	<b>7</b>	<b>7</b> [3] - 20:8, 26:14, 41:16 <b>700</b> [1] - 60:4 <b>718</b> [1] - 50:14 <b>74.2</b> [1] - 17:18 <b>75</b> [1] - 30:1 <b>77</b> [1] - 16:11 <b>77.8</b> [1] - 16:10 <b>7:30</b> [3] - 1:13, 75:19, 75:22 <b>7th</b> [1] - 73:14	
		<b>8</b>	<b>8</b> [4] - 9:5, 20:9, 26:7, 66:6 <b>8-foot</b> [1] - 22:6 <b>84-1423</b> [1] - 77:20 <b>85</b> [2] - 16:9, 16:11	
<b>2</b>	<b>5</b>	<b>9</b>	<b>9</b> [4] - 1:13, 20:9, 24:21, 25:10 <b>9-foot</b> [1] - 22:8 <b>90-degree</b> [2] - 55:6, 56:19 <b>911</b> [1] - 38:22 <b>9575</b> [1] - 60:3 <b>9:30</b> [1] - 74:14	
<b>2</b> [2] - 41:16, 67:2 <b>2,300</b> [1] - 13:13 <b>2,400</b> [1] - 15:4 <b>20</b> [1] - 61:9 <b>20.25</b> [1] - 19:19 <b>200</b> [2] - 36:16, 45:11 <b>2005</b> [1] - 61:14 <b>2017</b> [4] - 1:13, 42:16, 75:22, 77:18 <b>21</b> [3] - 8:13, 35:17, 36:4 <b>22</b> [1] - 8:13 <b>22-single</b> [1] - 35:15 <b>23</b> [1] - 15:4 <b>24</b> [3] - 30:2, 48:10, 51:19 <b>24.89</b> [1] - 25:8	<b>5</b> [3] - 8:18, 57:11, 61:8 <b>5-foot</b> [1] - 63:2 <b>5.25</b> [1] - 19:10 <b>5.4</b> [1] - 24:22 <b>5.42</b> [1] - 22:9 <b>50</b> [4] - 25:13, 25:14, 58:19 <b>55th</b> [23] - 1:6, 2:13, 4:15, 18:6, 20:10, 24:21, 25:22, 26:14, 37:2, 37:5, 38:9, 38:11, 38:14, 39:7, 39:12, 40:11, 40:17, 42:2, 43:15, 61:3, 61:10, 68:14, 68:15	<b>A</b>		
		<b>A-25-2017</b> [2] - 1:7, 2:13 <b>A-As</b> [1] - 56:8 <b>A.D</b> [1] - 77:18		

<p>22:18, 23:10, 27:18, 34:9, 36:5, 36:10, 36:11, 43:1, 43:20, 48:2, 48:21, 49:4, 61:9, 74:5</p> <p><b>areas</b> [2] - 9:8, 23:8</p> <p><b>assessment</b> [3] - 34:5, 70:14, 70:17</p> <p><b>asset</b> [1] - 21:18</p> <p><b>association</b> [7] - 67:1, 69:10, 70:2, 70:5, 70:13, 71:12, 71:16</p> <p><b>associations</b> [1] - 32:2</p> <p><b>attachment</b> [1] - 4:19</p> <p><b>attended</b> [2] - 51:21, 52:6</p> <p><b>attention</b> [1] - 29:17</p> <p><b>Attorney</b> [1] - 2:4</p> <p><b>attorney</b> [1] - 5:8</p> <p><b>attractive</b> [4] - 26:4, 26:7, 53:17, 68:19</p> <p><b>August</b> [3] - 1:13, 73:14, 77:18</p> <p><b>available</b> [1] - 6:1</p> <p><b>Avenue</b> [3] - 1:12, 43:11, 45:1</p> <p><b>average</b> [8] - 15:4, 16:14, 17:16, 17:17, 17:18, 33:1, 33:5, 33:6</p> <p><b>avoid</b> [2] - 32:5, 67:12</p> <p><b>aware</b> [1] - 7:3</p> <p><b>awesome</b> [1] - 73:22</p> <p><b>aye</b> [5] - 75:7, 75:8, 75:9, 75:12, 75:13</p> <p><b>Aye</b> [2] - 75:10, 75:11</p>	<p>42:18</p> <p><b>barrier</b> [4] - 26:6, 63:13, 63:15</p> <p><b>Barrington</b> [2] - 58:15, 72:13</p> <p><b>Barton</b> [5] - 28:18, 64:22, 65:1, 65:3, 66:14</p> <p><b>base</b> [1] - 29:6</p> <p><b>based</b> [7] - 18:11, 22:12, 25:10, 61:14, 61:17, 61:20, 61:21</p> <p><b>baseline</b> [1] - 44:4</p> <p><b>basement</b> [15] - 14:3, 15:20, 15:21, 23:7, 23:9, 23:16, 23:19, 23:20, 24:3, 24:4, 24:7, 24:8, 24:10, 69:20</p> <p><b>basements</b> [6] - 11:9, 14:4, 19:17, 19:21, 20:1, 23:13</p> <p><b>basic</b> [1] - 8:10</p> <p><b>basin</b> [3] - 21:12, 60:11, 60:21</p> <p><b>bath</b> [4] - 11:13, 24:4, 24:10, 24:11</p> <p><b>BB</b> [1] - 57:9</p> <p><b>beautiful</b> [2] - 46:19, 68:11</p> <p><b>beautifully</b> [1] - 26:11</p> <p><b>becomes</b> [2] - 6:1, 15:10</p> <p><b>bedroom</b> [4] - 11:15, 24:4, 24:12, 69:19</p> <p><b>bedrooms</b> [2] - 11:13, 35:19</p> <p><b>BEFORE</b> [1] - 1:3</p> <p><b>behind</b> [3] - 27:13, 48:21, 62:19</p> <p><b>BELLETETE</b> [5] - 36:1, 38:6, 38:17, 39:19, 40:19</p> <p><b>Belletete</b> [1] - 36:2</p> <p><b>belongs</b> [3] - 69:5, 71:12, 71:14</p> <p><b>benefits</b> [1] - 5:14</p> <p><b>berm</b> [4] - 49:4, 49:11, 63:7, 63:11</p> <p><b>berms</b> [3] - 62:18, 63:3, 63:16</p> <p><b>best</b> [2] - 56:8, 66:12</p> <p><b>bet</b> [1] - 40:1</p> <p><b>better</b> [6] - 23:4, 31:2, 31:8, 49:14, 68:17</p> <p><b>between</b> [5] - 57:8, 57:10, 64:9, 66:18, 71:15</p>	<p><b>beyond</b> [1] - 20:21</p> <p><b>BHAT</b> [4] - 33:19, 34:20, 35:13, 35:20</p> <p><b>Bhat</b> [1] - 33:19</p> <p><b>big</b> [5] - 34:9, 45:5, 47:19, 52:10, 64:19</p> <p><b>bigger</b> [1] - 57:22</p> <p><b>biggest</b> [1] - 3:12</p> <p><b>bike</b> [1] - 41:7</p> <p><b>bit</b> [4] - 9:18, 39:13, 46:15, 62:16</p> <p><b>black</b> [2] - 27:9, 67:6</p> <p><b>block</b> [1] - 27:13</p> <p><b>blocked</b> [1] - 65:10</p> <p><b>blocks</b> [1] - 27:9</p> <p><b>Bloom</b> [1] - 44:16</p> <p><b>blue</b> [1] - 21:14</p> <p><b>BMP</b> [1] - 60:15</p> <p><b>board</b> [7] - 2:22, 6:17, 11:3, 51:1, 51:8, 51:13, 69:11</p> <p><b>BOARD</b> [1] - 1:15</p> <p><b>bolt</b> [1] - 67:10</p> <p><b>BONO</b> [2] - 77:3, 77:20</p> <p><b>book</b> [3] - 9:14, 12:17, 13:14</p> <p><b>Brad</b> [1] - 44:16</p> <p><b>BRASELTON</b> [6] - 1:17, 51:4, 54:20, 56:21, 67:18, 75:12</p> <p><b>break</b> [1] - 29:8</p> <p><b>Brett</b> [2] - 7:19, 60:2</p> <p><b>BRETT</b> [1] - 2:8</p> <p><b>brick</b> [2] - 67:4, 67:5</p> <p><b>bricks</b> [1] - 29:3</p> <p><b>bridge</b> [12] - 42:11, 42:19, 42:20, 43:4, 43:14, 43:19, 43:21, 44:2, 44:6, 44:13, 45:7, 45:9</p> <p><b>bring</b> [3] - 8:2, 26:20, 74:22</p> <p><b>bringing</b> [1] - 53:22</p> <p><b>Brook</b> [1] - 71:20</p> <p><b>Brookfield</b> [1] - 43:10</p> <p><b>brought</b> [1] - 16:3</p> <p><b>Bs</b> [1] - 56:9</p> <p><b>BSB</b> [2] - 7:21, 7:22</p> <p><b>BUCHELERES</b> [4] - 50:13, 50:14, 50:21, 51:6</p> <p><b>Bucheleres</b> [1] - 50:13</p> <p><b>budget</b> [1] - 70:2</p> <p><b>build</b> [11] - 14:14, 53:10, 53:20, 54:1, 54:4, 58:11, 58:13, 58:22, 59:8, 59:11,</p>	<p>59:12</p> <p><b>builders</b> [1] - 59:11</p> <p><b>building</b> [27] - 8:19, 14:9, 14:12, 15:1, 15:18, 15:19, 17:4, 17:19, 18:9, 19:8, 19:10, 19:18, 24:17, 25:2, 25:4, 25:5, 26:15, 30:16, 55:2, 56:2, 58:4, 58:18, 58:19, 58:20, 59:19, 70:5</p> <p><b>buildings</b> [8] - 8:13, 8:16, 11:5, 30:14, 30:21, 56:10, 70:7, 72:17</p> <p><b>built</b> [11] - 11:19, 11:21, 16:20, 16:22, 23:1, 25:10, 35:9, 54:2, 54:8, 66:10, 72:18</p> <p><b>built</b> [2] - 61:13, 62:1</p> <p><b>Burr</b> [1] - 46:5</p> <p><b>business</b> [3] - 7:11, 31:22, 32:6</p> <p><b>buy</b> [1] - 72:5</p> <p><b>buyers</b> [1] - 58:13</p>	<p>41:22, 42:5, 42:14, 42:17, 44:1, 44:18, 45:22, 50:10, 50:17, 54:13, 54:22, 55:16, 55:19, 56:5, 57:8, 57:12, 58:10, 59:2, 59:14, 60:12, 60:22, 61:2, 62:5, 63:4, 63:12, 63:19, 64:7, 65:7, 66:17, 67:13, 67:15, 67:17, 67:19, 68:6, 68:12, 69:8, 72:6, 73:11, 74:13, 75:6, 75:9, 75:18</p> <p><b>catch</b> [1] - 63:1</p> <p><b>cattails</b> [1] - 64:1</p> <p><b>cellar</b> [1] - 23:15</p> <p><b>cellars</b> [1] - 23:13</p> <p><b>Central</b> [1] - 36:6</p> <p><b>certain</b> [2] - 40:9, 54:9</p> <p><b>Certified</b> [1] - 77:3</p> <p><b>certify</b> [1] - 77:6</p> <p><b>chairman</b> [3] - 7:12, 8:3, 8:8</p> <p><b>CHAIRMAN</b> [59] - 2:13, 6:22, 10:12, 10:17, 16:15, 17:6, 30:15, 33:14, 34:8, 34:22, 35:22, 38:3, 38:7, 39:17, 40:15, 41:11, 41:18, 41:22, 42:5, 42:14, 42:17, 44:1, 44:18, 45:22, 50:10, 50:17, 54:13, 54:22, 55:16, 55:19, 56:5, 57:8, 57:12, 58:10, 59:2, 59:14, 60:12, 60:22, 61:2, 62:5, 63:4, 63:12, 63:19, 64:7, 65:7, 66:17, 67:13, 67:15, 67:17, 67:19, 68:6, 68:12, 69:8, 72:6, 73:11, 74:13, 75:6, 75:9, 75:18</p> <p><b>Chairman</b> [4] - 1:16, 22:21, 46:3, 75:15</p> <p><b>Chan</b> [2] - 16:17, 35:4</p> <p><b>CHAN</b> [1] - 2:2</p> <p><b>Chan's</b> [1] - 6:8</p> <p><b>chance</b> [1] - 21:7</p> <p><b>change</b> [6] - 13:2, 14:6, 15:22, 24:6, 45:20, 60:15</p> <p><b>changed</b> [2] - 8:22, 9:11</p> <p><b>changes</b> [6] - 8:20, 14:22, 16:3, 17:11,</p>
<b>C</b>				
<p><b>C.S.R</b> [1] - 77:20</p> <p><b>calculate</b> [1] - 18:10</p> <p><b>calculated</b> [1] - 22:21</p> <p><b>calming</b> [1] - 44:10</p> <p><b>campus</b> [1] - 28:8</p> <p><b>cannot</b> [1] - 56:18</p> <p><b>car</b> [2] - 43:7, 57:3</p> <p><b>care</b> [6] - 48:22, 49:7, 50:6, 67:4, 67:5, 70:12</p> <p><b>careful</b> [1] - 39:5</p> <p><b>Carolyn</b> [1] - 42:1</p> <p><b>cars</b> [2] - 37:6, 37:17</p> <p><b>case</b> [8] - 2:13, 16:18, 16:21, 17:1, 22:1, 23:1, 55:9, 64:10</p> <p><b>Case</b> [1] - 1:7</p> <p><b>cases</b> [1] - 31:9</p> <p><b>Cashman</b> [1] - 22:22</p> <p><b>CASHMAN</b> [60] - 1:16, 2:13, 6:22, 10:12, 10:17, 16:15, 17:6, 30:15, 33:14, 34:8, 34:22, 35:22, 38:3, 38:7, 39:17, 40:15, 41:11, 41:18,</p>				

<p>31:13, 45:8</p> <p><b>character</b> [2] - 24:7, 56:3</p> <p><b>chat</b> [2] - 74:6, 74:8</p> <p><b>Chicago</b> [2] - 1:12, 45:1</p> <p><b>chief</b> [1] - 7:17</p> <p><b>children</b> [3] - 51:20, 51:21, 52:9</p> <p><b>choose</b> [2] - 15:17, 57:16</p> <p><b>church</b> [1] - 52:6</p> <p><b>circumvent</b> [1] - 43:2</p> <p><b>citizens</b> [2] - 28:21, 50:10</p> <p><b>city</b> [1] - 71:8</p> <p><b>civil</b> [1] - 4:12</p> <p><b>clarification</b> [1] - 64:8</p> <p><b>cleaned</b> [1] - 60:20</p> <p><b>clear</b> [4] - 13:5, 48:21, 67:2, 69:16</p> <p><b>clearance</b> [1] - 37:15</p> <p><b>close</b> [3] - 17:11, 17:12, 52:7</p> <p><b>closed</b> [2] - 15:9, 24:8</p> <p><b>closely</b> [2] - 20:20, 25:16</p> <p><b>cloth</b> [2] - 27:9, 67:7</p> <p><b>club</b> [1] - 52:7</p> <p><b>clubs</b> [1] - 6:4</p> <p><b>clump</b> [1] - 26:17</p> <p><b>cluster</b> [1] - 35:17</p> <p><b>code</b> [13] - 18:11, 19:1, 19:9, 19:19, 20:5, 21:21, 22:5, 22:7, 22:11, 23:13, 24:18, 30:16</p> <p><b>combined</b> [1] - 25:5</p> <p><b>comfortable</b> [3] - 9:4, 9:6, 66:13</p> <p><b>coming</b> [12] - 12:7, 13:9, 19:21, 27:11, 28:11, 32:12, 39:11, 40:20, 42:11, 43:7, 44:8, 45:11</p> <p><b>commencement</b> [1] - 77:6</p> <p><b>comment</b> [3] - 17:6, 69:9, 72:7</p> <p><b>comments</b> [6] - 3:17, 5:7, 10:20, 46:2, 56:6, 75:1</p> <p><b>COMMISSION</b> [1] - 1:3</p> <p><b>commission</b> [6] - 3:3, 5:3, 5:5, 35:3, 50:22, 73:18</p> <p><b>Commission</b> [1] -</p>	<p>1:11</p> <p><b>commissioners</b> [5] - 6:10, 7:2, 7:9, 54:17, 74:18</p> <p><b>Commissioners</b> [1] - 7:13</p> <p><b>commitment</b> [1] - 7:11</p> <p><b>commodity</b> [1] - 54:1</p> <p><b>common</b> [2] - 69:17, 70:4</p> <p><b>communities</b> [1] - 52:17</p> <p><b>Community</b> [1] - 2:3</p> <p><b>community</b> [13] - 6:11, 18:18, 33:15, 34:4, 34:15, 37:10, 46:21, 52:2, 52:5, 53:1, 53:10, 54:4, 54:13</p> <p><b>Companies</b> [1] - 7:18</p> <p><b>company</b> [2] - 48:15, 58:14</p> <p><b>Company</b> [5] - 2:7, 2:20, 47:2, 49:16, 53:20</p> <p><b>compared</b> [1] - 22:10</p> <p><b>comparison</b> [1] - 61:14</p> <p><b>complete</b> [2] - 32:19, 77:14</p> <p><b>completed</b> [1] - 42:15</p> <p><b>completion</b> [1] - 30:4</p> <p><b>compliance</b> [4] - 16:2, 19:12, 20:3, 74:17</p> <p><b>concept</b> [8] - 3:13, 4:1, 6:16, 8:9, 19:14, 25:3, 34:10, 60:13</p> <p><b>concepts</b> [5] - 2:21, 10:14, 11:1, 56:7, 57:13</p> <p><b>concern</b> [6] - 36:12, 38:21, 45:5, 45:10, 65:8, 69:12</p> <p><b>concerned</b> [2] - 28:10, 49:13</p> <p><b>concerns</b> [2] - 33:17, 48:1</p> <p><b>concise</b> [1] - 67:2</p> <p><b>concrete</b> [1] - 59:20</p> <p><b>condition</b> [3] - 62:2, 62:12, 69:1</p> <p><b>conditions</b> [3] - 16:21, 18:13, 62:2</p> <p><b>configuration</b> [1] - 15:21</p> <p><b>configurations</b> [3] -</p>	<p>10:3, 12:13, 16:6</p> <p><b>conjunction</b> [1] - 30:20</p> <p><b>conservation</b> [1] - 74:5</p> <p><b>consider</b> [1] - 30:22</p> <p><b>considerate</b> [1] - 47:9</p> <p><b>consideration</b> [4] - 24:14, 38:2, 39:10, 41:10</p> <p><b>considerations</b> [1] - 20:15</p> <p><b>considered</b> [2] - 44:3, 52:18</p> <p><b>constructed</b> [1] - 62:11</p> <p><b>construction</b> [3] - 31:10, 42:10, 44:20</p> <p><b>consultants</b> [1] - 33:12</p> <p><b>contact</b> [1] - 35:4</p> <p><b>continue</b> [2] - 74:15, 75:2</p> <p><b>continued</b> [1] - 75:21</p> <p><b>contours</b> [1] - 23:11</p> <p><b>corner</b> [11] - 13:20, 13:21, 15:8, 21:20, 42:2, 42:6, 42:8, 46:8, 46:13, 63:5</p> <p><b>correct</b> [6] - 17:10, 20:12, 60:2, 60:19, 69:22, 77:14</p> <p><b>cost</b> [1] - 29:3</p> <p><b>County</b> [23] - 2:14, 8:16, 8:19, 20:17, 28:11, 28:13, 37:4, 38:10, 38:12, 38:14, 40:18, 42:2, 42:21, 43:5, 43:13, 43:14, 44:5, 44:9, 44:22, 45:6, 65:10, 77:5, 77:21</p> <p><b>COUNTY</b> [2] - 1:2, 77:2</p> <p><b>couple</b> [3] - 4:7, 54:21, 64:17</p> <p><b>course</b> [2] - 27:12, 49:8</p> <p><b>cover</b> [1] - 4:19</p> <p><b>coverage</b> [7] - 7:4, 17:5, 24:18, 25:2, 25:5, 25:13, 60:9</p> <p><b>covered</b> [2] - 6:14, 71:21</p> <p><b>covering</b> [1] - 8:3</p> <p><b>Cowhey</b> [1] - 61:14</p> <p><b>created</b> [1] - 56:11</p> <p><b>crisis</b> [1] - 74:4</p> <p><b>cross</b> [2] - 5:14, 29:7</p>	<p><b>cry</b> [1] - 68:17</p> <p><b>cul</b> [2] - 18:1, 46:9</p> <p><b>cul-de-sac</b> [2] - 18:1, 46:9</p> <p><b>curb</b> [1] - 19:2</p> <p><b>curbs</b> [1] - 18:18</p> <p><b>curious</b> [1] - 38:8</p> <p><b>current</b> [4] - 4:1, 37:21, 57:21, 60:5</p> <p><b>cut</b> [1] - 67:10</p> <p><b>cutters</b> [1] - 67:11</p> <p><b>cutting</b> [2] - 37:6, 43:11</p>	<p><b>demand</b> [4] - 54:8, 55:4, 55:7, 56:16</p> <p><b>Dennis</b> [1] - 10:15</p> <p><b>density</b> [1] - 3:14</p> <p><b>department</b> [10] - 5:9, 28:6, 30:20, 48:9, 64:19, 65:18, 65:22, 66:3, 66:12, 67:10</p> <p><b>Design</b> [2] - 7:21, 7:22</p> <p><b>design</b> [5] - 5:11, 48:15, 49:3, 60:8, 62:15</p> <p><b>designs</b> [1] - 72:9</p> <p><b>desperately</b> [1] - 52:4</p> <p><b>detail</b> [6] - 2:15, 3:7, 3:10, 5:20, 17:4, 74:17</p> <p><b>detailed</b> [5] - 3:6, 4:12, 4:13, 9:19, 17:9</p> <p><b>details</b> [5] - 5:11, 16:5, 28:15, 41:15, 68:9</p> <p><b>detention</b> [5] - 21:12, 59:18, 60:11, 61:19, 62:4</p> <p><b>determine</b> [1] - 16:22</p> <p><b>determined</b> [1] - 20:21</p> <p><b>develop</b> [2] - 3:5, 50:6</p> <p><b>developed</b> [4] - 4:22, 37:8, 37:10, 41:8</p> <p><b>developer</b> [6] - 5:10, 32:4, 53:9, 53:19, 54:1, 66:19</p> <p><b>Development</b> [1] - 2:3</p> <p><b>development</b> [23] - 2:16, 2:18, 3:6, 3:16, 5:6, 5:12, 6:1, 11:14, 19:4, 29:22, 33:3, 34:12, 34:13, 36:14, 46:8, 46:13, 50:16, 51:9, 51:17, 56:9, 59:4, 66:9, 66:22</p> <p><b>developments</b> [3] - 49:19, 53:11, 53:14</p> <p><b>different</b> [7] - 10:2, 10:13, 10:22, 11:17, 12:13, 57:13, 70:11</p> <p><b>difficult</b> [1] - 38:11</p> <p><b>difficulty</b> [2] - 38:3, 43:3</p> <p><b>dine</b> [1] - 52:9</p> <p><b>dining</b> [2] - 12:6, 12:9</p> <p><b>dire</b> [1] - 39:1</p> <p><b>direction</b> [1] - 45:8</p>
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<p><b>Director</b> [1] - 2:3  <b>disaster</b> [1] - 54:2  <b>discuss</b> [1] - 72:3  <b>discussed</b> [1] - 59:18  <b>discussion</b> [2] - 8:5, 34:9  <b>discussions</b> [2] - 4:5, 28:4  <b>district</b> [1] - 6:3  <b>document</b> [1] - 17:9  <b>documented</b> [1] - 73:3  <b>documents</b> [1] - 34:17  <b>dodging</b> [3] - 40:11, 40:16  <b>dogs</b> [1] - 50:4  <b>DONAHUE</b> [2] - 46:3, 46:4  <b>Donahue</b> [1] - 46:4  <b>donation</b> [1] - 60:17  <b>done</b> [14] - 6:20, 12:21, 14:18, 25:16, 31:3, 32:11, 32:17, 41:20, 42:13, 43:19, 44:13, 50:21, 65:14, 68:11  <b>door</b> [2] - 12:13, 56:16  <b>doors</b> [4] - 12:14, 12:15, 23:21, 56:13  <b>double</b> [1] - 12:15  <b>down</b> [19] - 6:21, 9:5, 14:1, 15:12, 16:11, 21:1, 21:12, 24:11, 24:12, 26:19, 29:5, 38:16, 42:12, 43:13, 44:9, 49:3, 64:22, 71:7, 74:8  <b>downhill</b> [1] - 5:18  <b>downtown</b> [5] - 43:1, 43:2, 44:20, 45:2, 52:17  <b>drainage</b> [3] - 20:17, 20:19, 61:11  <b>dramatic</b> [1] - 12:20  <b>drawings</b> [6] - 4:13, 10:22, 72:7, 72:16, 73:2  <b>drive</b> [5] - 26:8, 27:18, 29:5, 55:19, 68:13  <b>driven</b> [2] - 65:18, 66:3  <b>driveway</b> [5] - 14:16, 43:8, 47:6, 56:22, 57:1  <b>driveways</b> [2] - 57:9, 57:10</p>	<p><b>drove</b> [1] - 66:2  <b>drywalled</b> [1] - 58:6  <b>DU</b> [2] - 1:2, 77:2  <b>due</b> [5] - 18:12, 19:16, 19:22, 23:10, 49:8  <b>duet</b> [3] - 57:2, 59:3, 59:4  <b>duets</b> [1] - 72:9  <b>DUFFY</b> [10] - 2:8, 60:2, 60:19, 61:1, 61:7, 61:18, 62:9, 63:7, 63:14, 71:5  <b>Duffy</b> [2] - 7:19, 60:2  <b>duly</b> [1] - 77:8  <b>DuPage</b> [2] - 77:5, 77:21  <b>duplex</b> [25] - 3:18, 4:8, 8:11, 8:13, 8:16, 8:22, 9:1, 9:5, 9:9, 14:8, 14:20, 16:9, 17:18, 19:18, 22:2, 22:7, 22:19, 24:22, 25:1, 25:11, 56:2, 70:3, 70:4, 70:15, 70:17  <b>duplexes</b> [1] - 25:14  <b>during</b> [4] - 19:14, 36:15, 37:1, 47:18  <b>Dutch</b> [1] - 47:18  <b>dwelling</b> [1] - 53:17</p>	<p>12:20, 13:8, 13:10, 19:8, 19:11, 19:13  <b>elevations</b> [6] - 3:8, 10:4, 11:6, 12:16, 35:8, 55:2  <b>Elm</b> [1] - 36:6  <b>elm</b> [1] - 47:18  <b>eloquently</b> [1] - 8:8  <b>elsewhere</b> [2] - 26:4, 29:21  <b>email</b> [1] - 6:16  <b>emailed</b> [1] - 10:21  <b>emails</b> [2] - 48:12, 49:10  <b>emergency</b> [8] - 28:10, 28:17, 29:7, 60:6, 62:6, 64:18, 65:13, 65:14  <b>empty</b> [2] - 33:21, 52:2  <b>empty-nester</b> [1] - 33:21  <b>empty-nesters</b> [1] - 52:2  <b>encourage</b> [3] - 37:11, 73:5, 74:18  <b>end</b> [8] - 5:15, 18:1, 21:12, 28:20, 32:1, 33:11, 39:9, 46:9  <b>ended</b> [1] - 8:12  <b>Engineer</b> [1] - 2:8  <b>engineer</b> [2] - 7:19, 7:20  <b>engineering</b> [7] - 3:7, 9:13, 9:16, 16:4, 18:10, 20:14, 20:20  <b>English</b> [1] - 23:18  <b>enhancements</b> [2] - 60:20, 61:21  <b>entire</b> [4] - 11:14, 27:14, 35:2, 41:14  <b>entitled</b> [1] - 1:10  <b>entrance</b> [1] - 73:9  <b>entrances</b> [1] - 34:16  <b>epitome</b> [1] - 46:15  <b>equal</b> [2] - 22:19, 62:13  <b>error</b> [1] - 31:5  <b>escalade</b> [1] - 46:20  <b>escape</b> [1] - 23:17  <b>especially</b> [2] - 68:15, 73:21  <b>evaluate</b> [1] - 3:1  <b>evening</b> [2] - 7:16, 36:1  <b>event</b> [1] - 66:14  <b>exactly</b> [1] - 16:19  <b>examination</b> [1] - 77:7  <b>excellent</b> [1] - 44:1</p>	<p><b>exceptional</b> [1] - 53:19  <b>exchanged</b> [1] - 48:12  <b>existed</b> [1] - 46:1  <b>existing</b> [15] - 8:14, 9:21, 18:22, 19:1, 19:16, 23:10, 25:7, 27:5, 35:16, 59:18, 61:17, 61:19, 61:22, 62:12, 64:2  <b>exit</b> [1] - 37:2  <b>expanded</b> [1] - 28:9  <b>expedite</b> [1] - 50:2  <b>expensive</b> [2] - 26:12, 68:10  <b>experience</b> [3] - 47:1, 55:3, 57:14  <b>expert</b> [1] - 60:1  <b>explained</b> [1] - 71:22  <b>explore</b> [1] - 44:10  <b>express</b> [1] - 51:15  <b>extend</b> [1] - 26:14  <b>extensive</b> [2] - 72:11, 73:4  <b>extent</b> [1] - 72:15  <b>exterior</b> [1] - 70:6  <b>extremely</b> [1] - 47:14  <b>eyesore</b> [1] - 53:18</p>	<p>24:15, 25:3  <b>far</b> [10] - 18:1, 26:15, 26:16, 27:7, 28:19, 49:13, 55:1, 55:2, 64:19, 68:17  <b>fast</b> [2] - 28:12, 50:2  <b>faster</b> [1] - 31:2  <b>faux</b> [2] - 25:21, 27:5  <b>favor</b> [1] - 50:16  <b>February</b> [2] - 41:22, 42:15  <b>feedback</b> [1] - 10:14  <b>feet</b> [30] - 13:11, 13:14, 15:4, 16:8, 16:9, 17:19, 19:9, 19:10, 19:20, 20:5, 20:6, 20:7, 21:4, 21:5, 21:21, 22:20, 23:9, 25:12, 26:7, 36:10, 57:6, 57:11, 61:8, 61:9, 62:18, 67:20, 68:1, 68:4, 68:9  <b>fell</b> [2] - 47:19, 47:21  <b>fence</b> [14] - 21:10, 25:22, 27:5, 27:6, 27:14, 27:17, 28:16, 48:5, 67:7, 67:21, 68:10, 68:18, 68:21, 69:2  <b>fences</b> [4] - 25:17, 26:10, 68:16, 69:3  <b>few</b> [2] - 50:22  <b>FIASCONI</b> [4] - 1:18, 64:8, 64:13, 75:7  <b>fiduciary</b> [1] - 31:20  <b>field</b> [3] - 5:17, 6:2, 6:3  <b>fields</b> [1] - 5:15  <b>figure</b> [1] - 41:3  <b>figures</b> [1] - 22:9  <b>final</b> [11] - 5:3, 5:5, 5:11, 9:12, 9:13, 9:15, 9:17, 16:3, 18:9, 18:13, 62:2  <b>finally</b> [3] - 3:20, 32:18, 54:12  <b>financial</b> [1] - 7:18  <b>fine</b> [2] - 27:18, 72:4  <b>finer</b> [1] - 46:17  <b>fire</b> [12] - 28:5, 28:10, 30:20, 31:6, 31:10, 64:19, 65:18, 65:22, 66:3, 66:10, 66:12, 67:10  <b>first</b> [9] - 11:15, 12:1, 12:12, 22:1, 33:15, 35:18, 36:10, 47:22, 73:20  <b>fit</b> [3] - 13:6, 53:18,</p>
<b>F</b>				
			<p><b>face</b> [1] - 68:15  <b>faced</b> [1] - 52:3  <b>facility</b> [1] - 66:11  <b>facing</b> [1] - 5:19  <b>fact</b> [8] - 11:16, 14:5, 24:15, 31:13, 31:14, 42:22, 55:12, 65:8  <b>factory</b> [1] - 31:3  <b>facts</b> [1] - 36:7  <b>fall</b> [1] - 74:8  <b>falling</b> [1] - 23:21  <b>familiar</b> [1] - 72:13  <b>families</b> [7] - 9:11, 12:7, 25:13, 52:21, 52:22, 54:9, 70:15  <b>family</b> [27] - 8:13, 8:14, 8:16, 8:18, 8:21, 9:2, 9:10, 16:8, 17:17, 17:21, 21:22, 22:5, 22:19, 24:19, 25:7, 25:9, 26:15, 33:3, 35:15, 51:16, 52:11, 53:6, 55:21, 58:22, 70:3, 70:12, 72:10  <b>fantastic</b> [1] - 58:8  <b>FAR</b> [7] - 17:4, 22:18, 22:21, 23:3, 24:6,</p>	



<p>60:10  <b>fits</b> [1] - 52:16  <b>five</b> [2] - 11:4, 62:18  <b>fixed</b> [1] - 18:19  <b>floor</b> [12] - 11:4,  11:6, 11:12, 11:15,  12:3, 12:16, 12:21,  13:1, 14:20, 22:18,  35:18  <b>floors</b> [1] - 30:13  <b>Florida</b> [1] - 56:15  <b>flow</b> [4] - 20:16,  21:11, 61:9  <b>focus</b> [2] - 3:9, 69:16  <b>focusing</b> [1] - 3:10  <b>folks</b> [2] - 37:22,  49:3  <b>foot</b> [1] - 60:7  <b>footage</b> [1] - 23:8  <b>footprint</b> [3] - 28:9,  60:10, 61:22  <b>forced</b> [1] - 38:15  <b>foregoing</b> [1] - 77:13  <b>forestry</b> [1] - 48:9  <b>form</b> [1] - 77:13  <b>formal</b> [1] - 12:6  <b>formed</b> [1] - 58:15  <b>forth</b> [4] - 14:22,  26:11, 43:3, 67:7  <b>fortunate</b> [2] - 53:8,  54:3  <b>forward</b> [3] - 7:13,  8:5, 50:7  <b>foundation</b> [1] - 13:6  <b>founded</b> [1] - 58:15  <b>four</b> [6] - 3:2, 3:10,  6:13, 51:19, 57:18,  58:21  <b>four-unit</b> [1] - 58:21  <b>Fox</b> [3] - 55:14, 56:4,  72:13  <b>fox</b> [1] - 55:18  <b>friends</b> [3] - 32:15,  46:11, 52:5  <b>front</b> [15] - 14:8,  14:10, 14:13, 14:19,  17:20, 18:6, 20:2,  20:4, 27:12, 37:11,  57:2, 59:12, 71:6,  72:2, 73:8  <b>front-load</b> [1] - 57:2  <b>front-loaded</b> [2] -  14:10, 14:13  <b>full</b> [2] - 24:4, 24:10  <b>fully</b> [2] - 30:21,  71:22  <b>function</b> [1] - 14:4  <b>functionality</b> [1] -  56:17  <b>funeral</b> [1] - 39:3</p>	<p><b>G</b></p> <p><b>gap</b> [2] - 41:14  <b>garage</b> [8] - 12:2,  12:13, 14:10, 14:11,  55:6, 55:12, 56:15,  57:5  <b>garages</b> [6] - 12:15,  14:9, 14:13, 55:3,  55:22, 57:2  <b>Gardens</b> [3] - 53:12,  55:13, 72:14  <b>gate</b> [11] - 28:2,  28:16, 28:19, 29:8,  31:14, 31:15, 64:9,  64:10, 65:17, 65:22,  67:11  <b>gated</b> [3] - 34:4,  34:14, 34:15  <b>gates</b> [1] - 34:15  <b>general</b> [1] - 3:13  <b>generated</b> [1] - 33:4  <b>generation</b> [1] -  52:11  <b>GERALD</b> [1] - 1:19  <b>given</b> [2] - 16:13,  77:10  <b>glass</b> [1] - 37:9  <b>Glen</b> [1] - 53:11  <b>Glenview</b> [2] - 26:3,  53:12  <b>Google</b> [1] - 45:19  <b>grade</b> [7] - 14:6,  18:13, 18:21, 18:22,  19:1, 51:21, 60:8  <b>graded</b> [1] - 18:17  <b>grades</b> [1] - 23:11  <b>grading</b> [3] - 9:16,  18:13, 62:18  <b>grandkids</b> [1] - 63:1  <b>grass</b> [6] - 29:3,  29:4, 29:5, 57:10,  61:9  <b>gratified</b> [1] - 73:18  <b>gravitating</b> [1] - 12:5  <b>great</b> [6] - 6:21, 8:3,  26:22, 40:12, 46:19,  47:13  <b>greatly</b> [1] - 37:22  <b>grocery</b> [1] - 45:15  <b>group</b> [1] - 37:3  <b>growing</b> [1] - 36:20  <b>grows</b> [1] - 6:1  <b>guess</b> [3] - 58:10,  59:13, 68:22  <b>guy</b> [1] - 48:20  <b>guys</b> [3] - 61:15,  61:16, 74:6</p>	<p><b>H</b></p> <p><b>half</b> [4] - 11:13,  24:11, 46:10, 59:5  <b>half-bath</b> [1] - 24:11  <b>halfway</b> [1] - 7:6  <b>hall</b> [1] - 53:4  <b>hand</b> [5] - 13:19,  13:21, 15:7, 15:8,  77:17  <b>handle</b> [2] - 14:6,  56:18  <b>happy</b> [5] - 9:7,  29:12, 50:7, 51:2,  56:6  <b>hard</b> [1] - 57:4  <b>Haven</b> [2] - 11:10,  58:5  <b>head</b> [1] - 44:21  <b>heading</b> [3] - 37:5,  39:11, 44:8  <b>headlights</b> [1] -  27:10  <b>hear</b> [3] - 33:17,  50:19, 75:2  <b>heard</b> [3] - 13:5,  49:18, 51:4  <b>Hearing</b> [1] - 75:21  <b>hearing</b> [2] - 1:10,  54:17  <b>heaven</b> [1] - 56:16  <b>heavy</b> [1] - 29:6  <b>height</b> [5] - 18:11,  18:14, 19:13, 62:11,  67:21  <b>heights</b> [1] - 18:9  <b>help</b> [3] - 37:14,  37:16, 65:16  <b>helped</b> [1] - 47:13  <b>helpful</b> [5] - 39:7,  44:19, 45:2, 47:15,  51:2  <b>helping</b> [1] - 44:21  <b>hereby</b> [1] - 77:5  <b>herein</b> [1] - 77:8  <b>hereto</b> [1] - 77:10  <b>hereunto</b> [1] - 77:17  <b>Hibbard</b> [3] - 53:12,  55:13, 72:14  <b>Higgins</b> [1] - 60:3  <b>high</b> [5] - 26:7,  51:22, 62:18, 63:2,  68:16  <b>highest</b> [1] - 53:16  <b>highlights</b> [1] - 32:21  <b>himself</b> [1] - 48:14  <b>HINSDALE</b> [2] - 1:3,  1:6  <b>Hinsdale</b> [27] - 1:11,</p>	<p>1:12, 2:14, 7:16, 25:6,  27:15, 31:11, 32:22,  33:20, 36:5, 36:6,  43:9, 45:19, 48:5,  50:1, 50:2, 51:16,  51:17, 51:18, 51:20,  51:22, 52:8, 52:19,  52:20, 53:2, 53:15,  54:11  <b>hit</b> [4] - 37:15, 40:8,  47:22, 50:5  <b>hits</b> [1] - 71:14  <b>hitting</b> [1] - 47:20  <b>HOA</b> [2] - 69:5, 71:9  <b>HOA's</b> [1] - 69:4  <b>hodgepodge</b> [1] -  70:11  <b>hold</b> [1] - 71:17  <b>holiday</b> [1] - 46:19  <b>home</b> [21] - 11:14,  11:16, 11:22, 12:17,  13:4, 13:5, 14:2, 23:1,  23:8, 26:16, 33:21,  35:16, 39:11, 52:10,  52:12, 53:6, 55:11,  58:5, 63:9, 70:12  <b>homeowner</b> [1] -  71:15  <b>homeowner's</b> [6] -  31:12, 32:2, 67:1,  69:9, 70:2, 71:12  <b>homeowners</b> [6] -  21:8, 31:8, 31:17,  31:21, 32:8, 70:15  <b>homes</b> [34] - 8:11,  8:13, 8:14, 8:18, 8:21,  9:1, 9:5, 10:2, 10:3,  11:17, 11:19, 12:11,  13:16, 20:19, 21:3,  33:4, 35:8, 35:14,  35:16, 35:18, 53:16,  54:1, 55:21, 56:2,  57:22, 58:8, 58:16,  59:9, 63:17, 70:3,  70:4, 70:17  <b>hope</b> [2] - 19:6, 74:1  <b>hopefully</b> [4] - 29:18,  64:12, 74:15, 74:19  <b>hospital</b> [19] - 27:3,  27:7, 27:15, 27:22,  28:8, 29:2, 29:11,  31:16, 31:18, 32:7,  32:9, 37:12, 38:22,  39:4, 64:10, 64:17,  65:6, 65:9, 66:15  <b>hour</b> [3] - 1:13,  39:18, 40:4  <b>hours</b> [3] - 37:1,  40:10, 48:10  <b>house</b> [11] - 11:11,</p>	<p>12:22, 23:5, 23:6,  25:4, 42:4, 42:9,  45:14, 47:22, 52:9,  63:7  <b>houses</b> [1] - 55:5  <b>housing</b> [3] - 51:17,  52:15, 54:11  <b>huge</b> [1] - 73:22  <b>human</b> [1] - 31:5  <b>hundreds</b> [1] - 9:6  <b>hurt</b> [1] - 39:2  <b>husband</b> [1] - 34:6</p> <p><b>I</b></p> <p><b>idea</b> [4] - 43:17,  60:15, 65:5, 68:13  <b>ideally</b> [1] - 66:15  <b>identifying</b> [1] -  17:14  <b>ILLINOIS</b> [2] - 1:1,  77:1  <b>Illinois</b> [5] - 1:12,  53:12, 53:13, 60:4,  77:5  <b>imagine</b> [1] - 57:16  <b>immediately</b> [3] -  48:4, 49:5, 49:7  <b>impact</b> [1] - 25:19  <b>impacted</b> [1] - 23:7  <b>impervious</b> [1] - 60:9  <b>important</b> [2] - 37:3,  50:20  <b>impossible</b> [1] - 42:3  <b>impression</b> [1] -  65:19  <b>improvement</b> [3] -  5:12, 65:20, 66:1  <b>improvements</b> [1] -  10:1  <b>IN</b> [1] - 77:16  <b>in-laws</b> [1] - 56:15  <b>Inc</b> [1] - 7:19  <b>inches</b> [6] - 17:18,  17:19, 18:14, 22:5,  59:21, 61:8  <b>incline</b> [1] - 21:1  <b>include</b> [3] - 24:4,  31:13, 70:17  <b>includes</b> [5] - 25:3,  36:17, 36:19, 70:18,  70:22  <b>including</b> [2] - 8:14,  25:7  <b>incorporate</b> [1] -  10:9  <b>increase</b> [8] - 9:1,  19:10, 19:20, 22:20,  23:3, 23:6, 24:19,</p>
--	--	--	--	--

<p>24:22  <b>increased</b> [1] - 8:9  <b>incredibly</b> [1] - 54:10  <b>individual</b> [1] - 23:2  <b>individuals</b> [1] - 48:15  <b>information</b> [5] - 6:7, 19:13, 35:1, 35:3, 35:7  <b>infrastructure</b> [1] - 9:21  <b>inordinately</b> [1] - 36:16  <b>input</b> [2] - 6:15, 10:6  <b>inside</b> [3] - 14:22, 73:9, 74:5  <b>install</b> [1] - 21:9  <b>installed</b> [4] - 18:19, 42:19, 63:8, 65:22  <b>instead</b> [2] - 21:4, 23:5  <b>instructive</b> [1] - 51:2  <b>insurance</b> [1] - 70:18  <b>insure</b> [1] - 70:6  <b>intended</b> [1] - 63:16  <b>intent</b> [1] - 62:15  <b>intention</b> [1] - 44:6  <b>interested</b> [1] - 36:8  <b>interesting</b> [4] - 5:17, 45:18, 72:8, 72:22  <b>interior</b> [4] - 14:21, 21:4, 22:4, 70:19  <b>interpret</b> [1] - 23:15  <b>intersection</b> [2] - 36:21, 38:14  <b>introduced</b> [1] - 13:3  <b>inventory</b> [2] - 59:8, 59:9  <b>investigated</b> [1] - 4:4  <b>investment</b> [1] - 73:22  <b>involved</b> [4] - 5:16, 16:5, 31:5, 74:20  <b>iron</b> [1] - 27:5  <b>issue</b> [7] - 4:6, 4:14, 18:14, 28:9, 30:12, 30:16, 74:2  <b>issues</b> [1] - 47:3  <b>item</b> [1] - 5:2  <b>items</b> [1] - 5:4</p>	<p>13:13, 15:18, 17:3, 17:16, 20:13, 31:1, 34:18, 35:5, 35:15, 35:21, 41:12, 41:21, 42:16, 50:9, 55:9, 55:18, 56:1, 56:20, 57:5, 57:11, 58:1, 58:14, 59:7, 59:22, 63:22, 64:12, 64:15, 65:12, 66:21, 67:12, 67:22, 68:4, 68:8, 68:17, 68:22, 69:5, 69:21, 71:3, 71:11, 71:21, 73:5, 73:12, 75:14  <b>James</b> [14] - 2:6, 2:20, 7:15, 7:18, 47:2, 48:11, 48:13, 49:1, 49:4, 49:16, 53:7, 53:20, 54:3, 66:4  <b>January</b> [1] - 3:16  <b>Jerry</b> [4] - 7:7, 53:7, 67:13, 73:15  <b>jig</b> [1] - 31:4  <b>Jim</b> [2] - 10:16, 67:19  <b>JIM</b> [1] - 1:22  <b>job</b> [5] - 6:21, 8:3, 12:21, 73:20, 73:22  <b>JOE</b> [1] - 2:9  <b>Joe</b> [1] - 7:21  <b>John</b> [1] - 50:13  <b>Julie</b> [1] - 7:9  <b>jumped</b> [1] - 7:6  <b>June</b> [1] - 47:16</p>	<p>6:4  <b>Lake</b> [2] - 58:15, 72:12  <b>Land</b> [1] - 2:10  <b>land</b> [3] - 7:20, 23:11, 23:20  <b>landscape</b> [7] - 4:13, 7:21, 9:17, 26:5, 72:7, 72:15, 73:2  <b>landscaped</b> [1] - 72:18  <b>landscapers</b> [1] - 47:12  <b>landscaping</b> [10] - 3:7, 9:21, 21:16, 27:12, 27:19, 63:9, 72:11, 72:16, 72:21, 73:21  <b>lane</b> [2] - 45:8, 66:11  <b>Lane</b> [13] - 28:18, 36:3, 36:12, 36:15, 37:16, 37:22, 38:4, 39:12, 46:5, 64:22, 65:1, 65:3, 66:14  <b>lanes</b> [1] - 39:6  <b>large</b> [4] - 10:7, 26:17, 48:4, 62:18  <b>larger</b> [1] - 12:11  <b>largest</b> [5] - 23:1, 23:5, 25:3, 25:4, 46:7  <b>last</b> [6] - 7:5, 8:4, 17:12, 34:16, 47:1, 69:1  <b>laterals</b> [1] - 71:2  <b>Laurie</b> [8] - 36:3, 36:12, 36:15, 37:16, 37:22, 38:4, 39:12, 46:5  <b>lawn</b> [1] - 36:18  <b>laws</b> [1] - 56:15  <b>least</b> [3] - 3:4, 43:3, 43:13  <b>leave</b> [6] - 27:6, 30:1, 30:7, 52:18, 57:3, 60:17  <b>left</b> [11] - 3:15, 13:19, 13:22, 14:11, 15:2, 15:7, 15:11, 26:15, 27:4, 36:14, 38:12  <b>left-hand</b> [2] - 13:19, 15:7  <b>legal</b> [1] - 66:18  <b>less</b> [2] - 8:19, 17:2  <b>letter</b> [3] - 4:19, 51:7, 51:12  <b>level</b> [6] - 6:2, 6:17, 21:7, 23:9, 60:13, 72:11  <b>leveling</b> [1] - 5:14  <b>lieu</b> [1] - 60:14</p>	<p><b>life</b> [1] - 36:5  <b>light</b> [5] - 37:7, 37:18, 40:12, 40:16, 40:22  <b>lightening</b> [1] - 74:12  <b>lights</b> [1] - 68:3  <b>likely</b> [1] - 17:1  <b>likewise</b> [1] - 64:22  <b>limited</b> [1] - 62:21  <b>Line</b> [21] - 1:6, 2:14, 8:17, 8:19, 28:11, 28:14, 37:4, 38:10, 38:13, 38:14, 40:18, 42:2, 42:21, 43:5, 43:13, 43:14, 44:5, 44:9, 44:22, 45:6, 65:10  <b>line</b> [9] - 17:21, 20:18, 27:4, 46:7, 71:7, 71:11, 71:14, 71:15, 71:16  <b>Line/55th</b> [1] - 20:17  <b>lines</b> [3] - 71:8, 71:10, 71:20  <b>lineup</b> [1] - 57:16  <b>list</b> [1] - 34:21  <b>listen</b> [1] - 29:18  <b>live</b> [6] - 36:3, 37:22, 42:2, 52:4, 53:13, 55:13  <b>lived</b> [2] - 36:3, 36:4  <b>lives</b> [1] - 52:2  <b>living</b> [3] - 12:4, 33:9, 38:10  <b>LLC</b> [1] - 2:15  <b>load</b> [4] - 12:2, 12:19, 44:5, 57:2  <b>loaded</b> [7] - 14:9, 14:10, 14:11, 14:13, 14:19, 42:21, 55:12  <b>loading</b> [4] - 43:20, 55:2, 55:4, 55:6  <b>local</b> [3] - 30:18, 48:6, 48:8  <b>locate</b> [1] - 66:7  <b>located</b> [1] - 46:6  <b>location</b> [4] - 8:11, 8:17, 21:10, 26:9  <b>longevity</b> [1] - 68:20  <b>look</b> [22] - 2:21, 4:5, 7:13, 8:5, 13:18, 24:15, 37:7, 41:9, 41:12, 44:18, 52:14, 56:9, 61:18, 63:20, 68:14, 70:10, 72:1, 72:8, 72:9, 72:15, 72:18, 73:7  <b>looked</b> [7] - 10:13, 10:20, 25:16, 48:3, 55:5, 56:7, 73:1</p>	<p><b>looking</b> [15] - 2:20, 4:9, 20:20, 32:3, 33:20, 38:8, 42:22, 49:11, 50:7, 53:1, 57:13, 57:18, 57:21, 62:17, 72:12  <b>looks</b> [2] - 27:18, 61:15  <b>loud</b> [1] - 13:5  <b>love</b> [3] - 36:10, 52:12, 55:14  <b>lovely</b> [1] - 27:17  <b>lover</b> [1] - 36:11  <b>low</b> [1] - 9:5  <b>lower</b> [7] - 13:22, 14:7, 15:11, 15:14, 23:8, 23:9, 62:12  <b>lowered</b> [1] - 19:3  <b>lucky</b> [1] - 53:19  <b>Lyons</b> [1] - 43:10</p>
				<b>M</b>
				<p><b>ma'am</b> [1] - 35:22  <b>magnificent</b> [1] - 73:10  <b>main</b> [6] - 57:19, 71:6, 71:10, 71:11, 71:16, 71:20  <b>maintain</b> [1] - 61:11  <b>maintained</b> [1] - 71:7  <b>maintains</b> [1] - 67:2  <b>maintenance</b> [4] - 31:16, 32:10, 67:3, 69:6  <b>majority</b> [1] - 52:1  <b>makeup</b> [1] - 33:8  <b>management</b> [1] - 32:1  <b>mandated</b> [1] - 65:21  <b>maps</b> [1] - 45:19  <b>March</b> [1] - 51:10  <b>marginal</b> [1] - 66:12  <b>mark</b> [2] - 7:6, 54:22  <b>MARK</b> [1] - 1:21  <b>marked</b> [1] - 11:20  <b>market</b> [2] - 16:22, 57:21  <b>marketing</b> [2] - 35:6, 35:9  <b>MARRS</b> [2] - 2:4, 75:15  <b>Mary</b> [1] - 51:19  <b>master</b> [2] - 11:15, 35:18  <b>material</b> [2] - 7:5, 26:10  <b>materials</b> [1] - 11:3  <b>Matter</b> [1] - 1:4</p>

<p><b>matter</b> [6] - 1:11, 33:16, 41:15, 49:9, 50:11, 54:15</p> <p><b>matters</b> [1] - 77:9</p> <p><b>mature</b> [1] - 72:19</p> <p><b>matured</b> [2] - 30:8, 72:22</p> <p><b>maximum</b> [4] - 22:10, 24:17, 25:2, 25:12</p> <p><b>McGINNIS</b> [7] - 2:3, 10:16, 17:10, 30:17, 44:15, 65:17, 67:9</p> <p><b>Meadow</b> [4] - 55:15, 55:18, 56:4, 72:14</p> <p><b>MEADOWS</b> [1] - 1:6</p> <p><b>Meadows</b> [11] - 2:14, 7:16, 25:6, 27:15, 31:11, 32:22, 48:6, 51:16, 52:20, 53:2, 53:15</p> <p><b>mean</b> [3] - 41:6, 59:8, 65:13</p> <p><b>means</b> [1] - 77:11</p> <p><b>measure</b> [1] - 18:22</p> <p><b>measured</b> [1] - 17:20</p> <p><b>meet</b> [1] - 62:14</p> <p><b>meeting</b> [5] - 5:5, 35:4, 54:7, 75:3, 75:17</p> <p><b>meetings</b> [6] - 3:2, 3:4, 3:11, 6:14, 51:1, 74:20</p> <p><b>Member</b> [6] - 1:17, 1:18, 1:19, 1:20, 1:21, 1:22</p> <p><b>members</b> [3] - 6:11, 33:15, 54:14</p> <p><b>MEMBERS</b> [1] - 1:15</p> <p><b>mention</b> [1] - 8:12</p> <p><b>met</b> [2] - 8:4, 53:7</p> <p><b>MICHAEL</b> [2] - 2:4, 2:6</p> <p><b>Michael</b> [2] - 7:17, 46:4</p> <p><b>microphone</b> [1] - 33:18</p> <p><b>mid</b> [2] - 9:5, 34:18</p> <p><b>middle</b> [2] - 36:6, 51:22</p> <p><b>might</b> [8] - 15:14, 24:16, 37:9, 41:2, 63:22, 70:1, 74:7, 74:9</p> <p><b>Mike</b> [3] - 11:2, 74:3, 74:11</p> <p><b>million</b> [1] - 66:6</p> <p><b>mind</b> [1] - 9:9</p> <p><b>mine</b> [1] - 49:8</p> <p><b>minimally</b> [2] -</p>	<p>37:16, 40:10</p> <p><b>minimum</b> [11] - 16:7, 17:21, 18:5, 19:8, 19:18, 20:5, 21:21, 22:5, 22:7, 22:11, 22:14</p> <p><b>minimums</b> [1] - 16:10</p> <p><b>minor</b> [1] - 31:12</p> <p><b>minutes</b> [1] - 42:8</p> <p><b>miss</b> [2] - 40:22, 45:1</p> <p><b>missing</b> [1] - 74:18</p> <p><b>misstate</b> [1] - 71:3</p> <p><b>mistaken</b> [1] - 71:13</p> <p><b>mitigate</b> [1] - 74:7</p> <p><b>mix</b> [1] - 56:12</p> <p><b>mode</b> [1] - 58:12</p> <p><b>model</b> [2] - 58:5, 58:17</p> <p><b>models</b> [3] - 11:20, 57:14, 72:10</p> <p><b>modifications</b> [1] - 10:22</p> <p><b>modified</b> [2] - 59:19, 62:14</p> <p><b>modify</b> [2] - 59:20, 62:16</p> <p><b>moment</b> [2] - 8:12, 19:15</p> <p><b>money</b> [1] - 60:17</p> <p><b>month</b> [5] - 7:5, 34:17, 58:7, 74:15, 74:22</p> <p><b>monthly</b> [1] - 34:5</p> <p><b>months</b> [2] - 6:15, 32:19</p> <p><b>morning</b> [3] - 39:18, 39:21, 39:22</p> <p><b>most</b> [4] - 6:15, 10:10, 12:4, 21:15</p> <p><b>motion</b> [1] - 75:2</p> <p><b>move</b> [3] - 21:3, 52:13, 53:1</p> <p><b>moved</b> [5] - 3:20, 14:22, 18:7, 52:6, 75:4</p> <p><b>MR</b> [105] - 1:16, 1:19, 1:20, 1:21, 1:22, 2:2, 2:3, 2:4, 2:5, 2:6, 2:8, 2:9, 2:10, 6:20, 7:12, 10:16, 11:2, 13:11, 13:13, 15:16, 15:18, 17:3, 17:10, 17:16, 20:12, 20:13, 30:17, 31:1, 34:18, 35:5, 35:15, 35:21, 41:12, 41:21, 42:16, 42:18, 44:15, 45:17, 46:3, 50:9, 50:13, 50:21, 51:6, 55:1, 55:9,</p>	<p>55:18, 56:1, 56:14, 56:20, 57:5, 57:11, 58:1, 58:14, 59:7, 59:22, 60:2, 60:19, 61:1, 61:7, 61:13, 61:18, 62:9, 62:17, 63:6, 63:7, 63:14, 63:16, 63:21, 63:22, 64:12, 64:15, 65:12, 65:17, 66:21, 67:9, 67:12, 67:14, 67:16, 67:20, 67:22, 68:2, 68:4, 68:8, 68:17, 68:20, 68:22, 69:3, 69:5, 69:21, 70:21, 71:3, 71:5, 71:11, 71:19, 71:21, 73:5, 73:12, 75:4, 75:5, 75:8, 75:10, 75:11, 75:13, 75:14, 75:15</p> <p><b>MS</b> [23] - 1:17, 1:18, 33:19, 34:20, 35:13, 35:20, 36:1, 38:6, 38:17, 39:19, 40:19, 41:19, 42:1, 42:7, 45:10, 51:4, 54:20, 56:21, 64:8, 64:13, 67:18, 75:7, 75:12</p> <p><b>multifamily</b> [2] - 51:17, 53:17</p> <p><b>multiunit</b> [1] - 58:18</p>	<p><b>nester</b> [1] - 33:21</p> <p><b>nesters</b> [1] - 52:2</p> <p><b>never</b> [5] - 43:22, 46:1, 55:21, 64:12, 66:16</p> <p><b>new</b> [15] - 7:2, 7:8, 9:9, 9:22, 16:8, 16:10, 18:14, 19:11, 30:3, 35:17, 50:8, 53:1, 58:4, 60:22, 70:9</p> <p><b>New</b> [2] - 11:10, 73:6</p> <p><b>newspaper</b> [1] - 7:3</p> <p><b>next</b> [12] - 5:4, 11:22, 12:10, 26:10, 28:2, 30:12, 38:5, 52:11, 54:6, 74:15, 75:2, 75:16</p> <p><b>nice</b> [3] - 13:14, 72:14, 72:19</p> <p><b>nobody</b> [1] - 43:9</p> <p><b>none</b> [1] - 54:17</p> <p><b>normal</b> [1] - 69:2</p> <p><b>north</b> [4] - 5:15, 61:5, 63:11, 73:13</p> <p><b>Northbrook</b> [1] - 58:2</p> <p><b>northeast</b> [2] - 42:6, 42:7</p> <p><b>Northfield</b> [2] - 26:3, 53:13</p> <p><b>northwest</b> [1] - 63:5</p> <p><b>notarial</b> [1] - 77:17</p> <p><b>Notary</b> [2] - 77:4, 77:21</p> <p><b>note</b> [2] - 45:18, 58:11</p> <p><b>notes</b> [1] - 77:15</p> <p><b>nothing</b> [2] - 52:16, 66:1</p> <p><b>notice</b> [3] - 12:3, 21:5, 70:21</p> <p><b>noticed</b> [1] - 48:3</p> <p><b>number</b> [3] - 9:1, 9:2, 50:4</p> <p><b>numbers</b> [1] - 29:17</p>	<p><b>officer</b> [1] - 7:18</p> <p><b>offset</b> [1] - 21:2</p> <p><b>often</b> [1] - 64:11</p> <p><b>Ogden</b> [2] - 43:11, 44:8</p> <p><b>old</b> [6] - 9:10, 36:20, 38:19, 42:20, 55:17, 70:10</p> <p><b>once</b> [3] - 64:1, 71:13, 72:17</p> <p><b>one</b> [43] - 3:12, 4:18, 5:13, 6:2, 8:14, 8:18, 10:12, 11:20, 12:11, 13:7, 13:8, 15:1, 15:4, 15:22, 16:12, 16:18, 21:3, 29:10, 35:13, 35:16, 42:20, 45:8, 47:18, 48:14, 49:3, 53:14, 55:16, 56:22, 57:12, 57:19, 58:8, 58:21, 63:4, 69:8, 70:1, 70:5, 70:8, 71:20, 72:6, 73:15, 74:6</p> <p><b>one-way</b> [1] - 42:20</p> <p><b>ones</b> [4] - 56:13, 57:20, 71:19, 72:22</p> <p><b>open</b> [7] - 3:14, 4:18, 12:4, 12:9, 24:9, 44:14, 58:7</p> <p><b>operation</b> [3] - 29:9, 31:15</p> <p><b>opinion</b> [1] - 6:12</p> <p><b>opportunity</b> [5] - 5:8, 6:11, 24:5, 36:22, 49:1</p> <p><b>option</b> [8] - 13:17, 13:22, 14:7, 15:9, 15:15, 16:13, 23:2, 54:11</p> <p><b>optional</b> [3] - 14:1, 15:11, 15:13</p> <p><b>options</b> [6] - 13:1, 15:2, 25:4, 52:15, 57:17, 57:22</p> <p><b>order</b> [4] - 5:6, 59:1, 63:9, 72:17</p> <p><b>ordinance</b> [1] - 30:18</p> <p><b>original</b> [7] - 3:21, 53:5, 60:7, 62:1, 62:15, 65:20, 65:21</p> <p><b>originally</b> [4] - 18:8, 56:6, 62:7, 62:9</p> <p><b>outflow</b> [2] - 60:5, 62:6</p> <p><b>outlet</b> [1] - 59:19</p> <p><b>outlined</b> [1] - 71:22</p> <p><b>overflow</b> [1] - 60:6</p> <p><b>overland</b> [3] - 20:16, 20:19, 21:11</p>
<b>N</b>				
<p><b>name</b> [5] - 7:15, 33:18, 33:19, 36:1, 46:4</p> <p><b>names</b> [1] - 12:20</p> <p><b>nannies</b> [1] - 36:18</p> <p><b>national</b> [1] - 53:22</p> <p><b>natural</b> [2] - 20:17, 21:11</p> <p><b>near</b> [1] - 74:5</p> <p><b>nearly</b> [2] - 47:20, 47:22</p> <p><b>necessary</b> [1] - 14:14</p> <p><b>need</b> [8] - 19:17, 44:16, 50:15, 52:12, 62:14, 65:2, 66:7, 74:14</p> <p><b>needs</b> [3] - 52:16, 54:7, 65:16</p> <p><b>negative</b> [1] - 55:11</p> <p><b>neighbor</b> [4] - 46:16, 46:17, 49:14, 49:21</p> <p><b>neighbors</b> [6] - 28:21, 32:15, 46:15, 50:8, 55:13, 73:15</p>				
<b>O</b>				
<p><b>Oak</b> [2] - 36:6, 71:20</p> <p><b>observation</b> [1] - 24:2</p> <p><b>obsoleted</b> [1] - 42:20</p> <p><b>obviously</b> [3] - 4:10, 57:3, 74:14</p> <p><b>occasions</b> [1] - 53:8</p> <p><b>OF</b> [5] - 1:1, 1:2, 1:9, 77:1, 77:2</p> <p><b>offer</b> [1] - 33:22</p> <p><b>office</b> [1] - 66:8</p>				

<p><b>overview</b> [1] - 9:8  <b>own</b> [4] - 49:19,  56:21, 70:16, 70:20  <b>owner</b> [3] - 15:16,  46:7, 70:12  <b>ownership</b> [1] - 71:1</p>	<p>42:22, 43:6, 43:8,  43:21, 45:6, 50:15,  50:19  <b>per</b> [2] - 33:2, 33:5  <b>percent</b> [6] - 24:18,  24:20, 24:22, 25:8,  25:13, 58:19  <b>percentage</b> [1] - 25:6  <b>perfect</b> [1] - 52:21  <b>perimeter</b> [1] - 27:14  <b>period</b> [1] - 6:13  <b>permit</b> [2] - 2:15,  3:14  <b>Permit</b> [1] - 1:7  <b>permitted</b> [1] - 26:13  <b>person</b> [1] - 24:7  <b>personal</b> [1] - 55:3  <b>personally</b> [2] -  53:10, 55:5  <b>perspective</b> [2] -  62:20, 62:21  <b>pertaining</b> [1] -  77:10  <b>PETERSON</b> [4] -  1:20, 67:16, 75:5,  75:11  <b>phase</b> [2] - 5:22,  35:9  <b>picks</b> [1] - 23:5  <b>picture</b> [1] - 27:16  <b>pie</b> [1] - 18:2  <b>pie-shaped</b> [1] - 18:2  <b>place</b> [5] - 30:1, 43:9,  56:15, 65:20, 74:5  <b>placed</b> [1] - 47:10  <b>placement</b> [2] -  55:10, 56:10  <b>places</b> [1] - 37:12  <b>Plainfield</b> [1] - 38:16  <b>plan</b> [28] - 2:15, 3:2,  3:10, 4:2, 5:3, 5:4,  8:9, 9:16, 9:17, 11:12,  12:16, 12:21, 13:14,  13:19, 13:20, 14:13,  18:13, 19:14, 34:10,  35:3, 35:7, 50:22,  57:4, 58:3, 60:8,  60:13, 73:17  <b>PLAN</b> [1] - 1:3  <b>Plan</b> [2] - 1:11, 7:13  <b>planned</b> [4] - 2:16,  2:18, 62:8, 62:9  <b>planner</b> [1] - 7:20  <b>Planner</b> [2] - 2:2,  2:11  <b>planning</b> [1] - 66:6  <b>plans</b> [11] - 3:8, 9:19,  11:5, 11:7, 12:3, 12:4,  14:20, 16:5, 18:10,  39:7, 56:7</p>	<p><b>plant</b> [2] - 30:3, 31:3  <b>planted</b> [2] - 29:20,  30:8  <b>plantings</b> [1] - 60:22  <b>plat</b> [2] - 9:13, 9:15  <b>play</b> [3] - 6:3, 62:22,  69:13  <b>pleased</b> [7] - 10:11,  58:9, 65:5, 65:15,  69:10, 73:2, 73:3  <b>plenty</b> [1] - 7:4  <b>plus</b> [2] - 20:14,  20:15  <b>point</b> [7] - 3:18, 4:6,  10:19, 23:12, 34:19,  43:12, 44:2  <b>pond</b> [4] - 21:13,  60:16, 60:17, 64:2  <b>popular</b> [2] - 57:15,  57:20  <b>porch</b> [6] - 13:17,  13:21, 15:9, 15:10,  23:3, 47:20  <b>positive</b> [1] - 10:10  <b>possible</b> [3] - 9:22,  22:22, 74:8  <b>powder</b> [2] - 24:11,  69:19  <b>prefab</b> [1] - 69:2  <b>preliminary</b> [1] -  2:21  <b>preschool</b> [1] - 51:21  <b>PRESENT</b> [2] - 1:15,  2:1  <b>presentation</b> [2] -  8:1, 33:11  <b>preservation</b> [1] -  29:15  <b>president</b> [3] - 7:17,  51:8, 51:13  <b>presumptuous</b> [1] -  35:11  <b>pretty</b> [6] - 14:17,  15:3, 16:15, 20:22,  29:1, 65:17  <b>previous</b> [10] - 7:7,  16:7, 16:9, 18:17,  19:4, 20:6, 39:7,  39:10, 74:20, 77:6  <b>previously</b> [7] - 6:14,  13:7, 18:17, 22:13,  29:22, 33:3, 34:9  <b>price</b> [2] - 3:18, 4:6  <b>prices</b> [1] - 9:5  <b>primarily</b> [1] - 23:10  <b>Prisby</b> [1] - 10:16  <b>pro</b> [2] - 30:19, 30:22  <b>problem</b> [7] - 19:7,  24:3, 28:1, 41:2, 41:3,  48:16, 49:12</p>	<p><b>problems</b> [1] - 72:2  <b>proceeding</b> [2] -  43:5, 43:12  <b>PROCEEDINGS</b> [1] -  1:9  <b>process</b> [7] - 2:19,  6:9, 7:1, 7:7, 7:8,  19:15, 65:15  <b>product</b> [2] - 25:20,  36:5  <b>professionals</b> [1] -  8:6  <b>progressing</b> [1] -  74:1  <b>prohibits</b> [1] - 30:18  <b>Project</b> [1] - 2:8  <b>project</b> [11] - 5:22,  7:20, 52:20, 53:2,  53:6, 53:15, 54:6,  54:7, 54:10, 58:2,  58:16  <b>projected</b> [2] - 33:1,  37:17  <b>projecting</b> [1] -  45:16  <b>proper</b> [1] - 62:11  <b>properties</b> [2] -  25:18, 68:15  <b>property</b> [21] - 19:2,  20:16, 20:18, 27:3,  27:11, 28:14, 28:20,  30:6, 36:9, 46:7, 47:3,  47:5, 47:20, 48:6,  49:6, 49:12, 65:11,  69:17, 71:14, 71:15  <b>propose</b> [1] - 21:3  <b>proposed</b> [8] - 4:17,  5:5, 5:11, 18:8, 32:22,  51:16, 62:13, 63:8  <b>proposing</b> [1] -  25:22  <b>protect</b> [1] - 26:17  <b>protection</b> [1] -  31:10  <b>proud</b> [2] - 53:13,  54:11  <b>provide</b> [5] - 5:8,  19:17, 21:7, 62:3,  63:10  <b>provided</b> [1] - 19:14  <b>public</b> [1] - 71:10  <b>Public</b> [3] - 75:20,  77:4, 77:21  <b>pulling</b> [1] - 30:10  <b>purpose</b> [1] - 63:18  <b>put</b> [17] - 8:8, 8:10,  11:2, 14:17, 19:12,  23:21, 24:10, 24:11,  25:17, 27:8, 27:14,  28:16, 29:3, 31:17,</p>	<p>40:14, 43:19, 67:6  <b>putting</b> [4] - 9:22,  40:10, 49:11, 58:6</p> <p><b>Q</b></p> <p><b>quality</b> [2] - 31:9,  53:16  <b>questions</b> [7] - 8:6,  33:12, 34:6, 54:18,  56:22, 64:7, 74:21  <b>quickly</b> [1] - 28:13  <b>quid</b> [2] - 30:19,  30:21  <b>quite</b> [2] - 6:7, 17:13  <b>quo</b> [2] - 30:19,  30:22</p> <p><b>R</b></p> <p><b>railroad</b> [3] - 42:20,  43:2, 64:4  <b>raised</b> [3] - 51:19,  59:14, 60:6  <b>raising</b> [1] - 59:19  <b>ranch</b> [2] - 13:3, 13:4  <b>rates</b> [1] - 61:17  <b>rather</b> [1] - 32:16  <b>ratio</b> [1] - 22:18  <b>rationale</b> [1] - 23:14  <b>read</b> [5] - 51:7,  59:16, 66:17, 73:15,  73:17  <b>reading</b> [1] - 7:5  <b>ready</b> [1] - 54:22  <b>real</b> [2] - 3:9, 14:22  <b>realize</b> [2] - 47:17,  48:1  <b>really</b> [21] - 3:10,  10:5, 18:20, 19:16,  23:21, 30:15, 34:8,  39:16, 39:20, 40:7,  42:21, 44:21, 48:1,  55:10, 55:21, 56:1,  57:3, 58:9, 68:18,  69:14, 72:15  <b>rear</b> [4] - 11:7, 20:21,  21:7, 39:9  <b>reason</b> [7] - 8:10,  20:8, 20:13, 28:22,  41:7, 61:16, 62:19  <b>reasoning</b> [1] - 63:10  <b>reassured</b> [1] - 49:9  <b>recent</b> [1] - 61:20  <b>recently</b> [2] - 17:12,  47:16  <b>record</b> [3] - 49:18,  49:19, 75:16</p>
---	---	--	--	--

<p><b>recreation</b> [2] - 24:8, 24:9</p> <p><b>reduce</b> [1] - 25:18</p> <p><b>reduced</b> [2] - 47:12, 77:11</p> <p><b>reduction</b> [3] - 22:7, 22:9, 33:6</p> <p><b>refer</b> [1] - 17:22</p> <p><b>refers</b> [3] - 24:20, 25:1, 65:8</p> <p><b>regard</b> [1] - 23:4</p> <p><b>regarding</b> [1] - 54:14</p> <p><b>regardless</b> [1] - 62:14</p> <p><b>relandscaped</b> [1] - 21:17</p> <p><b>relation</b> [1] - 77:9</p> <p><b>remaining</b> [1] - 35:17</p> <p><b>remember</b> [2] - 53:4, 71:18</p> <p><b>remind</b> [1] - 49:2</p> <p><b>remove</b> [5] - 25:22, 27:1, 30:2, 48:20, 49:6</p> <p><b>removed</b> [1] - 48:19</p> <p><b>removing</b> [1] - 30:10</p> <p><b>renovation</b> [1] - 66:7</p> <p><b>repaired</b> [1] - 70:9</p> <p><b>repairs</b> [2] - 67:3, 70:14</p> <p><b>replace</b> [1] - 26:1</p> <p><b>replaced</b> [2] - 8:18, 70:9</p> <p><b>replacement</b> [2] - 44:2, 44:6</p> <p><b>REPORT</b> [1] - 1:9</p> <p><b>report</b> [1] - 41:14</p> <p><b>Reporter</b> [1] - 77:4</p> <p><b>represent</b> [1] - 22:10</p> <p><b>request</b> [10] - 5:2, 13:4, 18:12, 20:6, 22:6, 25:9, 25:11, 26:13, 66:3, 66:5</p> <p><b>requested</b> [1] - 22:1</p> <p><b>requesting</b> [3] - 20:7, 21:19, 22:8</p> <p><b>required</b> [2] - 18:10, 61:21</p> <p><b>requirement</b> [3] - 22:11, 22:14, 24:18</p> <p><b>requirements</b> [1] - 22:12</p> <p><b>requires</b> [1] - 14:2</p> <p><b>reread</b> [1] - 51:12</p> <p><b>research</b> [1] - 25:16</p> <p><b>resident</b> [4] - 33:20, 36:13, 46:5, 51:18</p> <p><b>residential</b> [2] - 2:16, 43:20</p> <p><b>residents</b> [3] - 37:3,</p>	<p>37:13, 45:5</p> <p><b>resistance</b> [1] - 43:13</p> <p><b>resolve</b> [2] - 22:16, 72:3</p> <p><b>respect</b> [1] - 17:13</p> <p><b>respond</b> [1] - 5:7</p> <p><b>response</b> [1] - 54:16</p> <p><b>responsibility</b> [3] - 31:20, 69:4, 71:9</p> <p><b>responsible</b> [2] - 32:9, 70:13</p> <p><b>responsive</b> [3] - 47:9, 48:18, 50:3</p> <p><b>responsiveness</b> [1] - 48:8</p> <p><b>rest</b> [1] - 14:18</p> <p><b>restrict</b> [1] - 21:10</p> <p><b>restricted</b> [1] - 34:11</p> <p><b>restriction</b> [1] - 34:3</p> <p><b>restrictions</b> [4] - 34:12, 40:9, 69:12, 69:19</p> <p><b>result</b> [1] - 8:22</p> <p><b>retained</b> [1] - 9:20</p> <p><b>retardant</b> [1] - 31:6</p> <p><b>retention</b> [1] - 59:16</p> <p><b>retired</b> [3] - 38:19, 39:19, 45:13</p> <p><b>return</b> [1] - 31:1</p> <p><b>revenue</b> [1] - 40:13</p> <p><b>review</b> [3] - 5:10, 17:9, 71:9</p> <p><b>reviewed</b> [1] - 6:18</p> <p><b>revised</b> [1] - 31:12</p> <p><b>Ridge</b> [1] - 46:5</p> <p><b>Ridgefield</b> [1] - 11:22</p> <p><b>right-hand</b> [2] - 13:21, 15:8</p> <p><b>right-of-way</b> [1] - 71:1</p> <p><b>RML</b> [4] - 28:4, 28:6, 66:6, 66:9</p> <p><b>Road</b> [15] - 1:6, 2:14, 8:17, 8:19, 26:3, 27:17, 28:11, 28:14, 37:5, 42:21, 43:5, 43:13, 43:15, 60:3, 73:7</p> <p><b>road</b> [3] - 21:5, 29:5, 44:21</p> <p><b>roads</b> [1] - 38:18</p> <p><b>ROBB</b> [1] - 2:3</p> <p><b>Robb</b> [2] - 16:17, 30:15</p> <p><b>roof</b> [6] - 30:13, 70:5, 70:8, 70:14, 70:19</p> <p><b>room</b> [10] - 12:6, 13:17, 14:7, 14:15,</p>	<p>15:14, 24:8, 24:9, 24:12, 69:20</p> <p><b>Rosemont</b> [1] - 60:3</p> <p><b>round</b> [1] - 3:9</p> <p><b>rounds</b> [1] - 4:7</p> <p><b>route</b> [1] - 45:18</p> <p><b>running</b> [1] - 61:4</p> <p><b>runoff</b> [2] - 47:4, 49:11</p> <p><b>runs</b> [1] - 66:11</p> <p><b>rush</b> [2] - 39:18, 40:4</p>	<p><b>S</b></p>	<p><b>sac</b> [2] - 18:1, 46:9</p> <p><b>safer</b> [1] - 39:13</p> <p><b>safety</b> [1] - 28:22</p> <p><b>Safin</b> [1] - 7:22</p> <p><b>SAFIN</b> [1] - 2:9</p> <p><b>sale</b> [1] - 43:7</p> <p><b>sales</b> [1] - 74:1</p> <p><b>sample</b> [1] - 72:9</p> <p><b>samples</b> [1] - 26:2</p> <p><b>sanitary</b> [1] - 70:22</p> <p><b>satisfactory</b> [1] - 62:3</p> <p><b>satisfy</b> [1] - 54:8</p> <p><b>save</b> [1] - 26:19</p> <p><b>saved</b> [1] - 73:1</p> <p><b>saw</b> [4] - 4:20, 44:7, 60:12, 60:22</p> <p><b>scenario</b> [2] - 16:18, 17:1</p> <p><b>schedule</b> [2] - 5:10, 29:16</p> <p><b>school</b> [4] - 36:6, 51:21, 51:22</p> <p><b>Scott</b> [1] - 59:14</p> <p><b>scott</b> [1] - 67:15</p> <p><b>SCOTT</b> [1] - 1:20</p> <p><b>screen</b> [11] - 11:4, 15:9, 15:10, 20:9, 21:9, 25:15, 25:20, 47:10, 61:2, 63:8, 63:17</p> <p><b>screened</b> [3] - 13:17, 13:21, 23:3</p> <p><b>screened-in</b> [3] - 13:17, 13:21, 23:3</p> <p><b>screening</b> [1] - 67:21</p> <p><b>seal</b> [1] - 77:18</p> <p><b>second</b> [9] - 2:17, 5:2, 12:1, 13:1, 13:9, 34:14, 59:5, 65:11, 75:5</p> <p><b>seconds</b> [5] - 41:15, 41:16</p> <p><b>sections</b> [2] - 68:5, 68:7</p>	<p><b>Sedgwick</b> [4] - 18:17, 30:1, 33:4, 65:21</p> <p><b>sediment</b> [2] - 47:11, 49:2</p> <p><b>see</b> [32] - 4:14, 6:18, 9:13, 11:3, 11:18, 12:12, 12:22, 15:7, 20:9, 23:19, 25:21, 26:1, 26:21, 27:4, 27:16, 29:5, 32:11, 33:15, 41:13, 43:21, 45:3, 46:9, 46:18, 48:16, 55:22, 56:8, 56:13, 64:3, 69:10, 72:14, 73:3, 74:9</p> <p><b>seeing</b> [1] - 40:22</p> <p><b>sell</b> [2] - 58:21</p> <p><b>selling</b> [1] - 36:9</p> <p><b>sent</b> [3] - 10:17, 51:7, 51:12</p> <p><b>September</b> [2] - 75:18, 75:22</p> <p><b>serious</b> [1] - 72:16</p> <p><b>service</b> [3] - 4:16, 36:18, 71:8</p> <p><b>set</b> [3] - 18:6, 44:4, 77:17</p> <p><b>setback</b> [9] - 17:21, 18:7, 18:8, 20:2, 20:5, 21:22, 22:2, 22:4, 22:10</p> <p><b>setbacks</b> [1] - 21:21</p> <p><b>sets</b> [1] - 69:13</p> <p><b>setting</b> [1] - 18:21</p> <p><b>settled</b> [2] - 62:7, 62:10</p> <p><b>several</b> [6] - 32:19, 47:3, 48:12, 49:10, 52:15, 58:4</p> <p><b>sewer</b> [1] - 61:17</p> <p><b>shaped</b> [1] - 18:2</p> <p><b>share</b> [2] - 29:2, 36:7</p> <p><b>sharing</b> [1] - 32:10</p> <p><b>sheet</b> [1] - 36:2</p> <p><b>shingles</b> [2] - 70:10</p> <p><b>shop</b> [1] - 52:8</p> <p><b>Shores</b> [1] - 58:16</p> <p><b>short</b> [4] - 8:1, 9:19, 33:11, 72:17</p> <p><b>shortcut</b> [1] - 37:18</p> <p><b>shortcuts</b> [1] - 45:22</p> <p><b>Shorthand</b> [1] - 77:4</p> <p><b>shorthand</b> [2] - 77:12, 77:15</p> <p><b>shoveling</b> [1] - 47:12</p> <p><b>show</b> [3] - 9:20, 13:18, 18:3</p> <p><b>showed</b> [1] - 45:19</p> <p><b>showing</b> [1] - 11:5</p>	<p><b>shown</b> [3] - 15:2, 22:9, 22:14</p> <p><b>sick</b> [1] - 7:9</p> <p><b>side</b> [25] - 10:2, 12:2, 12:19, 12:22, 14:9, 14:10, 14:11, 14:15, 14:18, 21:21, 22:4, 22:6, 22:8, 29:12, 55:2, 55:4, 55:6, 55:12, 61:5, 63:11, 63:17, 66:8, 66:15, 67:5, 67:6</p> <p><b>side-load</b> [1] - 12:2</p> <p><b>side-loaded</b> [3] - 14:9, 14:11, 55:12</p> <p><b>side-loading</b> [3] - 55:2, 55:4, 55:6</p> <p><b>sign</b> [1] - 36:2</p> <p><b>sign-in</b> [1] - 36:2</p> <p><b>significant</b> [1] - 56:18</p> <p><b>significantly</b> [1] - 18:3</p> <p><b>similar</b> [3] - 37:11, 56:3, 58:10</p> <p><b>simply</b> [1] - 52:16</p> <p><b>single</b> [30] - 8:13, 8:14, 8:16, 8:18, 8:21, 9:2, 9:10, 9:11, 12:14, 16:8, 17:17, 17:21, 21:22, 22:5, 22:19, 24:19, 25:7, 25:9, 25:13, 26:15, 35:14, 51:16, 53:6, 55:21, 58:22, 70:3, 70:11, 70:12, 70:15, 72:10</p> <p><b>single-family</b> [21] - 8:13, 8:14, 8:16, 8:18, 8:21, 9:2, 9:10, 16:8, 17:17, 17:21, 21:22, 22:5, 22:19, 24:19, 25:7, 25:9, 26:15, 53:6, 55:21, 70:3, 72:10</p> <p><b>sit</b> [1] - 6:21</p> <p><b>site</b> [6] - 14:5, 16:6, 18:16, 28:8, 35:7, 60:9</p> <p><b>situation</b> [1] - 37:21</p> <p><b>situations</b> [1] - 39:1</p> <p><b>six</b> [2] - 6:15, 59:20</p> <p><b>size</b> [1] - 13:7</p> <p><b>skunks</b> [2] - 50:4, 50:9</p> <p><b>slide</b> [2] - 26:21, 27:4</p> <p><b>sliding</b> [1] - 23:21</p> <p><b>slight</b> [2] - 23:18, 74:2</p> <p><b>sloping</b> [2] - 5:18, 11:8</p>
---	---	---	-----------------	--	--	--

<p><b>smaller</b> [4] - 23:5, 57:20, 57:21, 58:8</p> <p><b>SMITH</b> [3] - 2:10, 63:16, 63:21</p> <p><b>Smith</b> [1] - 7:20</p> <p><b>society</b> [1] - 49:15</p> <p><b>sold</b> [3] - 58:4, 58:20, 59:5</p> <p><b>solutions</b> [1] - 44:10</p> <p><b>someone</b> [4] - 39:2, 39:9, 41:2, 59:2</p> <p><b>sooner</b> [1] - 50:6</p> <p><b>sound</b> [6] - 4:16, 25:18, 26:5, 63:12, 63:15, 68:3</p> <p><b>source</b> [1] - 40:12</p> <p><b>south</b> [7] - 18:1, 43:5, 43:16, 43:20, 61:4, 61:10, 65:3</p> <p><b>South</b> [1] - 50:14</p> <p><b>southbound</b> [3] - 40:17, 44:9, 44:22</p> <p><b>southeast</b> [2] - 46:8, 46:12</p> <p><b>southward</b> [1] - 43:12</p> <p><b>space</b> [6] - 3:14, 4:9, 12:8, 52:12, 52:16, 57:1</p> <p><b>SpaceCo</b> [2] - 7:19, 60:3</p> <p><b>speaking</b> [1] - 6:16</p> <p><b>Special</b> [1] - 1:7</p> <p><b>special</b> [2] - 2:15, 3:13</p> <p><b>specific</b> [4] - 11:19, 20:7, 20:8, 57:14</p> <p><b>specifically</b> [1] - 24:20</p> <p><b>speculative</b> [1] - 58:12</p> <p><b>spell</b> [3] - 32:8, 67:7</p> <p><b>spelled</b> [1] - 69:15</p> <p><b>spent</b> [1] - 52:1</p> <p><b>spillway</b> [1] - 60:6</p> <p><b>spoils</b> [1] - 5:21</p> <p><b>sprinkle</b> [1] - 31:6</p> <p><b>sprinkler</b> [1] - 31:7</p> <p><b>square</b> [5] - 13:11, 13:13, 15:4, 23:8, 25:12</p> <p><b>ss</b> [2] - 1:1, 77:1</p> <p><b>St/County</b> [1] - 1:6</p> <p><b>staff</b> [9] - 16:4, 17:8, 18:16, 19:6, 19:13, 22:13, 24:13, 28:5, 74:16</p> <p><b>stair</b> [3] - 14:1, 15:22, 16:1</p> <p><b>stairs</b> [3] - 15:12, 15:17</p> <p><b>stand</b> [1] - 31:19</p> <p><b>standard</b> [12] - 11:9, 13:20, 13:22, 14:21, 15:3, 15:6, 15:11, 15:19, 16:12, 16:14, 23:16, 67:21</p> <p><b>standard -type</b> [1] - 15:19</p> <p><b>standing</b> [2] - 53:4, 74:4</p> <p><b>stands</b> [1] - 26:11</p> <p><b>start</b> [3] - 58:17, 58:19, 59:4</p> <p><b>started</b> [2] - 2:19, 52:14</p> <p><b>starting</b> [2] - 2:18, 10:18</p> <p><b>state</b> [2] - 33:18, 75:16</p> <p><b>State</b> [1] - 77:5</p> <p><b>STATE</b> [2] - 1:1, 77:1</p> <p><b>stay</b> [2] - 52:4, 52:7</p> <p><b>steep</b> [1] - 20:22</p> <p><b>steered</b> [1] - 56:17</p> <p><b>step</b> [1] - 26:16</p> <p><b>STEPHEN</b> [1] - 1:16</p> <p><b>still</b> [11] - 4:5, 4:21, 4:22, 17:8, 17:11, 50:15, 53:20, 54:4, 60:10, 64:16, 70:16</p> <p><b>stockade</b> [2] - 68:16, 68:18</p> <p><b>stone</b> [3] - 25:21, 26:1, 67:22</p> <p><b>stop</b> [1] - 44:11</p> <p><b>store</b> [1] - 45:15</p> <p><b>storm</b> [1] - 70:22</p> <p><b>storms</b> [1] - 47:19</p> <p><b>stormwater</b> [1] - 4:11</p> <p><b>straight</b> [2] - 43:4, 43:14</p> <p><b>Street</b> [17] - 2:14, 4:15, 18:6, 24:21, 26:14, 37:2, 37:5, 38:9, 38:11, 38:14, 40:11, 40:17, 43:15, 61:3, 61:10, 68:14, 68:16</p> <p><b>street</b> [5] - 38:5, 40:2, 41:5, 41:9, 71:7</p> <p><b>streets</b> [1] - 18:18</p> <p><b>strikes</b> [1] - 74:12</p> <p><b>strolling</b> [1] - 63:20</p> <p><b>strong</b> [1] - 51:15</p> <p><b>structure</b> [1] - 70:18</p> <p><b>structures</b> [1] - 72:12</p> <p><b>studied</b> [1] - 10:5</p> <p><b>studies</b> [1] - 43:18</p> <p><b>study</b> [12] - 32:18, 32:19, 32:21, 38:8, 41:13, 41:14, 41:20, 42:13, 42:14, 44:4, 44:13, 45:4</p> <p><b>style</b> [1] - 56:3</p> <p><b>subdivision</b> [2] - 41:1, 64:9</p> <p><b>subject</b> [1] - 73:16</p> <p><b>submitted</b> [2] - 3:22, 32:19</p> <p><b>success</b> [1] - 57:17</p> <p><b>successful</b> [2] - 54:10, 69:14</p> <p><b>sudden</b> [1] - 32:14</p> <p><b>suggested</b> [1] - 33:5</p> <p><b>suggesting</b> [1] - 40:9</p> <p><b>suggestions</b> [1] - 10:9</p> <p><b>Suite</b> [1] - 60:4</p> <p><b>summer</b> [1] - 64:5</p> <p><b>sun</b> [4] - 13:17, 14:7, 15:14, 47:20</p> <p><b>support</b> [3] - 49:17, 51:15, 53:5</p> <p><b>supporter</b> [1] - 36:11</p> <p><b>suppress</b> [1] - 30:21</p> <p><b>surprised</b> [2] - 31:17, 73:3</p> <p><b>surprises</b> [1] - 67:12</p> <p><b>surrounding</b> [1] - 52:17</p> <p><b>survey</b> [1] - 61:15</p> <p><b>swale</b> [1] - 61:4</p> <p><b>sworn</b> [1] - 77:8</p> <p><b>system</b> [1] - 31:7</p>	<p><b>TESTIMONY</b> [1] - 77:16</p> <p><b>text</b> [2] - 65:8, 69:11</p> <p><b>THE</b> [1] - 1:3</p> <p><b>themselves</b> [1] - 45:21</p> <p><b>thereafter</b> [1] - 77:12</p> <p><b>thinking</b> [3] - 54:20, 62:20, 62:22</p> <p><b>thorough</b> [1] - 41:9</p> <p><b>threatened</b> [1] - 6:8</p> <p><b>three</b> [7] - 5:14, 10:6, 10:13, 10:20, 11:13, 50:5, 60:7</p> <p><b>three-tenths</b> [1] - 60:7</p> <p><b>throughout</b> [1] - 16:16</p> <p><b>Thursday</b> [1] - 17:12</p> <p><b>ticketing</b> [1] - 40:13</p> <p><b>tires</b> [1] - 37:9</p> <p><b>today</b> [3] - 4:9, 7:9, 51:14</p> <p><b>tonight</b> [5] - 4:21, 6:5, 17:7, 46:14, 74:19</p> <p><b>took</b> [2] - 8:20, 48:22</p> <p><b>topography</b> [4] - 14:4, 19:16, 19:22, 61:20</p> <p><b>Torrington</b> [4] - 12:11, 13:7, 25:10, 58:3</p> <p><b>total</b> [4] - 6:15, 22:19, 25:12, 30:4</p> <p><b>toured</b> [1] - 53:11</p> <p><b>toward</b> [1] - 37:5</p> <p><b>town</b> [1] - 7:11</p> <p><b>tracks</b> [1] - 64:4</p> <p><b>trade</b> [1] - 31:8</p> <p><b>trade-off</b> [1] - 31:8</p> <p><b>traffic</b> [20] - 32:18, 32:21, 33:1, 33:6, 38:8, 41:13, 41:20, 42:11, 42:14, 42:22, 43:2, 43:21, 44:4, 44:5, 44:8, 44:10, 44:12, 45:2, 45:20, 46:17</p> <p><b>trailers</b> [1] - 66:8</p> <p><b>train</b> [1] - 39:20</p> <p><b>transcribed</b> [1] - 77:12</p> <p><b>transcript</b> [1] - 77:14</p> <p><b>transition</b> [1] - 52:10</p> <p><b>transplant</b> [2] - 26:22, 30:2</p> <p><b>transplanted</b> [1] - 73:1</p> <p><b>transplanting</b> [1] - 29:16</p> <p><b>treated</b> [1] - 64:1</p> <p><b>treating</b> [1] - 64:4</p> <p><b>tree</b> [4] - 29:15, 30:4, 47:19, 74:4</p> <p><b>trees</b> [15] - 26:18, 26:22, 27:1, 29:21, 30:1, 30:2, 30:3, 30:4, 30:5, 30:7, 47:17, 48:4, 48:19, 48:21, 49:6</p> <p><b>tried</b> [3] - 10:8, 13:18, 64:2</p> <p><b>Trier</b> [1] - 73:6</p> <p><b>trip</b> [2] - 45:14</p> <p><b>trips</b> [4] - 33:1, 33:5, 33:7, 36:17</p> <p><b>trouble</b> [2] - 32:14, 59:11</p> <p><b>Troy</b> [1] - 7:10</p> <p><b>truck</b> [1] - 64:20</p> <p><b>true</b> [1] - 77:14</p> <p><b>trusses</b> [4] - 30:13, 30:14, 30:19, 31:2</p> <p><b>trustee</b> [1] - 60:13</p> <p><b>trustees</b> [10] - 3:1, 3:3, 3:19, 3:20, 4:3, 6:17, 51:8, 51:13, 60:16, 69:12</p> <p><b>truth</b> [1] - 77:9</p> <p><b>try</b> [7] - 23:15, 36:14, 37:4, 38:12, 44:11, 47:11, 72:2</p> <p><b>trying</b> [7] - 37:18, 39:8, 40:17, 40:19, 42:9, 55:7, 69:13</p> <p><b>turn</b> [8] - 36:14, 37:13, 38:12, 38:13, 39:8, 40:8, 55:7, 56:19</p> <p><b>turnaround</b> [1] - 14:16</p> <p><b>turning</b> [1] - 39:12</p> <p><b>turns</b> [1] - 37:1</p> <p><b>twice</b> [1] - 74:12</p> <p><b>twisted</b> [1] - 38:18</p> <p><b>two</b> [23] - 3:4, 5:4, 7:8, 8:20, 8:21, 11:13, 12:14, 14:13, 21:3, 34:16, 45:20, 46:11, 48:4, 48:13, 55:22, 56:13, 57:2, 57:8, 57:10, 58:20, 58:21, 62:18, 74:18</p> <p><b>two-unit</b> [1] - 58:20</p> <p><b>type</b> [2] - 15:19, 33:9</p> <p><b>types</b> [1] - 57:19</p> <p><b>typewritten</b> [1] - 77:13</p>
--	---

<b>typically</b> <sup>[1]</sup> - 71:6	52:14, 77:7 <b>vehicles</b> <sup>[5]</sup> - 28:11, 28:18, 29:6, 29:7, 64:18 <b>VENTURE</b> <sup>[1]</sup> - 1:6 <b>Venture</b> <sup>[2]</sup> - 2:15, 7:16 <b>versus</b> <sup>[1]</sup> - 34:10 <b>vice</b> <sup>[1]</sup> - 7:17 <b>vice-president</b> <sup>[1]</sup> - 7:17 <b>view</b> <sup>[1]</sup> - 27:9 <b>Vigaya</b> <sup>[1]</sup> - 33:19 <b>Village</b> <sup>[2]</sup> - 2:2, 2:4 <b>village</b> <sup>[22]</sup> - 5:8, 5:9, 10:7, 19:12, 35:1, 44:3, 44:13, 45:5, 48:7, 48:9, 49:17, 51:1, 51:8, 51:13, 51:20, 52:8, 53:3, 53:4, 53:8, 53:21, 54:12, 66:18 <b>virtue</b> <sup>[1]</sup> - 9:3 <b>visual</b> <sup>[2]</sup> - 25:18, 26:6 <b>visually</b> <sup>[1]</sup> - 8:2 <b>Voltz</b> <sup>[3]</sup> - 73:7, 73:12, 73:21 <b>volume</b> <sup>[2]</sup> - 61:19, 62:4 <b>vote</b> <sup>[2]</sup> - 4:21, 54:5 <b>voted</b> <sup>[1]</sup> - 3:20 <b>voting</b> <sup>[1]</sup> - 17:7	<b>wants</b> <sup>[6]</sup> - 15:17, 24:7, 50:18, 53:9, 53:20, 54:4 <b>Washington</b> <sup>[1]</sup> - 50:14 <b>water</b> <sup>[2]</sup> - 21:11, 61:5 <b>Waukegan</b> <sup>[3]</sup> - 73:7, 73:11, 73:12 <b>ways</b> <sup>[1]</sup> - 43:1 <b>website</b> <sup>[2]</sup> - 35:1, 35:2 <b>wedding</b> <sup>[1]</sup> - 39:4 <b>week's</b> <sup>[1]</sup> - 54:6 <b>weeks</b> <sup>[1]</sup> - 49:9 <b>welcome</b> <sup>[1]</sup> - 7:13 <b>West</b> <sup>[1]</sup> - 60:3 <b>west</b> <sup>[1]</sup> - 39:11 <b>westbound</b> <sup>[3]</sup> - 38:4, 38:13, 68:13 <b>WHEREOF</b> <sup>[1]</sup> - 77:16 <b>WHEREUPON</b> <sup>[1]</sup> - 75:20 <b>whole</b> <sup>[1]</sup> - 36:5 <b>widens</b> <sup>[1]</sup> - 18:2 <b>width</b> <sup>[6]</sup> - 16:7, 17:16, 17:18, 17:20, 18:5, 22:13 <b>wife</b> <sup>[1]</sup> - 51:19 <b>WILLOBEE</b> <sup>[12]</sup> - 1:21, 55:1, 56:14, 61:13, 62:17, 63:6, 68:20, 69:3, 70:21, 71:19, 75:4, 75:8 <b>Willow</b> <sup>[4]</sup> - 26:2, 26:9, 27:17, 73:13 <b>win</b> <sup>[2]</sup> - 65:4 <b>win-win</b> <sup>[1]</sup> - 65:4 <b>window</b> <sup>[5]</sup> - 11:8, 14:3, 15:20, 23:17 <b>windows</b> <sup>[2]</sup> - 23:13, 23:16 <b>wise</b> <sup>[2]</sup> - 56:16, 70:19 <b>wish</b> <sup>[1]</sup> - 68:8 <b>witnesses</b> <sup>[2]</sup> - 77:8, 77:11 <b>wonderful</b> <sup>[2]</sup> - 12:6, 31:7 <b>wood</b> <sup>[1]</sup> - 69:2 <b>Woodbridge</b> <sup>[1]</sup> - 12:18 <b>Woods</b> <sup>[1]</sup> - 73:8 <b>woodview</b> <sup>[2]</sup> - 38:6, 38:7 <b>works</b> <sup>[2]</sup> - 55:14, 56:1 <b>worried</b> <sup>[1]</sup> - 28:21 <b>worry</b> <sup>[1]</sup> - 32:5	<b>worse</b> <sup>[1]</sup> - 39:17 <b>worst</b> <sup>[7]</sup> - 16:13, 16:18, 16:21, 17:1, 22:22, 32:4, 59:7 <b>worst-case</b> <sup>[3]</sup> - 16:18, 16:21, 17:1 <b>writing</b> <sup>[2]</sup> - 51:14, 77:11 <b>wrought</b> <sup>[1]</sup> - 27:5 <b>wrought-iron</b> <sup>[1]</sup> - 27:5
<b>U</b>		<b>Y</b>	
<b>ultimately</b> <sup>[2]</sup> - 2:22, 16:22 <b>unbelievable</b> <sup>[1]</sup> - 73:20 <b>under</b> <sup>[5]</sup> - 16:21, 26:17, 35:2, 61:5, 65:19 <b>underestimating</b> <sup>[1]</sup> - 45:11 <b>understood</b> <sup>[1]</sup> - 22:14 <b>unfortunately</b> <sup>[2]</sup> - 7:9, 72:20 <b>unit</b> <sup>[5]</sup> - 33:8, 57:9, 58:20, 58:21, 70:8 <b>units</b> <sup>[12]</sup> - 3:18, 4:8, 8:9, 8:10, 8:22, 15:21, 19:9, 19:19, 31:6, 31:14, 33:8, 45:12 <b>unless</b> <sup>[1]</sup> - 41:6 <b>untimely</b> <sup>[1]</sup> - 74:7 <b>unwavering</b> <sup>[1]</sup> - 51:15 <b>up</b> <sup>[26]</sup> - 8:2, 8:12, 10:17, 11:2, 13:9, 18:2, 21:1, 21:12, 29:10, 33:17, 40:2, 40:14, 42:12, 42:21, 43:20, 45:19, 46:9, 58:7, 60:20, 67:6, 72:2, 73:6, 73:7, 73:17, 74:21, 74:22 <b>up-to-date</b> <sup>[1]</sup> - 8:2 <b>update</b> <sup>[2]</sup> - 6:6, 61:16 <b>updated</b> <sup>[2]</sup> - 22:13, 44:12 <b>uploaded</b> <sup>[1]</sup> - 10:18 <b>upper</b> <sup>[4]</sup> - 13:19, 13:21, 15:7, 15:8 <b>upstairs</b> <sup>[1]</sup> - 15:1 <b>uptick</b> <sup>[1]</sup> - 44:7 <b>urge</b> <sup>[1]</sup> - 54:5 <b>uses</b> <sup>[1]</sup> - 62:21 <b>utilities</b> <sup>[3]</sup> - 4:14, 4:15, 71:10 <b>utility</b> <sup>[1]</sup> - 9:16		<b>yard</b> <sup>[15]</sup> - 10:2, 14:15, 14:18, 17:20, 18:6, 20:2, 20:4, 20:21, 21:7, 21:21, 22:4, 22:6, 22:8, 22:10, 47:18 <b>year</b> <sup>[4]</sup> - 2:18, 41:21, 42:15, 50:5 <b>years</b> <sup>[13]</sup> - 30:9, 31:22, 32:2, 36:4, 41:5, 46:6, 47:1, 47:10, 51:19, 52:15, 53:5, 53:7, 53:21 <b>yesterday</b> <sup>[1]</sup> - 58:5 <b>young</b> <sup>[1]</sup> - 12:7 <b>younger</b> <sup>[1]</sup> - 40:1 <b>yourselves</b> <sup>[1]</sup> - 45:6 <b>YU</b> <sup>[1]</sup> - 2:2	
<b>V</b>	<b>W</b>	<b>Z</b>	
<b>valuable</b> <sup>[1]</sup> - 21:18 <b>value</b> <sup>[1]</sup> - 36:9 <b>variance</b> <sup>[2]</sup> - 19:15, 19:22 <b>various</b> <sup>[3]</sup> - 11:6,	<b>wait</b> <sup>[4]</sup> - 37:19, 39:22, 42:8, 58:12 <b>waited</b> <sup>[1]</sup> - 40:21 <b>waiting</b> <sup>[2]</sup> - 34:21, 40:21 <b>waiver</b> <sup>[4]</sup> - 18:12, 25:9, 25:11, 30:17 <b>waivers</b> <sup>[1]</sup> - 17:14 <b>Walgreens</b> <sup>[1]</sup> - 45:15 <b>walk</b> <sup>[3]</sup> - 23:19, 23:22, 41:7 <b>walkout</b> <sup>[10]</sup> - 11:9, 14:2, 14:3, 15:20, 19:9, 19:17, 19:19, 19:21, 20:1, 23:20 <b>walkouts</b> <sup>[1]</sup> - 23:14 <b>wall</b> <sup>[11]</sup> - 4:16, 21:9, 25:20, 25:21, 26:1, 26:13, 26:20, 61:3, 61:6, 61:7, 61:12 <b>walls</b> <sup>[2]</sup> - 59:20, 67:22	<b>zoned</b> <sup>[2]</sup> - 18:18, 29:22	

STATE OF ILLINOIS     )  
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 COUNTY OF DU PAGE    )

BEFORE THE HINSDALE PLAN COMMISSION

In the Matter of:                     )  
   )  
   )  
 HINSDALE MEADOWS VENTURE,        )  
 55th St/County Line Road        )  
 Special Use Permit                )  
 Case No. A-25-2017.                )

CONTINUED REPORT OF PROCEEDINGS had and  
 testimony taken at the hearing of the above-  
 entitled matter before the Hinsdale Plan  
 Commission, at 19 East Chicago Avenue, Hinsdale,  
 Illinois, on September 13, 2017, at the hour of  
 7:30 p.m.

BOARD MEMBERS PRESENT:

MR. STEPHEN CASHMAN, Chairman;

MR. GERALD JABLONSKI, Member;

MS. JULIE CRNOVICH, Member;

MR. SCOTT PETERSON, Member;

MR. MARK WILLOBEE, Member; and

MR. JIM KRILLENBERGER, Member.



<p>90</p> <p>1 ALSO PRESENT:</p> <p>2 MR. CHAN YU, Village Planner;</p> <p>3 MR. ROBB MCGINNIS, Director of Community Development;</p> <p>4 MR. MICHAEL MARRS, Village Attorney;</p> <p>5 MR. EDWARD R. JAMES, Applicant;</p> <p>6 MR. MICHAEL BALAS, Edward James Company;</p> <p>7</p> <p>8 MR. TERRENCE SMITH, Applicant's Land Planner.</p> <p>9</p> <hr/> <p>10</p> <p>11 CHAIRMAN CASHMAN: Case A-25-2017, 55th 12 Street and County Line, Hinsdale Meadows 13 Venture, LLC, and this is a detailed plan and 14 special use permit for a 64-unit residential 15 planned development and we continued this from 16 our August 9th meeting and I'm not even sure 17 what number meeting we are on in this process. 18 But I appreciate your patience and seems like we 19 are getting closer to an end.</p> <p>09:20:22PM 20 (WHEREUPON, the oath was 21 administered en masse.) 22 MR. JAMES: We are here tonight to</p>	<p>92</p> <p>1 prepare it. And this is for the property on 2 their side of the fence not our side.</p> <p>3 So that has been -- that's in 4 progress and they are working on that and I 5 can't tell you how long that may take, but we 6 have provided an easement from our property 7 across the right-of-way, across the parkway to 8 the RML property and that is at the village 9 attorney for approval.</p> <p>09:22:54PM 10 We have also entered into a 11 construction agreement with RML Hospital and 12 that has been approved and it's between the two 13 parties as to what we are doing with the fence 14 and the gate and the maintenance and the 15 installation and what have you; and again, we 16 have worked very well with the hospital. 17 Mr. Pawola, their CEO, Pat Geary have been very 18 cooperative and we have a good relationship with 19 them.</p> <p>09:23:24PM 20 We have been working diligently 21 with the KLM park and recreation board and as of 22 last night, they approved the recommendation,</p>
<p>91</p> <p>1 update you on the progress since our last 2 meeting. You have a letter from me dated 3 September 6th in which we outline seven items on 4 which we were working and tonight we have six 5 items to review or to bring up. I can put them 6 on the board or you can refer to them in your 7 packet, whichever you like.</p> <p>8 While Mike is doing that, for 9 discussion tonight and review, the final</p> <p>09:21:40PM 10 engineering for Hinsdale Meadows has been 11 approved by staff.</p> <p>12 The table of compliance has been 13 approved by staff.</p> <p>14 3. The emergency access easement 15 from RML Hospital has been submitted to the 16 village attorney for approval.</p> <p>17 I want to explain this. RML 18 Hospital leases the land from Cook County and 19 they cannot, after speaking with their president</p> <p>09:22:12PM 20 and Pat Geary, who both have been very 21 cooperative, they cannot enter into any easement 22 agreement that we prepare only Cook County can</p>	<p>93</p> <p>1 their recommendation, at our approval. And 2 basically what it is is we are going to use our 3 excess dirt from excavation, we will store it on 4 our property as opposed to storing it on 5 their's.</p> <p>6 After looking at fields 1, 2, 3, 7 the 2 fields, 1 and 2, were the fields running 8 on an east-west orientation and field 3 was on a 9 north-south orientation and north of the</p> <p>09:24:06PM 10 existing regulation field.</p> <p>11 What we are going to do is -- what 12 they have decided to do is to deal strictly at 13 this point with field 3 and that is the one 14 north of the existing regulation field. We will 15 create a new regulation size field along with a 16 swale and berm that will replicate the existing 17 swale and berm currently east of their 18 regulation field so as to be sure not to have 19 any water runoff or what have you that might go</p> <p>09:24:46PM 20 onto the neighboring properties in Burr Ridge. 21 And that's all been engineered and designed and 22 everybody has approved it and they approved it</p>

<p style="text-align: center;">94</p> <p>1 last night with one exception to our letter, and</p> <p>2 -- not an exception but we all approved that.</p> <p>3 Instead of having a series of evergreen trees</p> <p>4 every 30 feet along the berm to block the view</p> <p>5 and what have you, the forester has asked to</p> <p>6 have a variety of trees which would include</p> <p>7 evergreens and deciduous and what have you, and</p> <p>8 we are perfectly comfortable with that. We</p> <p>9 don't know what the spacing will be, it will</p> <p>09:25:24PM 10 depend on the type of tree and what have you,</p> <p>11 but I haven't been able to get ahold of our</p> <p>12 landscaper today and check but he said it could</p> <p>13 be done and there could be 3 and 4-inch trees</p> <p>14 that will go and 8-foot evergreens is what we</p> <p>15 contemplate.</p> <p>16 So we are very happy that they</p> <p>17 approved that and I think it's going to be an</p> <p>18 excellent program for them. We did learn that.</p> <p>19 CHAIRMAN CASHMAN: So instead of</p> <p>09:25:50PM 20 modifying three fields or two fields, you are</p> <p>21 modifying just the one?</p> <p>22 MR. JAMES: I'm going to come to that.</p>	<p style="text-align: center;">96</p> <p>1 words in their mouth, but many of them liked the</p> <p>2 idea of the rolling land, the topography and the</p> <p>3 trees and weren't sure they wanted to change it,</p> <p>4 but they will make that decision at a later</p> <p>5 date.</p> <p>6 And then when we get sufficient</p> <p>7 dirt, if we have sufficient dirt to do both</p> <p>8 fields, then we would bring it in. And the</p> <p>9 agreement also says that if we don't have</p> <p>09:27:26PM 10 sufficient dirt and they still want the fields</p> <p>11 done, they would be responsible for bringing in</p> <p>12 the additional dirt at their cost.</p> <p>13 The fields will be turned over to</p> <p>14 the parks and recreation committee when the</p> <p>15 grass is 70 percent grown. Watering, they will</p> <p>16 be fenced so that nobody can go on them and it</p> <p>17 grows properly. The fields will be regulation</p> <p>18 with a less than 2 percent grade change or</p> <p>19 slope, whatever you term it. The watering will</p> <p>09:27:58PM 20 come from the existing fire hydrant that is now</p> <p>21 there between fields 1 and 2 and we will use</p> <p>22 that water and the village will supply the water</p>
<p style="text-align: center;">95</p> <p>1 That's the second part.</p> <p>2 The one benefit that we thought, we</p> <p>3 just learned about it last night, was that the</p> <p>4 parks and recreation committee does receive</p> <p>5 revenue from the use of their one regulation</p> <p>6 field. With a second regulation field, they</p> <p>7 will be able to hopefully increase that revenue</p> <p>8 and keep more people coming to that field</p> <p>9 instead of going elsewhere because all they have</p> <p>09:28:20PM 10 is one.</p> <p>11 When we expect to start the fields</p> <p>12 we will start when we get sufficient dirt</p> <p>13 stockpiled on our property and there's</p> <p>14 sufficient dirt to do field 3 and the ideal time</p> <p>15 to do it, which is what we have all agreed to,</p> <p>16 is between July 1st and August 15th. We will</p> <p>17 fence the field and make sure that we are</p> <p>18 properly working all of that.</p> <p>19 When we finish the field, at that</p> <p>09:28:54PM 20 point in time, we will ask the parks and</p> <p>21 recreation committee if they want to move ahead</p> <p>22 with fields 1 and 2. And I don't want to put</p>	<p style="text-align: center;">97</p> <p>1 for us so we can sprinkle appropriately with</p> <p>2 temporary sprinklers.</p> <p>3 So all in all that's pretty much</p> <p>4 basically the system, but if they decide not to</p> <p>5 go ahead with fields 1 and 2, then we have said</p> <p>6 we will truck off the excess dirt that we have</p> <p>7 and get rid of it, or if they want it for future</p> <p>8 use on some other project, we would be glad to</p> <p>9 transport it and stockpile it on their side</p> <p>09:28:30PM 10 wherever they want it.</p> <p>11 But at that point in time, if they</p> <p>12 didn't do fields 1 and 2, our commitment would</p> <p>13 be completed and that would be the end of the</p> <p>14 public benefit, the completion of the public</p> <p>15 benefit.</p> <p>16 So we are very happy with that.</p> <p>17 And that's the synopsis of it. I don't think I</p> <p>18 made a mistake. If I did --</p> <p>19 CHAIRMAN CASHMAN: So you met last</p> <p>09:28:54PM 20 night with parks and rec?</p> <p>21 MR. JAMES: Yes.</p> <p>22 CHAIRMAN CASHMAN: Anything going</p>

<p style="text-align: right;">98</p> <p>1 tomorrow?</p> <p>2 MR. JAMES: You don't really want to</p> <p>3 know, do you?</p> <p>4 So anyway, we are very happy. We</p> <p>5 think -- personally, I think they have made a</p> <p>6 right decision. I think you can retain the</p> <p>7 beauty of that park, and it is pretty, but they</p> <p>8 are also going to get a very good playing</p> <p>9 surface, a second one, which I think will be a</p> <p>09:29:22PM 10 revenue producer that will go on and on and on</p> <p>11 for which we think that's a good deal for us and</p> <p>12 a good deal for the village.</p> <p>13 And then the development agreement</p> <p>14 is with the village attorneys and between our</p> <p>15 attorney and they are going over the details,</p> <p>16 but I don't think there's too many issues out</p> <p>17 there left outstanding. We did make the</p> <p>18 changes. They were minor in change to the</p> <p>19 homeowner declaration. And that's about it.</p> <p>09:29:52PM 20 CHAIRMAN CASHMAN: The homeowner</p> <p>21 declaration is it a law permitted to put fences</p> <p>22 like if I own one of the single family, can I</p>	<p style="text-align: right;">100</p> <p>1 CHAIRMAN CASHMAN: I would just ask,</p> <p>2 it's been brought up to me and I said, you know,</p> <p>3 we talked about so many things I don't remember</p> <p>4 talking about that. And I would just like you</p> <p>5 to at least discuss when it gets to the board</p> <p>6 level that you discuss that, the issue of</p> <p>7 fences.</p> <p>8 MR. JAMES: We have many granddogs and</p> <p>9 we appreciate the fact that we had a fence where</p> <p>09:31:28PM 10 we lived before and it was very convenient, let</p> <p>11 them out, they do their thing and come back and</p> <p>12 we know where it is and we can clean it up.</p> <p>13 MS. CRNOVICH: I'd like to comment that</p> <p>14 I'm not that thrilled about the fences. I think</p> <p>15 one of the goals of a planned unit development</p> <p>16 is open space and I think that kind of takes</p> <p>17 away from it, especially being like an age-</p> <p>18 targeted community. I think with the dogs you</p> <p>19 can get electric fences. Fences do you have to</p> <p>09:31:58PM 20 have to fence with a single-family home.</p> <p>21 MR. JAMES: It's just on the single</p> <p>22 family. If you look where the single families</p>
<p style="text-align: right;">99</p> <p>1 have fences?</p> <p>2 MR. JAMES: Yes. Yes. For the single</p> <p>3 family homes we have said that we will for the</p> <p>4 homeowners who have dogs, or what have you, and</p> <p>5 they may not want to walk them every single day,</p> <p>6 we have allowed -- we have said that we would</p> <p>7 permit the fence to extend from the corner of</p> <p>8 the building out to either 24, 25 feet, whatever</p> <p>9 it is, in some cases maybe 24, 25 feet, and then</p> <p>09:30:34PM 10 come back and it has to have an entrance wide</p> <p>11 enough for the lawnmowers to get through for the</p> <p>12 maintenance and the homeowners' association will</p> <p>13 maintain them. We will not allow fences on the</p> <p>14 duplex homes only on the single family homes.</p> <p>15 And that will be subject to our approval as a</p> <p>16 developer when we are building and selling and</p> <p>17 the homeowners' association at a later date.</p> <p>18 CHAIRMAN CASHMAN: Would a fence be</p> <p>19 able to come forward from the front elevation of</p> <p>09:31:00PM 20 the house?</p> <p>21 MR. JAMES: No. Nothing in the front</p> <p>22 at all. Only in the rear areas.</p>	<p style="text-align: right;">101</p> <p>1 are, they face onto County Line Road or to 55th</p> <p>2 Street and they would back up to the SimTek</p> <p>3 fence that we are going to put there. And then</p> <p>4 we have the homes along the pond and there will</p> <p>5 be sufficient open space beyond the fence area</p> <p>6 and that 24, 25, I can't remember the number,</p> <p>7 includes the patio area. So that's about 10 or</p> <p>8 12 feet. So it's only about a few feet beyond</p> <p>9 that and no wider than the ends of the houses</p> <p>09:32:40PM 10 and it will be no higher than 4 feet and it will</p> <p>11 be a black wrought iron, aluminum simulated</p> <p>12 wrought iron.</p> <p>13 CHAIRMAN CASHMAN: I have lived in</p> <p>14 houses with fences and without fences. So I'm</p> <p>15 kind of on the fence on this one. It's</p> <p>16 something we just never talked about.</p> <p>17 MR. JAMES: We have been in this</p> <p>18 business a long time and I can remember the days</p> <p>19 when we didn't allow pets or dogs into</p> <p>09:33:10PM 20 apartments or buildings or what have you, and</p> <p>21 then we modified that many, many years ago. And</p> <p>22 we said that -- first of all, the pet has to be</p>

<p style="text-align: right;">102</p> <p>1 a certain size and all the rest of it and has to</p> <p>2 be properly cared for and everything. But we</p> <p>3 said you can bring your pet with you, you just</p> <p>4 don't replace it because pets are important to</p> <p>5 people, whether they are young or old, they</p> <p>6 become a family member and this policy has</p> <p>7 worked out extremely well and now many, many,</p> <p>8 many buildings have this. In fact, they even</p> <p>9 have dog areas in the apartment buildings in the</p> <p>09:33:52PM 10 city and so forth, but we are not contemplating</p> <p>11 that. We are just trying to make it easy for</p> <p>12 them to move. They don't have to get rid of</p> <p>13 their dog and he or she doesn't have to walk it</p> <p>14 every single day other than when he or she wants</p> <p>15 to. But it's a convenience and we think it's</p> <p>16 going to work okay. If we didn't, we wouldn't</p> <p>17 do it; we would just say no. But we think it's</p> <p>18 a reasonable approach and that's part of our</p> <p>19 declaration.</p> <p>09:34:24PM 20 MS. CRNOVICH: Well like Steve said, I</p> <p>21 don't recall talking about the fences before.</p> <p>22 MR. KRILLENBERGER: It's nice that they</p>	<p style="text-align: right;">104</p> <p>1 4-inch spacing?</p> <p>2 MR. JAMES: Yes. And they will</p> <p>3 probably have at the low level the smaller</p> <p>4 inserts so smaller dogs can't go through. We</p> <p>5 have been there. We are good there. You learn</p> <p>6 the hard way.</p> <p>7 CHAIRMAN CASHMAN: Scott?</p> <p>8 MR. PETERSON: I'm good.</p> <p>9 CHAIRMAN CASHMAN: Jim?</p> <p>09:35:52PM 10 MR. KRILLENBERGER: No more comments.</p> <p>11 CHAIRMAN CASHMAN: We have talked about</p> <p>12 this for quite a while. I remember when this</p> <p>13 all started. I really appreciate your -- I</p> <p>14 think we really have -- this has been a good</p> <p>15 process. I appreciate your patience.</p> <p>16 We have gone through, talked about</p> <p>17 so many different things related to this</p> <p>18 project. But I think in the end I thought we</p> <p>19 were able to come up with a nice solution that</p> <p>09:36:18PM 20 balance with what you are proposing with the</p> <p>21 needs and concerns of the commissioners and the</p> <p>22 neighbors who spoke. It was nice to hear the</p>
<p style="text-align: right;">103</p> <p>1 are limited to four feet. That keeps a sense of</p> <p>2 open space in the community.</p> <p>3 MR. JAMES: Oh, yes. And they will be</p> <p>4 double width gate so that the maintenance people</p> <p>5 can get in and out. We will maintain the yards</p> <p>6 to the extent that we planted them. Now, if</p> <p>7 they want to put a little garden or flowers,</p> <p>8 that's up to the individuals to maintain, but we</p> <p>9 do all the lawn mowing and what have you.</p> <p>09:35:02PM 10 Mike, anything else?</p> <p>11 CHAIRMAN CASHMAN: Comments, questions</p> <p>12 by commissioners?</p> <p>13 Mark?</p> <p>14 MR. WILLOBEE: I think I asked most of</p> <p>15 my questions last time.</p> <p>16 CHAIRMAN CASHMAN: Julie?</p> <p>17 MS. CRNOVICH: No. Just about the</p> <p>18 fences. Sorry, I don't like the fences.</p> <p>19 CHAIRMAN CASHMAN: Jerry?</p> <p>09:35:24PM 20 MR. JABLONSKI: If the purpose of the</p> <p>21 fence is for dogs and sounds like small dogs</p> <p>22 would be allowed, wrought iron fencing with</p>	<p style="text-align: right;">105</p> <p>1 neighbors that were interested in purchasing</p> <p>2 your properties, and I think it's time to call a</p> <p>3 vote on this matter.</p> <p>4 Robb, anything we need to address?</p> <p>5 MR. MCGINNIS: No. I would only add</p> <p>6 that once this lines up in front of the board of</p> <p>7 trustees and they approve the detailed plan,</p> <p>8 there's yet another step, it's an administrative</p> <p>9 review as part of the permit review process.</p> <p>09:36:54PM 10 So if there are conditions set in</p> <p>11 the approval, there will be another check on</p> <p>12 this before we actually issue permits. I just</p> <p>13 wanted to have that out there.</p> <p>14 CHAIRMAN CASHMAN: Sort of hate to see</p> <p>15 the first one ribbon cutting.</p> <p>16 MR. JAMES: I'll do it from my</p> <p>17 wheelchair.</p> <p>18 CHAIRMAN CASHMAN: I know. And I</p> <p>19 appreciate all the effort that the village</p> <p>09:37:18PM 20 engineers and the planning department and Chan</p> <p>21 and our legal, what everyone has been involved</p> <p>22 in this because it's a team process and I really</p>

1 appreciate you working with the parks and rec on  
 2 this public benefit which I'm excited for. I  
 3 have been over on those fields and I think that  
 4 Katherine Legge is a great resource that we have  
 5 in the village and it's great that you are  
 6 helping us with that and improving that and I  
 7 appreciate that.

8 MR. JAMES: Thank you. And we have  
 9 enjoyed working with all of them. I can't tell  
 10 you how helpful they have been. We had to tow  
 11 the mark, yes, but it's all been for the  
 12 betterment and we think we have a good project  
 13 and we are delighted.

14 CHAIRMAN CASHMAN: Thank you.

15 MR. MARRS: Mr. Chairman, before you  
 16 make a motion, I just want to clarify in your  
 17 agenda it talks about the special use but the  
 18 special use was actually approved at the  
 19 original. So the motion we are really looking  
 20 for is recommend approval of the detailed plan  
 21 and the accompanying waivers.

22 CHAIRMAN CASHMAN: Perfect. You got

09:37:48PM

09:38:14PM

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

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

16 IN TESTIMONY WHEREOF I have  
 17 hereunto set my hand and affixed my notarial  
 18 seal this 19th day of September, A.D. 2017.

19  
 20

KATHLEEN W. BONO,  
 C.S.R. No. 84-1423,  
 Notary Public, DuPage County

21  
 22

1 that, Chan?  
 2 So I'd like a motion to approve the  
 3 detailed plan as submitted and the accompanying  
 4 waivers.

5 Do I hear a motion?

6 MR. JABLONSKI: So moved.

7 MR. KRILLENBERGER: I'll second.

8 CHAIRMAN CASHMAN: Jim?

9 MR. KRILLENBERGER: Aye.

10 MR. PETERSON: Aye.

11 MR. JABLONSKI: Aye.

12 CHAIRMAN CASHMAN: Aye.

13 MS. CRNOVICH: Aye.

14 MR. WILLOBEE: Aye.

15 (WHICH, were all of the  
 16 proceedings had, evidence  
 17 offered or received in the  
 18 above entitled cause.)

19  
 20  
 21  
 22

<b>1</b>	<b>8</b>	102:18 <b>appropriately</b> [1] - 97:1 <b>approval</b> [6] - 91:16, 92:9, 93:1, 99:15, 105:11, 106:20 <b>approve</b> [2] - 105:7, 107:2 <b>approved</b> [9] - 91:11, 91:13, 92:12, 92:22, 93:22, 94:2, 94:17, 106:18 <b>area</b> [2] - 101:5, 101:7 <b>areas</b> [2] - 99:22, 102:9 <b>association</b> [2] - 99:12, 99:17 <b>Attorney</b> [1] - 90:4 <b>attorney</b> [3] - 91:16, 92:9, 98:15 <b>attorneys</b> [1] - 98:14 <b>August</b> [2] - 90:16, 95:16 <b>Avenue</b> [1] - 89:12 <b>aye</b> [2] - 107:9, 107:14 <b>Aye</b> [4] - 107:10, 107:11, 107:12, 107:13	<b>building</b> [2] - 99:8, 99:16 <b>buildings</b> [3] - 101:20, 102:8, 102:9 <b>Burr</b> [1] - 93:20 <b>business</b> [1] - 101:18	<b>comment</b> [1] - 100:13 <b>comments</b> [2] - 103:11, 104:10 <b>COMMISSION</b> [1] - 89:3 <b>Commission</b> [1] - 89:12 <b>commissioners</b> [2] - 103:12, 104:21 <b>commitment</b> [1] - 97:12 <b>committee</b> [3] - 95:4, 95:21, 96:14 <b>Community</b> [1] - 90:3 <b>community</b> [2] - 100:18, 103:2 <b>Company</b> [1] - 90:7 <b>complete</b> [1] - 108:14 <b>completed</b> [1] - 97:13 <b>completion</b> [1] - 97:14 <b>compliance</b> [1] - 91:12 <b>concerns</b> [1] - 104:21 <b>conditions</b> [1] - 105:10 <b>construction</b> [1] - 92:11 <b>contemplate</b> [1] - 94:15 <b>contemplating</b> [1] - 102:10 <b>CONTINUED</b> [1] - 89:9 <b>continued</b> [1] - 90:15 <b>convenience</b> [1] - 102:15 <b>convenient</b> [1] - 100:10 <b>Cook</b> [2] - 91:18, 91:22 <b>cooperative</b> [2] - 91:21, 92:18 <b>corner</b> [1] - 99:7 <b>correct</b> [1] - 108:14 <b>cost</b> [1] - 96:12 <b>County</b> [6] - 90:12, 91:18, 91:22, 101:1, 108:5, 108:21 <b>COUNTY</b> [2] - 89:2, 108:2 <b>create</b> [1] - 93:15 <b>CRNOVICH</b> [5] - 89:19, 100:13, 102:20, 103:17,
<b>2</b>	<b>9</b>		<b>C</b>	
<b>3</b>	<b>A</b>		<b>C.S.R</b> [1] - 108:21 <b>cannot</b> [2] - 91:19, 91:21 <b>cared</b> [1] - 102:2 <b>Case</b> [1] - 89:7 <b>case</b> [1] - 90:11 <b>cases</b> [1] - 99:9 <b>CASHMAN</b> [21] - 89:17, 90:11, 94:19, 97:19, 97:22, 98:20, 99:18, 100:1, 101:13, 103:11, 103:16, 103:19, 104:7, 104:9, 104:11, 105:14, 105:18, 106:14, 106:22, 107:8, 107:12 <b>CEO</b> [1] - 92:17 <b>certain</b> [1] - 102:1 <b>Certified</b> [1] - 108:3 <b>certify</b> [1] - 108:6 <b>Chairman</b> [2] - 89:17, 106:15 <b>CHAIRMAN</b> [20] - 90:11, 94:19, 97:19, 97:22, 98:20, 99:18, 100:1, 101:13, 103:11, 103:16, 103:19, 104:7, 104:9, 104:11, 105:14, 105:18, 106:14, 106:22, 107:8, 107:12 <b>Chan</b> [2] - 105:20, 107:1 <b>CHAN</b> [1] - 90:2 <b>change</b> [3] - 96:3, 96:18, 98:18 <b>changes</b> [1] - 98:18 <b>check</b> [2] - 94:12, 105:11 <b>Chicago</b> [1] - 89:12 <b>city</b> [1] - 102:10 <b>clarify</b> [1] - 106:16 <b>clean</b> [1] - 100:12 <b>closer</b> [1] - 90:19 <b>comfortable</b> [1] - 94:8 <b>coming</b> [1] - 95:8 <b>commencement</b> [1] - 108:6	
<b>4</b>	<b>A-25-2017</b> [2] - 89:7, 90:11 <b>A.D</b> [1] - 108:18 <b>able</b> [4] - 94:11, 95:7, 99:19, 104:19 <b>access</b> [1] - 91:14 <b>accompanying</b> [2] - 106:21, 107:3 <b>add</b> [1] - 105:5 <b>additional</b> [1] - 96:12 <b>address</b> [1] - 105:4 <b>administered</b> [1] - 90:21 <b>administrative</b> [1] - 105:8 <b>affixed</b> [1] - 108:17 <b>aforesaid</b> [1] - 108:15 <b>age</b> [1] - 100:17 <b>agenda</b> [1] - 106:17 <b>ago</b> [1] - 101:21 <b>agreed</b> [1] - 95:15 <b>agreement</b> [4] - 91:22, 92:11, 96:9, 98:13 <b>ahead</b> [2] - 95:21, 97:5 <b>ahold</b> [1] - 94:11 <b>allow</b> [2] - 99:13, 101:19 <b>allowed</b> [2] - 99:6, 103:22 <b>ALSO</b> [1] - 90:1 <b>aluminum</b> [1] - 101:11 <b>anyway</b> [1] - 98:4 <b>apartment</b> [1] - 102:9 <b>apartments</b> [1] - 101:20 <b>Applicant</b> [1] - 90:5 <b>Applicant's</b> [1] - 90:8 <b>appreciate</b> [7] - 90:18, 100:9, 104:13, 104:15, 105:19, 106:1, 106:7 <b>approach</b> [1] -	<b>B</b>	<b>balance</b> [1] - 104:20 <b>BALAS</b> [1] - 90:6 <b>beauty</b> [1] - 98:7 <b>become</b> [1] - 102:6 <b>BEFORE</b> [1] - 89:3 <b>benefit</b> [4] - 95:2, 97:14, 97:15, 106:2 <b>berm</b> [3] - 93:16, 93:17, 94:4 <b>betterment</b> [1] - 106:12 <b>between</b> [4] - 92:12, 95:16, 96:21, 98:14 <b>beyond</b> [2] - 101:5, 101:8 <b>black</b> [1] - 101:11 <b>block</b> [1] - 94:4 <b>BOARD</b> [1] - 89:16 <b>board</b> [4] - 91:6, 92:21, 100:5, 105:6 <b>BONO</b> [2] - 108:3, 108:20 <b>bring</b> [3] - 91:5, 96:8, 102:3 <b>bringing</b> [1] - 96:11 <b>brought</b> [1] - 100:2	
<b>5</b>				
<b>6</b>				
<b>7</b>				

107:13 <b>cutting</b> [1] - 105:15	<b>East</b> [1] - 89:12 <b>east-west</b> [1] - 93:8 <b>easy</b> [1] - 102:11 <b>EDWARD</b> [1] - 90:5 <b>Edward</b> [1] - 90:6 <b>effort</b> [1] - 105:19 <b>either</b> [1] - 99:8 <b>electric</b> [1] - 100:19 <b>elevation</b> [1] - 99:19 <b>elsewhere</b> [1] - 95:9 <b>emergency</b> [1] - 91:14 <b>en</b> [1] - 90:21 <b>end</b> [3] - 90:19, 97:13, 104:18 <b>ends</b> [1] - 101:9 <b>engineered</b> [1] - 93:21 <b>engineering</b> [1] - 91:10 <b>engineers</b> [1] - 105:20 <b>enjoyed</b> [1] - 106:9 <b>enter</b> [1] - 91:21 <b>entered</b> [1] - 92:10 <b>entitled</b> [2] - 89:11, 107:18 <b>entrance</b> [1] - 99:10 <b>especially</b> [1] - 100:17 <b>evergreen</b> [1] - 94:3 <b>evergreens</b> [2] - 94:7, 94:14 <b>evidence</b> [1] - 107:16 <b>examination</b> [1] - 108:7 <b>excavation</b> [1] - 93:3 <b>excellent</b> [1] - 94:18 <b>exception</b> [2] - 94:1, 94:2 <b>excess</b> [2] - 93:3, 97:6 <b>excited</b> [1] - 106:2 <b>existing</b> [4] - 93:10, 93:14, 93:16, 96:20 <b>expect</b> [1] - 95:11 <b>explain</b> [1] - 91:17 <b>extend</b> [1] - 99:7 <b>extent</b> [1] - 103:6 <b>extremely</b> [1] - 102:7	99:3, 99:14, 100:20, 100:22, 102:6 <b>feet</b> [7] - 94:4, 99:8, 99:9, 101:8, 101:10, 103:1 <b>fence</b> [11] - 92:2, 92:13, 95:17, 99:7, 99:18, 100:9, 100:20, 101:3, 101:5, 101:15, 103:21 <b>fenced</b> [1] - 96:16 <b>fences</b> [12] - 98:21, 99:1, 99:13, 100:7, 100:14, 100:19, 101:14, 102:21, 103:18 <b>fencing</b> [1] - 103:22 <b>few</b> [1] - 101:8 <b>field</b> [12] - 93:8, 93:10, 93:13, 93:14, 93:15, 93:18, 95:6, 95:8, 95:14, 95:17, 95:19 <b>fields</b> [15] - 93:6, 93:7, 94:20, 95:11, 95:22, 96:8, 96:10, 96:13, 96:17, 96:21, 97:5, 97:12, 106:3 <b>final</b> [1] - 91:9 <b>finish</b> [1] - 95:19 <b>fire</b> [1] - 96:20 <b>first</b> [2] - 101:22, 105:15 <b>flowers</b> [1] - 103:7 <b>foregoing</b> [1] - 108:13 <b>forester</b> [1] - 94:5 <b>form</b> [1] - 108:13 <b>forth</b> [1] - 102:10 <b>forward</b> [1] - 99:19 <b>four</b> [1] - 103:1 <b>front</b> [3] - 99:19, 99:21, 105:6 <b>future</b> [1] - 97:7	<b>grass</b> [1] - 96:15 <b>great</b> [2] - 106:4, 106:5 <b>grown</b> [1] - 96:15 <b>grows</b> [1] - 96:17	<b>IN</b> [1] - 108:16 <b>include</b> [1] - 94:6 <b>includes</b> [1] - 101:7 <b>increase</b> [1] - 95:7 <b>individuals</b> [1] - 103:8 <b>inserts</b> [1] - 104:4 <b>installation</b> [1] - 92:15 <b>instead</b> [3] - 94:3, 94:19, 95:9 <b>interested</b> [1] - 105:1 <b>involved</b> [1] - 105:21 <b>iron</b> [3] - 101:11, 101:12, 103:22 <b>issue</b> [2] - 100:6, 105:12 <b>issues</b> [1] - 98:16 <b>items</b> [2] - 91:3, 91:5
<b>D</b>			<b>H</b>	<b>J</b>
<b>date</b> [2] - 96:5, 99:17 <b>dated</b> [1] - 91:2 <b>days</b> [1] - 101:18 <b>deal</b> [3] - 93:12, 98:11, 98:12 <b>decide</b> [1] - 97:4 <b>decided</b> [1] - 93:12 <b>deciduous</b> [1] - 94:7 <b>decision</b> [2] - 96:4, 98:6 <b>declaration</b> [3] - 98:19, 98:21, 102:19 <b>delighted</b> [1] - 106:13 <b>department</b> [1] - 105:20 <b>designed</b> [1] - 93:21 <b>detailed</b> [4] - 90:13, 105:7, 106:20, 107:3 <b>details</b> [1] - 98:15 <b>developer</b> [1] - 99:16 <b>Development</b> [1] - 90:3 <b>development</b> [3] - 90:15, 98:13, 100:15 <b>different</b> [1] - 104:17 <b>diligently</b> [1] - 92:20 <b>Director</b> [1] - 90:3 <b>dirt</b> [8] - 93:3, 95:12, 95:14, 96:7, 96:10, 96:12, 97:6 <b>discuss</b> [2] - 100:5, 100:6 <b>discussion</b> [1] - 91:9 <b>dog</b> [2] - 102:9, 102:13 <b>dogs</b> [6] - 99:4, 100:18, 101:19, 103:21, 104:4 <b>done</b> [2] - 94:13, 96:11 <b>double</b> [1] - 103:4 <b>DU</b> [2] - 89:2, 108:2 <b>duly</b> [1] - 108:8 <b>DuPage</b> [2] - 108:5, 108:21 <b>duplex</b> [1] - 99:14			<b>hand</b> [1] - 108:17 <b>happy</b> [3] - 94:16, 97:16, 98:4 <b>hard</b> [1] - 104:6 <b>hate</b> [1] - 105:14 <b>hear</b> [2] - 104:22, 107:5 <b>hearing</b> [1] - 89:10 <b>helpful</b> [1] - 106:10 <b>helping</b> [1] - 106:6 <b>hereby</b> [1] - 108:5 <b>herein</b> [1] - 108:8 <b>hereto</b> [1] - 108:10 <b>hereunto</b> [1] - 108:17 <b>higher</b> [1] - 101:10 <b>HINSDALE</b> [2] - 89:3, 89:6 <b>Hinsdale</b> [4] - 89:11, 89:12, 90:12, 91:10 <b>home</b> [1] - 100:20 <b>homeowner</b> [2] - 98:19, 98:20 <b>homeowners</b> [1] - 99:4 <b>homeowners'</b> [2] - 99:12, 99:17 <b>homes</b> [4] - 99:3, 99:14, 101:4 <b>hopefully</b> [1] - 95:7 <b>Hospital</b> [3] - 91:15, 91:18, 92:11 <b>hospital</b> [1] - 92:16 <b>hour</b> [1] - 89:13 <b>house</b> [1] - 99:20 <b>houses</b> [2] - 101:9, 101:14 <b>hydrant</b> [1] - 96:20	<b>JABLONSKI</b> [4] - 89:18, 103:20, 107:6, 107:11 <b>JAMES</b> [14] - 90:5, 90:22, 94:22, 97:21, 98:2, 99:2, 99:21, 100:8, 100:21, 101:17, 103:3, 104:2, 105:16, 106:8 <b>James</b> [1] - 90:6 <b>Jerry</b> [1] - 103:19 <b>Jim</b> [2] - 104:9, 107:8 <b>JIM</b> [1] - 89:22 <b>julie</b> [1] - 103:16 <b>JULIE</b> [1] - 89:19 <b>July</b> [1] - 95:16
<b>E</b>	<b>F</b>	<b>G</b>	<b>I</b>	<b>K</b>
<b>easement</b> [3] - 91:14, 91:21, 92:6 <b>east</b> [2] - 93:8, 93:17	<b>face</b> [1] - 101:1 <b>fact</b> [2] - 100:9, 102:8 <b>families</b> [1] - 100:22 <b>family</b> [6] - 98:22,	<b>garden</b> [1] - 103:7 <b>gate</b> [2] - 92:14, 103:4 <b>Geary</b> [2] - 91:20, 92:17 <b>GERALD</b> [1] - 89:18 <b>given</b> [1] - 108:10 <b>glad</b> [1] - 97:8 <b>goals</b> [1] - 100:15 <b>grade</b> [1] - 96:18 <b>granddogs</b> [1] - 100:8	<b>idea</b> [1] - 96:2 <b>ideal</b> [1] - 95:14 <b>ILLINOIS</b> [2] - 89:1, 108:1 <b>Illinois</b> [2] - 89:13, 108:5 <b>important</b> [1] - 102:4 <b>improving</b> [1] - 106:6	<b>Katherine</b> [1] - 106:4 <b>KATHLEEN</b> [2] - 108:3, 108:20 <b>keep</b> [1] - 95:8 <b>keeps</b> [1] - 103:1 <b>kind</b> [2] - 100:16, 101:15 <b>KLM</b> [1] - 92:21 <b>KRILLENBERGER</b> [5] - 89:22, 102:22, 104:10, 107:7, 107:9
			<b>L</b>	
			<b>land</b> [2] - 91:18, 96:2 <b>Land</b> [1] - 90:8 <b>landscaper</b> [1] -	

<p>94:12  <b>last</b> [6] - 91:1, 92:22,  94:1, 95:3, 97:19,  103:15  <b>law</b> [1] - 98:21  <b>lawn</b> [1] - 103:9  <b>lawnmowers</b> [1] -  99:11  <b>learn</b> [2] - 94:18,  104:5  <b>learned</b> [1] - 95:3  <b>leases</b> [1] - 91:18  <b>least</b> [1] - 100:5  <b>left</b> [1] - 98:17  <b>legal</b> [1] - 105:21  <b>Legge</b> [1] - 106:4  <b>less</b> [1] - 96:18  <b>letter</b> [2] - 91:2, 94:1  <b>level</b> [2] - 100:6,  104:3  <b>limited</b> [1] - 103:1  <b>Line</b> [3] - 89:6,  90:12, 101:1  <b>lines</b> [1] - 105:6  <b>lived</b> [2] - 100:10,  101:13  <b>LLC</b> [1] - 90:13  <b>look</b> [1] - 100:22  <b>looking</b> [2] - 93:6,  106:19  <b>low</b> [1] - 104:3</p>	<p>89:22  <b>MEMBERS</b> [1] -  89:16  <b>met</b> [1] - 97:19  <b>MICHAEL</b> [2] - 90:4,  90:6  <b>might</b> [1] - 93:19  <b>Mike</b> [2] - 91:8,  103:10  <b>minor</b> [1] - 98:18  <b>mistake</b> [1] - 97:18  <b>modified</b> [1] - 101:21  <b>modifying</b> [2] -  94:20, 94:21  <b>most</b> [1] - 103:14  <b>motion</b> [4] - 106:16,  106:19, 107:2, 107:5  <b>mouth</b> [1] - 96:1  <b>move</b> [2] - 95:21,  102:12  <b>moved</b> [1] - 107:6  <b>mowing</b> [1] - 103:9  <b>MR</b> [37] - 89:17,  89:18, 89:20, 89:21,  89:22, 90:2, 90:3,  90:4, 90:5, 90:6, 90:8,  90:22, 94:22, 97:21,  98:2, 99:2, 99:21,  100:8, 100:21,  101:17, 102:22,  103:3, 103:14,  103:20, 104:2, 104:8,  104:10, 105:5,  105:16, 106:8,  106:15, 107:6, 107:7,  107:9, 107:10,  107:11, 107:14  <b>MS</b> [5] - 89:19,  100:13, 102:20,  103:17, 107:13</p>	<p>93:9  <b>notarial</b> [1] - 108:17  <b>Notary</b> [2] - 108:4,  108:21  <b>notes</b> [1] - 108:15  <b>nothing</b> [1] - 99:21  <b>number</b> [2] - 90:17,  101:6</p>	<p><b>Permit</b> [1] - 89:7  <b>permit</b> [3] - 90:14,  99:7, 105:9  <b>permits</b> [1] - 105:12  <b>permitted</b> [1] - 98:21  <b>personally</b> [1] - 98:5  <b>pertaining</b> [1] -  108:10  <b>pet</b> [2] - 101:22,  102:3  <b>PETERSON</b> [3] -  89:20, 104:8, 107:10  <b>pets</b> [2] - 101:19,  102:4  <b>plan</b> [4] - 90:13,  105:7, 106:20, 107:3  <b>PLAN</b> [1] - 89:3  <b>Plan</b> [1] - 89:11  <b>planned</b> [2] - 90:15,  100:15  <b>Planner</b> [2] - 90:2,  90:8  <b>planning</b> [1] - 105:20  <b>planted</b> [1] - 103:6  <b>playing</b> [1] - 98:8  <b>point</b> [3] - 93:13,  95:20, 97:11  <b>policy</b> [1] - 102:6  <b>pond</b> [1] - 101:4  <b>prepare</b> [2] - 91:22,  92:1  <b>PRESENT</b> [2] -  89:16, 90:1  <b>president</b> [1] - 91:19  <b>pretty</b> [2] - 97:3, 98:7  <b>previous</b> [1] - 108:6  <b>PROCEEDINGS</b> [1] -  89:9  <b>proceedings</b> [1] -  107:16  <b>process</b> [4] - 90:17,  104:15, 105:9, 105:22  <b>producer</b> [1] - 98:10  <b>program</b> [1] - 94:18  <b>progress</b> [2] - 91:1,  92:4  <b>project</b> [3] - 97:8,  104:18, 106:12  <b>properly</b> [3] - 95:18,  96:17, 102:2  <b>properties</b> [2] -  93:20, 105:2  <b>property</b> [5] - 92:1,  92:6, 92:8, 93:4,  95:13  <b>proposing</b> [1] -  104:20  <b>provided</b> [1] - 92:6  <b>public</b> [3] - 97:14,  106:2</p>	<p><b>Public</b> [2] - 108:4,  108:21  <b>purchasing</b> [1] -  105:1  <b>purpose</b> [1] - 103:20  <b>put</b> [5] - 91:5, 95:22,  98:21, 101:3, 103:7</p>
				<b>Q</b>
				<p><b>questions</b> [2] -  103:11, 103:15  <b>quite</b> [1] - 104:12</p>
				<b>R</b>
				<p><b>really</b> [5] - 98:2,  104:13, 104:14,  105:22, 106:19  <b>rear</b> [1] - 99:22  <b>reasonable</b> [1] -  102:18  <b>rec</b> [2] - 97:20, 106:1  <b>receive</b> [1] - 95:4  <b>received</b> [1] - 107:17  <b>recommend</b> [1] -  106:20  <b>recommendation</b> [2] -  92:22, 93:1  <b>recreation</b> [4] -  92:21, 95:4, 95:21,  96:14  <b>reduced</b> [1] - 108:11  <b>refer</b> [1] - 91:6  <b>regulation</b> [7] -  93:10, 93:14, 93:15,  93:18, 95:5, 95:6,  96:17  <b>related</b> [1] - 104:17  <b>relation</b> [1] - 108:9  <b>relationship</b> [1] -  92:18  <b>remember</b> [4] -  100:3, 101:6, 101:18,  104:12  <b>replace</b> [1] - 102:4  <b>replicate</b> [1] - 93:16  <b>REPORT</b> [1] - 89:9  <b>Reporter</b> [1] - 108:4  <b>residential</b> [1] -  90:14  <b>resource</b> [1] - 106:4  <b>responsible</b> [1] -  96:11  <b>rest</b> [1] - 102:1  <b>retain</b> [1] - 98:6  <b>revenue</b> [3] - 95:5,  95:7, 98:10</p>



<p><b>review</b> [4] - 91:5, 91:9, 105:9</p> <p><b>ribbon</b> [1] - 105:15</p> <p><b>rid</b> [2] - 97:7, 102:12</p> <p><b>Ridge</b> [1] - 93:20</p> <p><b>right-of-way</b> [1] - 92:7</p> <p><b>RML</b> [4] - 91:15, 91:17, 92:8, 92:11</p> <p><b>Road</b> [2] - 89:6, 101:1</p> <p><b>ROBB</b> [1] - 90:3</p> <p><b>robb</b> [1] - 105:4</p> <p><b>rolling</b> [1] - 96:2</p> <p><b>running</b> [1] - 93:7</p> <p><b>runoff</b> [1] - 93:19</p>	<p><b>south</b> [1] - 93:9</p> <p><b>space</b> [3] - 100:16, 101:5, 103:2</p> <p><b>spacing</b> [2] - 94:9, 104:1</p> <p><b>speaking</b> [1] - 91:19</p> <p><b>Special</b> [1] - 89:7</p> <p><b>special</b> [3] - 90:14, 106:17, 106:18</p> <p><b>sprinkle</b> [1] - 97:1</p> <p><b>sprinklers</b> [1] - 97:2</p> <p><b>ss</b> [2] - 89:1, 108:1</p> <p><b>St/County</b> [1] - 89:6</p> <p><b>staff</b> [2] - 91:11, 91:13</p> <p><b>start</b> [2] - 95:11, 95:12</p> <p><b>started</b> [1] - 104:13</p> <p><b>State</b> [1] - 108:5</p> <p><b>STATE</b> [2] - 89:1, 108:1</p> <p><b>step</b> [1] - 105:8</p> <p><b>STEPHEN</b> [1] - 89:17</p> <p><b>Steve</b> [1] - 102:20</p> <p><b>still</b> [1] - 96:10</p> <p><b>stockpile</b> [1] - 97:9</p> <p><b>stockpiled</b> [1] - 95:13</p> <p><b>store</b> [1] - 93:3</p> <p><b>storing</b> [1] - 93:4</p> <p><b>Street</b> [2] - 90:12, 101:2</p> <p><b>strictly</b> [1] - 93:12</p> <p><b>subject</b> [1] - 99:15</p> <p><b>submitted</b> [2] - 91:15, 107:3</p> <p><b>sufficient</b> [6] - 95:12, 95:14, 96:6, 96:7, 96:10, 101:5</p> <p><b>supply</b> [1] - 96:22</p> <p><b>surface</b> [1] - 98:9</p> <p><b>swale</b> [2] - 93:16, 93:17</p> <p><b>sworn</b> [1] - 108:8</p> <p><b>synopsis</b> [1] - 97:17</p> <p><b>system</b> [1] - 97:4</p>	<p>89:10, 108:7, 108:10</p> <p><b>TESTIMONY</b> [1] - 108:16</p> <p><b>THE</b> [1] - 89:3</p> <p><b>their's</b> [1] - 93:5</p> <p><b>thereafter</b> [1] - 108:12</p> <p><b>three</b> [1] - 94:20</p> <p><b>thrilled</b> [1] - 100:14</p> <p><b>today</b> [1] - 94:12</p> <p><b>tomorrow</b> [1] - 98:1</p> <p><b>tonight</b> [3] - 90:22, 91:4, 91:9</p> <p><b>topography</b> [1] - 96:2</p> <p><b>tow</b> [1] - 106:10</p> <p><b>transcribed</b> [1] - 108:12</p> <p><b>transcript</b> [1] - 108:14</p> <p><b>transport</b> [1] - 97:9</p> <p><b>tree</b> [1] - 94:10</p> <p><b>trees</b> [4] - 94:3, 94:6, 94:13, 96:3</p> <p><b>truck</b> [1] - 97:6</p> <p><b>true</b> [1] - 108:14</p> <p><b>trustees</b> [1] - 105:7</p> <p><b>truth</b> [1] - 108:9</p> <p><b>trying</b> [1] - 102:11</p> <p><b>turned</b> [1] - 96:13</p> <p><b>two</b> [2] - 92:12, 94:20</p> <p><b>type</b> [1] - 94:10</p> <p><b>typewritten</b> [1] - 108:13</p>	<p><b>W</b></p> <p><b>waivers</b> [2] - 106:21, 107:4</p> <p><b>walk</b> [2] - 99:5, 102:13</p> <p><b>wants</b> [1] - 102:14</p> <p><b>water</b> [3] - 93:19, 96:22</p> <p><b>watering</b> [2] - 96:15, 96:19</p> <p><b>west</b> [1] - 93:8</p> <p><b>wheelchair</b> [1] - 105:17</p> <p><b>WHEREOF</b> [1] - 108:16</p> <p><b>WHEREUPON</b> [1] - 90:20</p> <p><b>WHICH</b> [1] - 107:15</p> <p><b>whichever</b> [1] - 91:7</p> <p><b>wide</b> [1] - 99:10</p> <p><b>wider</b> [1] - 101:9</p> <p><b>width</b> [1] - 103:4</p> <p><b>WILLOBEE</b> [3] - 89:21, 103:14, 107:14</p> <p><b>witnesses</b> [2] - 108:8, 108:11</p> <p><b>words</b> [1] - 96:1</p> <p><b>writing</b> [1] - 108:11</p> <p><b>wrought</b> [3] - 101:11, 101:12, 103:22</p>
<p><b>S</b></p> <p><b>SCOTT</b> [1] - 89:20</p> <p><b>Scott</b> [1] - 104:7</p> <p><b>seal</b> [1] - 108:18</p> <p><b>second</b> [4] - 95:1, 95:6, 98:9, 107:7</p> <p><b>see</b> [1] - 105:14</p> <p><b>selling</b> [1] - 99:16</p> <p><b>sense</b> [1] - 103:1</p> <p><b>September</b> [3] - 89:13, 91:3, 108:18</p> <p><b>series</b> [1] - 94:3</p> <p><b>set</b> [2] - 105:10, 108:17</p> <p><b>seven</b> [1] - 91:3</p> <p><b>Shorthand</b> [1] - 108:4</p> <p><b>shorthand</b> [2] - 108:12, 108:15</p> <p><b>side</b> [3] - 92:2, 97:9</p> <p><b>SimTek</b> [1] - 101:2</p> <p><b>simulated</b> [1] - 101:11</p> <p><b>single</b> [8] - 98:22, 99:2, 99:5, 99:14, 100:20, 100:21, 100:22, 102:14</p> <p><b>single-family</b> [1] - 100:20</p> <p><b>six</b> [1] - 91:4</p> <p><b>size</b> [2] - 93:15, 102:1</p> <p><b>slope</b> [1] - 96:19</p> <p><b>small</b> [1] - 103:21</p> <p><b>smaller</b> [2] - 104:3, 104:4</p> <p><b>SMITH</b> [1] - 90:8</p> <p><b>solution</b> [1] - 104:19</p> <p><b>sorry</b> [1] - 103:18</p> <p><b>sort</b> [1] - 105:14</p> <p><b>sounds</b> [1] - 103:21</p>	<p><b>T</b></p> <p><b>table</b> [1] - 91:12</p> <p><b>talks</b> [1] - 106:17</p> <p><b>targeted</b> [1] - 100:18</p> <p><b>team</b> [1] - 105:22</p> <p><b>temporary</b> [1] - 97:2</p> <p><b>term</b> [1] - 96:19</p> <p><b>TERRENCE</b> [1] - 90:8</p> <p><b>testify</b> [1] - 108:9</p> <p><b>testimony</b> [3] -</p>	<p><b>U</b></p> <p><b>unit</b> [1] - 100:15</p> <p><b>up</b> [7] - 91:5, 100:2, 100:12, 101:2, 103:8, 104:19, 105:6</p> <p><b>update</b> [1] - 91:1</p>	<p><b>Y</b></p> <p><b>yards</b> [1] - 103:5</p> <p><b>years</b> [1] - 101:21</p> <p><b>young</b> [1] - 102:5</p> <p><b>YU</b> [1] - 90:2</p>
	<p><b>V</b></p> <p><b>variety</b> [1] - 94:6</p> <p><b>various</b> [1] - 108:7</p> <p><b>VENTURE</b> [1] - 89:6</p> <p><b>Venture</b> [1] - 90:13</p> <p><b>view</b> [1] - 94:4</p> <p><b>village</b> [7] - 91:16, 92:8, 96:22, 98:12, 98:14, 105:19, 106:5</p> <p><b>Village</b> [2] - 90:2, 90:4</p> <p><b>vote</b> [1] - 105:3</p>		

## HINSDALE PLAN COMMISSION

**RE: Case A-34-2017 – Applicant: Kramer Foods – 16 Grant Square**

**Request: Exterior Appearance and Site Plan Review in the B-1 Community Business District**

**DATE OF PLAN COMMISSION (PC) REVIEW: September 13, 2017**

**DATE OF BOARD OF TRUSTEES 1<sup>ST</sup> READING: October 3, 2017**

### FINDINGS AND RECOMMENDATION

#### I. FINDINGS

1. The PC heard testimony from the project architect, Mr. Thom Budzik, on behalf of Kramer Foods at 16 Grant Square. He reviewed the plan to remodel and reorganize its deli, bakery and kitchen area in the grocery store, and as a result, will affect the front façade of the building for an increase of approximately 160 SF of interior space. The new façade will use brick to match the existing brick. The side entrance/exit will be relocated to the center of the storefront.
2. A Plan Commissioner asked if the front door will meet fire code requirements. The applicant responded yes, and that the new front double doors will increase the exiting capacity.
3. The PC in general, expressed that the request looks nice, and will help improve the flow into and out of the grocery store.
4. Kramer Foods is located at 16 Grant Square in the B-1 Community Business District. There were no comments from the audience during the PC public meeting on September 13, 2017.
5. The proposed plan is code compliant, and only affects the floor area ratio (FAR), by increasing the area by 166 SF, from 82,029 SF to 82,195 SF. The FAR is/will be 0.26 . The maximum FAR in the B-1 District is 0.35 .

#### II. RECOMMENDATIONS

Following a motion to recommend approval of the proposed exterior appearance and site plan as submitted, the Village of Hinsdale Plan Commission, on a vote of six (6) "Ayes," and three (3) "Absent," recommends that the President and Board of Trustees approve the application as submitted.

THE HINSDALE PLAN COMMISSION By: \_\_\_\_\_, Chairman

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2017.




## MEMORANDUM

**DATE:** October 11, 2017

**TO:** Chairman Cashman and Plan Commissioners

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

**FROM:** Chan Yu, Village Planner 

**RE:** 4 N. Washington Street – Chase Bank – 1 Wall Sign Replacement (newly illuminated)  
Case A-35-2017

---

### Summary

The Village of Hinsdale has received a sign application from Olympic Sign Co., on behalf of Chase Bank, requesting approval to replace the existing Northern Trust Bank wall sign at 4 N. Washington Street, in the B-1 Community Business District.

### Request and Analysis

The requested wall sign features illuminated channel letters and the Chase octagon logo. The proposed sign is 1'-3.75" tall and 7'-0" wide for an area of approximately 9.2 SF. The sign is 11'-6" feet from grade. The channel letters are black and the Chase logo is blue and light nickel in color.

The black channel letters are proposed to be illuminated by white LEDs, and the blue/nickel colored logo is also proposed to be illuminated, but by blue LEDs. The requested wall sign is Code compliant. The applicant will be submitting for a ground sign and on-site informational ground signage in the future.

### 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 – Wall Sign Application and Exhibits

Attachment 2 - Village of Hinsdale Zoning Map and application location

Attachment 3 - Street View of 4 N. Washington Street and sign location



VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT DEPARTMENT  
APPLICATION FOR SIGN PERMIT

**Applicant**

Name: Olympic Sign Co. for Chase Bank  
Address: 1130 N Garfield  
City/Zip: Lombard, IL, 60148  
Phone/Fax: (630) 652-4106 / 424-6120  
E-Mail: gdragisic@olysigns.com  
Contact Name: Guy Dragisic

**Contractor**

Name: Olympic Sign Company  
Address: 1130 N Garfield  
City/Zip: Lombard, IL 60148  
Phone/Fax: (630) 652-4106 / 424-6120  
E-Mail: gdragisic@olysigns.com  
Contact Name: Guy Dragisic

**ADDRESS OF SIGN LOCATION:** 4 N Washington St.

**ZONING DISTRICT:** B-1 Community Business District

**SIGN TYPE:** Wall Sign -CHANNEL LETTERS E. 2

**ILLUMINATION** Internally Illuminated

\*Illumination cannot exceed 50 foot-candles as defined in Section 9-106(E)(b)

**Sign Information:**

Overall Size (Square Feet): 8.75 ( 15" x 84" )

Overall Height from Grade: 11' 6" Ft.

Proposed Colors (Maximum of Three Colors):

- ① Black
- ② Nickle
- ③ Blue

**Site Information:**

Lot/Street Frontage: Chicago St 200' Washington St 80'

Building/Tenant Frontage: Chicago St 57' 9" Washington St 40'

Existing Sign Information:

Business Name: \_\_\_\_\_

Size of Sign: \_\_\_\_\_ Square Feet

Business Name: \_\_\_\_\_

Size of Sign: \_\_\_\_\_ Square Feet

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

  
Signature of Applicant

9-13-17  
Date

\_\_\_\_\_  
Signature of Building Owner

\_\_\_\_\_  
Date

**FOR OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE**

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

Plan Commission Approval Date: \_\_\_\_\_ Administrative Approval Date: \_\_\_\_\_





9/12/2017

To Whom it may concern:

Per the Purchase and Sale Agreement executed July 17<sup>th</sup>, 2017, JPMorgan Chase is the contract purchaser of the property commonly known as 4 North Washington in Hinsdale, IL.

Excerpt of Purchase and sale agreement attached.

Should you have any questions or concerns, please call.

Sincerely,

Terrence Roswick

A handwritten signature in black ink, appearing to read "Terrence M. Roswick", is written over a solid blue horizontal line.

**Terry Roswick, VP**

JPMorgan Chase Bank NA  
Consumer Bank Distribution Network  
10 S. Dearborn Street, Floor 15  
Chicago, IL 60603-2300  
312 325--3301

PSA Header and Signature Blocks:

**PURCHASE AND SALE AGREEMENT**

THIS PURCHASE AND SALE AGREEMENT ("Agreement") is made and entered into this 19<sup>th</sup> day of July, 2017, by and between 4 North Washington Hinsdale, LLC, an Illinois limited liability company ("Seller"), and JPMorgan Chase Bank, National Association, a national banking association ("Purchaser").

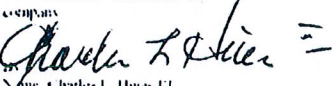
**PURCHASER:**

JPMORGAN CHASE BANK, NATIONAL  
ASSOCIATION, a national banking association

By:   
Name: John C. McKinley  
Title: Managing Director  
Date: July 17, 2017

**SELLER**

4 NORTH WASHINGTON HINSDALE,  
LLC, an Illinois limited liability  
company

  
Name: Charles L. Hines III  
Title: Manager

Date: 7/17/2017



4444 Federal Blvd. San Diego CA 92102  
Phone: (619) 527-6100 / Fax: (619) 527-6111  
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**JP Morgan Chase Bank**  
**#38100P248004**

**Downtown Hinsdale**  
4 North Washington Street  
Hinsdale, IL 60521

Initial Date: 06/28/17  
Salesperson: Arthur Navarro  
Coordinator: Tracey Pichierr  
Designer: bjones  
Scale: As noted

### CUSTOMER APPROVAL

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_

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Customer Signature \_\_\_\_\_ Date \_\_\_\_\_

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Project ID: CHASE 38100P248004 1

Page No. 1

PERMIT - 9.12.17

## Attachment 1



SIGNAGE OVERVIEW



EXISTING SOUTH ELEVATION NOT TO SCALE



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



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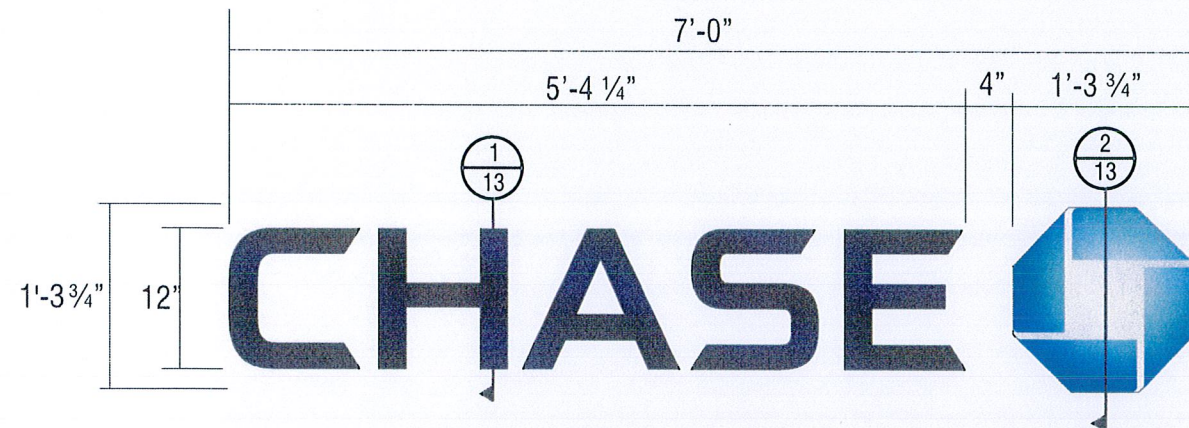
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Project ID: CHASE\_38100P248004\_1

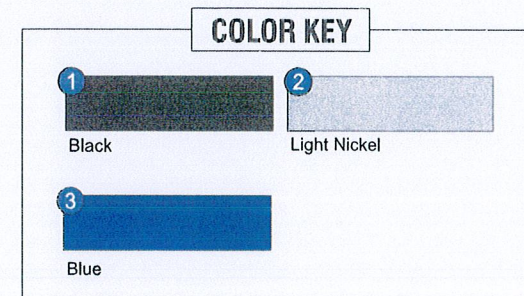
Exterior Elevations

Page No. 11 PERMIT - 9.12.17





FRONT VIEW SCALE :  $\frac{3}{4}" = 1'-0"$



## E.2

**SIGN TYPE** LIF-BLK-12 **\*ILLUMINATION NOT TO EXCEED 50 FOOT CANDLES**

### MANUFACTURE AND INSTALL ONE (1) SET OF INTERNALLY-ILLUMINATED CHANNEL LETTERS

#### LETTERS:

**FACE:** .177" P-95 CLEAR ACRYLIC WITH 3M #3635-222 BLACK PERFORATED VINYL ON 1ST SURFACE AND  
(1) LAYER OF #3735-50 DIFFUSER VINYL ON 2ND SURFACE.

**TRIMCAP:** 1" METALLIC SILVER JEWELITE

**RETURNS:** .040" x 3" DEEP PRE-PAINTED ALUM COIL.

**BACKS:** .050" PRE-PAINTED ALUM.

**PAINT:** IF NOT PRE-PAINTED, PAINT EXTERIOR MATTHEWS  
MP-#18101 "CHASE NICKEL", GLOSS (85-90 UNITS),  
INTERIOR PAINTED SPRAY-LAT STAR BRITE WHITE LIGHT ENHANCEMENT PAINT.

**ILLUMINATION:** SLOAN PRISM 7100K STANDARD #701269 7WSJ1-MB WHITE LEDs AND SLOAN POWER SUPPLY  
AS REQUIRED FOR PROPER EVEN ILLUMINATION

#### LOGO:

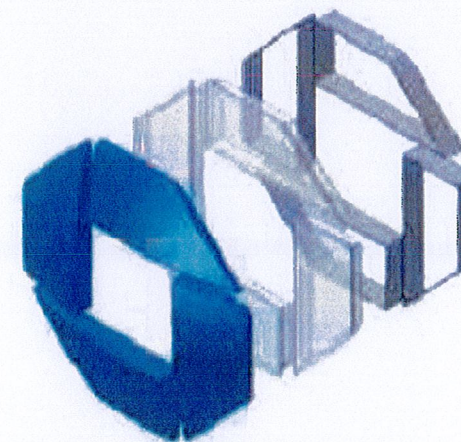
**BACKS & RETURNS:** .080" ALUM. BACK WITH STACK WELDED 080" ALUM. RETURNS, 3" DEEP.

**LOGO CAN FACE:** .080" ALUM. BRIDGE ELEMENTS WELDED TO INSIDE & OUTSIDE RETURNS

**PLEX FACE:** .118" THERMO-FORMED ARISTECH #6046 BLUE ACRYLIC LOGO ELEMENTS CHEM WELDED TO  
3/4" CLEAR PLEX 2ND SURFACE FACES.

**ILLUMINATION:** SLOAN PRISM #701269 BLSJ1-MB BLUE LEDs AND SLOAN POWER SUPPLY  
AS REQUIRED FOR PROPER EVEN ILLUMINATION

**INSTALL:** LETTERS TO BE FLUSH MOUNTED ON FLAT SURFACES,  
INSTALLER TO SUPPLY SPACERS AS REQUIRED FOR UNEVEN SURFACES.



3D VIEW OF OCTAGON

**ELECTRICAL REQUIREMENTS FOR LED ILLUMINATION**  
As required by standard #2161, Signtech Electrical Advertising, Inc., exclusively uses secondary Ground fault-Interrupted (GFI) transformers.  
Each Sign MUST have: - A dedicated branch circuit  
- Three wires: Line, Ground, and Neutral.  
- Wire Size: Min 12 GA THHN Copper Wire.  
NOTE: The gauge of the wire is dictated by the length of the run & amperage as per NEC Article 600.  
- The ground wire must be continuous & go from the sign to the panelboard ground bus.



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Downtown Hinsdale  
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Initial Date: 06/28/17  
Salesperson: Arthur Navarro  
Coordinator: Tracey Pichierri  
Designer: bjones  
Scale: As noted

#### CUSTOMER APPROVAL

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_  
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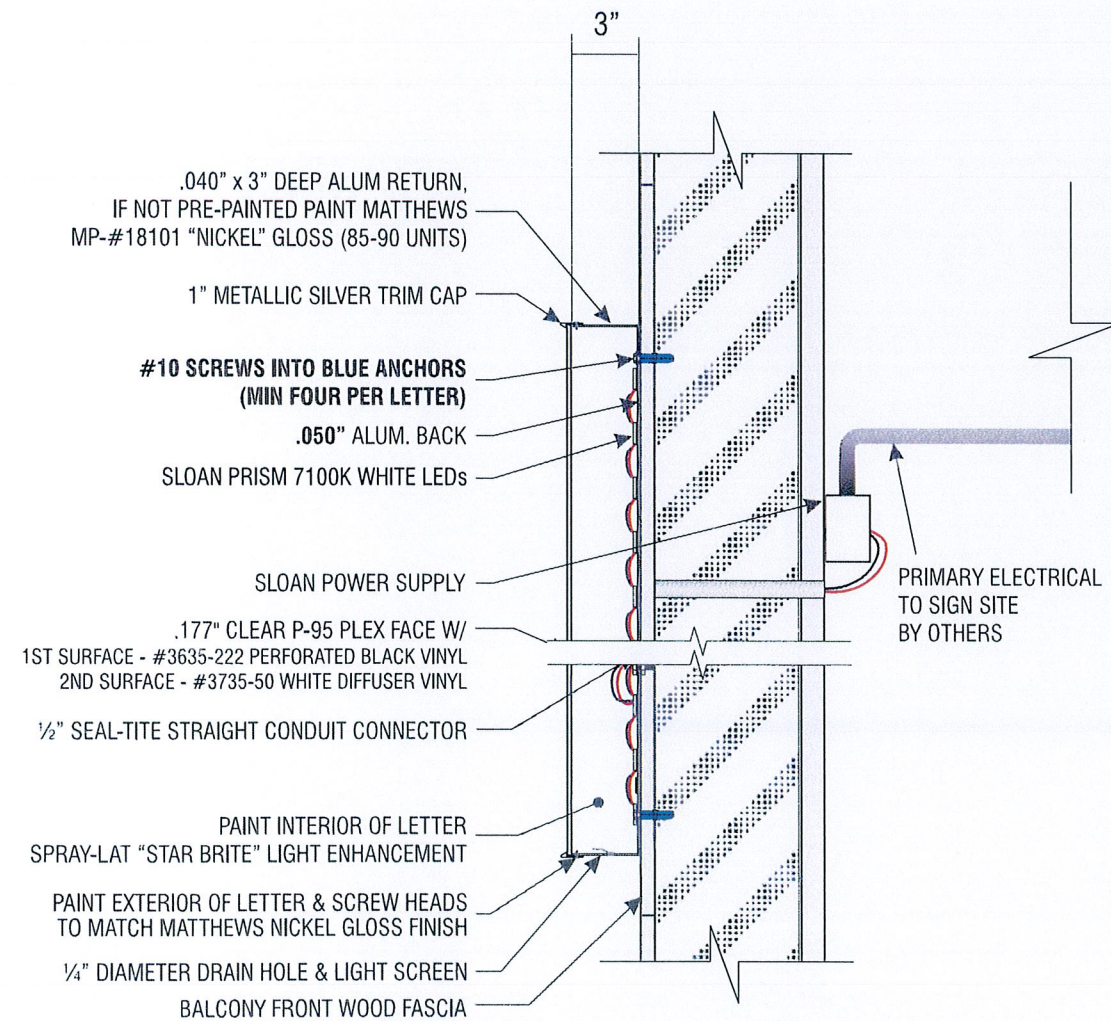
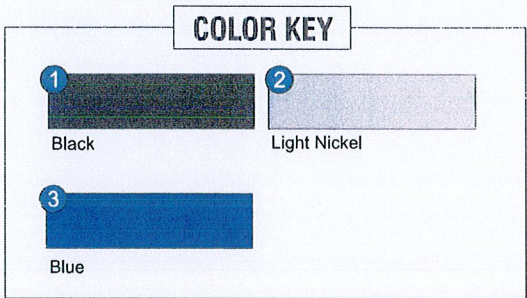
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Project ID: CHASE\_38100P248004\_1

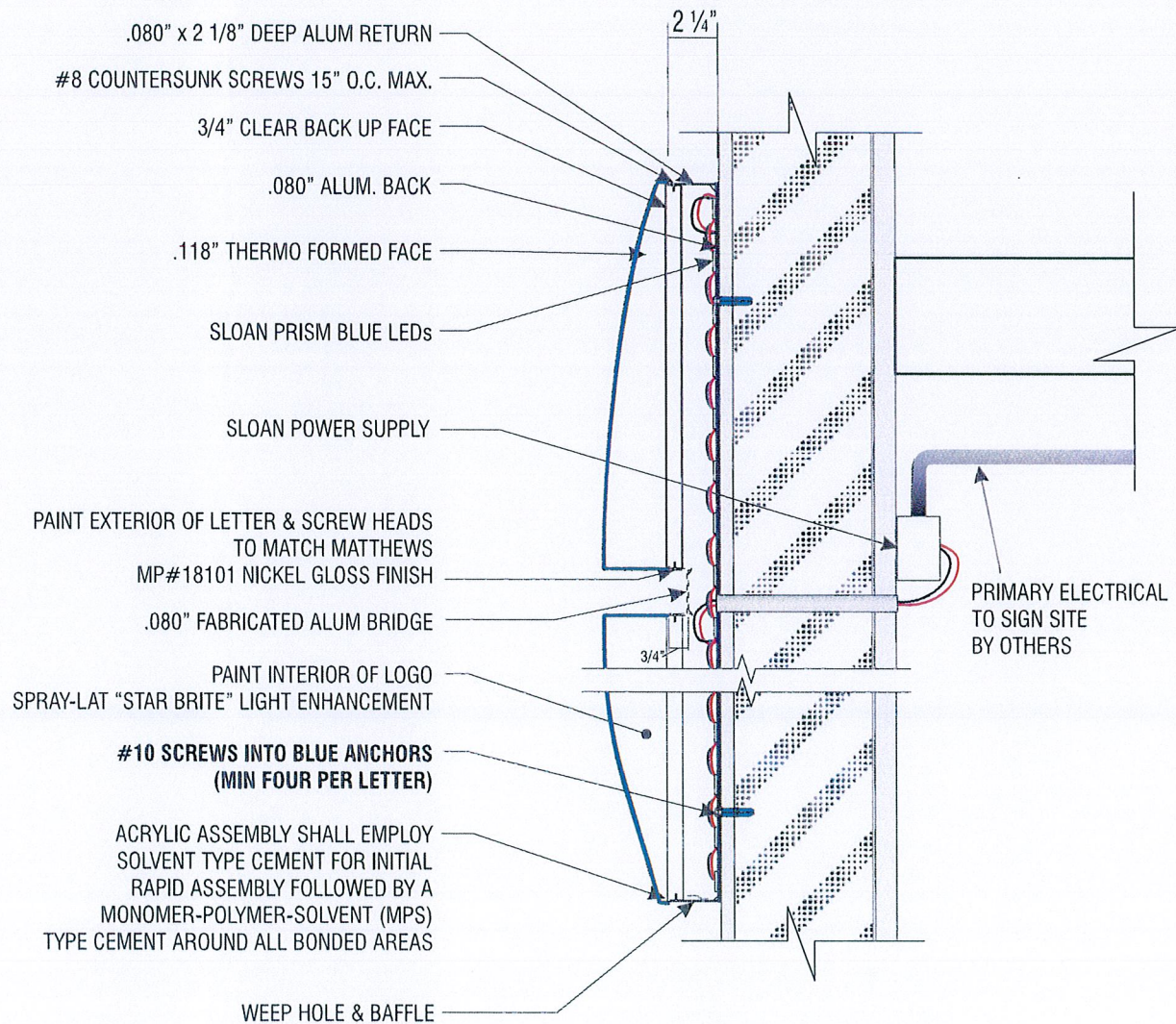
Page No. 12 PERMIT - 9.12.17



\*ILLUMINATION NOT TO EXCEED 50 FOOT CANDLES



**1**  
**13** LETTER SECTION DETAIL SCALE: 1 1/2" = 1'-0"  
ANCHORS DETAIL FOR DRYWALL WITH REMOTE TRANSFORMER



**2**  
**13** LOGO SECTION DETAIL SCALE: 1 1/2" = 1'-0"  
ANCHORS DETAIL FOR DRYWALL WITH REMOTE TRANSFORMER



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Scale: As noted

**CUSTOMER APPROVAL**

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_  
**COPY, COLORS & SIZES**

Signtech does NOT provide primary  
electrical to sign location -  
**RESPONSIBILITY OF OTHERS!**

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_

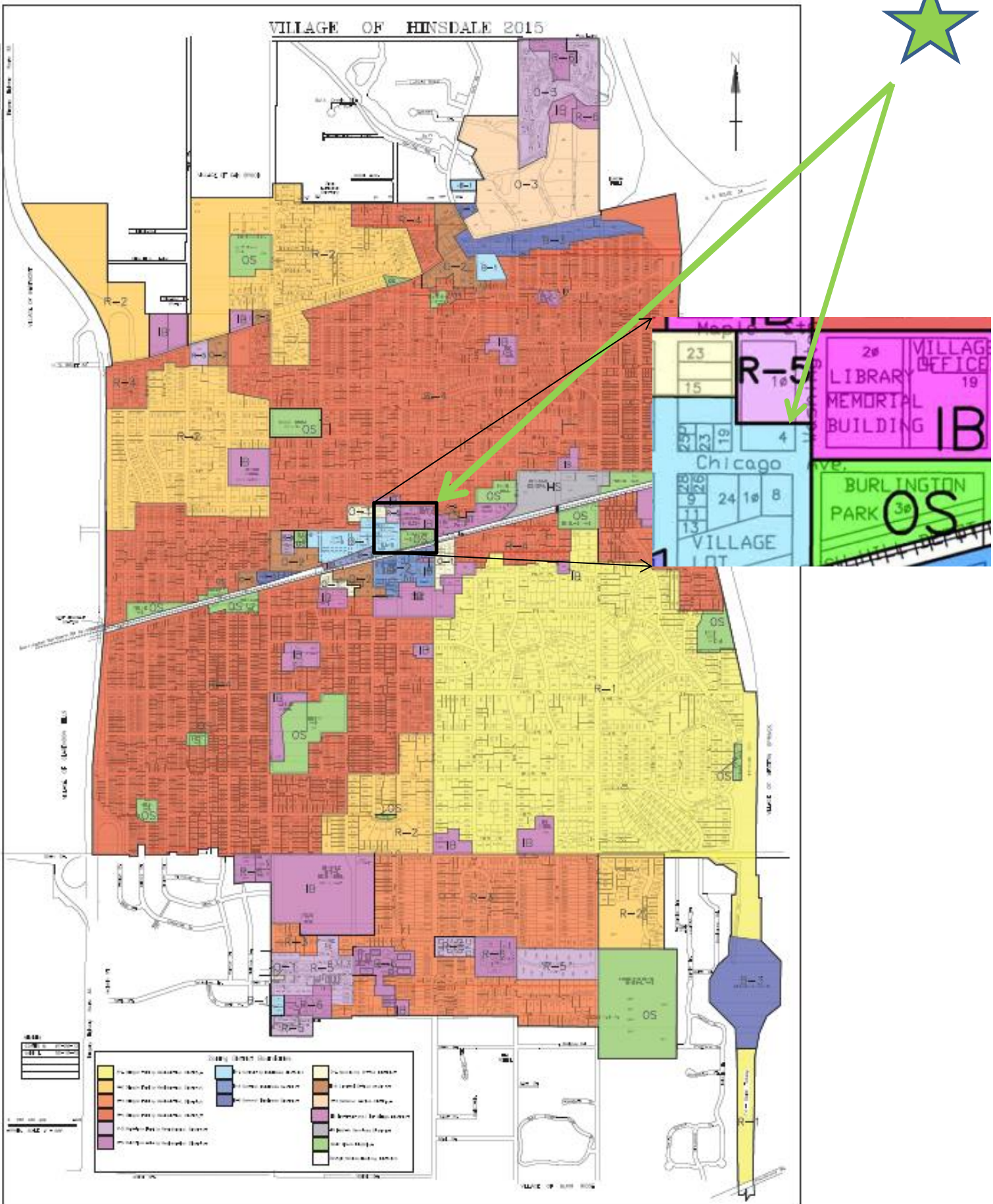
This design is the exclusive property of Signtech  
and cannot be reproduced in whole or in part,  
without their prior written approval.

Drawing Number: 17-01326

Project ID: CHASE\_38100P248004\_1

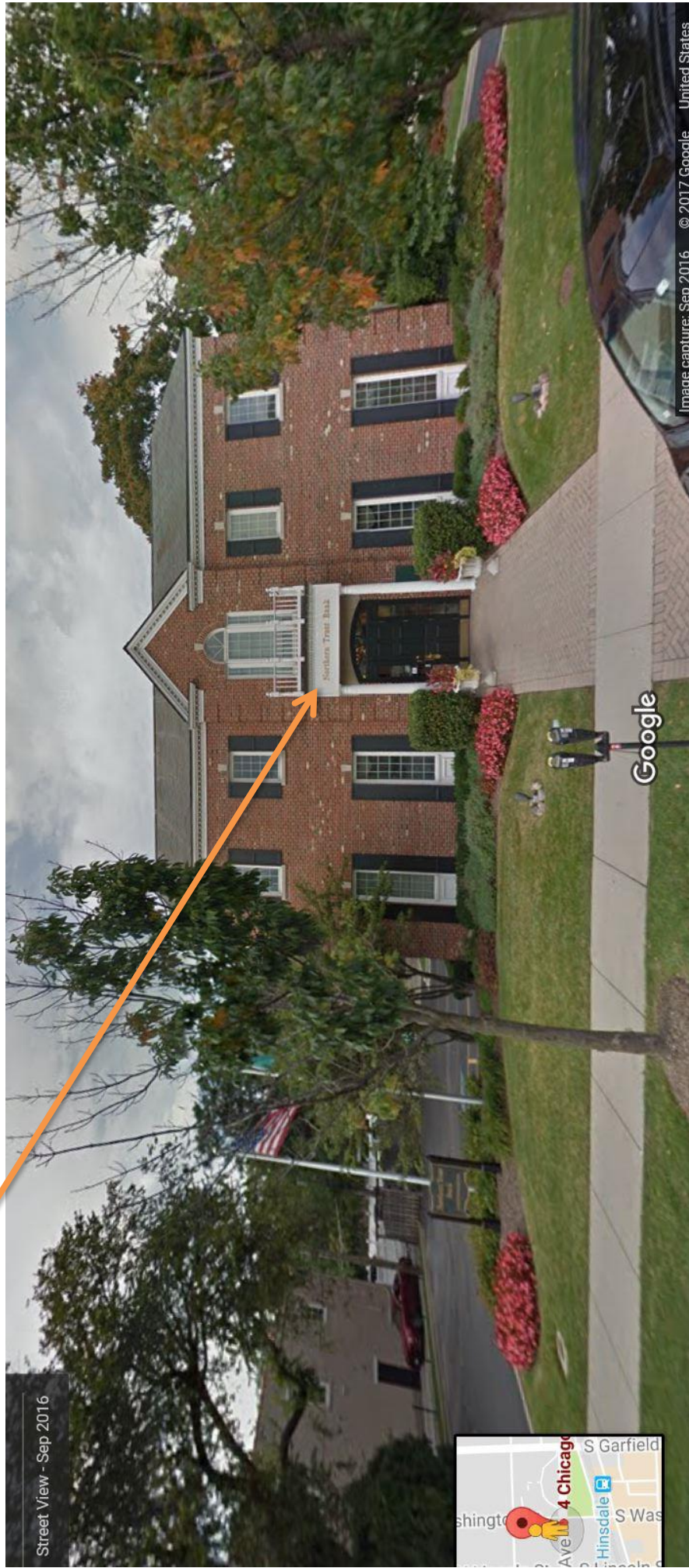


## Attachment 2: Village of Hinsdale Zoning Map and Project Location





**Attachment 3: Street View of 4 N. Washington Street (facing north)**  
**Proposed Sign Location**






## MEMORANDUM

**DATE:** October 11, 2017

**TO:** Chairman Cashman and Plan Commissioners

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

**FROM:** Chan Yu, Village Planner 

**RE:** 336 E. Ogden Avenue – Bill Jacobs Group - Relocation of Hinsdale Land Rover Dealership Exterior Appearance/Site Plan for Renovation of former GM facility - Case A-29-2017  
**Continuation from September 13, 2017, Plan Commission Public Meeting**

---

### Summary

The Village of Hinsdale has received an Exterior Appearance/Site Plan review application from Mr. Peter Nagel, Project Designer on behalf of the Bill Jacobs Group, requesting approval to renovate the existing former GM training facility at 336 E. Ogden Avenue. The renovation request is for the Hinsdale Land Rover dealership at 300 E. Ogden Avenue to relocate to the subject property. Auto dealerships are a permitted use in the B-3 General Business District.

On September 13, 2017, the architect presented to the Plan Commission (PC), and reviewed the proposed building façade, floorplan, fence options, lighting and landscape plan. There were approximately 5 to 10 neighborhood residents who expressed concerns at the public meeting. For example, noise concerns were referenced for the following reasons:

- 1) A resident reported the current Land Rover dealership at 300 E. Ogden Avenue receives deliveries at 2 AM, and is worried it could also occur at the new location.
- 2) The south east overhead garage doors will continuously open and close during service hours, which will expose tire noises and power tool noises from the service area, which includes 20 car lifts and a car wash space. To this end, the residents voiced strong opposition to utilizing the south east overhead doors. The PC Chair requested for a potential floorplan revision that could possibly allow the service traffic to exit out of the east side of the building.
- 3) A few residents referenced the sound from the PA system, used at the current Land Rover dealership as being noisy. The applicant has noted at the meeting and neighborhood meeting (Oct. 2, 2017) that the new dealership would not use a PA system.

A few neighborhood residents expressed concerns about additional traffic. For example, traffic concerns were referenced for the following reasons:

- 1) A resident is worried about test drives exiting east from the dealership and south into the residential neighborhood.
- 2) A resident is concerned about the line-of-sight for exiting east from the dealership, due to the current and potential trees and shrubs of the landscape plan. This was emphasized due to pedestrians using the nearby sidewalk.

## MEMORANDUM

Lighting and fence aesthetics were also topics of concern by the neighbors. For example, these concerns were referenced for the following reasons:

- 1) A few residents believed the current lighting/photometric plan is too bright and will be a light pollution problem.
- 2) A resident has reported current lighting on the building is causing a glare onto his property.
- 3) A resident who lives directly adjacent (south east) to the subject property is requesting careful consideration regarding the aesthetics/materials of the new fence. His request is to keep the fence height to 6 feet, due to how close the property line is to the home.
- 4) A resident who lives directly adjacent (south west) to the subject property is also requesting careful consideration regarding the aesthetics/materials of the new fence. However, his request is to construct the tallest fence possible (8 feet, per the code) to buffer against the light and sound.
- 5) The fence should have additional purposes, including sound and light buffering.
- 6) In general, the neighbors and PC expressed that the current perimeter landscaping needs improving.

On October 2, 2017, the applicant presented updated site plans and elevations to staff and area residents at a neighborhood meeting. The residents expressed the same above concerns. Based on the meeting, the applicant has revised and submitted the plan, as summarized in Attachment 1, applicant cover letter dated October 4, 2017. Some revision examples include:

- 1) A continuous row of 6 feet tall arborvitae hedge added to the entire length of the south fence. The arborvitae will be on the south of the fence, which is in front of the fence from the residents' view.
- 2) A new fence height configuration for a 6-foot height at the 808 Oak Street lot line, with an increase to 8-feet tall for the remainder of the fence (westward).
- 3) 3 fence options are presented, and include a composite Trex fence (wood look), SimTek fence (stone look) with an STC-26 sound rating, and a cedar fence with horizontal boards.
- 4) Relocated refuse location from the south of the subject property to the west, in between the 2 existing elevated loading docks. A solid enclosure illustration is included on the elevation sheet and notes it will be painted grey, to match the building façade.
- 5) Updated photometric plan with average lighting data added (4.7 foot-candles) and 0 at the southern residential lot lines. For context, the Illuminating Engineering Society of North America (IESNA) holds security lighting for automotive dealerships to a 10 foot-candle average, and 75 foot-candle max for the first row of vehicles (feature display area) adjacent to a major arterial. The code calls for luminaire cutoffs to prevent direct glare onto any public or private property or streets, and no more than .5 foot-candle at any residential lot line.
- 6) Lighting wall packs removed, including 2 from the south, 3 from the west and 1 from the north of the building.
- 7) New low plantings planned for the southeast green space area (per the concerns of the resident to the south) with illustration.



## MEMORANDUM

### Request and Analysis

Per the applicant, the subject property is 157,687 SF, which is 3.62 acres. The existing GM training facility building is 1-story, 20-foot tall building with a footprint of 37,115 SF. The proposed plan will change the northeast corner of the front façade, and will reduce the building footprint slightly to 36,955 SF. Currently, there is a canopy feature that extends past the brick façade wall at the west of the building. The applicant plans to reconstruct the canopy area, to be flush with the existing brick façade wall by reducing the canopy overhang, but increasing the height 2-inches to match the existing building height of 20 feet. Thus, the front yard setback will not change. The rear and side yard setbacks will also not be affected since the plan will not expand the existing height or building envelope.

The applicant has submitted two options to update the building façade for the September 13, 2017, PC meeting (“sunshine gray” and “champagne”). However, for the October 11, 2017, PC meeting, the elevation plan only includes sunshine gray metal panels; horizontal in nature, on the north, east and west elevations, and painting the existing brick walls in the color gray. Installation for new planar glazing windows and removing/replacing the existing overhead doors are shown on the north, south, east and west façades.

The site plan shows a new resin walkway with green hedge between the front façade and sidewalk on Ogden Avenue. The landscape plan references two trees in the front yard to be removed, along with four dead trees on the west side yard. There will be six new trees planted for a net zero loss in trees. The site plan will utilize the existing parking lot, however, with newly added interior green island plantings. The total lot coverage will be reduced slightly by 1.1 percent, and there will be a reduction of 21 parking spaces. The existing subject property perimeter green space will be preserved and maintained at its current size and setback. There is an existing fence along the southeastern portion of the subject property, between Oak Street and Franklin Street that is adjacent to the residential (R-4) zoning district to the south. The revised plan includes a continuous row of 6 feet tall arborvitae hedge for the entire length of the south fence.

A building floorplan is included, and shows the new use of the existing building for the Land Rover dealership its service center. The floorplan legend references space for showrooms, sales offices, parts storage, service reception and service areas. Scaled drawings of cars are also shown to give spatial context. The site plan has been updated for the October 11, 2017, PC meeting to accurately depict 2 additional existing overhead doors on the south wall of the building. This was reviewed at the October 2, 2017, neighborhood meeting.

The public meeting notice requirements have been followed per section 11-604(E), since the nonresidential parcel is within 250 feet from a single-family zoning district. It abuts the R-4 Single Family Residential District to the south. There has been 2 neighborhood meetings thus far, on September 8, 2017, and October 2, 2017, organized by neighbors on Franklin Street. The applicants presented the plans and answered questions by residents and staff at both meetings.

### Process

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





## MEMORANDUM

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

### **Attachments:**

- Attachment 1 – Summary Cover Letter and updated Application Request and Exhibits (packet)
- Attachment 2 - Zoning Map and Project Location
- Attachment 3 - Birds Eye View Map
- Attachment 4 - Street View of 336 E. Ogden Avenue



October 4, 2017

Village of Hinsdale  
Community Development Department  
c/o Chan Yu, Village Planner  
5550 East Ave  
Countryside, IL 60525

Re: Plan Commission Public Hearing for Jacobs Land Rover, October 2017

Mr. Yu, Mr. McGinnis, Board of Trustees, Plan Commissioners, et al:

As requested, the memorandum below outlines the updated status and revisions to the documents originally dated 09.13.17 for the September Plan Commission meeting, to be reviewed in continuation on October 11, 2017. These revisions are all in response to questions, comments, or requests from the September Plan Commission meeting and October 2<sup>nd</sup> neighborhood meeting in Hinsdale made by various commissioners, residents, and the village planner.

1. Existing ALTA Survey
  - a. No change.
2. Architectural Site Plan
  - a. Extent of green space/hedges indicated to match landscape plan.
  - b. Light poles are identified per photometric plan.
  - c. Overhead doors on south side of building identified per revised floor plan.
  - d. Parts Loading docks are identified and loading areas are dimensioned.
  - e. Dumpster Enclosure has moved to west side of building between loading docks. Material has changed to match building as per revised Elevations (page 8).
  - f. Number/location of handicap parking stalls per village ordinance (2 shown, 4 previously)
  - g. Number/location of total parking stalls (266, previously 264; still 49 employees + customer)
  - h. Fence along extent of southern property border to be entirely new; entire existing fence to be torn down and replaced. See also Fence 3D images added to this set (pages 5A, 5B, 5C).
3. Photometric Site Plan
  - a. (2) wall packs on south, (3) wall packs on west, and (1) wall pack on north of building removed.
  - b. (1) poles on south property line and (2) light poles on west property line added.
  - c. "Luminaire Schedule" revised and average lighting levels/notes added.
    - i. Lighting cut sheets are provided separately from this packet.
4. Landscape Plan
  - a. Extent of trees and hedges to be pruned/removed is clearly indicated on plan.
  - b. Replace low plantings in southeast green space.
  - c. All fencing on south property line now indicated as new; see fence images.
  - d. Continuous row of "arborvitae" hedge added along entire length of fence.
5. Proposed Fence (3D images). We are presenting (3) options for consideration. All (3) options indicate a 6' fence at 808 Oak St property line, then steps up to 8' fence for remainder of fence. See landscape plan for extent of additional plantings along fence.
  - a. Option A – composite fence. This is a "wood look" fence made out of plastic for easier maintenance. Product is "Trex" and sample will be brought to the meeting.
  - b. Option B – acoustical fence. This is a "SimTek" brand fence suggested by plan commission at last meeting. It has an STC-26 sound rating.
  - c. Option C – cedar fence. This was initial option presented to neighbors on October 2<sup>nd</sup> and has been slightly modified since that meeting.

6. Schematic Floor Plan
  - a. Most recent floor plan approved by owner is provided. Most notably there are an additional (2) overhead doors on the south wall of the building. This plan was reviewed at October 2<sup>nd</sup> neighborhood meeting and explained that these doors are critical to facility operations and would produce no noise any greater than the current ambient noise of the highway or planes flying overhead from O'Hare.
7. Schematic Exterior Elevations
  - a. Only the option where existing brick is maintained and painted is being pursued now.
  - b. Annotation has been revised and clarified.
  - c. New dumpster location and materials is indicated.
8. Additional items not in packet
  - a. Lighting cut sheets
  - b. Exterior building material samples and fence sample(s) will be brought to plan commission meeting.

We hope this description of revisions helps facilitate the Plan Commission's review of our submittal and look forward to the meeting on October 11<sup>th</sup>. We appreciate the detailed review and input from the Village staff and residents, and thank you again for your cooperation.

Sincerely,



Peter Nagel, AIA  
Project Designer  
The Redmond Company

CC: Jerry Mortier, co-applicant, The Redmond Company





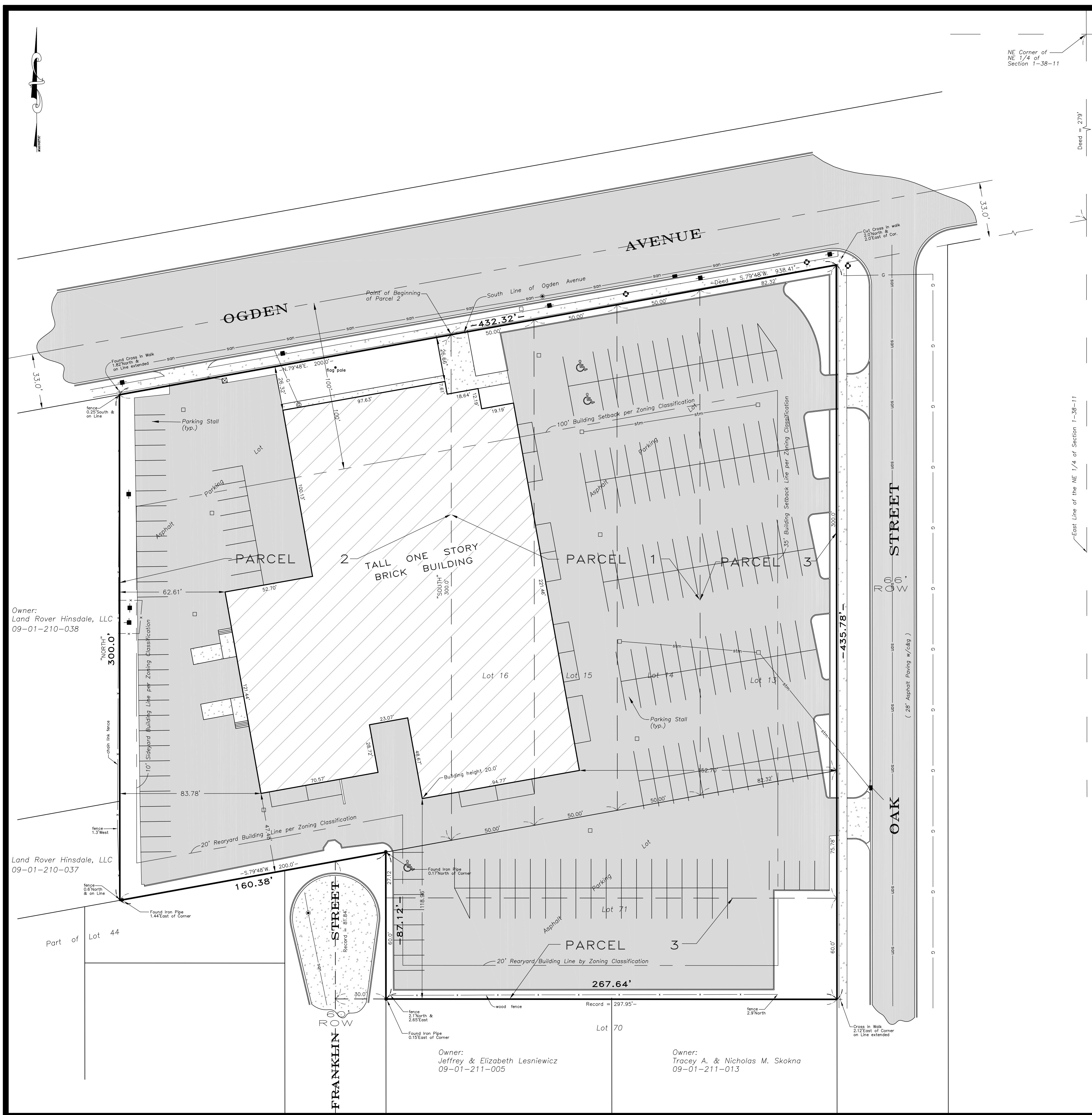
1. EXISTING ALTA SURVEY
2. ARCHITECTURAL SITE PLAN
3. PHOTOMETRIC SITE PLAN
4. LANDSCAPE PLAN
5. PROPOSED FENCE
  - A. COMPOSITE FENCE
  - B. SIMTEK ACOUSTIC FENCE
  - C. CEDAR FENCE
6. SCHEMATIC FLOOR PLAN
7. SCHEMATIC ELEVATIONS

# Jacobs Land Rover

Plan Commission Submittal

**THE REDMOND COMPANY**  
 • DESIGN • CONSTRUCTION  
 • CONSULTING • MANAGEMENT  
 W228 N745 Westmound Drive  
 Waukesha, Wisconsin 53186  
 tel 262.549.9600 fax 262.549.1314  
 Innovative Approach. Unique Solutions.  
[www.theredmondco.com](http://www.theredmondco.com)





# ALTA / NSPS LAND TITLE SURVEY

PARCEL 1:  
LOTS 14, 15, 16 AND 71 (EXCEPT THE SOUTH 60 FEET AND EXCEPT THE WEST 30.0 FEET THEREOF) IN HINSDALE HIGHLANDS, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 8, 1922 AS DOCUMENT 155000, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:  
A PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:  
COMMENCING ON THE EAST LINE OF SAID NORTHEAST QUARTER 279 FEET SOUTH OF THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 79 DEGREES 48 MINUTES WEST, 938.41 FEET TO THE NORTHWEST CORNER OF LOT 16 IN HINSDALE HIGHLANDS, FOR A POINT OF BEGINNING; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID QUARTER 300 FEET; THENCE SOUTH 79 DEGREES 48 MINUTES WEST 200 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID QUARTER 300 FEET TO AN IRON STAKE ON THE SOUTH LINE OF OGDEN AVENUE; THENCE NORTH 79 DEGREES 48 MINUTES EAST 200 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3:  
LOT 13 AND THE SOUTH 60 FEET OF LOT 71 (EXCEPT THE WEST 30.0 FEET THEREOF TAKEN FOR PUBLIC STREET) IN HINSDALE HIGHLANDS, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 8, 1922 AS DOCUMENT 155000, IN DUPAGE COUNTY, ILLINOIS.

COMMON ADDRESS: 336 E. OGDEN AVENUE, HINSDALE, ILLINOIS

- TABLE "A" ITEMS
- monuments noted at all boundary corners
  - address observed is detailed on the survey
  - per Federal Emergency Management Agency only the described property lies in Zone "X", area determined to be outside 0.2% annual chance floodplain
  - gross land area = 3.62 acres
  - zoning classification is B-3 General Business District except for the south 60' of Lot 71 which is R-4
  - B-3  
Maximum building height = 30' or 2 floors  
setbacks 100' from c/l of Ogden Ave  
35' from Oak Street  
sideyard = 10'  
rearyard = 20'  
Maximum Floor Area ratio = 0.50
  - South 60' of Lot 71 is R-4, single Family
  - R-4  
Maximum building height = 3 stories  
setbacks front 35'  
sideyard = 8'  
rearyard = 25'  
Maximum Floor Area Ratio = 0.24 + 1200 s.f.
  - exterior dimensions of building is noted
  - building footprint = 37,115 s.f.
  - building height is texted along the southerly wall of the building
  - substantial features are located and shown on the survey
  - parking lot striping is faded and worn through out there are 223 regular striped parking stalls and 3 handicap striped parking stalls as best as can be determined
  - underground utilities are shown per observed evidence in the field and from record gas company records
  - names of adjoining owners, determined through tax records, are detailed on the survey drawing
  - described property is located at the intersection of 2 right of ways as shown on the survey drawing
  - no observed evidence of recent earth moving work, building construction or building additions observed in the process of the survey work

STATE OF ILLINOIS )  
COUNTY OF DUPAGE ) S.S.

TO: NAPLETON INVESTMENTS PARTNERSHIP, LP  
an Illinois Limited Partnership.  
LAND ROVER HINSDALE, LLC  
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2011 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 6a, 6b, 7a, 7b, 7c, 8, 9, 11, 13, 14 and 16 THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 18, 2016.

DATE OF PLAT: AUGUST 19, 2016.

*Michael L. Krisch*  
MICHAEL L. KRISCH  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2501  
LICENSE EXPIRES NOVEMBER 30, 2016

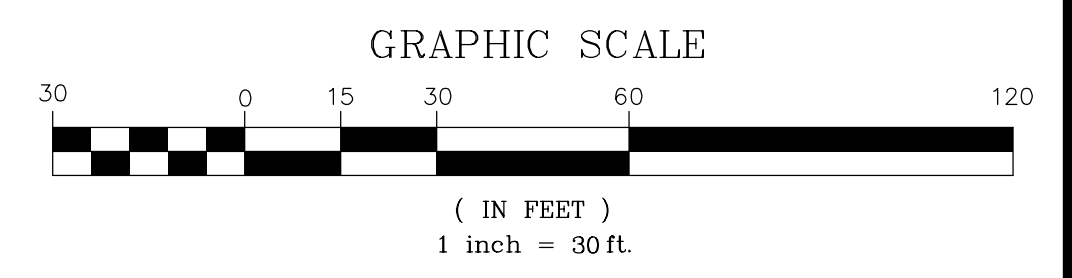
NOTES:

CHICAGO TITLE INSURANCE COMPANY  
COMMITMENT NO. 13-1513,  
EFFECTIVE DATE JULY 20, 2016  
WAS USED IN PREPARATION  
OF THIS SURVEY

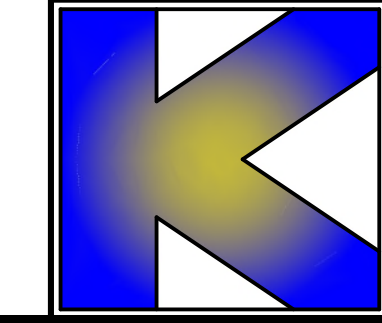
## TITLE COMMITMENT SCHEDULE B ITEMS PERTAINING TO SURVEY MATTERS

- covenants, conditions and restrictions contained in deed recorded November 9, 1926, as document 224623, conveying lot 71, relating to use, cost and location of buildings to be erected on the land
- covenants, conditions and restrictions contained in deed recorded May 16, 1961 as document R61-6902 and any amendments thereto: until and unless said lot 71 is reclassified as a Commercial District or Industrial District under the village zoning ordinance, neither General Motors Corporation nor any successor in title to the property hereby conveyed shall without permission granted by ordinance of said village:
- use any part of said lot 71 for purpose which at the time is lawful solely in Commercial or Industrial Districts under the village Zoning Ordinance
- construct any building upon said lot 71
- make any portion of said lot 71 available for the use of the general public for parking motor vehicles
- permit the parking of motor vehicles within 6 feet of the south line of said lot 71 or within 35 feet of its east line.

Symbols Legend	
	Sanitary Sewer Manhole
	Storm Sewer Manhole
	Catch Basin
	Curb Inlet
	Fire Hydrant
	Water Valve in Vault
	Water Valve
	B-Box
	Sign
	Street Sign
	Gas Valve
	Landscape Light / Post
	Light Pole
	Electric Transformer
	Utility Pedestal
	Telephone Manhole
	Electric Handhole
	Traffic Signal Pole
	Pole Anchor
	Utility Pole w/ Overhead Wire Direction
	Storm Sewer
	Sanitary Sewer
	Watermain
	Gasmain
	Underground Electric Line
	Underground Telephone Line
	TV - Underground Cable Television
	FO - Underground Fiber Optic Line
	FM - Force Main Sewer



Prepared for: ED NAPLETON DEALERSHIP GROUP



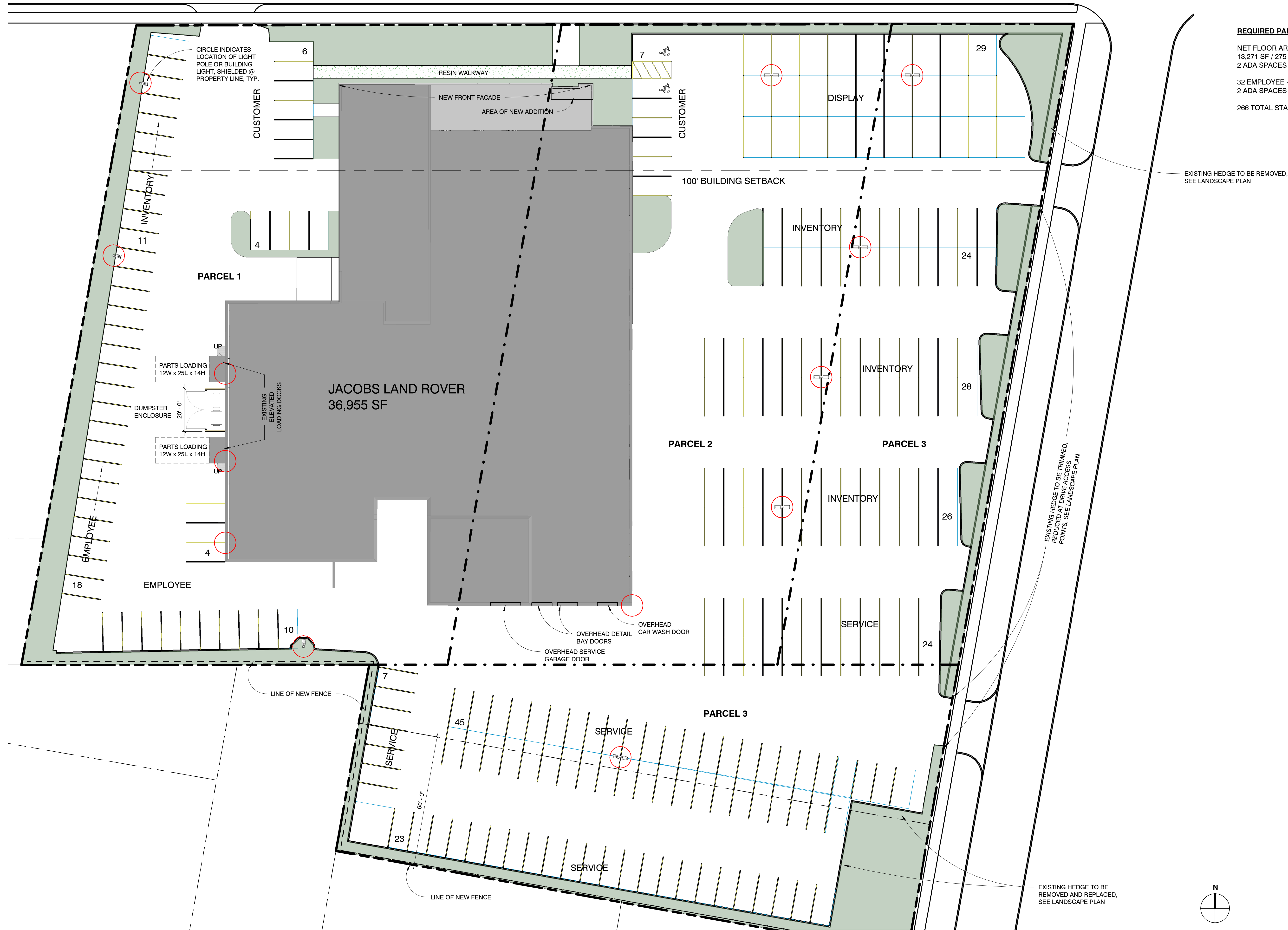
No.	Date	Revision Description	By:

**KRISCH LAND SURVEYING, LLC**  
PROFESSIONAL DESIGN FIRM LICENSE No. 184-006866  
P.O.Box 929 • Plainfield, IL 60544 • Phone: 630.627.5589  
Fax: 630.627.5584

SURVEYING — CONSULTING — CONSTRUCTION LAYOUT

Scale: 1" = 30' Drawn: MLK Chk'd: GDK File# CAD File: 92120-2016





**REQUIRED PARKING SPACES**

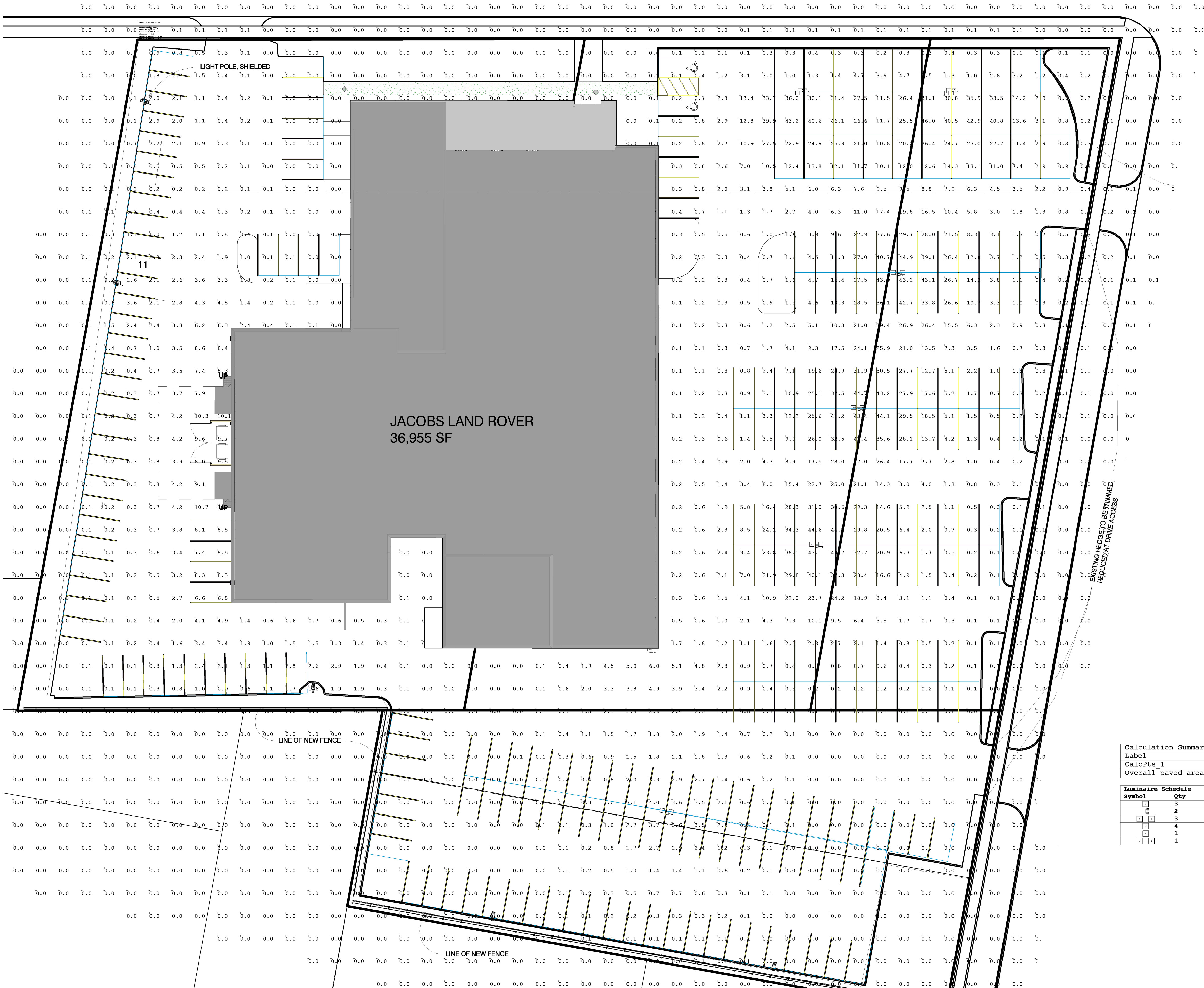
NET FLOOR AREA / 275 =  
13,271 SF / 275 = 49 SPACES  
2 ADA SPACES PER IL STATE CODE

32 EMPLOYEE + 17 CUSTOMER = 49 SHOWN  
2 ADA SPACES SHOWN

266 TOTAL STALL COUNT

# Jacobs Land Rover

Architectural Site Plan



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts 1	Illuminance	Fc	2.56	46.1	0.0	N.A.	N.A.
Overall paved area	Illuminance	Fc	4.67	46.1	0.0	N.A.	N.A.

Luminaire Schedule					
Symbol	Qty	Label	Arrangement	LLF	Description
[Symbol]	3	OF	SINGLE	0.900	CRRE - ARE-EDG-3MB-DA-02-E-UL-STD-525-DIM
[Symbol]	2	OC-C	TWIN	0.900	CRRE - ARE-EHO-4MB-HV-24-E-UL-STD-700-DIM
[Symbol]	3	QA-C	BACK-BACK	0.900	CRRE - ARE-EHO-58-HV-24-E-UL-STD-700-DIM
[Symbol]	4	WB	SINGLE	0.900	MC GRAY EDISON - GWC-AP-02-LED-E1-SL3
[Symbol]	1	WA	SINGLE	0.900	MC GRAY EDISON - GWC-AP-02-LED-E1-SL4
[Symbol]	1	OH-C	BACK-BACK	0.900	CRRE - ARE-EDG-3M-DA-04-E-UL-STD-350-DIM



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# Jacobs Land Rover

Photometric Site Plan









Broadleaf Deciduous Tree					
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size
2	ActaM		Acer tataricum subsp. ginnala 'Mandy'	Red Rhapsody Amur Maple	2 1/2'-Cal - B&B
2	Mast		Magnolia stellata	Star magnolia	2 1/2'-Cal - B&B
2	SyngW		Syringa reticulata subsp. pkinensis 'Great Wall'	Great Wall Tree Lilac	2 1/2'-Cal - B&B
-	Extg		Existing to Remain	Existing to Remain	Existing
6	Extg		Existing to be Removed	Existing to be Removed	Existing

Conifer Evergreen Shrub					
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size
3	JuscM		Juniperus scopulorum 'Medora'	Medora Juniper	3' - 4' - B&B
7	JupfSG		Juniperus x pfitzeriana 'MonSan'	Sea of Gold Juniper	18" - 24" - B&B
83	ThocAB		Thuja occidentalis 'Art Boe'	North Pole Arborvitae	6' - B&B

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size
4	BuGM	⊙	Buxus 'Green Mountain'	Green Mountain Boxwood	24" - 30" - Cont

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size
15	PaviHR		<i>Panicum virgatum</i> 'Hot Rod'	Hot Rod Switch Grass	1-Gal - Cont
41	PeaLB		<i>Pennisetum alopecuroides</i> 'Little Bunny'	Little Bunny Fountain Grass	1-Gal - Cont
18	SpeH		<i>Sporobolus heterolepis</i>	Prairie Dropseed	1-Gal - Cont

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size
19	EcBa		Echinacea x 'Balsomseed'	Sombrero Salsa Red Coneflower	1-Gal - Cont
41	HeNo		Hemerocallis x 'Noseratul'	Truhyptaker Noseratul Daylily	4 1/2" pot
13	HeRS		Hemerocallis x 'Ruby Spider'	Ruby Spider Daylily	4 1/2" pot
12	HeGS		Heuchera x hybrida 'Grape Soda'	Grape Soda Coral Bells	1-Gal - Cont

\* \* PLANT MATERIAL SHOWN ON LANDSCAPE PLAN IS DEPICTED AT MATURE GROWTH. \* \*

- CODED NOTES

LANDSCAPE / SITE DEMOLITION CONTRACTOR TO VERIFY LOCATIONS OF EXISTING TREES TO BE SALVAGED AND CLEARLY TAG THEM WITH MARKING TAPE AND CONSTRUCTION FENCE  
LANDSCAPE INSTALLATION CONTRACTOR TO COORDINATE INSTALLATION OF NEW PLANT MATERIAL AND THE COORDINATION WITH EXISTING TREES TO BE SALVAGED.

- ## DIGGERS HOT LINE

TO OBTAIN LOCATION OF PARTICIPANT'S UNDERGROUND FACILITIES BEFORE YOU DIG IN ILLINOIS. THE ILLINOIS UNDERGROUND UTILITY FACILITIES DAMAGE PREVENTION ACT REQUIRES A MINIMUM OF 3 DAYS NOTICE BEFORE YOU EXCAVATE. (NOT INCLUDING SATURDAY, SUNDAY OR LEGAL HOLIDAYS)

UNDERGROUND SEWER AND UTILITY INFORMATION AS SHOWN IS OBTAINED FROM THE RECORDS OF MUNICIPALITY AND LOCAL UTILITY COMPANIES. THE ACCURACY OF WHICH CAN NOT BE GUARANTEED OR CERTIFIED TO.

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS SURVEY ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

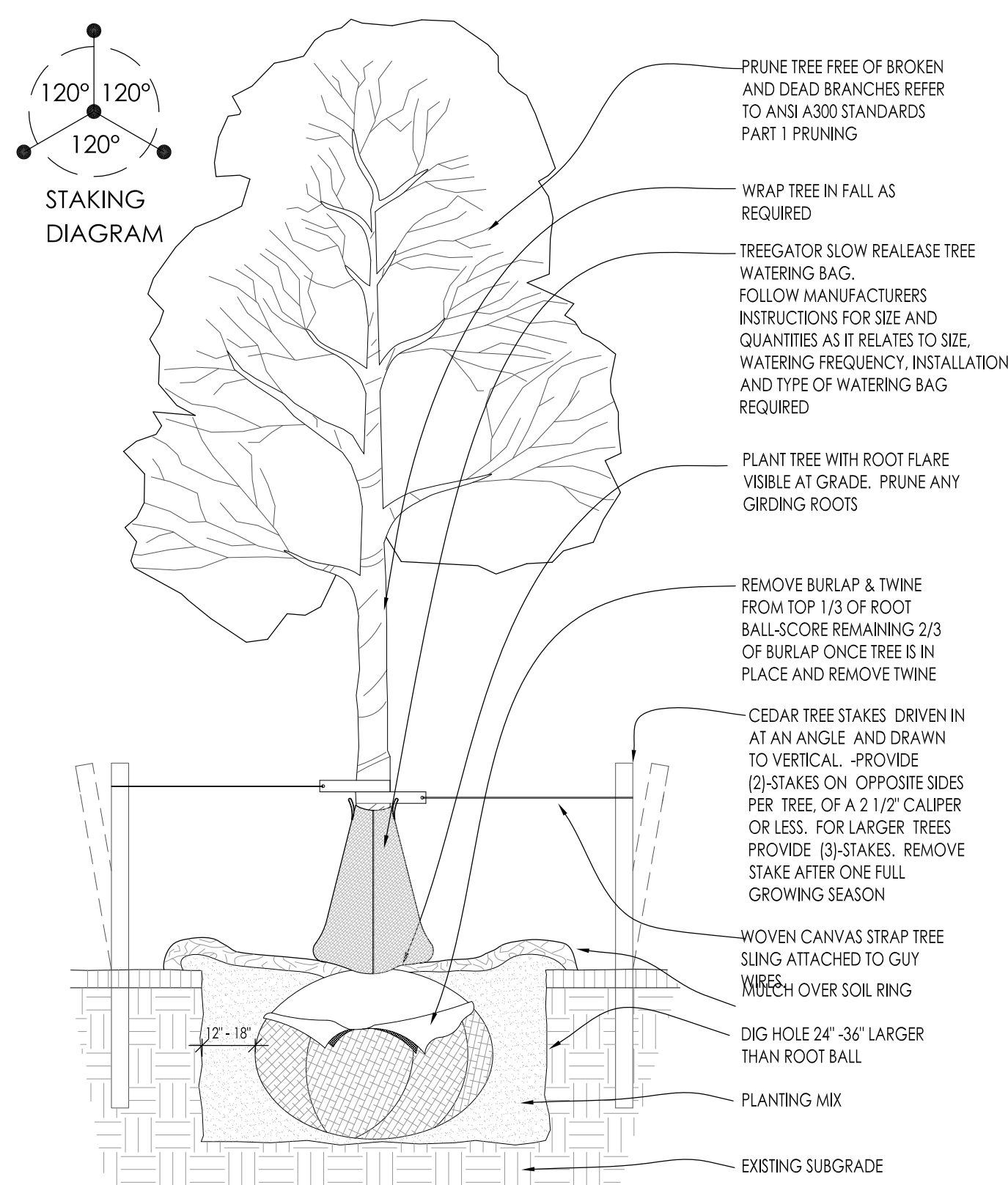
TO OBTAIN LOCATION OF  
PARTICIPANT'S  
UNDERGROUND  
FACILITIES BEFORE YOU  
DIG IN ILLINOIS CALL THE  
CHICAGO UTILITY ALERT  
NETWORK-1-312-744-7000.  
[www.illinois1call.com](http://www.illinois1call.com)  
OR



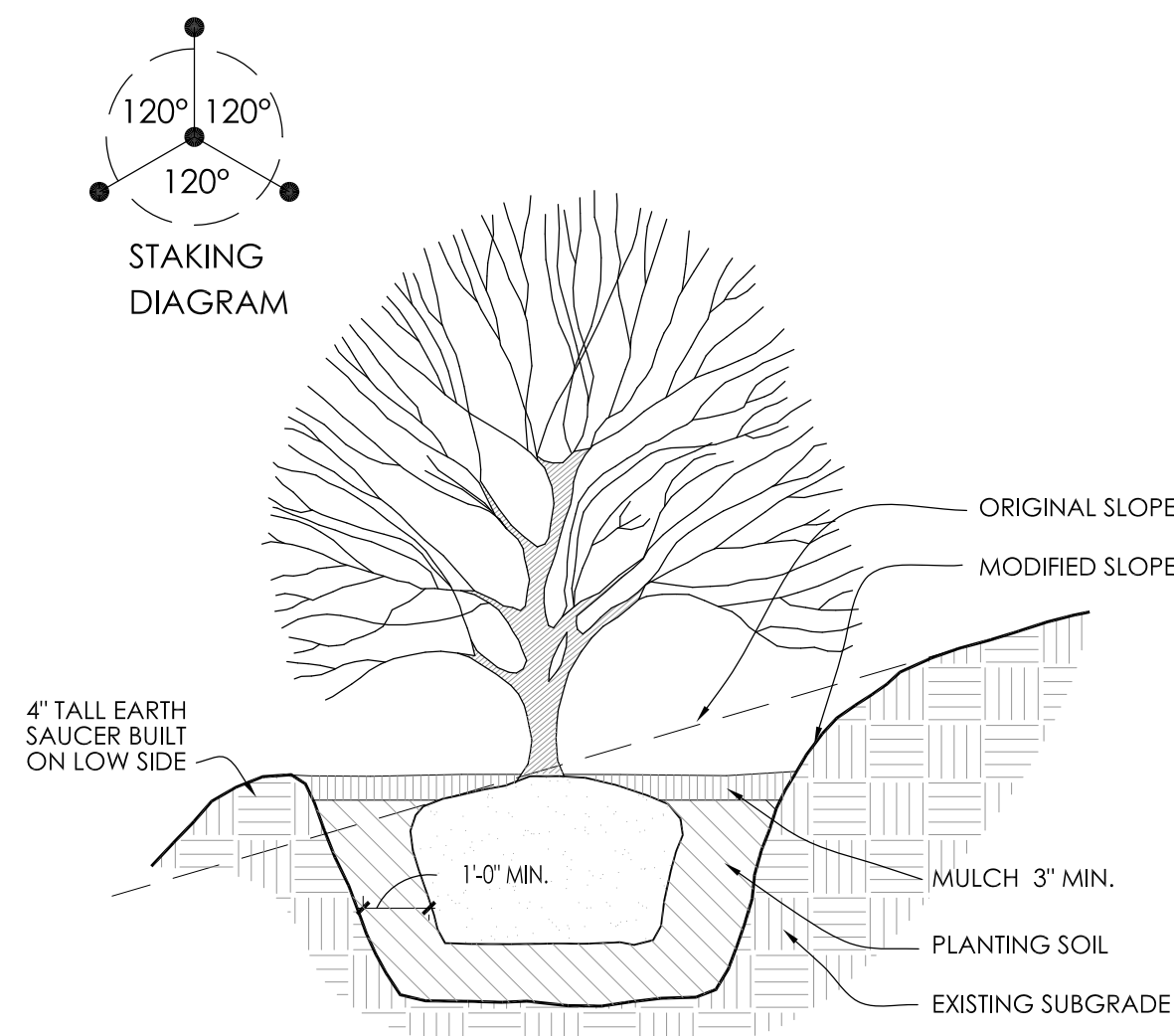
Now what's below.  
**Call** before you dig

LCD 1 1

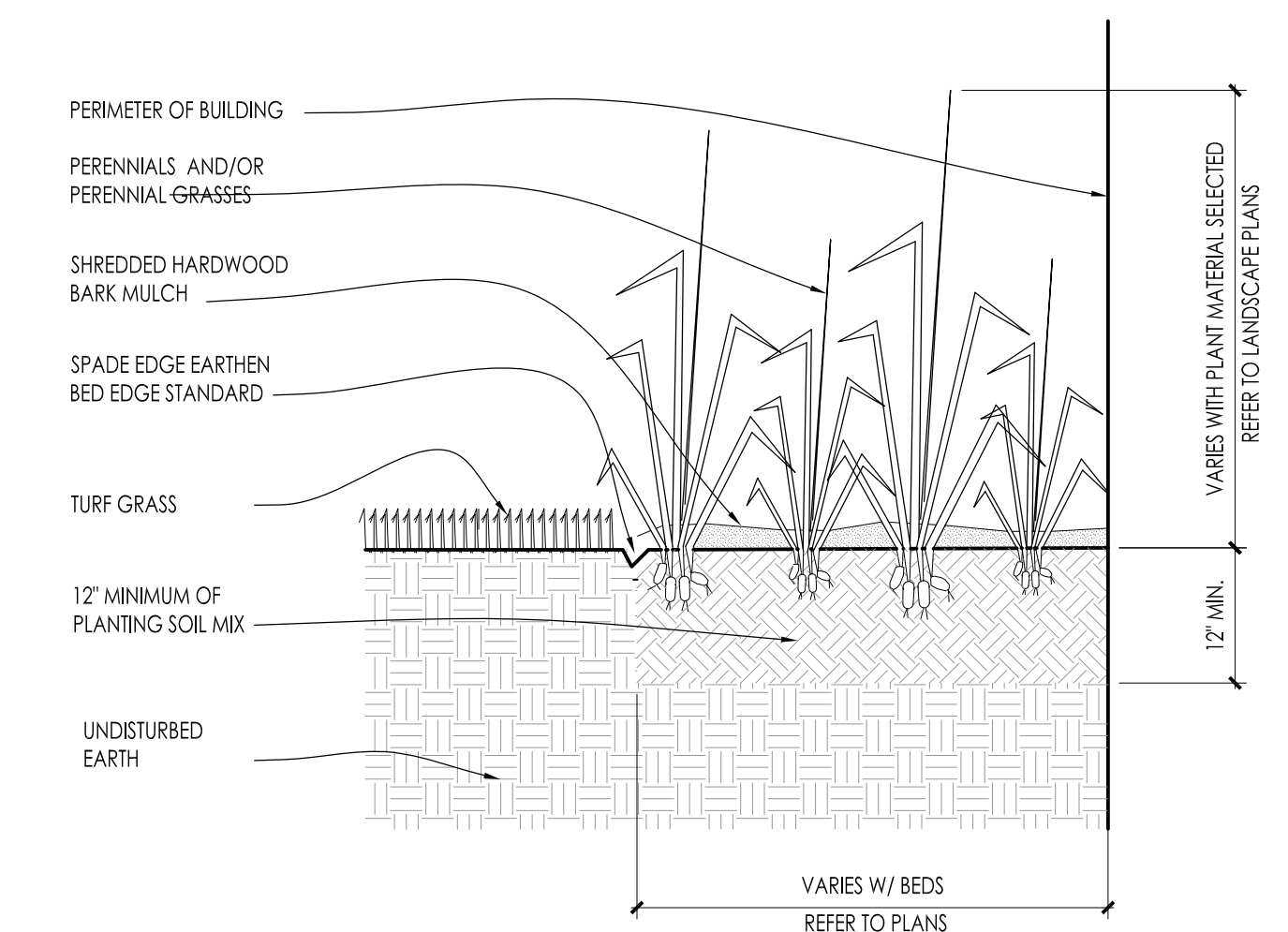




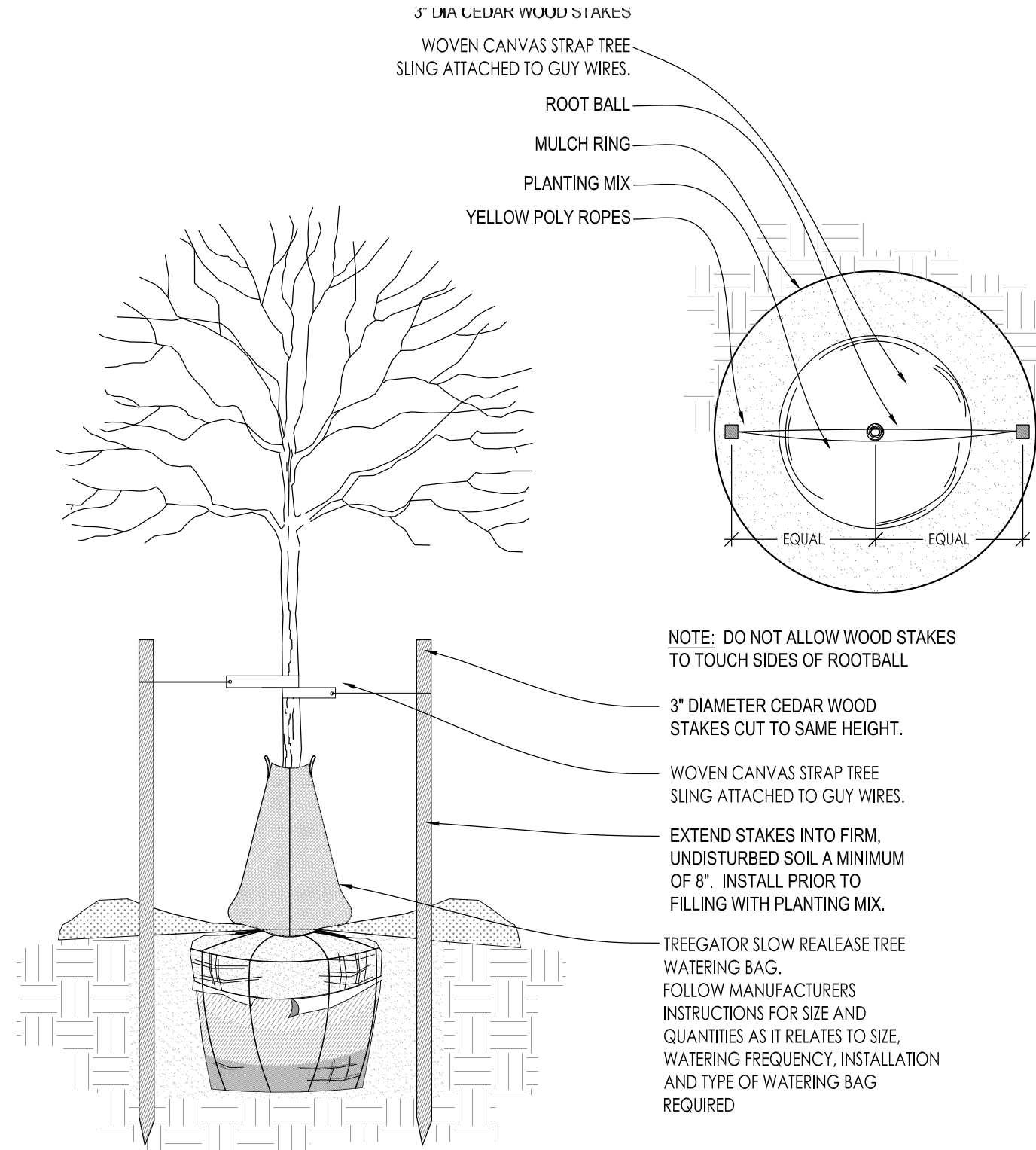
1 DECIDUOUS TREE PLANTING DETAIL SCALE: NONE



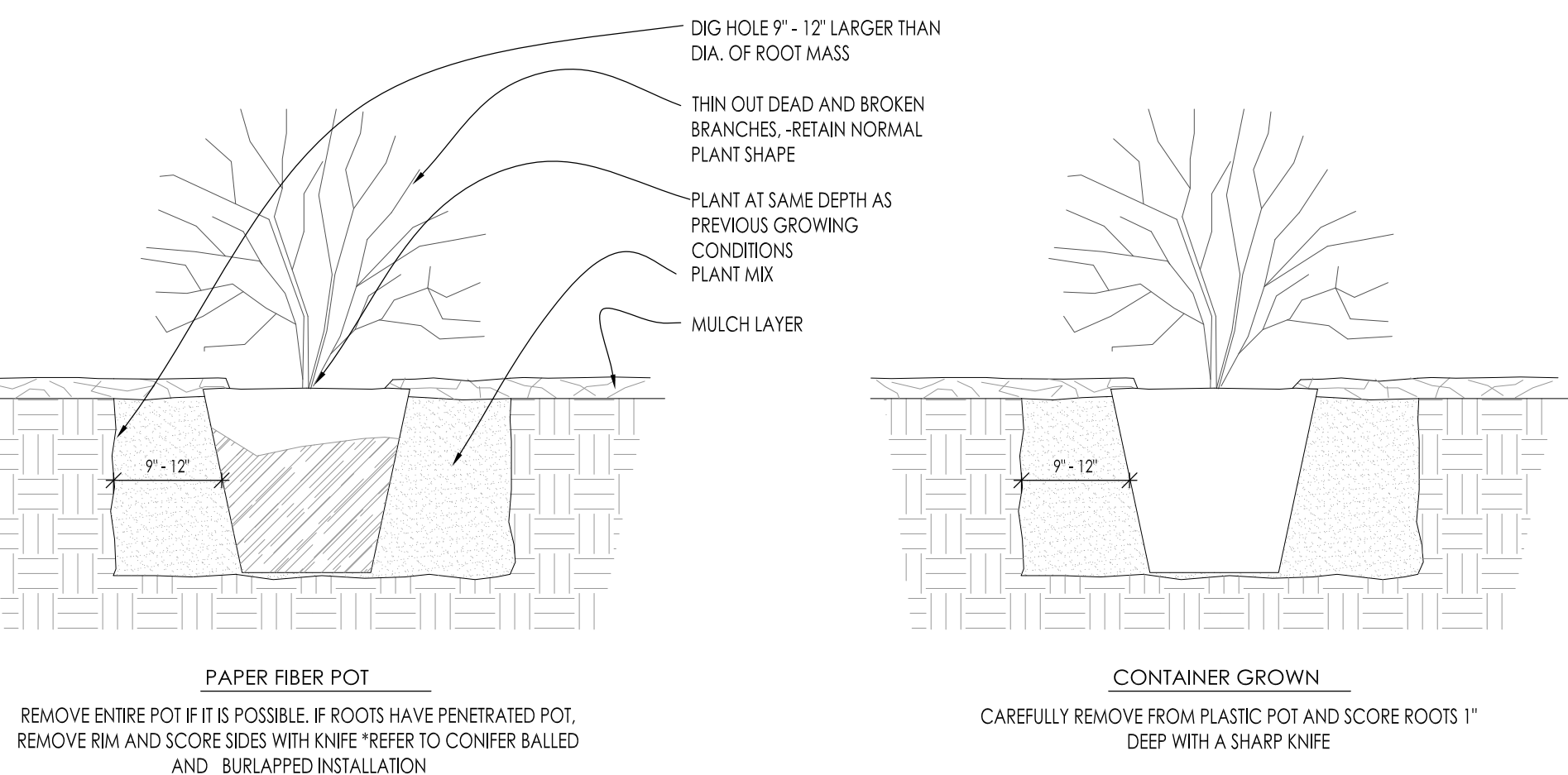
5 SLOPE PLANTING DETAIL SCALE: NONE



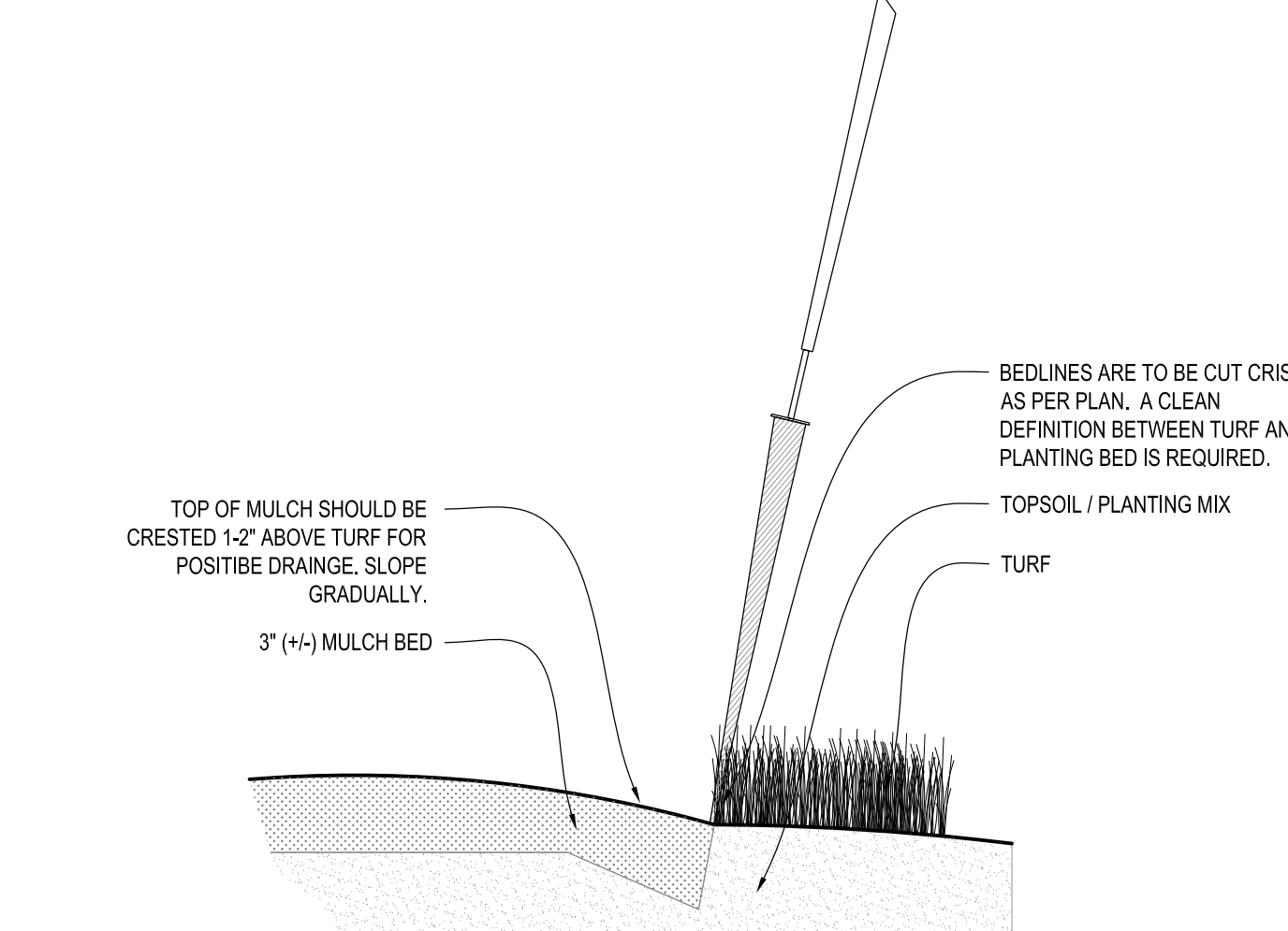
8 PERENNIAL BED PLANTING DETAIL SCALE: NONE



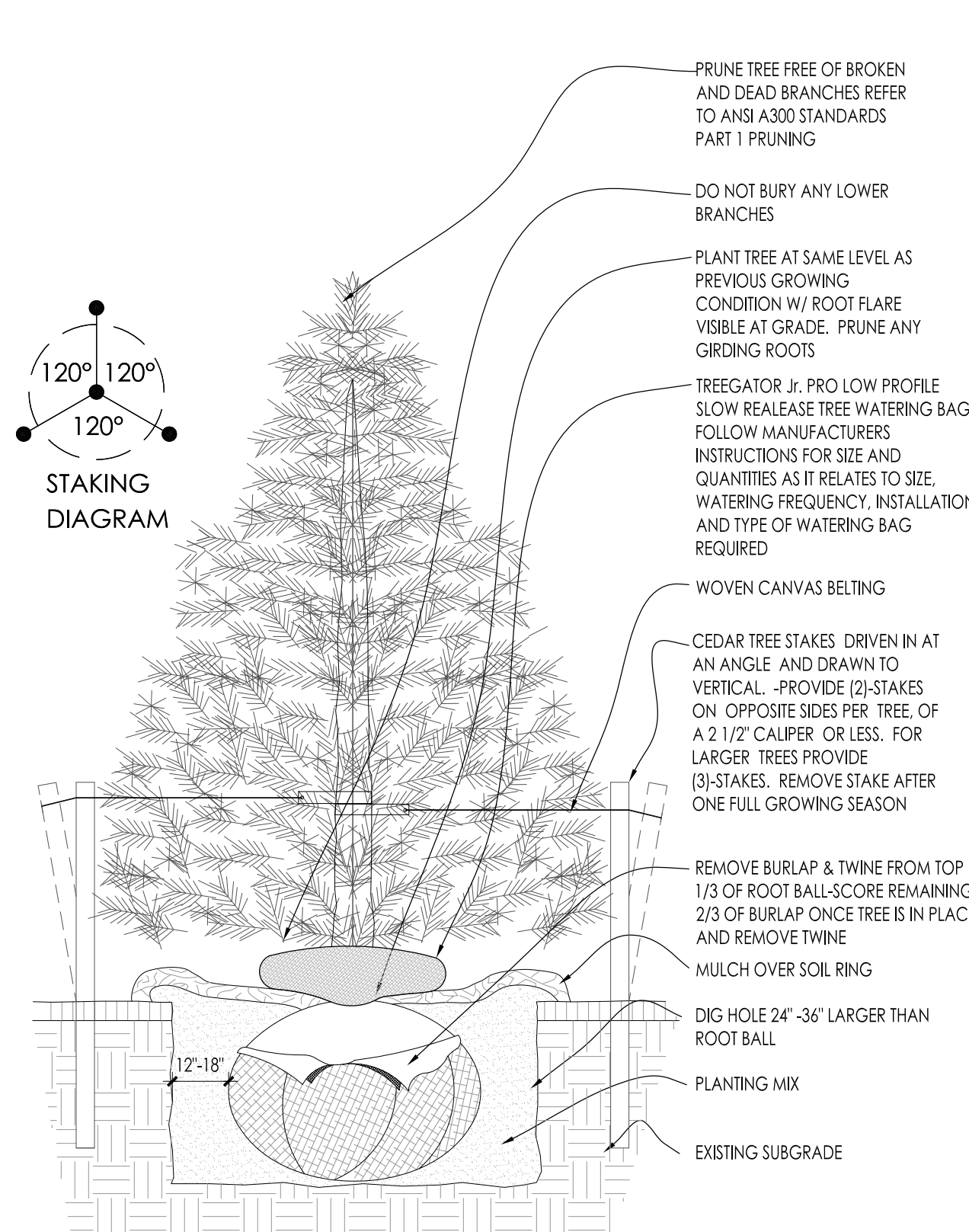
2 DECIDUOUS TREE STAKING PARKING ISLAND/RESTRICTED AREAS SCALE: NONE



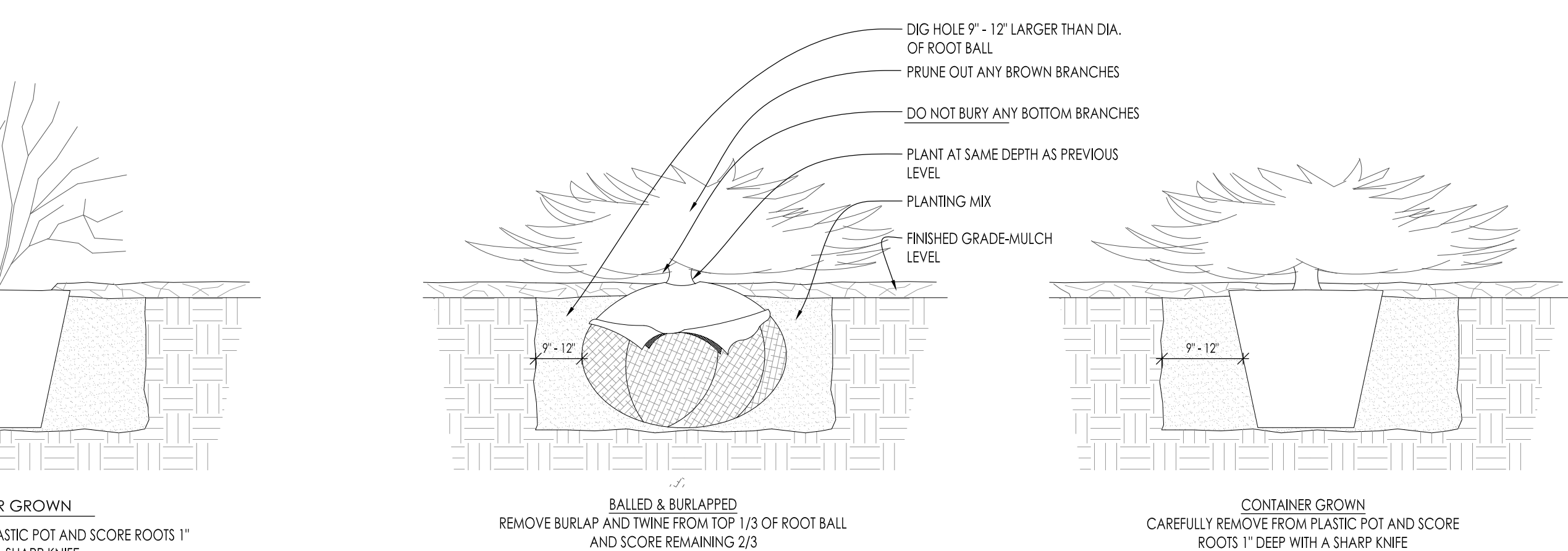
6 DECIDUOUS SHRUB PLANTING DETAIL SCALE: NONE



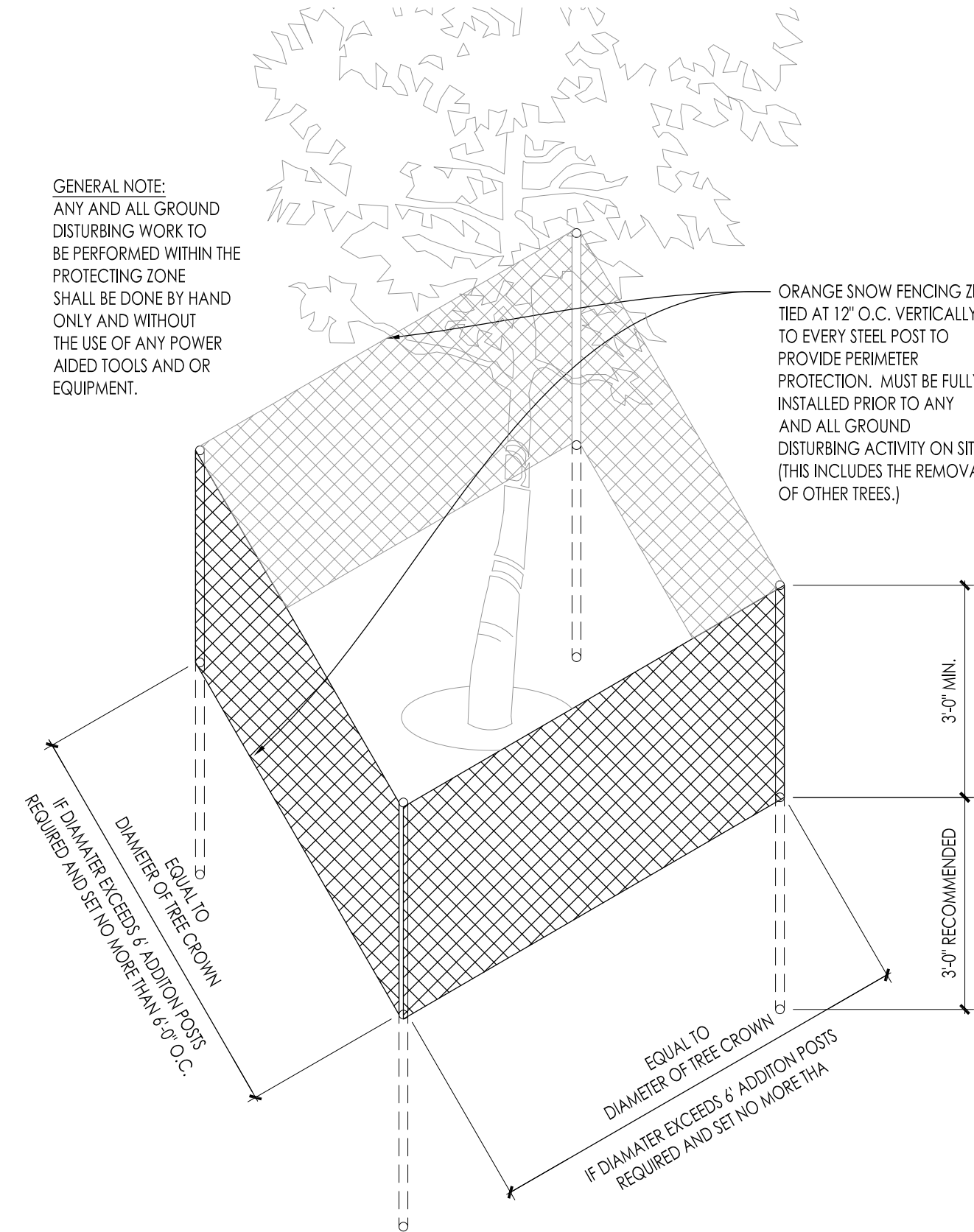
9 SPADE EDGE PLANT BED EDGE DETAIL SCALE: NONE



3 CONIFEROUS TREE PLANTING DETAIL SCALE: NONE



7 CONIFEROUS SHRUB PLANTING DETAIL SCALE: NONE



4 EXISTING TREE PROTECTION DETAIL SCALE: NONE

Issuance and Revisions:

Date	Number	Description
08/14/17		Client Review Submittal
08/15/17		Plan Commission Submittal
08/24/17		Revisions Based on Client Comments
09/01/17		Revisions Based on Staff Comments / Construction Document Submittal
09/29/17		Additional Revisions Based on Staff & Client Comments
10/03/17		Additional Revisions Based on Neighborhood Meeting Comments

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Sheet Title:

PROPOSED LANDSCAPE PLAN,  
PLANTING DETAILS

Date of Drawing: 10/03/17  
Scale: As Noted  
Drawn By: MCD  
Job Number: L17-053  
Sheet Number:

LSP1.2





VIEW FROM LOT TOWARD 808 N OAK ST



VIEW 805 FRANKLIN ST TOWARD NEW LAND ROVER STORE



VIEW FROM SE GREEN SPACE TOWARD 808 N OAK ST

# Jacobs Land Rover

Fence - Composite (Trex)





VIEW FROM LOT TOWARD 808 N OAK ST



VIEW 805 FRANKLIN ST TOWARD NEW LAND ROVER STORE



VIEW FROM SE GREEN SPACE TOWARD 808 N OAK ST

# Jacobs Land Rover

Fence - STC-26 Acoustical Fence (SimTek)





VIEW FROM LOT TOWARD 808 N OAK ST



VIEW FROM SE GREEN SPACE TOWARD 808 N OAK ST

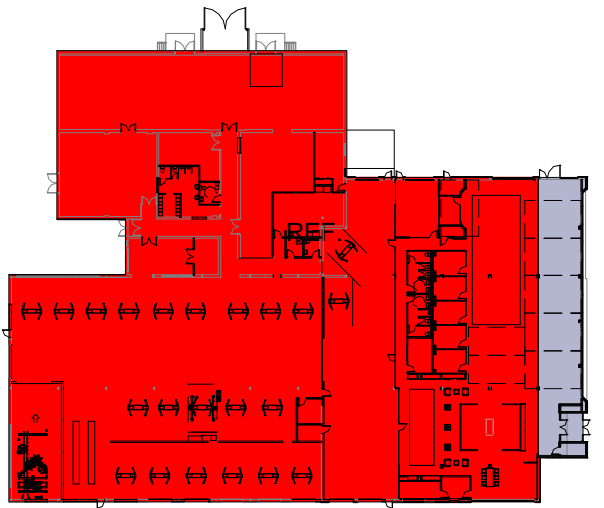


VIEW 805 FRANKLIN ST TOWARD NEW LAND ROVER STORE

# Jacobs Land Rover

Fence - Cedar



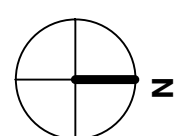


**AUTHORIZATION**  
**SIGNATURE**

**SIGNATURE** \_\_\_\_\_ **DATE** \_\_\_\_\_  
THIS SIGNATURE AUTHORIZES THE DESIGN/BUILDER TO PROCEED TO THE NEXT PHASE OF PROJECT COMPLETION AND CERTIFIES THAT THE DESIGN/BUILDER AND THE CLIENT ARE IN AGREEMENT TO THE SCOPE OF WORK PRODUCED AND THAT THE DRAWINGS ARE IN COMPLIANCE WITH THE CLIENTS REQUIREMENTS.



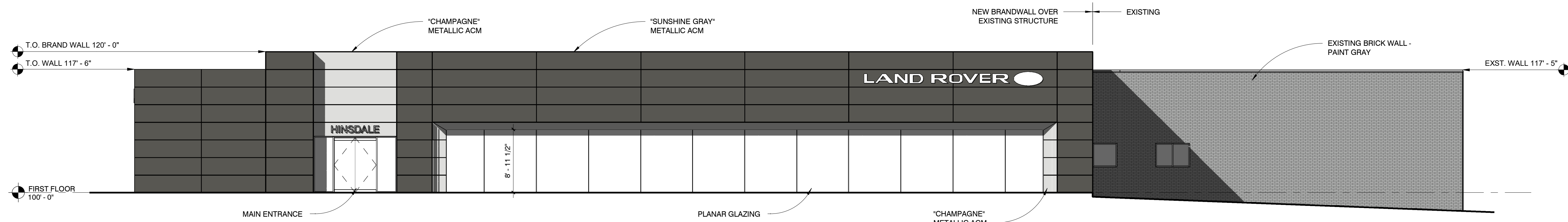
**THE REDMOND COMPANY**  
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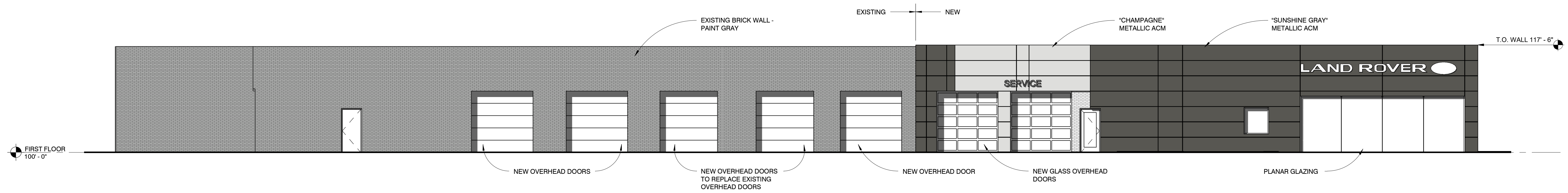
# Jacobs Land Rover

First Floor - Option F

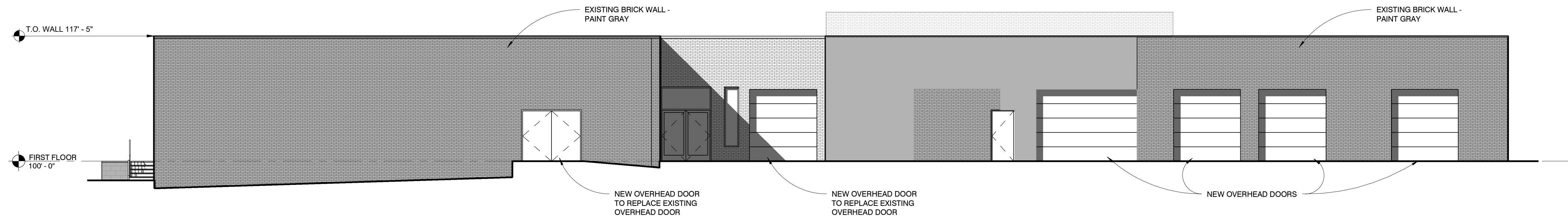




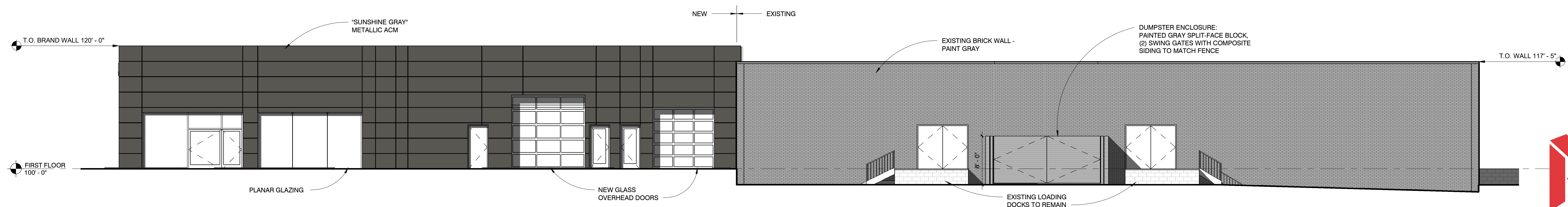
1 NORTH ELEVATION - PROPOSED  
1/8" = 1'-0"



2 EAST ELEVATION - PROPOSED  
1/8" = 1'-0"



3 SOUTH ELEVATION - PROPOSED  
1/8" = 1'-0"



4 WEST ELEVATION - PROPOSED  
1/8" = 1'-0"

# Jacobs Land Rover

## Exterior Elevations



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# Cree Edge™ Series

LED High Output Area/Flood Luminaire featuring Cree TrueWhite® Technology

## Product Description

The Cree Edge™ High Output Area/Flood luminaire is designed to deliver high lumen packages with precise optical control. The unit features a slim, low profile design that minimizes wind load and is available with two mounting options made with rugged die cast aluminum. The HV mount tenon is an adjustable arm that mounts to a horizontal or vertical 2" (51mm) IP, 2.375-2.50" (60-64mm) O.D. steel tenon. Tenon length must be a minimum of 3.75" (95mm). The direct mount bracket accessory allows for further mounting flexibility. The AA mount is an adjustable arm that mounts to a vertical 2" (51mm) IP, 2.375-3" (60-76mm) O.D. minimum 3.75" (95mm) tall tenon. The adjustable arm mount is for use in applications which have a vertical tenon and require a NEMA® Photocell Receptacle. Available with Cree TrueWhite® Technology, the Cree Edge™ High Output helps to beautifully render true colors and deliver value beyond energy savings.

**Applications:** Auto dealerships, parking lots, campuses, facade lighting, high-mast and general site lighting applications

## Performance Summary

Utilizes Cree TrueWhite® Technology on 5000K Luminaires

Patented NanoOptic® Product Technology

Made in the U.S.A. of U.S. and imported parts

**CRI:** Minimum 70 CRI (4000K & 5700K); 90 CRI (5000K)

**CCT:** 4000K (+/- 300K), 5000K (+/- 300K), 5700K (+/- 500K) standard

**Limited Warranty\*:** 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

\* See <http://lighting.cree.com/warranty> for warranty terms

## Accessories

Field-Installed	
<b>Bird Spikes</b> XA-BRDSKXAK12 - 120 LED XA-BRDSKXAK24 - 240 LED <b>Direct Mount Bracket</b> EHO-UNV - Mounts to minimum 4" (102mm) round or square; aluminum or steel pole or can be surface-mounted directly to a vertical or horizontal surface - For use with HV mount only - Must specify finish color - See Direct Mount Configurations table on page 15 - Poles must be field-drilled for direct mount EHO-UNV	<b>Backlight Control Shields</b> XA-30BLS-4 - Four-pack for 120 LED - Unpainted stainless steel XA-30BLS-8 - Eight-pack for 240 LED - Unpainted stainless steel

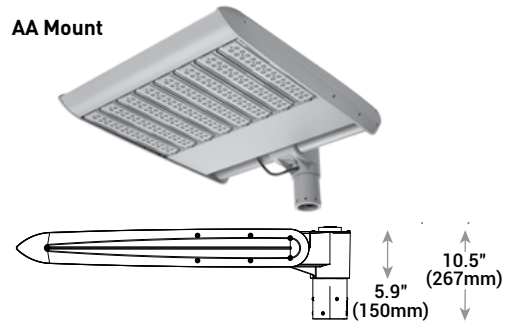
## Ordering Information

Example: ARE-EHO-2M-HV-12-E-UL-SV-700

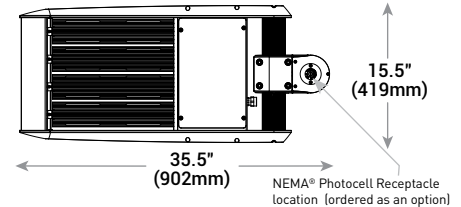
Product	Optic			Mounting*	LED Count (x10)	E	Series	Voltage	Color Options	Drive Current	Options		
ARE-EHO	1S Type I Short	2SB Type II Short w/BLS	4M Type IV Medium	AA Adjustable Arm	12 24	E	UL Universal 120-277V	BK Black	700 700mA	DIM 0-10V Dimming - Control by others - Refer to <a href="#">Dimming spec sheet</a> for details - Can't exceed specified drive current	ML Multi-Level - Refer to <a href="#">ML spec sheet</a> for details - Intended for downlight applications at 0° tilt - Not available with UH voltage or 240 LEDs with 1000mA drive current	RL Rotate Left - Optic is rotated to the left	RR Rotate Right - Optic is rotated to the right
	2M Type II Medium	2SP Type II Short w/Partial BLS	4MB Type IV Medium w/BLS	- For use in applications which require a vertical tenon and a NEMA® Photocell Receptacle			UH Universal 347-480V	BZ Bronze	1000 1000mA				
FLD-EHO	2MP Type II Medium w/Partial BLS	3M Type III Medium	4MP Type IV Medium w/Partial BLS	HV Horizontal/Vertical Tenon				SV Silver		F Fuse - When code dictates fusing, use time delay fuse - Refer to <a href="#">ML spec sheet</a> for availability with ML options - Available for U.S. applications only	R NEMA® Photocell Receptacle - 3-pin receptacle per ANSI C136.10 - Vertical tenon applications require use of AA mount - Photocell and shorting cap by others - Refer to <a href="#">ML spec sheet</a> for availability with ML options	40K 4000K Color Temperature - Minimum 70 CRI - Color temperature per luminaire	50K 5000K Color Temperature - Minimum 90 CRI - Utilizes Cree TrueWhite® Technology - Color temperature per luminaire
	25 Type II Short	3MB Type III Medium w/Partial BLS	5M Type V Medium	- Available with Direct Mount Bracket when ordered with EHO-UNV field-installed accessory (see table above) - Not for use with NEMA receptacle when mounted to vertical tenon				WH White					

\* Reference EPA and pole configuration suitability data beginning on page 14

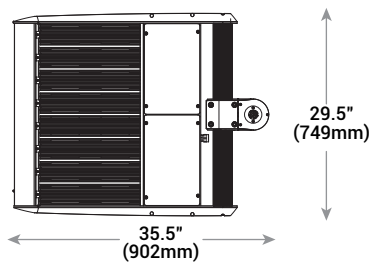
## AA Mount



## 120 LED



## 240 LED



LED Count (x10)	Weight
12	45.3 lbs. (20.5kg)
24	80.5 lbs. (36.5kg)

**HV Mount and Direct Mount Bracket** - see page 16 for weight & dimensions



Rev. Date: V9 09/06/2017



US: [lighting.cree.com](http://lighting.cree.com)

T (800) 236-6800 F (262) 504-5415

Canada: [www.cree.com/canada](http://www.cree.com/canada)

T (800) 473-1234 F (800) 890-7507

Attachment 1

## Product Specifications

### CREE TRUEWHITE® TECHNOLOGY

A revolutionary way to generate high-quality white light, Cree TrueWhite® Technology is a patented approach that delivers an exclusive combination of 90+ CRI, beautiful light characteristics and lifelong color consistency, all while maintaining high luminous efficacy – a true no compromise solution.

### CONSTRUCTION & MATERIALS

- Slim, low profile, minimizing wind load
- Luminaire sides are rugged die cast aluminum with integral, weathertight LED driver compartments and high performance heat sinks
- HV mount – adjustable arm that mounts to a horizontal or vertical 2" (51mm) IP, 2.375-2.50" (60-64mm) O.D. steel tenon. Tenon length must be a minimum of 3.75" (95mm). **Not for use with NEMA receptacle when mounted to vertical tenon**
- AA mount – adjustable mounting arm is rugged die cast aluminum and mounts to 2" (51mm) IP, 2.375-3" (60-76mm) O.D. minimum 3.75" (95mm) tall vertical tenon
- Surface-mount directly to a vertical or horizontal surface with field-installed EHO-UNV direct mount bracket (accessory (refer to table on page 1)
- Luminaire may be field adjusted for use in uplight position. Please refer to installation instructions for details
- Extruded aluminum adjustable mounting shaft
- Luminaire is adjustable from horizontal 90° towards pole and 120° away from pole
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, bronze, black, and white are available
- **Weight:** See weight charts on pages 1 and 16

### ELECTRICAL SYSTEM

- **Input Voltage:** 120-277V or 347-480V, 50/60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral 10kV surge suppression protection standard
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current
- **Maximum 10V Source Current:** 120 LED: 0.40mA; 240 LED: 0.80mA

### REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- Consult factory for CE Certified products
- 10kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A standards for conducted and radiated emissions
- Certified to ANSI C136.31-2001, 3G bridge and overpass vibration standards
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Meets Buy American requirements within ARRA
- RoHS compliant. Consult factory for additional details

Electrical Data*							
LED Count (x10)	System Watts 120-480V	Total Current (A)					
		120V	208V	240V	277V	347V	480V
700mA							
12	267	2.24	1.29	1.12	0.99	0.80	0.58
24	533	4.49	2.57	2.24	1.97	1.62	1.16
1000mA							
12	421	3.61	2.06	1.80	1.61	1.25	0.90
24	831	7.16	4.04	3.54	3.14	2.50	1.81

\* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-480V +/- 10%

Recommended Cree Edge™ High Output Series Lumen Maintenance Factors (LMF) <sup>1</sup>					
Ambient	Initial LMF	25K hr Projected <sup>2</sup> LMF	50K hr Projected <sup>2</sup> LMF	75K hr Calculated <sup>3</sup> LMF	100K hr Calculated <sup>3</sup> LMF
5°C (41°F)	1.04	1.01	0.99	0.98	0.96
10°C (50°F)	1.03	1.00	0.98	0.97	0.95
15°C (59°F)	1.02	0.99	0.97	0.96	0.94
20°C (68°F)	1.01	0.98	0.96	0.95	0.93
25°C (77°F)	1.00	0.97	0.95	0.94	0.92

<sup>1</sup> Lumen maintenance values at 25°C are calculated per TM-21 based on LM-80 data and in-situ luminaire testing

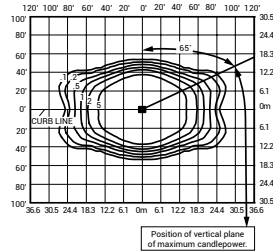
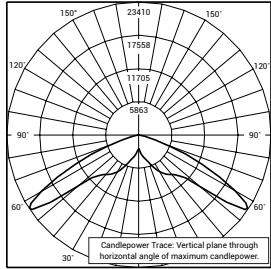
<sup>2</sup> In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip)

<sup>3</sup> In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip)

## Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: <http://lighting.cree.com/products/outdoor/area/cree-edge-high-output-1>

15



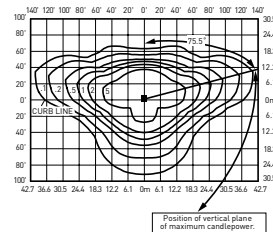
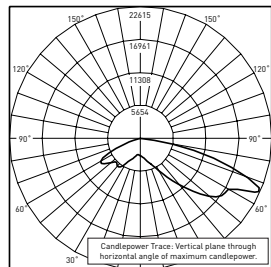
### Type I Short Distribution

LED Count (x10)	4000K		5000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
700mA						
12	30,299	B5 U1 G4	23,236	B4 U1 G3	30,932	B5 U1 G4
24	60,636	B5 U1 G5	46,502	B5 U1 G4	61,902	B5 U1 G5
1000mA						
12	41,484	B5 U1 G4	31,806	B5 U1 G4	42,327	B5 U1 G4
24	83,020	B5 U1 G5	63,652	B5 U1 G5	84,707	B5 U1 G5

\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

\*\* For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>

2M



### Type II Medium Distribution

LED Count (x10)	4000K		5000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
700mA						
12	25,637	B4 U1 G4	19,661	B3 U1 G3	26,173	B4 U1 G4
24	51,307	B5 U1 G5	39,348	B4 U1 G4	52,379	B5 U1 G5
1000mA						
12	35,102	B4 U1 G4	26,913	B4 U1 G4	35,815	B4 U1 G4
24	70,248	B5 U1 G5	53,859	B5 U1 G5	71,675	B5 U1 G5

\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

\*\* For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>

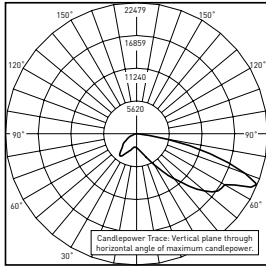


## Cree Edge™ LED High Output Area/Flood Luminaire

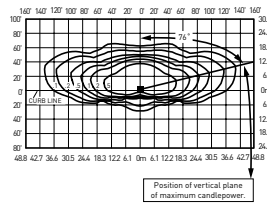
### Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: <http://lighting.cree.com/products/outdoor/area/cree-edge-high-output-1>

#### 2MB



ITL Test Report #: 78683  
ARE-EHO-2MB-\*\*-12-E-UL-1000-40K  
Initial Delivered Lumens: 24,579



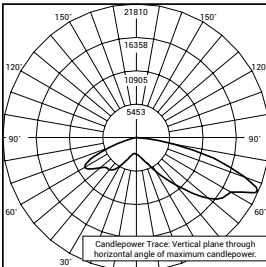
ARE-EHO-2MB-\*\*-24-E-UL-1000-50K  
Mounting Height: 25' (7.6m) A.F.G.  
Initial Delivered Lumens: 40,569  
Initial FC at grade

Type II Medium w/BLS Distribution						
LED Count (x10)	4000K		5000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
700mA						
12	19,311	B2 U1 G3	14,810	B2 U1 G2	19,715	B2 U1 G3
24	38,647	B3 U1 G4	29,639	B3 U1 G4	39,454	B3 U1 G4
1000mA						
12	26,440	B2 U1 G3	20,272	B2 U1 G3	26,977	B3 U1 G3
24	52,914	B3 U1 G5	40,569	B3 U1 G4	53,989	B3 U1 G5

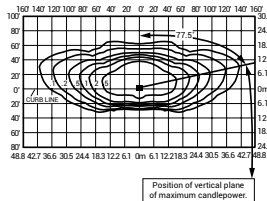
\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

\*\* For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>

#### 2MP



ITL Test Report #: 78688  
ARE-EHO-2MP-\*\*-12-E-UL-1000-40K  
Initial Delivered Lumens: 28,203



ARE-EHO-2MP-\*\*-24-E-UL-1000-40K  
Mounting Height: 25' (7.6m) A.F.G.  
Initial Delivered Lumens: 62,037  
Initial FC at grade

Type II Medium w/Partial BLS Distribution						
LED Count (x10)	4000K		5000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM 15 11	Initial Delivered Lumens*	BUG Ratings** Per TM 15 11	Initial Delivered Lumens*	BUG Ratings** Per TM 15 11
700mA						
12	22,641	B3 U1 G3	17,363	B3 U1 G3	23,114	B3 U1 G3
24	45,310	B4 U1 G4	34,749	B3 U1 G4	46,257	B4 U1 G4
1000mA						
12	30,999	B3 U1 G3	23,767	B3 U1 G3	31,629	B3 U1 G3
24	62,037	B4 U1 G5	47,564	B4 U1 G4	63,298	B4 U1 G5

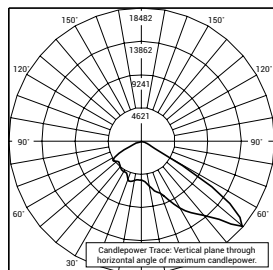
\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

\*\* For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>

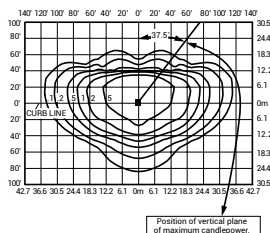
## Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: <http://lighting.cree.com/products/outdoor/area/cree-edge-high-output-1>

25



ITL Test Report #: 78639  
ARE-EHO-2S-\*\*-12-E-UL-1000-40K  
Initial Delivered Lumens: 34,4783



ARE-EHO-2S-\*\*-24-E-UL-1000-40K  
Mounting Height: 25' (7.6m) A.F.G.  
Initial Delivered Lumens: 74,809  
Initial FC at grade

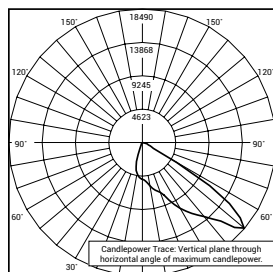
### Type II Short Distribution

LED Count (x10)	4000K		5000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM 15 11	Initial Delivered Lumens*	BUG Ratings** Per TM 15 11	Initial Delivered Lumens*	BUG Ratings** Per TM 15 11
<b>700mA</b>						
12	27,302	B4 U1 G4	20,938	B3 U1 G3	27,872	B4 U1 G4
24	54,639	B5 U1 G5	41,903	B4 U1 G4	55,780	B5 U1 G5
<b>1000mA</b>						
12	37,381	B4 U1 G4	28,660	B4 U1 G4	38,141	B4 U1 G4
24	74,809	B5 U1 G5	57,357	B5 U1 G5	76,330	B5 U1 G5

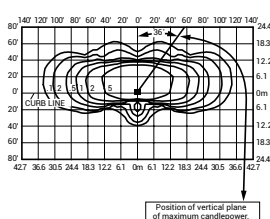
\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

\*\* For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit:  
<https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>

25B



ITL Test Report #: 78684  
ARE-EHO-2SB-\*\*-12-E-UL-1000-40K  
Initial Delivered Lumens: 26,431



ARE-EHO-2SB-\*\*-24-E-UL-1000-40K  
Mounting Height: 25' (7.6m) A.F.G.  
Initial Delivered Lumens: 57,475  
Initial FC at grade

### Type II Short w/BLS Distribution

LED Count (x10)	4000K		5000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM 15 11	Initial Delivered Lumens*	BUG Ratings** Per TM 15 11	Initial Delivered Lumens*	BUG Ratings** Per TM 15 11
<b>700mA</b>						
12	20,976	B3 U1 G2	16,087	B2 U1 G2	21,414	B3 U1 G2
24	41,978	B3 U1 G4	32,194	B3 U1 G3	42,855	B3 U1 G4
<b>1000mA</b>						
12	28,719	B3 U1 G3	22,019	B3 U1 G2	29,303	B3 U1 G3
24	57,475	B4 U1 G4	44,067	B4 U1 G4	58,643	B4 U1 G4

\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

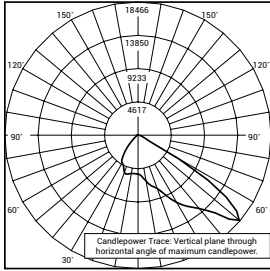
\*\* For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit:  
<https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>

## Cree Edge™ LED High Output Area/Flood Luminaire

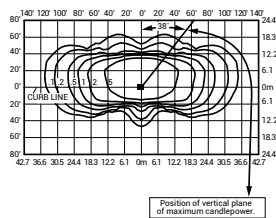
### Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: <http://lighting.cree.com/products/outdoor/area/cree-edge-high-output-1>

#### 2SP



ITL Test Report #: 78686  
ARE-EHO-2SP-\*\*-12-E-UL-1000-40K  
Initial Delivered Lumens: 30,296



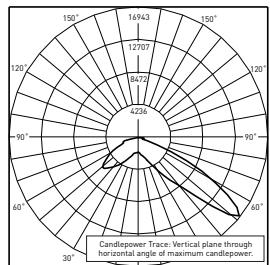
ARE-EHO-2SP-\*\*-24-E-UL-1000-50K  
Mounting Height: 25' (7.6m) A.F.G.  
Initial Delivered Lumens: 51,061  
Initial FC at grade

Type II Short w/Partial BLS Distribution						
LED Count (x10)	4000K		5000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM 15 11	Initial Delivered Lumens*	BUG Ratings** Per TM 15 11	Initial Delivered Lumens*	BUG Ratings** Per TM 15 11
700mA						
12	24,305	B3 U1 G3	18,640	B3 U1 G3	24,813	B3 U1 G3
24	48,642	B4 U1 G4	37,304	B4 U1 G3	49,658	B4 U1 G4
1000mA						
12	33,278	B4 U1 G3	25,514	B3 U1 G3	33,954	B4 U1 G3
24	66,599	B5 U1 G4	51,061	B4 U1 G4	67,952	B5 U1 G4

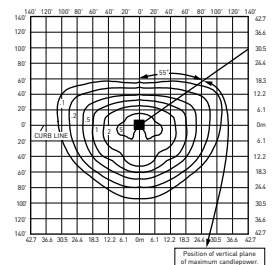
\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

\*\* For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>

#### 3M



RESTL Test Report #: PL10164-002  
ARE-EHO-3M-\*\*-12-E-UL-1000-40K  
Initial Delivered Lumens: 33,797



ARE-EHO-3M-\*\*-24-E-UL-1000-40K  
Mounting Height: 25' (7.6m) A.F.G.  
Initial Delivered Lumens: 33,278  
Initial FC at grade

Type III Medium Distribution						
LED Count (x10)	4000K		5000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
700mA						
12	24,305	B4 U0 G4	18,640	B3 U0 G3	24,813	B4 U0 G4
24	48,642	B5 U0 G5	37,304	B4 U0 G4	49,658	B5 U0 G5
1000mA						
12	33,278	B4 U0 G4	25,514	B4 U0 G4	33,954	B4 U0 G4
24	66,599	B5 U0 G5	51,061	B5 U0 G5	67,952	B5 U0 G5

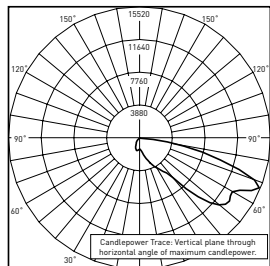
\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

\*\* For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>

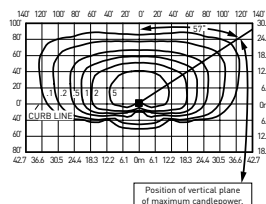
## Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: <http://lighting.cree.com/products/outdoor/area/cree-edge-high-output-1>

### 3MB



ITL Test Report #: 78733  
ARE-EHO-3MB-\*\*-24-E-UL-1000  
Initial Delivered Lumens: 23,622



ARE-EHO-3MB-\*\*-24-E-UL-1000-50K  
Mounting Height: 25' (7.6m) A.F.G.  
Initial Delivered Lumens: 37,771  
Initial FC at grade

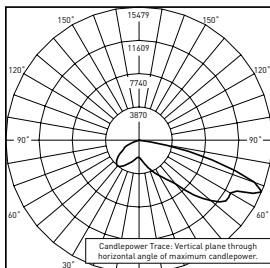
#### Type III Medium w/BLS Distribution

LED Count (x10)	4000K		5000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
700mA						
12	17,979	B2 U1 G3	13,789	B2 U1 G3	18,355	B2 U1 G3
24	35,982	B3 U1 G5	27,595	B3 U1 G4	36,733	B3 U1 G5
1000mA						
12	24,617	B2 U1 G4	18,874	B2 U1 G3	25,117	B2 U1 G4
24	49,265	B3 U1 G5	37,771	B3 U1 G5	50,266	B3 U1 G5

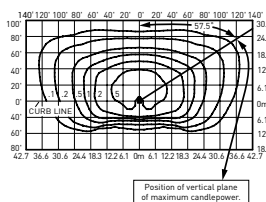
\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

\*\* For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>

### 3MP



ITL Test Report #: 78644  
ARE-EHO-3MP-\*\*-24-E-UL-1000-40K  
Initial Delivered Lumens: 25,997



ARE-EHO-3MP-\*\*-24-E-UL-1000-40K  
Mounting Height: 25' (7.6m) A.F.G.  
Initial Delivered Lumens: 58,388  
Initial FC at grade

#### Type III Medium w/Partial BLS Distribution

LED Count (x10)	4000K		5000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
700mA						
12	21,309	B3 U1 G3	16,342	B3 U1 G3	21,754	B3 U1 G3
24	42,645	B4 U1 G5	32,705	B3 U1 G4	43,536	B4 U1 G5
1000mA						
12	29,175	B3 U1 G4	22,369	B3 U1 G3	29,768	B3 U1 G4
24	58,388	B4 U1 G5	44,766	B4 U1 G5	59,574	B4 U1 G5

\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

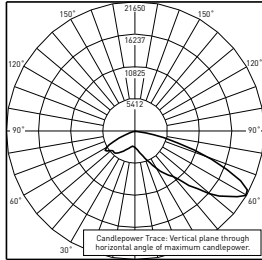
\*\* For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>

## Cree Edge™ LED High Output Area/Flood Luminaire

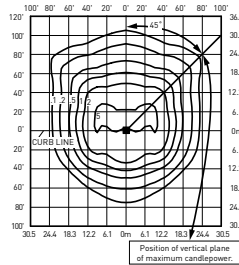
### Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: <http://lighting.cree.com/products/outdoor/area/cree-edge-high-output-1>

#### 4M



RESTL Test Report #: PL09297-001  
ARE-EHO-4M-\*\*-12-E-UL-1000-40K  
Initial Delivered Lumens: 34,817



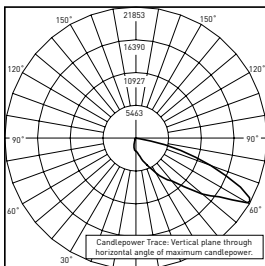
ARE-EHO-4M-\*\*-12-E-UL-1000-40K  
Mounting Height: 25' (7.6m) A.F.G.  
Initial Delivered Lumens: 35,102  
Initial FC at grade

Type IV Medium Distribution						
LED Count (x10)	4000K		5000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
700mA						
12	25,637	B4 U0 G3	19,661	B3 U0 G3	26,173	B4 U0 G3
24	51,307	B5 U0 G5	39,348	B4 U0 G4	52,379	B5 U0 G5
1000mA						
12	35,102	B4 U0 G4	26,913	B4 U0 G3	35,815	B4 U0 G4
24	70,248	B5 U0 G5	53,859	B5 U0 G5	71,675	B5 U0 G5

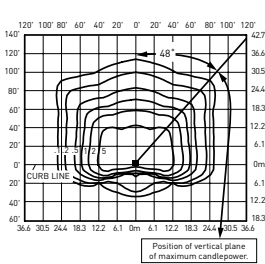
\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

\*\* For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit:  
<https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>

#### 4MB



ITL Test Report #: 78734  
ARE-EHO-4MB-\*\*-12-E-UL-1000-40K  
Initial Delivered Lumens: 25,113



ARE-EHO-4MB-\*\*-24-E-UL-1000-50K  
Mounting Height: 25' (7.6m) A.F.G.  
Initial Delivered Lumens: 40,569  
Initial FC at grade

Type IV Medium w/BLS Distribution						
LED Count (x10)	4000K		5000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
700mA						
12	19,311	B2 U1 G3	14,810	B2 U1 G2	19,715	B2 U1 G3
24	38,647	B3 U1 G5	29,639	B2 U1 G4	39,454	B3 U1 G5
1000mA						
12	26,440	B2 U1 G4	20,272	B2 U1 G3	26,977	B2 U1 G4
24	52,914	B3 U1 G5	40,569	B3 U1 G5	53,989	B3 U1 G5

\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

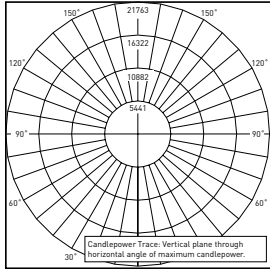
\*\* For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit:  
<https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>



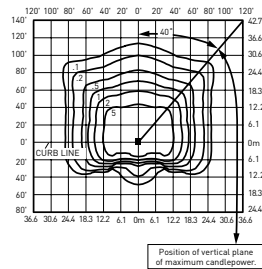
## Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: <http://lighting.cree.com/products/outdoor/area/cree-edge-high-output-1>

### 4MP



ITL Test Report #: 78967  
ARE-EHO-4MP-\*\*-12-E-UL-1000-40K  
Initial Delivered Lumens: 28,934



ARE-EHO-4MP-\*\*-24-E-UL-1000-40K  
Mounting Height: 25' (7.6m) A.F.G.  
Initial Delivered Lumens: 62,037  
Initial FC at grade

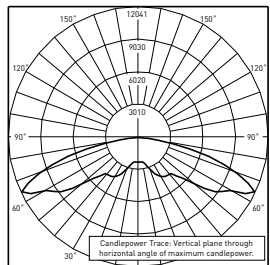
#### Type IV Medium w/Partial BLS Distribution

LED Count (x10)	4000K		5000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
700mA						
12	22,641	B3 U1 G3	17,363	B2 U1 G3	23,114	B3 U1 G3
24	45,310	B4 U1 G5	34,749	B3 U1 G4	46,257	B4 U1 G5
1000mA						
12	30,999	B3 U1 G4	23,767	B3 U1 G3	31,629	B3 U1 G4
24	62,037	B5 U1 G5	47,564	B4 U1 G5	63,298	B5 U1 G5

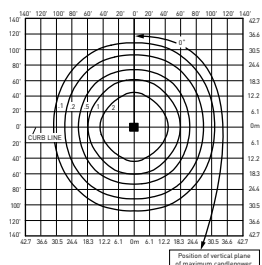
\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

\*\* For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>

### 5M



RESL Test Report #: PL09298-001  
ARE-EHO-5M-\*\*-12-E-UL-1000-40K  
Initial Delivered Lumens: 36,005



ARE-EHO-5M-\*\*-12-E-UL-1000-40K  
Mounting Height: 25' (7.6m) A.F.G.  
Initial Delivered Lumens: 36,925  
Initial FC at grade

#### Type V Medium Distribution

LED Count (x10)	4000K		5000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
700mA						
12	26,969	B5 U0 G3	20,683	B4 U0 G3	27,532	B5 U0 G3
24	53,972	B5 U0 G5	41,392	B5 U0 G4	55,100	B5 U0 G5
1000mA						
12	36,925	B5 U0 G4	28,311	B5 U0 G3	37,675	B5 U0 G4
24	73,897	B5 U0 G5	56,657	B5 U0 G5	75,399	B5 U0 G5

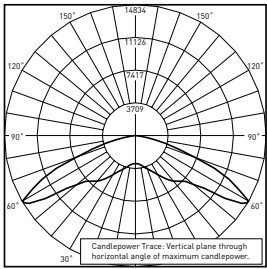
\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

\*\* For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>

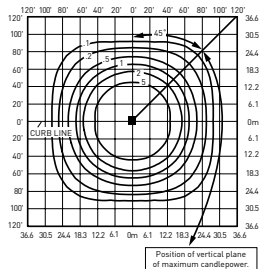
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: <http://lighting.cree.com/products/outdoor/area/cree-edge-high-output-1>

55



ITL Test Report #: 78687  
ARE-EHO-5S-\*\*-12-E-UL-1000-40K  
Initial Delivered Lumens: 37,329

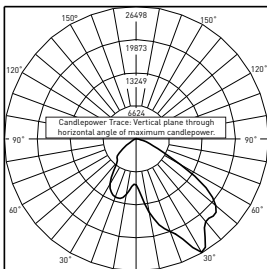


ARE-EHO-5S-\*\*-24-E-UL-1000-50K  
Mounting Height: 25' (7.6m) A.F.G.  
Initial Delivered Lumens: 62,952  
Initial FC at grade

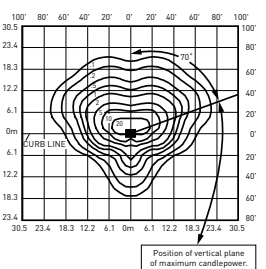
Type V Short Distribution						
LED Count (x10)	4000K		5000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
700mA						
12	29,966	B5 U0 G3	22,981	B4 U0 G2	30,592	B5 U0 G3
24	59,969	B5 U0 G4	45,991	B5 U0 G4	61,222	B5 U0 G4
1000mA						
12	41,028	B5 U0 G4	31,456	B5 U0 G3	41,862	B5 U0 G4
24	82,108	B5 U0 G5	62,952	B5 U0 G4	83,776	B5 U0 G5

\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens  
\*\* For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>

AF



RESTL Test Report #: PL09299-001  
ARE-EHO-AF-\*\*-12-E-UL-1000-40K  
Initial Delivered Lumens: 38,346



ARE-EHO-AF-\*\*-12-E-UL-1000-40K  
Mounting Height: 25' (7.6m) A.F.G.  
Initial Delivered Lumens: 39,660  
Initial FC at grade

Automotive FrontlineOptic™ Distribution						
LED Count (x10)	4000K		5000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
700mA						
12	28,967	B4 U0 G2	22,215	B3 U0 G2	29,572	B4 U0 G2
24	57,970	B5 U0 G2	44,458	B4 U0 G2	59,181	B5 U0 G2
1000mA						
12	39,660	B4 U0 G2	30,408	B4 U0 G2	40,466	B4 U0 G2
24	79,371	B5 U0 G3	60,854	B5 U0 G3	80,984	B5 U0 G3

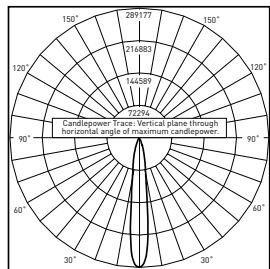
\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens  
\*\* For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>



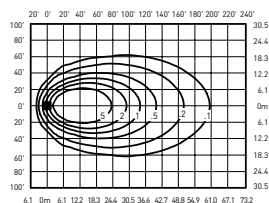
## Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: <http://lighting.cree.com/products/outdoor/area/cree-edge-high-output-1>

### 15°



ITL Test Report #: 78519  
FLD-EHO-15-\*\*-24-E-UL-1000-40K  
Initial Delivered Lumens: 38,859



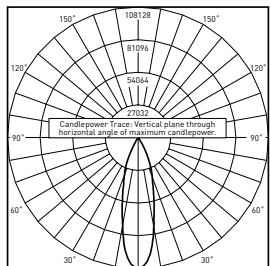
FLD-EHO-15-\*\*-24-E-UL-1000-50K  
Mounting Height: 25' (7.6m) A.F.G. - 60° tilt  
Initial Delivered Lumens: 64,351  
Initial FC at grade

#### 15° Flood Optic Distribution

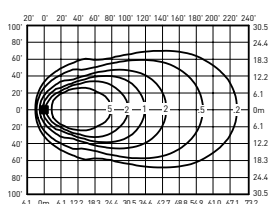
LED Count (x10)	4000K	5000K	5700K
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
700mA			
12	30,631	23,492	31,271
24	61,302	47,013	62,583
1000mA			
12	41,940	32,155	42,792
24	83,932	64,351	85,638

\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

### 25°



ITL Test Report #: 78520  
FLD-EHO-25-\*\*-24-E-UL-1000-40K  
Initial Delivered Lumens: 38,828



FLD-EHO-25-\*\*-24-E-UL-1000-50K  
Mounting Height: 25' (7.6m) A.F.G. - 60° tilt  
Initial Delivered Lumens: 64,351  
Initial FC at grade

#### 25° Flood Optic Distribution

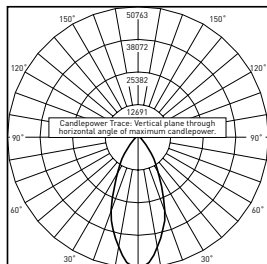
LED Count (x10)	4000K	5000K	5700K
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
700mA			
12	30,631	23,492	31,271
24	61,302	47,013	62,583
1000mA			
12	41,940	32,155	42,792
24	83,932	64,351	85,638

\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

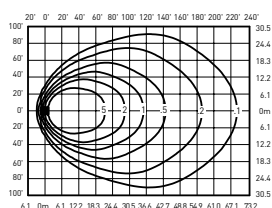
## Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: <http://lighting.cree.com/products/outdoor/area/cree-edge-high-output-1>

### 40°



ITL Test Report #: 78521  
FLD-EHO-40-\*\*-12-E-UL-1000-40K  
Initial Delivered Lumens: 36,476



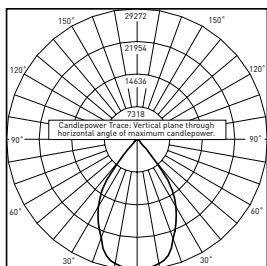
FLD-EHO-40-\*\*-24-E-UL-1000-50K  
Mounting Height: 25' (7.6m) A.F.G. - 60° tilt  
Initial Delivered Lumens: 62,952  
Initial FC at grade

### 40° Flood Optic Distribution

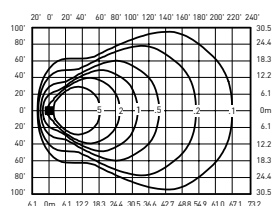
LED Count (x10)	4000K	5000K	5700K
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
700mA			
12	29,966	22,981	30,592
24	59,969	45,991	61,222
1000mA			
12	41,028	31,456	41,862
24	82,108	62,952	83,776

\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

### 70°



ITL Test Report #: 78522  
FLD-EHO-70-\*\*-12-E-UL-1000-40K  
Initial Delivered Lumens: 33,030



FLD-EHO-70-\*\*-24-E-UL-1000-50K  
Mounting Height: 25' (7.6m) A.F.G. - 60° tilt  
Initial Delivered Lumens: 57,357  
Initial FC at grade

### 70° Flood Optic Distribution

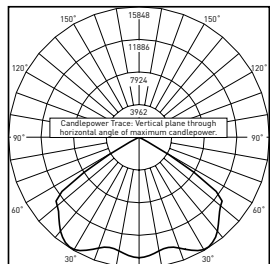
LED Count (x10)	4000K	5000K	5700K
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
700mA			
12	27,302	20,938	27,872
24	54,639	41,903	55,780
1000mA			
12	37,381	28,660	38,141
24	74,809	57,357	76,330

\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

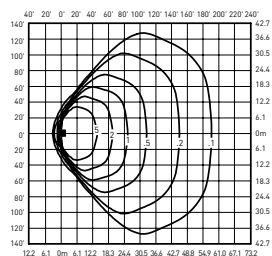
## Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: <http://lighting.cree.com/products/outdoor/area/cree-edge-high-output-1>

### N6



ITL Test Report #: 78562  
FLD-EHO-N6-\*\*-12-E-UL-1000-40K  
Initial Delivered Lumens: 38,110



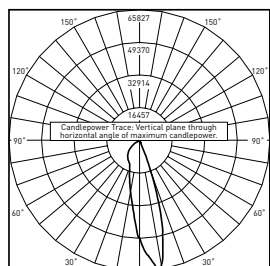
FLD-EHO-N6-\*\*-24-E-UL-1000-50K  
Mounting Height: 25' (7.6m) A.F.G. - 60° tilt  
Initial Delivered Lumens: 64,351  
Initial FC at grade

#### NEMA 6 Distribution

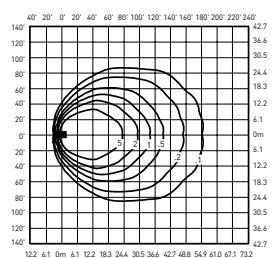
LED Count (x10)	4000K	5000K	5700K
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
700mA			
12	30,631	23,492	31,271
24	61,302	47,013	62,583
1000mA			
12	41,940	32,155	42,792
24	83,932	64,351	85,638

\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

### SN



ITL Test Report #: 78563  
FLD-EHO-SN-\*\*-12-E-UL-1000-40K  
Initial Delivered Lumens: 34,961



FLD-EHO-SN-\*\*-24-E-UL-1000-50K  
Mounting Height: 25' (7.6m) A.F.G. - 60° tilt  
Initial Delivered Lumens: 58,056  
Initial FC at grade











#### Sign Optic Distribution

LED Count (x10)	4000K	5000K	5700K
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
700mA			
12	27,635	21,193	28,212
24	55,305	42,414	56,460
1000mA			
12	37,837	29,010	38,606
24	75,722	58,056	77,260

\* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens



## Luminaire EPA

Horizontal/Vertical Tenon Mount, Adjustable Arm Mount, and EHO-UNV Direct Mount Bracket											
LED Count (x10)	Luminaire Weight	Single	2 @ 90°	2 @ 180°	2 @ 180°	3 @ 90°	3 @ 120°	3 @ 180°	4 @ 90°	4 @ 180°	
<b>Tenon Configuration</b> If used with Cree tenons, please add tenon EPA with Luminaire EPA											
		Vertical	Horizontal	Vertical	Vertical	Vertical	Vertical	Vertical	Vertical	Vertical	
											
		PB-1A*; PW-1A3; EHO-UNV	Horizontal Tenon (N/A w/AA Mount)	PB-2A*; PB-2R2.375; PW-2A3; [2] EHO-UNV	PB-2A*; PB-2R2.375; PW-2A3 (picture does not apply)	PB-2A*; PB-2R2.375; PW-2A3 (picture doesn't apply)	PB-3A*; PB-3R2.375; [3] EHO-UNV	PB-3A*; PB-3R2.375	PB-3A*; PB-3R2.375	PB-4A*(90); PB-4R2.375; [4] EHO-UNV	PB-4A*(180); PB-4R2.375
<b>0° Tilt</b>											
12	45.3 lbs. [20.6kg]	1.41	1.41	2.35	2.83	2.83	3.76	3.76	4.24	4.70	5.66
24	80.5 lbs. [36.6kg]	1.41	1.41	2.80	2.83	N/A	4.22	4.22	N/A	5.61	N/A
<b>10° Tilt</b>											
12	45.3 lbs. [20.6kg]	1.49	1.41	2.90	2.98	2.98	4.39	4.39	5.96	5.81	7.95
24	80.5 lbs. [36.6kg]	2.38	1.97	2.38	4.76	N/A	6.18	6.18	N/A	7.59	N/A
<b>20° Tilt</b>											
12	45.3 lbs. [20.6kg]	2.11	1.71	3.53	4.22	4.22	5.64	5.64	8.45	7.05	11.26
24	80.5 lbs. [36.6kg]	3.46	3.11	4.87	6.92	N/A	7.12	7.12	N/A	9.74	N/A
<b>30° Tilt</b>											
12	45.3 lbs. [20.6kg]	2.69	2.30	4.11	5.39	5.39	6.80	6.80	10.78	8.22	14.37
24	80.5 lbs. [36.6kg]	4.59	4.23	6.97	9.19	N/A	10.60	10.60	N/A	12.01	N/A
<b>45° Tilt</b>											
12	45.3 lbs. [20.6kg]	3.50	3.11	4.91	6.99	6.99	8.40	8.40	13.98	9.82	18.64
24	80.5 lbs. [36.6kg]	6.03	5.73	7.44	10.31	N/A	13.48	13.48	N/A	14.89	N/A
<b>60° Tilt</b>											
12	45.3 lbs. [20.6kg]	4.12	3.74	5.54	8.25	8.25	9.66	9.66	16.49	11.08	21.99
24	80.5 lbs. [36.6kg]	7.24	6.91	8.65	12.37	N/A	15.89	15.89	N/A	17.30	N/A
<b>70° Tilt</b>											
12	45.3 lbs. [20.6kg]	4.41	4.03	5.83	8.83	8.83	10.24	10.24	17.65	11.65	23.54
24	80.5 lbs. [36.6kg]	7.76	7.45	9.17	15.51	N/A	16.93	16.93	N/A	18.34	N/A
<b>80° Tilt</b>											
12	45.3 lbs. [20.6kg]	4.59	4.21	6.00	9.18	9.18	10.59	10.59	18.36	12.01	24.47
24	80.5 lbs. [36.6kg]	8.06	7.79	9.48	16.12	N/A	17.54	17.54	N/A	18.95	N/A
<b>90° Tilt</b>											
12	45.3 lbs. [20.6kg]	4.64	4.26	6.06	9.29	9.29	10.70	10.70	18.58	12.12	24.77
24	80.5 lbs. [36.6kg]	8.14	7.89	9.56	16.29	N/A	17.70	17.70	N/A	19.12	N/A

Note: Not for use with aluminum tenons

**Tenon EPA**

Part Number	EPA
PB-1A*	None
PB-2A*	0.82
PB-3A*	1.52
PB-4A*[90]	1.11
PB-4A*[180]	2.22
PB-2R2.375	0.92
PB-3R2.375	1.62
PB-4R2.375	2.32
PW-1A3**	0.47
PW-2A3**	0.94
WM-2	0.08
WM-2L	0.13
WM-4L	0.32
EHO-UNV	0.22

\* Specify pole size: 3 [3"], 4 [4"], 5 [5"], or 6 [6"] for single, double or triple luminaire orientation or 4 [4"], 5 [5"], or 6 [6"] for quad luminaire orientation

\*\* These EPA values must be multiplied by the following ratio: Fixture Mounting Height/Total Pole Height. Specify pole size: 3 [3"], 4 [4"], 5 [5"], or 6 [6"]

**Tenons and Brackets\* (must specify color)****Square Internal Mount Vertical Tenons (Steel)**

- Mounts to 3-6" (76-152mm) square aluminum or steel poles

PB-1A\* – Single

PB-4A\*[90] – 90° Quad

PB-2A\* – 180° Twin

PB-4A\*[180] – 180° Quad

PB-3A\* – 180° Triple

**Wall Mount Brackets**

- Mounts to wall or roof

WM-2 – Horizontal

WM-4L – Extended L-Shape

WM-2L – Extended Horizontal

**Round External Mount Vertical Tenons (Steel)**

- Mounts to 2.375" (60mm) O.D. round aluminum or steel poles or tenons

PB-2R2.375 – Twin

PB-4R2.375 – Quad

PB-3R2.375 – Triple

**Mid-Pole Bracket**

- Mounts to square pole

PW-1A3\*\* – Single

PW-2A3\*\* – Double

**Direct Mount Bracket**

- Mounts to minimum 4" (102mm) round or square; aluminum or steel pole or can be surface-mounted directly to a vertical or horizontal surface

- For use with HV mount only

- See Direct Mount Configurations table below

- Poles must be field-drilled for direct mount

EHO-UNV

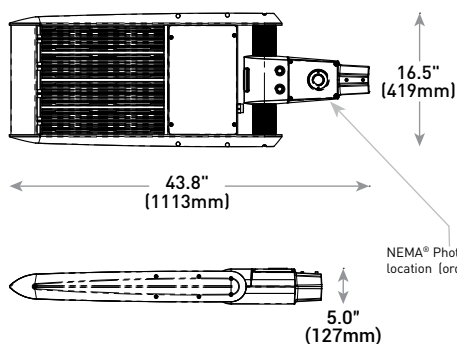
† Refer to the [Bracket and Tenons spec sheet](#) for more details

**Direct Mount Configurations**

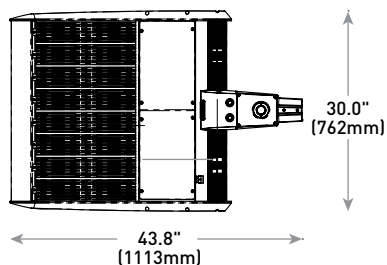
Compatibility with EHO-UNV Direct Mount Bracket					
LED Count [x10]	2 @ 90°	2 @ 180°	3 @ 90°	3 @ 120°	4 @ 90°
<b>4" Square</b>					
12	✓	✓	N/A	N/A	N/A
24	✓	✓	N/A	N/A	N/A
<b>4" Round</b>					
12	N/A	✓	N/A	N/A	N/A
24	N/A	✓	N/A	N/A	N/A
<b>5" Square</b>					
12	✓	✓	✓	N/A	✓
24	✓	✓	✓	N/A	✓
<b>5" Round</b>					
12	N/A	✓	N/A	✓	N/A
24	N/A	✓	N/A	✓	N/A
<b>6" Square</b>					
12	✓	✓	✓	N/A	✓
24	✓	✓	✓	N/A	✓
<b>6" Round</b>					
12	✓	✓	✓	✓	✓
24	✓	✓	✓	✓	✓

**HV Mount** (shown in horizontal position)

**120 LED**



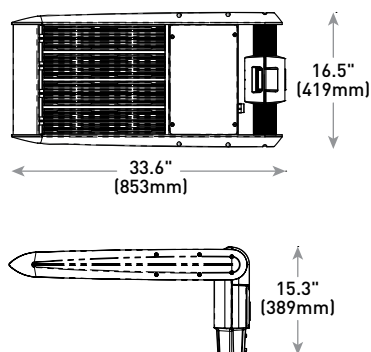
**240 LED**



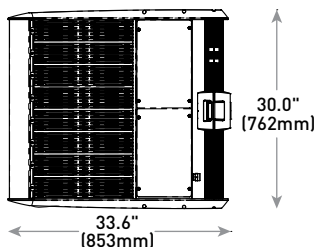
LED Count (x10)	Weight
12	45.3 lbs. (20.5kg)
24	80.5 lbs. (36.5kg)

**HV Mount** (shown in vertical position)

**120 LED**



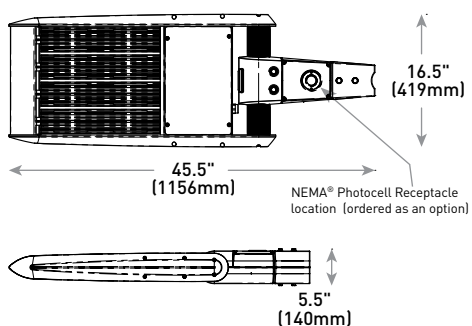
**240 LED**



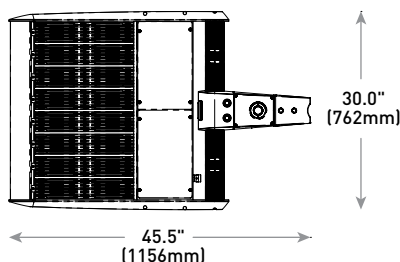
LED Count (x10)	Weight
12	45.3 lbs. (20.5kg)
24	80.5 lbs. (36.5kg)

**Direct Mount Bracket** (accessory sold separately)  
Not for use with R option.

**120 LED**



**240 LED**



LED Count (x10)	Weight
12	45.3 lbs. (20.5kg)
24	80.5 lbs. (36.5kg)

### INSTALLATION INSTRUCTIONS

#### IMPORTANT SAFEGUARDS

When using electrical equipment, basic safety precautions should always be followed including the following:

#### READ AND FOLLOW ALL SAFETY INSTRUCTIONS

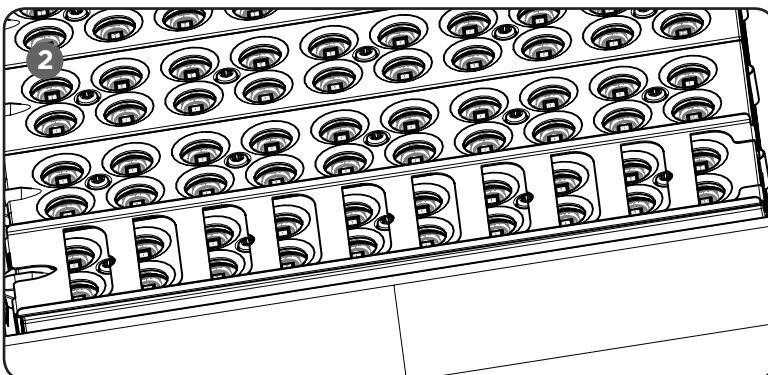
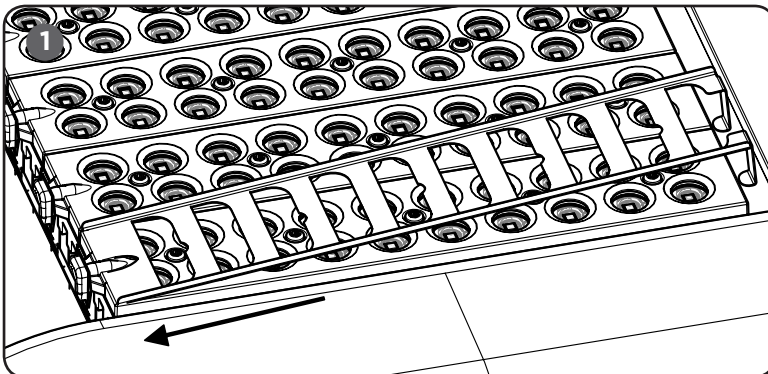
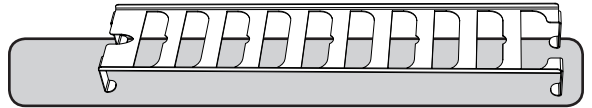
1. To reduce the risk of electrical shock, turn off power supply before installation or servicing.
2. This accessory intended to be used with the 60 or 120 LED Edge Streetlight.

#### SAVE THESE INSTRUCTIONS FOR FUTURE REFERENCE

#### ACCESSORY KIT CONTENTS

1. (4 or 8) Back Light Shield per 20 or 30 LEDs

#### TO INSTALL:



#### BACK LIGHT SHIELD

**NOTE:** The Back Light Shield can be mounted 0° or 180° on the XAK Series (Edge H.O.).

#### STEP 1:

Clean the surface of the Light Bars.

**NOTE:** Be sure to use a very mild detergent. Damage will occur to the LED Optics if any alcohol based or otherwise harsh chemicals used.

#### STEP 2:

Orientate the Back Light Shield to face 0° or 180°, depending on the fixture, and carefully place on the surface of the Light Bars over the LEDs having the tabs going over one end of the Light Bar. See **Figure 1**.

#### STEP 3:

Gently pull the tabs on the opposite end of the Back Light Shield over the Light Bar and carefully press down until it clicks and is flushed. See **Figure 2**.

#### STEP 4:

Repeat Steps 3 and 4 depending on the number of LEDs.

# LED Dimming Option

For use with Cree Edge™ Series, LEDway® Series, 228 Series™, 304 Series™, OL Series™, XSP Series, XSP-HO Series, CPY Series, OSQ Series, RSW™ Series and VG Series Luminaires

## Description:

Our 0-10V dimming option provides access to multiple drive currents and provides the flexibility to utilize combinations of these currents to optimize lumen output and energy savings needs. As the product is dimmed all LEDs are operated at the same current for longevity and lumen maintenance.

Unlike traditional source technologies, LED performance improves when dimmed in terms of efficacy, longevity and lumen maintenance. This powerful combination allows for the selection luminaires capable of delivering high levels of sustainable illumination performance when desired, but with the ability to be dimmed to deliver lower levels of illumination when appropriate with even greater energy savings.

If dimming leads remain open (factory shipped), luminaire will run at full power.

The 0-10V dimming control interface is compliant with the IEC EN 60929 Annex E which establishes controls for fluorescent products.

## Dimming Availability

LEDway® Luminaires – Requires DIM Option		
Drive Current	Voltage	All Mounts
350mA	120-277	20-120 LED
	347-480	20-120 LED
525mA	120-277	20-120 LED
	347-480	20-120 LED
700mA	120-277	20-120 LED
	347-480	20-120 LED

228 Series™ Luminaires – Requires DIM Option					
Drive Current	Voltage	Canopy		Soffit IC Rated	Soffit Non-IC Rated
		RM Mount	RT Mount	All Mounts	All Mounts
350mA	120-277	90 LED	N/A	N/A	30-60 LED
	347-480	90 LED	N/A	N/A	30-60 LED
525mA	120-277	30-90 LED	30-60 LED	N/A	30-60 LED
	347-480	30-90 LED	30-60 LED	N/A	30-60 LED
700mA	120-277	30-90 LED	30-60 LED	N/A	N/A
	347-480	30-90 LED	30-60 LED	N/A	N/A
900mA	120-277	60 LED	N/A	N/A	N/A
	347-480	60 LED	N/A	N/A	N/A
1000mA	120-277	30 LED	N/A	N/A	N/A
	347-480	30 LED	N/A	N/A	N/A

304 Series™ Luminaires – Requires DIM Option									
Drive Current	Voltage	Floodlight	Parking Structure	Recessed Canopy		Recessed Interior		Recessed Soffit	
		Yoke Mount	All Mounts	Single & Double Skin Mounts	Upgrade Mounts	Non-IC Mounts	IC Rated Mounts	Non-IC Mounts	IC Rated Mounts
350mA	120-277	40-60 LED	40-60 LED	40-60 LED	40-60 LED	40-60 LED	40-60 LED	40-60 LED	40-60 LED
	347-480	40-60 LED	40-60 LED	40-60 LED	40-60 LED	40-60 LED	40-60 LED	40-60 LED	40-60 LED
525mA	120-277	40-60 LED	40-60 LED	40-60 LED	40-60 LED	40-60 LED	N/A	40-60 LED	N/A
	347-480	40-60 LED	40-60 LED	40-60 LED	40-60 LED	40-60 LED	N/A	40-60 LED	N/A
700mA	120-277	40-60 LED	40-60 LED	40-60 LED <sup>1</sup>	N/A	N/A	N/A	N/A	N/A
	347-480	40-60 LED	40-60 LED	40-60 LED <sup>1</sup>	N/A	N/A	N/A	N/A	N/A

<sup>1</sup>Marked spacing required

Rev. Date: V4 04/13/2017



US: [lighting.cree.com](http://lighting.cree.com)

T (800) 236-6800 F (262) 504-5415

Canada: [www.cree.com/canada](http://www.cree.com/canada)

T (800) 473-1234 F (800) 890-7507

Attachment 1



## LED Dimming Option

Cree Edge™ Series Luminaires – Requires DIM Option										
Drive Current	Voltage	Area/Flood			High Output	Round Area/Flood	Canopy	Parking	Security	Transportation
		Direct & Adjustable Arm Mounts	Post Top Mounts	Side Arm Mount	All Mounts	All Mounts	All Mounts	All Mounts		All Mounts
350mA	120-277	40-240 LED	40-240 LED	20-60 LED	N/A	40-120 LED	40-240 LED	40-100 LED	20-120 LED <sup>3</sup>	40-100; 120-160
	347-480	20-240 LED <sup>1,2</sup>	40-240 LED <sup>1,2</sup>	20-60 LED	N/A	40-120 LED <sup>1,2</sup>	40-240 LED <sup>1,2</sup>	40-100 LED <sup>1,2</sup>	20-120 LED <sup>2,3</sup>	40-100; 120-160
525mA	120-277	20-160 LED	40-160 LED	20-60 LED	N/A	40-120 LED	40-160 LED	40-100 LED	20-80 LED <sup>3</sup>	40-100; 120-160
	347-480	20-160 LED <sup>1,2</sup>	40-160 LED <sup>1,2</sup>	20-60 LED	N/A	40-120 LED <sup>1,2</sup>	40-160 LED <sup>1,2</sup>	40-100 LED <sup>1,2</sup>	20-80 LED <sup>2,3</sup>	40-100; 120-160 LED <sup>1,2</sup>
700mA	120-277	20-60 LED	40-60 LEDs	20-60 LED	120-240 LED	40-60 LED	40-60 LED	40-60 LED <sup>1,2</sup>	20-60 LED <sup>3</sup>	40-60
	347-480	20-60 LED <sup>1,2</sup>	40-60 LED <sup>1,2</sup>	20-60 LED	120-240 LED <sup>1,2</sup>	40-60 LED <sup>1,2</sup>	40-60 LED <sup>1,2</sup>	40-60 LED <sup>1,2</sup>	20-60 LED <sup>2,3</sup>	40-60 LED <sup>1,2</sup>
1000mA	120-277	N/A	N/A	N/A	120-240 LED	N/A	N/A	N/A	N/A	N/A
	347-480	N/A	N/A	N/A	120-240 LED <sup>1,2</sup>	N/A	N/A	N/A	N/A	N/A

<sup>1</sup>P (Photocell) option not available on 480V

<sup>2</sup>Not available with F (Fuse) option

<sup>3</sup>P (Photocell) option not available

OL Series™ Linear Flood – Requires DIM Option		
Drive Current	Voltage	All Mounts
350mA	120-277	14-112 LED
	347-480	14-112 LED
525mA	120-277	14-112 LED
	347-480	14-112 LED
700mA	120-277	14-112 LED
	347-480	14-112 LED

## 0-10V Dimming Multipliers – 350mA Drive Current

**Note:** For use with products when 350mA drive current is specified. Specified drive current represents the maximum drive current that will be available with dimming option. Specifying the maximum allowed drive current for your product will provide the greatest range of dimming. Multipliers are for estimating purposes only. Check actual spec sheet data where available.

120-277V			
0-10V	Drive Current (mA)	System Watts Multiplier	Lumen Multiplier
<= 1.1	75	0.23	0.24
1.3	88	0.26	0.28
1.6	113	0.33	0.36
1.9	138	0.40	0.43
2.2	163	0.46	0.51
2.3	175	0.50	0.54
2.7	213	0.60	0.65
3	238	0.67	0.72
3.3	263	0.74	0.78
3.4	275	0.79	0.81
3.6	288	0.81	0.85
3.8	313	0.87	0.91
>= 4.2	350	1.00	1.00

347-480V			
0-10V	Drive Current (mA)	System Watts Multiplier	Lumen Multiplier
<= 1.0	75	0.25	0.24
1.1	88	0.28	0.28
1.6	113	0.35	0.36
1.9	138	0.41	0.43
2.2	163	0.48	0.51
2.3	175	0.50	0.54
2.7	213	0.63	0.65
2.9	238	0.69	0.72
3.2	263	0.76	0.78
3.3	275	0.79	0.81
3.4	288	0.83	0.85
3.6	313	0.90	0.91
>= 4.0	350	1.00	1.00

## LED Dimming Options

### 0-10V Dimming Multipliers – 525mA Drive Current

**Note:** For use with products when 525mA drive current is specified. Specified drive current represents the maximum drive current that will be available with dimming option. Specifying the maximum allowed drive current for your product will provide the greatest range of dimming. Multipliers are for estimating purposes only. Check actual spec sheet data where available.

120-277V			
0-10V	Drive Current (mA)	System Watts Multiplier	Lumen Multiplier
<= 1.4	75	0.15	0.18
2.2	125	0.23	0.29
2.6	150	0.28	0.34
3.0	175	0.32	0.40
3.7	225	0.42	0.50
4.5	275	0.51	0.60
5.2	325	0.60	0.69
5.6	350	0.65	0.73
6.7	425	0.80	0.85
7.4	475	0.90	0.93
>= 8.2	525	1.00	1.00

347-480V			
0-10V	Drive Current (mA)	System Watts Multiplier	Lumen Multiplier
<= 1.7	75	0.15	0.18
2.4	125	0.24	0.29
2.7	150	0.29	0.34
3.1	175	0.33	0.40
3.7	225	0.42	0.50
4.3	275	0.51	0.60
4.9	325	0.60	0.69
5.3	350	0.65	0.73
6.2	425	0.80	0.85
6.9	475	0.89	0.93
>= 7.7	525	1.00	1.00

### 0-10V Dimming Multipliers – 700mA Drive Current

**Note:** For use with products when 700mA drive current is specified. Specified drive current represents the maximum drive current that will be available with dimming option. Specifying the maximum allowed drive current for your product will provide the greatest range of dimming. Multipliers are for estimating purposes only. Check actual spec sheet data where available.

120-277V			
0-10V	Drive Current (mA)	System Watts Multiplier	Lumen Multiplier
<= 1.1	75	0.11	0.14
1.7	125	0.18	0.23
1.9	150	0.21	0.28
2.3	175	0.24	0.32
2.8	225	0.31	0.40
3.4	275	0.38	0.48
3.9	325	0.45	0.56
4.2	350	0.48	0.59
5.1	425	0.59	0.69
5.6	475	0.66	0.76
6.1	525	0.74	0.82
6.4	550	0.78	0.85
6.7	575	0.81	0.87
7.3	625	0.89	0.93
>= 8.5	700	1.00	1.00

347-480V			
0-10V	Drive Current (mA)	System Watts Multiplier	Lumen Multiplier
<= 1.0	75	0.12	0.14
1.7	125	0.18	0.23
2.0	150	0.21	0.28
2.3	175	0.25	0.32
2.8	225	0.32	0.40
3.3	275	0.38	0.48
3.7	325	0.45	0.56
4.0	350	0.48	0.59
4.7	425	0.58	0.69
5.2	475	0.65	0.76
5.8	525	0.74	0.82
5.9	550	0.77	0.85
6.2	575	0.80	0.87
6.7	625	0.87	0.93
>= 7.7	700	1.00	1.00

## LED Dimming Option

### 0-10V Dimming Multipliers – 1000mA Drive Current

Note: For use with products when 900mA or 1000mA drive current is specified. Specified drive current represents the maximum drive current that will be available with dimming option. Specifying the maximum allowed drive current for your product will provide the greatest range of dimming. Multipliers are for estimating purposes only. Check actual spec sheet data where available.

120-277V			
0-10V	Drive Current (mA)	System Watts Multiplier	Lumen Multiplier
<= 1.0	105	0.07	0.19
1.4	150	0.11	0.23
1.6	175	0.13	0.25
1.7	200	0.15	0.27
2.1	250	0.20	0.31
2.5	300	0.24	0.35
2.9	350	0.29	0.39
3.2	400	0.33	0.43
3.6	450	0.38	0.47
4.0	500	0.42	0.51
4.2	525	0.44	0.53
4.3	550	0.47	0.55
4.7	600	0.51	0.59
5.1	650	0.56	0.63
5.4	700	0.60	0.67
5.8	750	0.65	0.71
6.2	800	0.69	0.75
6.5	850	0.74	0.79
6.9	900	0.78	0.83
7.3	950	0.83	0.87
7.6	1000	0.87	0.91
>= 8.0	1050	1.00	1.00

347-480V			
0-10V	Drive Current (mA)	System Watts Multiplier	Lumen Multiplier
<= 1.0	105	0.07	0.19
1.4	150	0.11	0.23
1.6	175	0.13	0.25
1.7	200	0.15	0.27
2.1	250	0.20	0.31
2.5	300	0.24	0.35
2.9	350	0.29	0.39
3.2	400	0.33	0.43
3.6	450	0.38	0.47
4.0	500	0.42	0.51
4.2	525	0.44	0.53
4.3	550	0.47	0.55
4.7	600	0.51	0.59
5.1	650	0.56	0.63
5.4	700	0.60	0.67
5.8	750	0.65	0.71
6.2	800	0.69	0.75
6.5	850	0.74	0.79
6.9	900	0.78	0.83
7.3	950	0.83	0.87
7.6	1000	0.87	0.91
>= 8.0	1050	1.00	1.00

### 0-10V Dimming Multipliers

Multipliers are for estimating purposes only.

VG Series – Requires DIM Option		
Input Power Designator	Voltage	All Mounts
A	120-277	Available
	347-480	Available

VG Series		
0-10V	System Watts Multiplier	Lumen Multiplier
<= 0.8	0.15	0.12
1.3	0.19	0.17
1.7	0.23	0.23
2	0.27	0.27
2.4	0.31	0.33
2.7	0.35	0.39
3.2	0.41	0.45
3.7	0.46	0.52
4.4	0.55	0.60
5.1	0.64	0.68
5.7	0.72	0.76
6.5	0.82	0.86
7.1	0.90	0.91
10	1.00	1.00

## LED Dimming Option

### 0-10V Dimming Multipliers

Multipliers are for estimating purposes only.

CPY Series – Requires DIM Option		
Input Power Designator	Voltage	Availability
A	120-277	N/A
	347-480	N/A
B	120-277	Available
	347-480	Available
C	120-277	N/A
	347-480	N/A
D	120-277	Available
	347-480	Available
E	120-277	Available
	347-480	Available

CPY Series – Input Power Designator B		
0-10V	System Watts Multiplier	Lumen Multiplier
</= 1.0	0.14	0.15
1.6	0.22	0.25
1.9	0.26	0.30
2.2	0.30	0.35
2.8	0.39	0.44
3.4	0.48	0.54
3.9	0.55	0.61
4.2	0.60	0.65
5.1	0.73	0.78
5.7	0.83	0.86
6.3	0.91	0.93
6.6	0.96	0.97
6.9	1.00	1.00
>/= 7.5	1.09	1.13

CPY250 Series – Input Power Designators D & E		
0-10V	120-480V	
	System Watts Multiplier	Lumen Multiplier
</= 1.0	0.12	0.13
1.6	0.18	0.17
1.9	0.21	0.21
2.2	0.25	0.25
2.8	0.33	0.34
3.4	0.41	0.43
3.9	0.47	0.49
4.2	0.51	0.54
5.1	0.64	0.66
5.7	0.71	0.73
6.3	0.79	0.81
6.6	0.83	0.85
6.9	0.86	0.87
7.5	0.95	0.96
>/= 8.0	1.00	1.00

OSQ Series – Requires DIM Option		
Input Power Designator	Voltage	Availability
A, B, J, K, S, T, U	120-277	Available
	347-480	Available

OSQ Series – A, J & S Input Power Designators		
0-10V	System Watts Multiplier	Lumen Multiplier
</= 1.1	0.12	0.15
1.6	0.18	0.24
2.0	0.22	0.30
2.2	0.27	0.35
2.9	0.34	0.43
3.5	0.41	0.51
4.0	0.48	0.59
4.2	0.50	0.61
4.7	0.57	0.68
5.4	0.64	0.73
5.8	0.71	0.80
6.3	0.78	0.85
7.2	0.85	0.91
7.4	0.90	0.94
7.7	0.95	0.98
10.0	1.00	1.00

OSQ Series – B, K & T Input Power Designators		
0-10V	System Watts Multiplier	Lumen Multiplier
</= 0.7	0.15	0.13
1.3	0.17	0.19
1.6	0.22	0.24
1.8	0.25	0.28
2.1	0.31	0.33
2.5	0.38	0.40
2.6	0.40	0.42
3.0	0.46	0.48
3.3	0.50	0.53
3.7	0.58	0.59
3.9	0.61	0.63
4.2	0.68	0.67
4.6	0.71	0.74
5.3	0.84	0.84
5.5	0.90	0.87
5.9	0.91	0.91
6.4	0.99	0.98
>/= 6.5	1.00	1.00

OSQ Series – U Input Power Designator		
0-10V	System Watts Multiplier	Lumen Multiplier
</= 1.0	0.09	0.12
1.3	0.10	0.14
1.8	0.16	0.21
2.1	0.20	0.26
2.4	0.25	0.30
2.6	0.27	0.33
3.0	0.32	0.39
3.3	0.36	0.44
3.5	0.39	0.46
3.9	0.44	0.52
4.0	0.45	0.53
4.2	0.48	0.56
4.6	0.53	0.61
5.1	0.60	0.68
5.3	0.62	0.70
5.8	0.69	0.76
5.9	0.71	0.77
6.3	0.75	0.82
6.5	0.80	0.84
6.9	0.83	0.88
7.2	0.89	0.92
7.7	0.96	0.96
10.0	1.00	1.00



## LED Dimming Option

### 0-10V Dimming Multipliers

Multipliers are for estimating purposes only.

LEDway® High Output Luminaires – Requires DIM Option		
Input Power Designator	Voltage	All Mounts
A	120-277	Available
	347-480	Available

LEDway® Series High Output Street Luminaires		
0-10V	System Watts Multiplier	Lumen Multiplier
<= 1.0	0.12	0.14
1.6	0.16	0.20
1.9	0.20	0.25
2.2	0.23	0.30
2.8	0.31	0.39
3.4	0.39	0.47
3.9	0.45	0.54
4.2	0.49	0.58

LEDway® Series High Output Street Luminaires Cont.		
0-10V	System Watts Multiplier	Lumen Multiplier
5.1	0.61	0.76
6.3	0.76	0.82
6.6	0.80	0.86
6.9	0.84	0.89
7.5	0.91	0.94
>= 8.0	1.00	1.00

### 0-10V Dimming Multipliers

Multipliers are for estimating purposes only.

XSP Series				
Product	Version	Input Power Designator	Voltage	Availability
XSP1 & XSP2	B	A-I	120-277	Standard
			347-480	Standard
	C	E & F	120-277	Standard
			347-480	Standard
XSPR	A	C	120-277	Standard
		G	120-277	Standard
	B	A	120-277	Standard
XSPW	A	C	120-277	Standard
			347	Standard
		G	120-277	N/A
			347	N/A

Version A: XSPR™ & XSPW™ Luminaires Version B: XSP1™ & XSP2™ Luminaires		
0-10V	System Watts Multiplier	Lumen Multiplier
<= 1.0	0.16	0.12
1.6	0.22	0.21
1.9	0.25	0.25
2.2	0.29	0.30
2.8	0.36	0.38
3.4	0.43	0.46
3.9	0.49	0.53
4.2	0.50	0.57
5.1	0.52	0.68
5.7	0.71	0.75
6.3	0.78	0.82
6.6	0.82	0.85
6.9	0.86	0.89
7.5	0.94	0.95
>= 8.0	1.00	1.00

Version B: XSPR™ Luminaires Version C: XSP1™ & XSP2™ Luminaires		
0-10V	System Watts Multiplier	Lumen Multiplier
<= 1.0	0.11	0.15
1.6	0.17	0.23
1.9	0.21	0.29
2.2	0.24	0.33
2.8	0.32	0.43
3.4	0.39	0.51
3.9	0.45	0.58
4.2	0.49	0.61
5.1	0.61	0.72
5.7	0.68	0.79
6.3	0.76	0.85
6.6	0.80	0.87
6.9	0.84	0.90
7.5	0.92	0.95
>= 8.0	1.00	1.00



## LED Dimming Option

### 0-10V Dimming Multipliers

Multipliers are for estimating purposes only.

XSP High Output Series			
Product	Input Power Designator	Voltage	Availability
BXSP1 - HO	100W	120-277	Standard
BXSP2 - HO	165W	120-277	Standard
		347-480	Standard
BXSPR - HO	60W	120-277	Standard
	80W	120-277	Standard

XSP1™ High Output Luminaires		
0-10V	System Watts Multiplier	Lumen Multiplier
</= 1.0	0.09	0.13
2.0	0.20	0.26
2.6	0.25	0.35
3.0	0.30	0.41
3.3	0.34	0.45
3.7	0.43	0.50
4.0	0.44	0.54
4.8	0.53	0.64
5.0	0.58	0.67
5.3	0.62	0.71
6.0	0.70	0.78
6.7	0.80	0.87
7.0	0.86	0.90
7.2	0.89	0.92
10.0	1.00	1.00

XSP2™ High Output Luminaires		
0-10V	System Watts Multiplier	Lumen Multiplier
</= 1.0	0.09	0.12
2.0	0.23	0.22
2.6	0.29	0.31
3.0	0.34	0.37
3.5	0.41	0.41
4.0	0.47	0.46
4.6	0.53	0.50
5.0	0.60	0.59
5.6	0.67	0.62
5.8	0.70	0.66
6.4	0.78	0.74
7.0	0.85	0.82
7.2	0.89	0.85
7.7	0.98	0.87
10.0	1.00	1.00

XSPR™ High Output Luminaires		
0-10V	System Watts Multiplier	Lumen Multiplier
</= 1.0	0.09	0.13
2.0	0.19	0.26
2.6	0.26	0.35
3.0	0.31	0.41
3.3	0.35	0.46
3.7	0.43	0.51
4.0	0.44	0.56
4.8	0.53	0.66
5.0	0.57	0.69
5.3	0.62	0.73
6.0	0.69	0.81
6.7	0.80	0.89
7.0	0.86	0.92
7.2	0.89	0.94
10.0	1.00	1.00

### Description:

Cree's 0-10V dimming is included standard with each RSW streetlight through the NEMA 7-Pin receptacle (ANSI C136.41 compatible controls by others).

Unlike traditional source technologies, LED performance improves when dimmed in terms of efficacy, longevity and lumen maintenance. This powerful combination allows for the selection of luminaires capable of delivering high levels of sustainable illumination performance when desired, but with the ability to be dimmed to deliver lower levels of illumination when appropriate with even greater energy savings.

### Dimming Availability

RSW (S1) Series Luminaires	
Input Power	Availability
30W	Available
50W	Available

### 0-10V Dimming Multipliers

RSW (S1) Series Luminaires – 30 Watt		
0-10V	System Watts Multiplier	Lumen Multiplier
3.9	0.48	0.46
5.1	0.64	0.64
6.4	0.80	0.81
10	1.00	1.00

RSW (S1) Series Luminaires – 50 Watt		
0-10V	System Watts Multiplier	Lumen Multiplier
5.6	0.67	0.72
6.4	0.76	0.82
7.3	0.87	0.93
10	1.00	1.00

## LED Dimming Option

### Description:

Cree's 0-10V dimming is included standard with each RSW streetlight through the NEMA 7-Pin receptacle (ANSI C136.41 compatible controls by others).

Unlike traditional source technologies, LED performance improves when dimmed in terms of efficacy, longevity and lumen maintenance. This powerful combination allows for the selection of luminaires capable of delivering high levels of sustainable illumination performance when desired, but with the ability to be dimmed to deliver lower levels of illumination when appropriate with even greater energy savings.

### Dimming Availability

RSW Small & Medium Series Luminaires	
Lumen Package	Availability
3L	Available
5L	Available
9L	Available

### 0-10V Dimming Multipliers

RSW™ Street Luminaires – 3L		
0-10V	System Watts Multiplier	Lumen Multiplier
</= 1.0	0.17	0.13
3	0.36	0.37
3.9	0.48	0.50
5.1	0.63	0.66
6.5	0.81	0.84
7	0.87	0.89
>/= 8.5	1.00	1.00

RSW™ Street Luminaires – 5L		
0-10V	System Watts Multiplier	Lumen Multiplier
</= 1.0	0.14	0.13
3	0.34	0.37
4.5	0.54	0.57
5.6	0.68	0.72
6.4	0.80	0.82
7.3	0.92	0.93
>/= 8.5	1.00	1.00

RSW™ Street Luminaires – 9L		
0-10V	System Watts Multiplier	Lumen Multiplier
1.0	0.11	0.14
2.0	0.23	0.24
3.0	0.35	0.37
4.0	0.49	0.51
5.1	0.61	0.70
5.9	0.72	0.75
6.1	0.75	0.78
6.4	0.79	0.83
6.7	0.84	0.89
7.2	0.91	0.96
7.6	0.98	0.98
11.1	1.00	1.00

# BUILDING-MOUNTED LIGHT - 15' HEIGHT

McGraw-Edison

## DESCRIPTION

The Galleon™ wall LED luminaire's appearance is complementary with the Galleon area and site luminaire bringing a modern architectural style to lighting applications. Flexible mounting options accommodate wall surfaces in both an upward and downward configuration. The Galleon family of LED products deliver exceptional performance with patented, high-efficiency AccuLED Optics™, providing uniform and energy conscious lighting for parking lots, building and security lighting applications.

## SPECIFICATION FEATURES

### Construction

Driver enclosure thermally isolated from optics for optimal thermal performance. Heavy wall aluminum housing die-cast with integral external heat sinks to provide superior structural rigidity and an IP66 rated housing. Overall construction passes a 1.5G vibration test to ensure mechanical integrity. UPLIGHTING: Specify with the UPL option for inverted mount upright housing with additional protections to maintain IP rating.

### Optics

Choice of thirteen patented, high-efficiency AccuLED Optics. The optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K, 5000K and 6000K CCT. Greater than 90%

lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 1200mA, 800mA, and 600mA drive currents.

### Electrical

LED drivers are mounted for ease of maintenance. 120-277V 50/60Hz, 347V or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Drivers are provided standard with 0-10V dimming. An optional Eaton proprietary surge protection module is available and designed to withstand 10kV of transient line surge. The Galleon Wall LED luminaire is suitable for operation in -30°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Emergency egress options for -20°C ambient environments and occupancy sensor available.

### Mounting

Gasketed and zinc plated rigid steel mounting attachment fits directly to 4" j-box or wall with the Galleon Wall "Hook-N-Lock" mechanism for quick installation. Secured with two captive corrosion resistant black oxide coated allen head set screws which are concealed but accessible from bottom of fixture.

### Finish

Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

### Warranty

Five-year warranty.

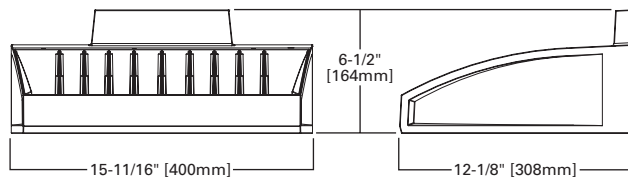


## GWC GALLEON WALL LUMINAIRE

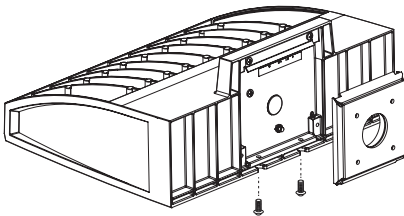
1-2 Light Squares  
Solid State LED

WALL MOUNT LUMINAIRE

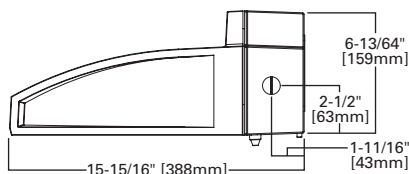
## DIMENSIONS



## HOOK-N-LOCK MOUNTING



## BATTERY BACKUP AND THRU-BRANCH BACK BOX



## CERTIFICATION DATA

UL/cUL Listed  
LM79 / LM80 Compliant  
IP66 Housing  
ISO 9001  
DesignLights Consortium® Qualified\*

## ENERGY DATA

Electronic LED Driver  
>0.9 Power Factor  
<20% Total Harmonic Distortion  
120-277V/50 & 60Hz, 347V/60Hz,  
480V/60Hz  
-30°C Minimum Temperature  
40°C Ambient Temperature Rating

## SHIPPING DATA

Approximate Net Weight:  
27 lbs. (12.2 kgs.)

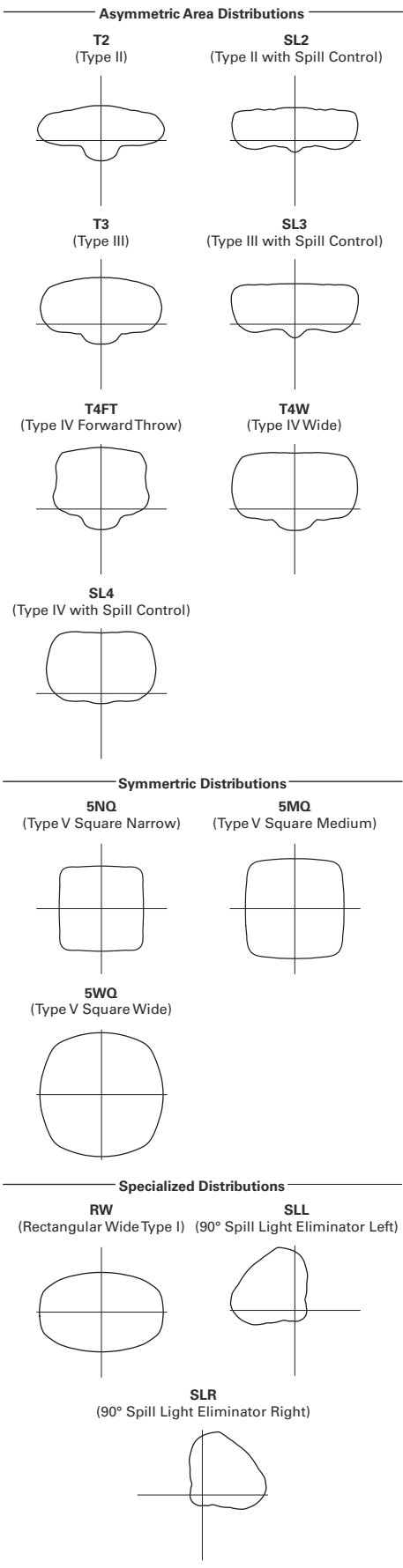
## POWER AND LUMENS

Number of Light Squares		1				2			
Drive Current		600mA	800mA	1.0A	1.2A	600mA	800mA	1.0A	1.2A
Nominal Power (Watts)		34	44	59	67	66	85	113	129
Input Current @ 120V (A)		0.30	0.39	0.51	0.58	0.58	0.77	1.02	1.16
Input Current @ 208V (A)		0.17	0.22	0.29	0.33	0.34	0.44	0.56	0.63
Input Current @ 240V (A)		0.15	0.19	0.26	0.29	0.30	0.38	0.48	0.55
Input Current @ 277V (A)		0.14	0.17	0.23	0.25	0.28	0.36	0.42	0.48
Input Current @ 347V (mA)		0.11	0.15	0.17	0.20	0.19	0.24	0.32	0.39
Input Current @ 480V (mA)		0.08	0.11	0.14	0.15	0.15	0.18	0.24	0.30
Optics									
T2	4000K/5000K Lumens	4,110	5,040	6,238	6,843	8,031	9,849	12,190	13,373
	3000K Lumens	3,638	4,461	5,522	6,057	7,109	8,718	10,791	11,838
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2
T3	4000K/5000K Lumens	4,189	5,138	6,359	6,975	8,187	10,039	12,425	13,630
	3000K Lumens	3,708	4,548	5,629	6,174	7,247	8,887	10,999	12,065
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2
T4FT	4000K/5000K Lumens	4,214	5,167	6,395	7,016	8,233	10,097	12,497	13,709
	3000K Lumens	3,730	4,574	5,661	6,211	7,288	8,938	11,062	12,135
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3
T4W	4000K/5000K Lumens	4,159	5,100	6,313	6,925	8,127	9,966	12,336	13,532
	3000K Lumens	3,682	4,515	5,588	6,130	7,194	8,822	10,920	11,979
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3
SL2	4000K/5000K Lumens	4,102	5,032	6,227	6,831	8,018	9,832	12,170	13,350
	3000K Lumens	3,631	4,454	5,512	6,047	7,098	8,703	10,773	11,817
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3
SL3	4000K/5000K Lumens	4,188	5,137	6,358	6,974	8,186	10,038	12,424	13,628
	3000K Lumens	3,707	4,547	5,628	6,173	7,246	8,886	10,998	12,064
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3
SL4	4000K/5000K Lumens	3,980	4,880	6,040	6,626	7,776	9,537	11,803	12,949
	3000K Lumens	3,523	4,320	5,347	5,865	6,883	8,442	10,448	11,462
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G3
5NQ	4000K/5000K Lumens	4,321	5,298	6,558	7,193	8,443	10,353	12,814	14,057
	3000K Lumens	3,825	4,690	5,805	6,367	7,474	9,164	11,343	12,443
	BUG Rating	B2-U0-G1	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2
5MQ	4000K/5000K Lumens	4,400	5,396	6,678	7,326	8,598	10,544	13,050	14,315
	3000K Lumens	3,895	4,777	5,911	6,485	7,611	9,334	11,552	12,672
	BUG Rating	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2
5WQ	4000K/5000K Lumens	4,412	5,410	6,695	7,345	8,621	10,572	13,085	14,354
	3000K Lumens	3,906	4,789	5,926	6,502	7,631	9,358	11,583	12,706
	BUG Rating	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2
SLL/SLR	4000K/5000K Lumens	3,681	4,515	5,588	6,129	7,193	8,821	10,917	11,976
	3000K Lumens	3,258	3,997	4,946	5,425	6,367	7,808	9,664	10,601
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G3
RW	4000K/5000K Lumens	4,281	5,250	6,498	7,129	8,366	10,259	12,698	13,930
	3000K Lumens	3,790	4,647	5,752	6,311	7,406	9,081	11,240	12,331
	BUG Rating	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2

\* Nominal lumen data for 70 CRI. BUG rating for 4000K/5000K. Refer to IES files for 3000K BUG ratings.

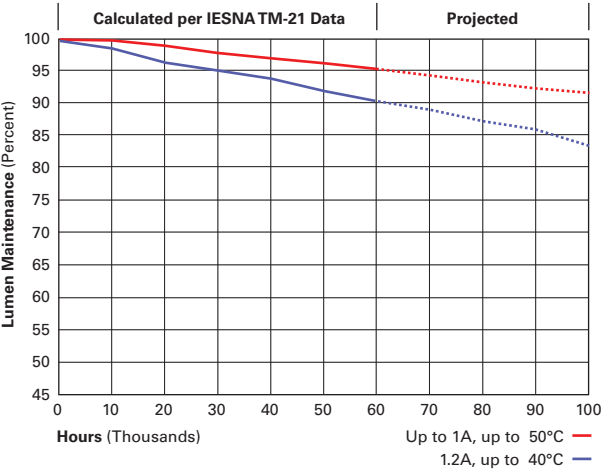


OPTICAL DISTRIBUTIONS



LUMEN MAINTENANCE

Drive Current	Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Projected L70 (Hours)
Up to 1A	Up to 50°C	> 95%	> 416,000
1.2A	Up to 40°C	> 90%	> 205,000



LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97

## CONTROL OPTIONS

### 0-10V

This fixture is offered standard with 0-10V dimming driver(s). The DIM option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

### Photocontrol (P, R and PER7)

Optional button-type photocontrol (P) and photocontrol receptacles (R and PER7) provide a flexible solution to enable “dusk-to-dawn” lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PER7 receptacle.

### After Hours Dim (AHD)

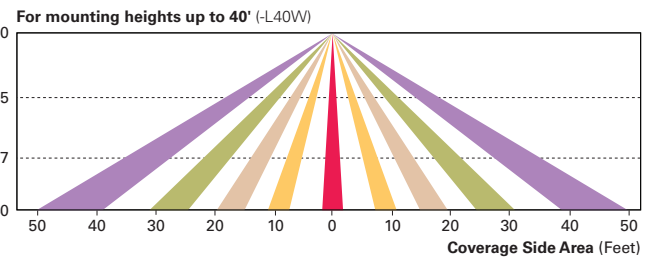
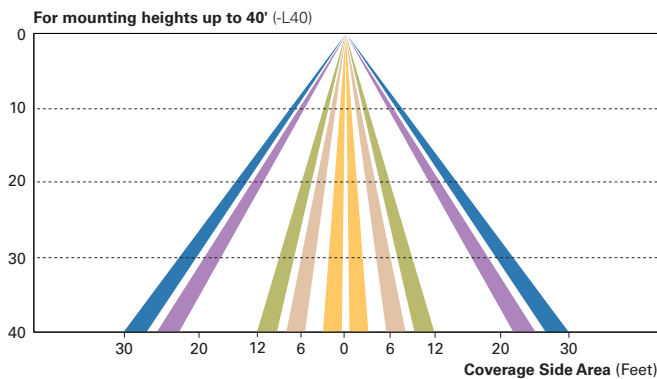
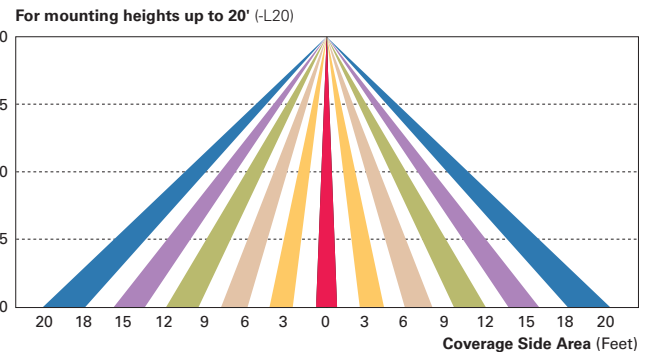
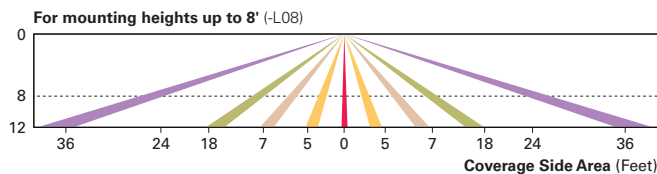
This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a “dusk-to-dawn” period has been calculated from the photocontrol input. Specify the desired dimming profile for a simple, factory-shipped dimming solution requiring no external control wiring. Reference the After Hours Dim supplemental guide for additional information.

### Dimming Occupancy Sensor (MS/DIM-LXX and MS-LXX)

These sensors are factory installed in the luminaire housing. When the MS/DIM-LXX sensor option is selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MS/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of five minutes. The MS-LXX sensor is factory preset to turn the luminaire off after five minutes of no activity. The MS/X-LXX is also preset for five minutes and only controls the specified number of light engines to maintain steady output from the remaining light engines.

These occupancy sensors includes an integral photocell that can be activated with the FSIR-100 accessory for “dusk-to-dawn” control or daylight harvesting - the factory preset is OFF. The FSIR-100 is a wireless tool utilized for changing the dimming level, time delay, sensitivity and other parameters.

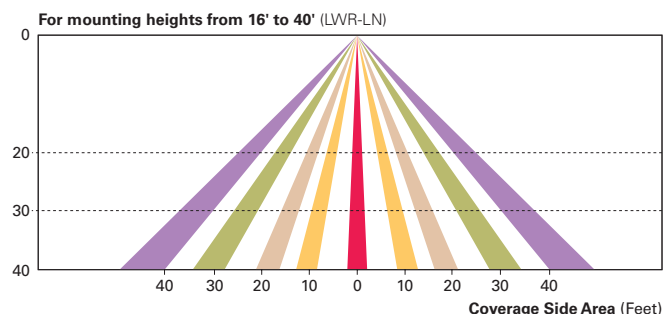
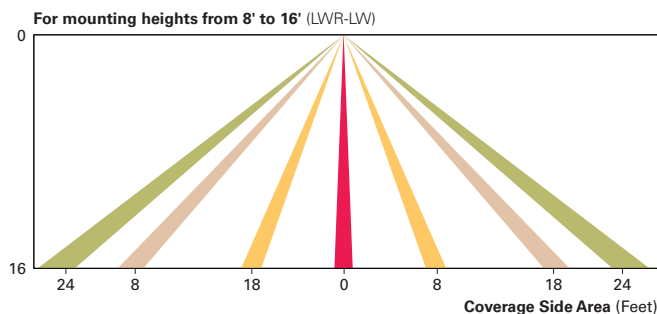
A variety of sensor lens are available to optimize the coverage pattern for mounting heights from 8'-40'.



### LumaWatt Pro Wireless Control and Monitoring System (LWR-LW and LWR-LN)

The LumaWatt Pro system is a peer-to-peer wireless network of luminaire-integral sensors for any sized project. Each sensor is capable of motion and photo sensing, metering power consumption and wireless communication. The end-user can securely create and manage sensor profiles with browser-based management software. The software will automatically broadcast to the sensors via wireless gateways for zone-based and individual luminaire control. The LumaWatt Pro software provides smart building solutions by utilizing the sensor to provide easy-to-use dashboard and analytic capabilities such as improved energy savings, traffic flow analysis, building management software integration and more.

For additional details, refer to the LumaWatt Pro product guides.



## ORDERING INFORMATION

Sample Number: GWC-AF-02-LED-E1-T3-GM

Product Family <sup>1</sup>	Light Engine	Number of Light Squares <sup>2</sup>	Lamp Type	Voltage	Distribution	Color	Mounting Options
GWC=Galleon Wall	AF=1A Drive Current	01=1 02=2 <sup>3</sup>	LED=Solid State Light Emitting Diodes	E1=120-277V 347=347V <sup>4</sup> 480=480V <sup>4, 5</sup>	T2=Type II T3=Type III T4FT=Type IV Forward Throw T4W=Type IV Wide SL2=Type II w/Spill Control SL3=Type III w/Spill Control SL4=Type IV w/Spill Control SLL=90° Spill Light Eliminator Left SLR=90° Spill Light Eliminator Right RW=Rectangular Wide Type I 5NQ=Type V Square Narrow 5MQ=Type V Square Medium 5WQ=Type V Square Wide	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White CC=Custom Color <sup>6</sup>	[BLANK]=Surface Mount
Options (Add as Suffix)					Accessories (Order Separately)		
7030=70 CRI / 3000K <sup>7</sup> 8030=80 CRI / 3000K <sup>7</sup> 7050=70 CRI / 5000K <sup>7</sup> 7060=70 CRI / 6000K <sup>7</sup> 600=Drive Current Factory Set to 600mA 800=Drive Current Factory Set to 800mA 1200=Drive Current Factory Set to 1200mA <sup>8</sup> F=Single Fused (120, 277 or 347V. Must Specify Voltage) FF=Double Fused (208, 240 or 480V. Must Specify Voltage) 10K=10kV Surge Module DIM=0-10V Dimming Leads <sup>9, 10</sup> DALI=DALI Driver <sup>11</sup> HA=50°C High Ambient <sup>12</sup> UPL=Uplight Housing <sup>13</sup> BBB=Battery Pack with Back Box <sup>3, 8, 9, 14, 15</sup> CWB=Cold Weather Battery Pack with Back Box <sup>3, 8, 9, 14, 15</sup> P=Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Voltage) R=NEMA Twistlock Photocontrol Receptacle PER7=NEMA 7-PIN Twistlock Photocontrol Receptacle <sup>16</sup> AHD145=After Hours Dim, 5 Hours <sup>17</sup> AHD245=After Hours Dim, 6 Hours <sup>17</sup> AHD255=After Hours Dim, 7 Hours <sup>17</sup> AHD355=After Hours Dim, 8 Hours <sup>17</sup> MS-LXX=Motion Sensor for On/Off Operation <sup>18, 19, 20</sup> MS/DIM-LXX=Motion Sensor for Dimming Operation <sup>18, 19, 20</sup> LWR-LW=LumaWatt Pro Wireless Sensor, Wide Lens for 8' - 16' Mounting Height <sup>20, 21, 22</sup> LWR-LN=LumaWatt Pro Wireless Sensor, Narrow Lens for 16' - 20' Mounting Height <sup>20, 21, 22</sup> L90=Optics Rotated 90° Left R90=Optics Rotated 90° Right MT=Factory Installed Mesh Top LCF=Light Square Trim Plate Painted to Match Housing <sup>23</sup> HSS=Factory Installed House Side Shield <sup>24</sup> CE=CE Marking and Small Terminal Block <sup>25</sup>					OA/RA1013=Photocontrol Shorting Cap OA/RA1016=NEMA Photocontrol - Multi-Tap 105-285V OA/RA1201=NEMA Photocontrol - 347V OA/RA1027=NEMA Photocontrol - 480V MA1252=10kV Circuit Module Replacement MA1059XX=Thru-branch Back Box (Must Specify Color) FSIR-100=Wireless Configuration Tool for Occupancy Sensor <sup>18</sup> LS/HSS=Field Installed House Side Shield <sup>24, 26</sup>		

## NOTES:

- DesignLight Consortium® Qualified. Refer to [www.designlights.org](http://www.designlights.org) Qualified Products List under Family Models for details.
- Standard 4000K CCT and minimum 70 CRI.
- Two light squares with BBB or CWB options limited to 25°C, 120/277V only.
- Requires the use of a step down transformer. Not available in combination with sensor options at 1200mA.
- Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
- Custom colors are available. Setup charges apply. Paint chip samples required. Extended Lead times apply.
- Extended lead times apply. Use dedicated IES files when performing layouts.
- Not available with HA option.
- Cannot be used with other control options.
- Low voltage control lead brought out 18" outside fixture.
- Only available with BBB or CWB in single light square. HA option available for single light square only. Limited to 1A and below.
- Not available with 1200, UPL, BBB and CWB options. Available for single light square only.
- Not available with SL2, SL3, SL4, HA, BBB, CWB, R, or PER7 options.
- Operates a single light square only. Cold weather option operates -20°C to +40°C, standard 0°C to +40°C. Backbox is non-IP rated.
- Switched / unswitched option standard for 120/277V only.
- Compatible with standard 3-PIN photocontrols, 5-PIN or 7-PIN ANSI controls.
- Requires the use of P photocontrol or the PER7 or R photocontrol receptacle with photocontrol accessory. See After Hours Dim supplemental guide for additional information.
- The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information.
- Replace LXX with mounting height in feet for proper lens selection (e.g., L8=8' mounting height). L8, L20, L40, and L40W are available options.
- Includes integral photosensor.
- LumaWatt Pro wireless sensors are factory installed requiring network components in appropriate quantities. See [www.eaton.com/lighting](http://www.eaton.com/lighting) for LumaWatt Pro application information.
- Bronze sensor is shipped with Bronze fixtures. White sensor shipped on all other housing color options.
- Not available with HSS option.
- Only for use with SL2, SL3 and SL4 distributions. The light square trim plate is painted black when the HSS option is selected.
- CE is not available with the 1200, DALI, LWR, MS, MS/DIM, P, R or PER7 options. Available in 120-277V only.
- One required for each light square.



VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT  
DEPARTMENT

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

**Applicant**

Name: Peter Nagel  
Address: W228 N74S Westmound Dr  
City/Zip: Waukesha WI 53186  
Phone/Fax: (262) 5499600 / 262 5491314  
E-Mail: pnagel@theredmondco.com

**Owner**

Name: Bill Jacobs Group  
Address: 2495 Aurora Ave  
City/Zip: Naperville 60540  
Phone/Fax: (630) 6155771 / 6306153205  
E-Mail: Kevin.Jacobs@billjacobs.com

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

Name: Jerry Mortier  
Title: Architect  
Address: same as applicant  
City/Zip: ↓  
Phone/Fax: ( ) /  
E-Mail: jmortier@theredmondco.com

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

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

- 1) \_\_\_\_\_
- 2) \_\_\_\_\_
- 3) \_\_\_\_\_



1. SITE INFORMATION

Address of subject property: 336 Ogden Ave

Property identification number (P.I.N. or tax number): 09 - 01 - 211 - 001  
09 - 01 - 211 - 003

Brief description of proposed project: renovation and exterior recladding of  
existing former GM training facility into new Land Rover branded  
store (replaces store next door)

General description or characteristics of the site: site / building currently vacant,  
approximately 3.62 acres and 263 parking stalls; footprint  
and layout of site remain intact with additional green space/  
landscaping

Existing zoning and land use: B-3

Surrounding zoning and existing land uses:

North: O-3

South: R-4

East: B-3

West: B-3

Proposed zoning and land use: B-3

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

☐ Development in the B-2 Central Business District Questionnaire

Special Use Requested: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

# TABLE OF COMPLIANCE

Address of subject property: 336 Ogden Ave

The following table is based on the B3 Zoning District.

You may write "N/A" if the application does NOT affect the building/subject property.	Minimum Code Requirements	Existing Development	Proposed Development
Lot Area (SF)	6250	157687 SF	Same
Lot Depth	125	435	same
Lot Width	50	432	same
Building Height	30' max	19' 10"	20'
Number of Stories	2 max	1	1
Front Yard Setback (to Ogden ctr.)	100'	60'	60'
Corner Side Yard Setback	25'	150' min.	same
Interior Side Yard Setback	10'	63' min.	63' min.
Rear Yard Setback	20'	40' min.	40' min.
Maximum Floor Area Ratio (F.A.R.)*	0.5	0.23	0.23
Maximum Total Building Coverage*	NA	23.36%	23.44%
Maximum Total Lot Coverage*	90%	90%	88.9%
Parking Requirements	111	284	263
Parking front yard setback	25'	5'	5'
Parking corner side yard setback	25'	5'	5'
Parking interior side yard setback	10'	10' avg.	10' avg.
Parking rear yard setback	20'	6' avg.	6' avg.
Loading Requirements			
Accessory Structure Information	NA	NA	NA

\* Must provide actual square footage number and percentage.

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

The Proposed building is maintaining existing legal nonconformity of the existing building and lot. The new store maintains existing footprint and does not further infringe on the setbacks.




## CERTIFICATION

The Applicant certifies and acknowledges and agrees that:

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

On the 10<sup>th</sup>, day of August, 2017, I/We have read the above certification, understand it, and agree to abide by its conditions.

  
Signature of applicant or authorized agent

Peter Nagel  
Name of applicant or authorized agent

\_\_\_\_\_  
Signature of applicant or authorized agent

\_\_\_\_\_  
Name of applicant or authorized agent

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

\_\_\_\_\_  
Notary Public



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

**Address of proposed request:** \_\_\_\_\_

**REVIEW CRITERIA**

Section 11-606 of the Hinsdale Zoning Code regulates Exterior appearance review. The exterior appearance review process is intended to protect, preserve, and enhance the character and architectural heritage and quality of the Village, to protect, preserve, and enhance property values, and to promote the health, safety, and welfare of the Village and its residents. Please note that Subsection Standards for building permits refers to Subsection 11-605E Standards and considerations for design permit review.

**\*\*\*PLEASE NOTE\*\*\* If this is a non-residential property within 250 feet of a single-family residential district, additional notification requirements are necessary. Please contact the Village Planner for a description of the additional requirements.**

**FEES for Exterior Appearance/Site Plan Review:**

**Standard Application: \$600.00**

**Within 250 feet of a Single-Family Residential District: \$800**

Below are the criteria that will be used by the Plan Commission, Zoning and Public Safety Committee and Board of Trustees in reviewing Exterior Appearance Review requests. Please respond to each criterion as it relates to the application. Please use an additional sheet of paper to respond to questions if needed.

1. *Open spaces.* The quality of the open space between buildings and in setback spaces between street and facades.
2. *Materials.* The quality of materials and their relationship to those in existing adjacent structures.
3. *General design.* The quality of the design in general and its relationship to the overall character of neighborhood.



4. *General site development.* The quality of the site development in terms of landscaping, recreation, pedestrian access, auto access, parking, servicing of the property, and impact on vehicular traffic patterns and conditions on-site and in the vicinity of the site, and the retention of trees and shrubs to the maximum extent possible.
5. *Height.* The height of the proposed buildings and structures shall be visually compatible with adjacent buildings.
6. *Proportion of front façade.* The relationship of the width to the height of the front elevation shall be visually compatible with buildings, public ways, and places to which it is visually related.
7. *Proportion of openings.* The relationship of the width to the height of windows shall be visually compatible with buildings, public ways, and places to which the building is visually related.
8. *Rhythm of solids to voids in front facades.* The relationship of solids to voids in the front façade of a building shall be visually compatible with buildings, public ways, and places to which it is visually related.
9. *Rhythm of spacing and buildings on streets.* The relationship of a building or structure to the open space between it and adjoining buildings or structures shall be visually compatible with the buildings, public ways, and places to which it is visually related.
10. *Rhythm of entrance porch and other projections.* The relationship of entrances and other projections to sidewalks shall be visually compatible with the buildings, public ways, and places to which it is visually related.
11. *Relationship of materials and texture.* The relationship of the materials and texture of the façade shall be visually compatible with the predominant materials to be used in the buildings and structures to which it is visually related.

12. *Roof shapes.* The roof shape of a building shall be visually compatible with the buildings to which it is visually related.
13. *Walls of continuity.* Building facades and appurtenances such as walls, fences, and landscape masses shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street to ensure visual compatibility with the buildings, public ways, and places to which such elements are visually related.
14. *Scale of building.* The size and mass of buildings and structures in relation to open spaces, windows, door openings, porches, and balconies shall be visually compatible with the buildings, public ways, and places to which they are visually related.
15. *Directional expression of front elevation.* The buildings shall be visually compatible with the buildings, public ways, and places to which it is visually related in its directional character, whether this be vertical character, horizontal character, or nondirectional character.
16. *Special consideration for existing buildings.* For existing buildings, the Plan Commission and the Board of Trustees shall consider the availability of materials, technology, and craftsmanship to duplicate existing styles, patterns, textures, and overall detailing.

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

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

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

1. The site plan fails to adequately meet specified standards required by the Zoning Code with respect to the proposed use or development, including special use standards where applicable.
2. The proposed site plan interferes with easements and rights-of-way.
3. The proposed site plan unreasonably destroys, damages, detrimentally modifies, or interferes with the enjoyment of significant natural, topographical, or physical features of the site.
4. The proposed site plan is unreasonably injurious or detrimental to the use and enjoyment of surrounding property.
5. The proposed site plan creates undue traffic congestion or hazards in the public streets, or the circulation elements of the proposed site plan unreasonably creates hazards to safety on or off site or disjointed, inefficient pedestrian or vehicular circulation paths on or off the site.
6. The screening of the site does not provide adequate shielding from or for nearby uses.
7. The proposed structures or landscaping are unreasonably lacking amenity in relation to, or are incompatible with, nearby structures and uses.
8. In the case of site plans submitted in connection with an application for a special use permit, the proposed site plan makes inadequate provision for the creation or preservation of open space or for its continued maintenance.
9. The proposed site plan creates unreasonable drainage or erosion problems or fails to fully and satisfactorily integrate the site into the overall existing and planned ordinance system serving the community.

10. The proposed site plan places unwarranted or unreasonable burdens on specified utility systems serving the site or area or fails to fully and satisfactorily integrate the site's utilities into the overall existing and planned utility system serving the Village.
11. The proposed site plan does not provide for required public uses designated on the Official Map.
12. The proposed site plan otherwise adversely affects the public health, safety, or general welfare.



Exterior Appearance Review Criteria:

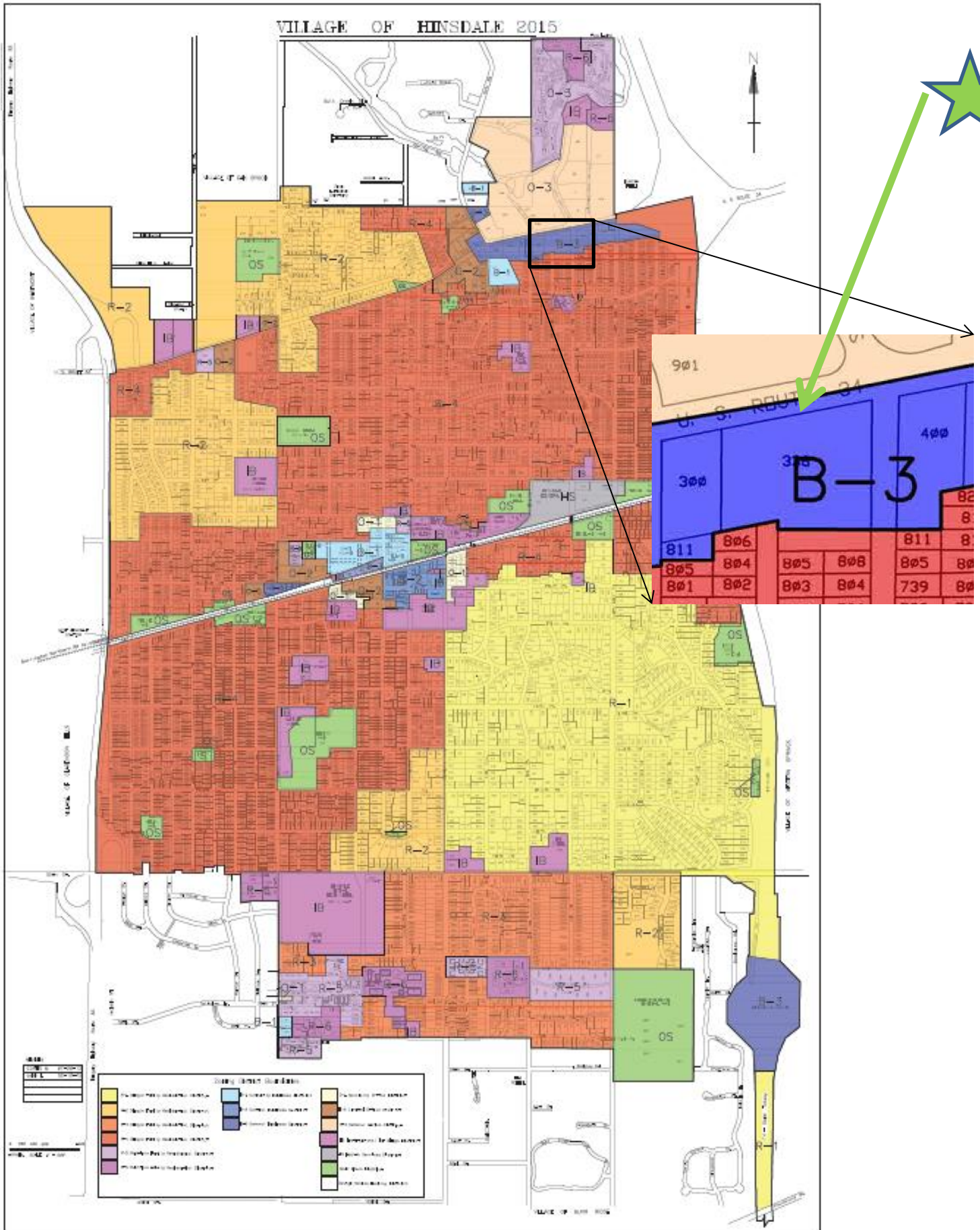
1. The existing perimeter landscaping will be preserved and maintained at its current size and setback. We will be adding interior green islands with plantings. The front of the building features a nice resin walkway with green hedge between the front façade and the sidewalk on Ogden Ave.
2. The existing facades will be updated to Land Rover manufacturer standards, which includes luxury metal panel and brand new clear glazing on the street sides. The existing brick on the service department in the back will be freshened up with a coat of paint to match the rest of the building.
3. The design of the new Land Rover store will greatly enhance a building that is currently derelict and unappealing. The design will also improve upon the current aesthetics of the existing Land Rover store which is outdated.
4. A new resin walkway is being added to give customers on foot and from the parking lot easy access to the main entrance. Parking is remaining fairly untouched with the exception of added landscaping and some added display stalls along Ogden Avenue. Both the added display and landscaping will enhance overall curb appeal. The existing perimeter green space is all being maintained and is not being reduced in any way. The existing access points will remain and this building should serve to draw traffic further away from the corner than the existing Land Rover store is now.
5. The height of the new Land Rover brand wall façade will be relatively unchanged at 20'-0" max height. The front wall of the existing building will be torn back and a new brand-compliant façade built in its place only a few inches taller than the current elevation.
6. The front façade maintains the strict proportions outlined by Land Rover and improves the look of the existing building greatly.
7. The proportion of openings adhere to the proportions outlined by Land Rover.
8. The relationship of solids to voids in the front façade adhere to the guidelines set forth by Land Rover.
9. The renovated building will not be affected the length of the façade dramatically and is in line with the scale of the existing store next door.
10. The relationship of the entrance to sidewalk is mandated by Land Rover program and the location of the main entrance is not changing from where it is on the existing building.
11. The materials and texture of the façade adhere to the Land Rover manufacturer standards, which includes a luxury gray metal panel and new energy efficient glazing.
12. The existing flat roofs will be maintained.
13. There is currently an existing fence along the southeastern portion of the property directly adjacent to the residential zoning to the south. This fence will be protected, maintained, and repaired as necessary. Additionally a new fence to match will extend around the dead-end Franklin Street and in the southwestern portion of the site adjacent to the additional residential parcels. The intent is to protect the neighboring residents from as much noise and light as possible and to not allow anybody to park on Franklin Street and access the site.
14. The overall footprint of the existing building is mostly unchanged and does not affect the massing or scale in any way.
15. The Land Rover metal panel brand wall is horizontal in nature per the manufacturer and fits the scale of the building appropriately.

16. The existing facades are being updated to mandated Land Rover manufacturer standards and will be a vast improvement over the existing building.

Site Plan Review Criteria:

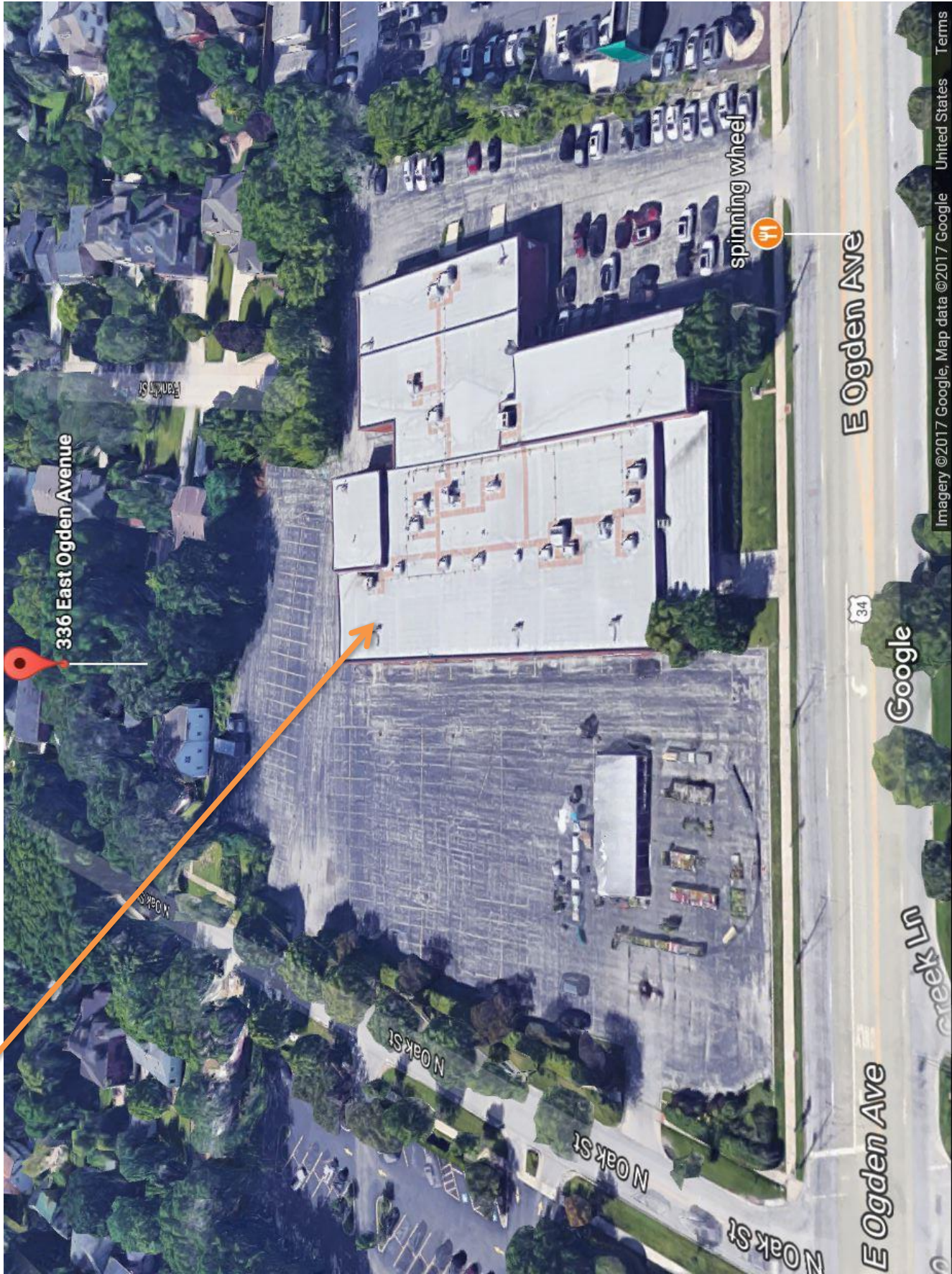
1. The existing lot size meets current codes and is unchanged. The current B-3 zoning will also remain unchanged.
2. The layout of the existing site and building is relatively unchanged, aside from a very small front addition at the main entrance and some additional landscaping. No changes to the building or site further encroach on any existing setbacks, easements, or right-of-way.
3. The existing lot does not interfere with any existing topography. Existing grading and perimeter landscaping is being maintained.
4. The existing lot shape is being maintained along with additional landscape islands and an added landscaped walkway. The customer access points are clearly marked and well-lit for safety.
5. This site should serve to pull traffic further away from the corner than at the current Land Rover store. The site layout is relatively unchanged to what is there today including the access points.
6. There is currently an existing fence along the southeastern portion of the property directly adjacent to the residential zoning to the south. This fence will be protected, maintained, and repaired as necessary. Additionally a new fence to match will extend around the dead-end Franklin Street and in the southwestern portion of the site adjacent to the additional residential parcels. The intent is to protect the neighboring residents from as much noise and light as possible and to not allow anybody to park on Franklin Street and access the site.
7. We are adding landscaping islands near the entries and within the lot, as well as a hedged walkway in the front of the building, to soften the site a little and make the customer experience better than what is on the site today. All of the perimeter landscaping will be maintained.
8. n/a
9. The existing lot does not interfere with any existing topography. Existing grading and perimeter landscaping is being maintained and additional green space will only improve the existing drainage which is already adequately sloped.
10. The existing drainage and utilities are not being changed in any way. This building will have the same if not less plumbing fixtures as in the existing building.
11. n/a
12. The existing site is generally being maintained as is. The building use will be the same as the existing Land Rover store next door and will not cause any safety issues.

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





**Attachment 3: Birds Eye View of 336 E. Ogden Ave. (facing south)**  
Application Location

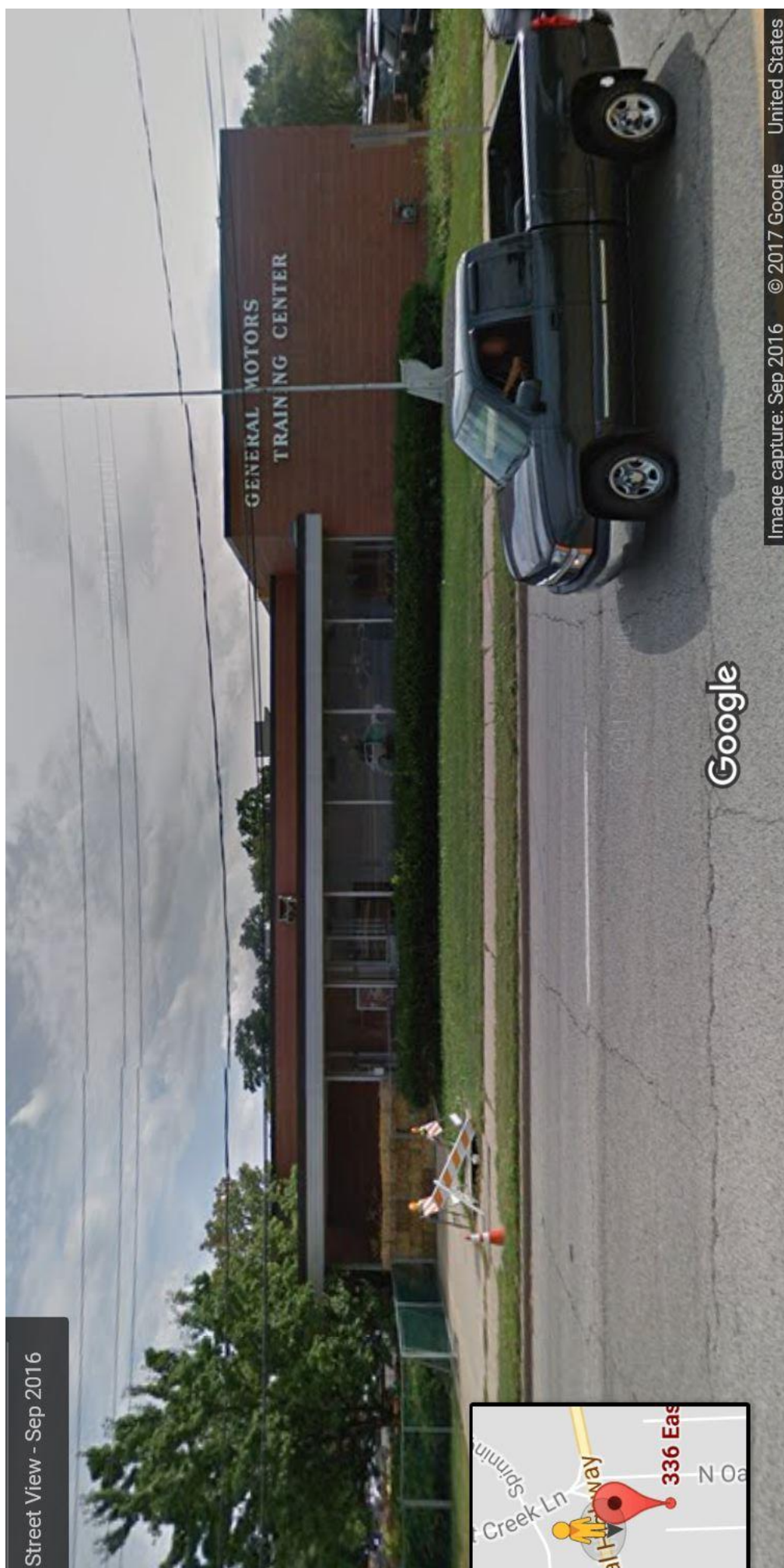




**Attachment 4: Street View of 336 E. Ogden Ave. (facing south)**



**Attachment 4: Street View of 336 E. Ogden Ave. (facing south)**






## MEMORANDUM

**DATE:** October 11, 2017

**TO:** Chairman Cashman and Plan Commissioners

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

**FROM:** Chan Yu, Village Planner 

**RE:** 52 S. Washington Street – Green Goddess Boutique – Downtown boutique retail store  
Exterior Appearance/Site Plan for Front Addition of Existing Building - Case A-36-2017

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### Summary

The Village of Hinsdale has received an Exterior Appearance/Site Plan review application from GG Hinsdale, LLC, d.b.a. Green Goddess Boutique, and requesting approval to construct a minor front addition to the existing commercial building at 52 S. Washington Street. The building is in the downtown historic district of the B-2 Central Business District.

### Request and Analysis

The existing 2-story commercial building at 52 S. Washington Street is located in the downtown historic district. The building width is 25 feet, and features a door on the south end for entry to the second floor. It had a recessed area, approximately 18 feet wide, leading into the first floor retail space. However, in May, 2017, due to a vehicular incident, the majority of the front building façade, including the front entrance was destroyed.

This application is for an addition that will fill the former recessed area so it will become flush with the front wall. However, a new entry door to the north end of the building will be installed, with a recessed area of 4 feet deep by approximately 5 feet wide to allow the door to swing outwards. The entry door has a wood residential style, and will be next to the existing wood fluted pilasters to the north.

The former recessed area will be replaced with a brick veneer knee wall with limestone cap to match and align with the existing sill, and be painted white to match the existing building features. Three windows with prefinished aluminum will be installed on top of the brick veneer knee wall and colored. Per the exhibit, the color is “TBD”, and should be discussed at the Plan Commission meeting.

The applicant plans to relocate the existing sign to center it over the new window storefront. The blade sign on the exhibit will need to be formally reviewed separately through the sign application in the future. The existing roof feature will not change.





## MEMORANDUM

### **Process**

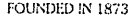
Pursuant to Section 11-606, the Chairman of the Plan Commission shall at the public meeting on the application for exterior appearance review allow any member of the general public to offer relevant, material and nonrepetitive comment on the application. Within 60 days following the conclusion of the public meeting, the Plan Commission shall transmit to the Board of Trustees its recommendation, in the form specified in subsection 11-103(H) of this article, recommending either approval or disapproval of the exterior appearance and site plan based on the standards set forth in subsection F1 of this Section 11-604 and 11-606.

Per municipal code Section 14-5-1(B), the Historic Preservation Commission shall review physical modifications of the exterior architectural appearance of a building in the Historic District. The final decision of the HPC shall be advisory only. (concurrent HPC-07-2017 application)

### **Attachments:**

- Attachment 1 – Exterior Appearance Application Request and Exhibits (packet)
- Attachment 2 - Zoning Map and Project Location
- Attachment 3 - Birds Eye View Map
- Attachment 4 - Street View of former building façade at 52 S. Washington Street





## II. SITE INFORMATION

Address of subject property: 52 S. Washington Street, Hinsdale, IL 60521

Property identification number (P.I.N. or tax number): 09 - 12 - 121 - 019

Brief description of proposed project: 1) Brick veneer knee wall stone cap/water table to match and align with existing sill, to be painted white to match existing. 2) Wood residential style entry door and sidelight recessed into building structure plan to match other door.  
3) Pre-finished aluminum storefront system. Color TBD. 4) Relocate sign to be centered over windows. Work necessitated due to motor vehicle drove into storefront.

General description or characteristics of the site: Two story building in need of major repair to storefront due to vehicle crashing through storefront window.

Existing zoning and land use: B-2

Surrounding zoning and existing land uses:

North: \_\_\_\_\_

South: \_\_\_\_\_

East: \_\_\_\_\_

West: \_\_\_\_\_

Proposed zoning and land use: B-2 (No Change)

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

☐ Site Plan Approval 11-604

☒ Design Review Permit 11-605E

☒ Exterior Appearance 11-606E

☐ Special Use Permit 11-602E

Special Use Requested: \_\_\_\_\_

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

☐ Planned Development 11-603E

☐ Development in the B-2 Central Business District Questionnaire

# TABLE OF COMPLIANCE

Address of subject property: 52 S. Washington Street, Hinsdale, IL 60521

The following table is based on the B-2, Central Business District Zoning District.

	Minimum Code Requirements	Proposed/Existing Development
Minimum Lot Area (s.f.)	N/A as no changes to structure or use	N/A as no changes to structure or use
Minimum Lot Depth	N/A as no changes to structure or use	N/A as no changes to structure or use
Minimum Lot Width	N/A as no changes to structure or use	N/A as no changes to structure or use
Building Height	N/A as no changes to structure or use	N/A as no changes to structure or use
Number of Stories	N/A as no changes to structure or use	N/A as no changes to structure or use
Front Yard Setback	N/A as no changes to structure or use	N/A as no changes to structure or use
Corner Side Yard Setback	N/A as no changes to structure or use	N/A as no changes to structure or use
Interior Side Yard Setback	N/A as no changes to structure or use	N/A as no changes to structure or use
Rear Yard Setback	N/A as no changes to structure or use	N/A as no changes to structure or use
Maximum Floor Area Ratio (F.A.R.)*	N/A as no changes to structure or use	N/A as no changes to structure or use
Maximum Total Building Coverage*	N/A as no changes to structure or use	N/A as no changes to structure or use
Maximum Total Lot Coverage*	N/A as no changes to structure or use	N/A as no changes to structure or use
Parking Requirements	N/A as no changes to structure or use	N/A as no changes to structure or use
Parking front yard setback	N/A as no changes to structure or use	N/A as no changes to structure or use
Parking corner side yard setback	N/A as no changes to structure or use	N/A as no changes to structure or use
Parking interior side yard setback	N/A as no changes to structure or use	N/A as no changes to structure or use
Parking rear yard setback	N/A as no changes to structure or use	N/A as no changes to structure or use
Loading Requirements	N/A as no changes to structure or use	N/A as no changes to structure or use
Accessory Structure Information	N/A as no changes to structure or use	N/A as no changes to structure or use

\* 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 property is in downtown Hinsdale and needs to compliment the other buildings in architecture and color.

# CERTIFICATION

The Applicant certifies and acknowledges and agrees that:

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

On the 19<sup>th</sup> day of September, 2017, I/We have read the above certification, understand it, and agree to abide by its conditions.

[Signature]  
Signature of applicant or authorized agent

Peter Coules Jr. Atty  
Name of applicant or authorized agent

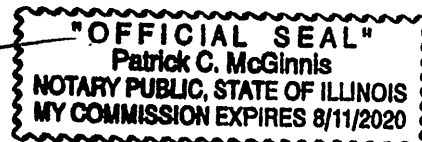
Signature of applicant or authorized agent

Name of applicant or authorized agent

SUBSCRIBED AND SWORN  
to before me this 19<sup>th</sup> day of  
September, 2017.

Robert C. Meyer  
Notary Public

4







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

Address of proposed request: 52 S. Washington Street, Hinsdale IL 60521

**REVIEW CRITERIA**

Section 11-606 of the Hinsdale Zoning Code regulates Exterior appearance review. The exterior appearance review process is intended to protect, preserve, and enhance the character and architectural heritage and quality of the Village, to protect, preserve, and enhance property values, and to promote the health, safety, and welfare of the Village and its residents. Please note that Subsection Standards for building permits refers to Subsection 11-605E Standards and considerations for design permit review.

**\*\*\*PLEASE NOTE\*\*\*** If this is a non-residential property within 250 feet of a single-family residential district, additional notification requirements are necessary. Please contact the Village Planner for a description of the additional requirements.

**FEES for Exterior Appearance/Site Plan Review:**

**Standard Application: \$600.00**

**Within 250 feet of a Single-Family Residential District: \$800**

Below are the criteria that will be used by the Plan Commission, Zoning and Public Safety Committee and Board of Trustees in reviewing Exterior Appearance Review requests. Please respond to each criterion as it relates to the application. Please use an additional sheet of paper to respond to questions if needed.

1. *Open spaces.* The quality of the open space between buildings and in setback spaces between street and facades.

N/A

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

The applicant is using materials that match the existing adjacent structures.

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

The design of the storefront will compliment the other buildings in downtown Hinsdale.

4. *General site development.* The quality of the site development in terms of landscaping, recreation, pedestrian access, auto access, parking, servicing of the property, and impact on vehicular traffic patterns and conditions on-site and in the vicinity of the site, and the retention of trees and shrubs to the maximum extent possible.

It will positively impact pedestrian access and conditions on site as it will reopen the business.

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

The height of the building will remain the same and therefore be in accordance with the Village Zoning Code and thus be visually compatible with adjacent buildings.

6. *Proportion of front façade.* The relationship of the width to the height of the front elevation shall be visually compatible with buildings, public ways, and places to which it is visually related.

The width and height will be visually compatible with the surrounding area and as before.

7. *Proportion of openings.* The relationship of the width to the height of windows shall be visually compatible with buildings, public ways, and places to which the building is visually related.

The width and height will be visually compatible with the surrounding area.

8. *Rhythm of solids to voids in front facades.* The relationship of solids to voids in the front façade of a building shall be visually compatible with buildings, public ways, and places to which it is visually related.

The solid to void relationship in the front facade of the building will be visually compatible with the surrounding area.

9. *Rhythm of spacing and buildings on streets.* The relationship of a building or structure to the open space between it and adjoining buildings or structures shall be visually compatible with the buildings, public ways, and places to which it is visually related.

The relationship of a building or structure to the open space between it and adjoining buildings or structures will be visually compatible with the surrounding area.

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

Yes, the relationship of entrances and other projections to sidewalks shall be visually compatible with the buildings, public ways, and places to which it is visually related.

11. *Relationship of materials and texture.* The relationship of the materials and texture of the façade shall be visually compatible with the predominant materials to be used in the buildings and structures to which it is visually related.

The applicant is using materials that match the existing adjacent structures.

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

N/A

13. *Walls of continuity.* Building facades and appurtenances such as walls, fences, and landscape masses shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street to ensure visual compatibility with the buildings, public ways, and places to which such elements are visually related.

N/A

14. *Scale of building.* The size and mass of buildings and structures in relation to open spaces, windows, door openings, porches, and balconies shall be visually compatible with the buildings, public ways, and places to which they are visually related.

The size and mass of buildings and structures in relation to windows and door openings shall be visually compatible with the buildings, public ways, and places to which they are visually related.

15. *Directional expression of front elevation.* The buildings shall be visually compatible with the buildings, public ways, and places to which it is visually related in its directional character, whether this be vertical character, horizontal character, or nondirectional character.

N/A

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

The color will be visually compatible with the surrounding area.

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

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

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

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

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

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

N/A

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

The proposed site plan is to rebuild what has already been damaged due to a motor vehicle driving through the storefront.

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

N/A

5. The proposed site plan creates undue traffic congestion or hazards in the public streets, or the circulation elements of the proposed site plan unreasonably creates hazards to safety on or off site or disjointed, inefficient pedestrian or vehicular circulation paths on or off the site.

N/A

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

N/A

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

The proposed structures or landscaping will not unreasonably lack amenity in relation to, or are incompatible with, nearby structures and uses.

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

N/A

9. The proposed site plan creates unreasonable drainage or erosion problems or fails to fully and satisfactorily integrate the site into the overall existing and planned ordinance system serving the community.

N/A



10. The proposed site plan places unwarranted or unreasonable burdens on specified utility systems serving the site or area or fails to fully and satisfactorily integrate the site's utilities into the overall existing and planned utility system serving the Village.

N/A

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

N/A

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

N/A



## 49 S Washington St

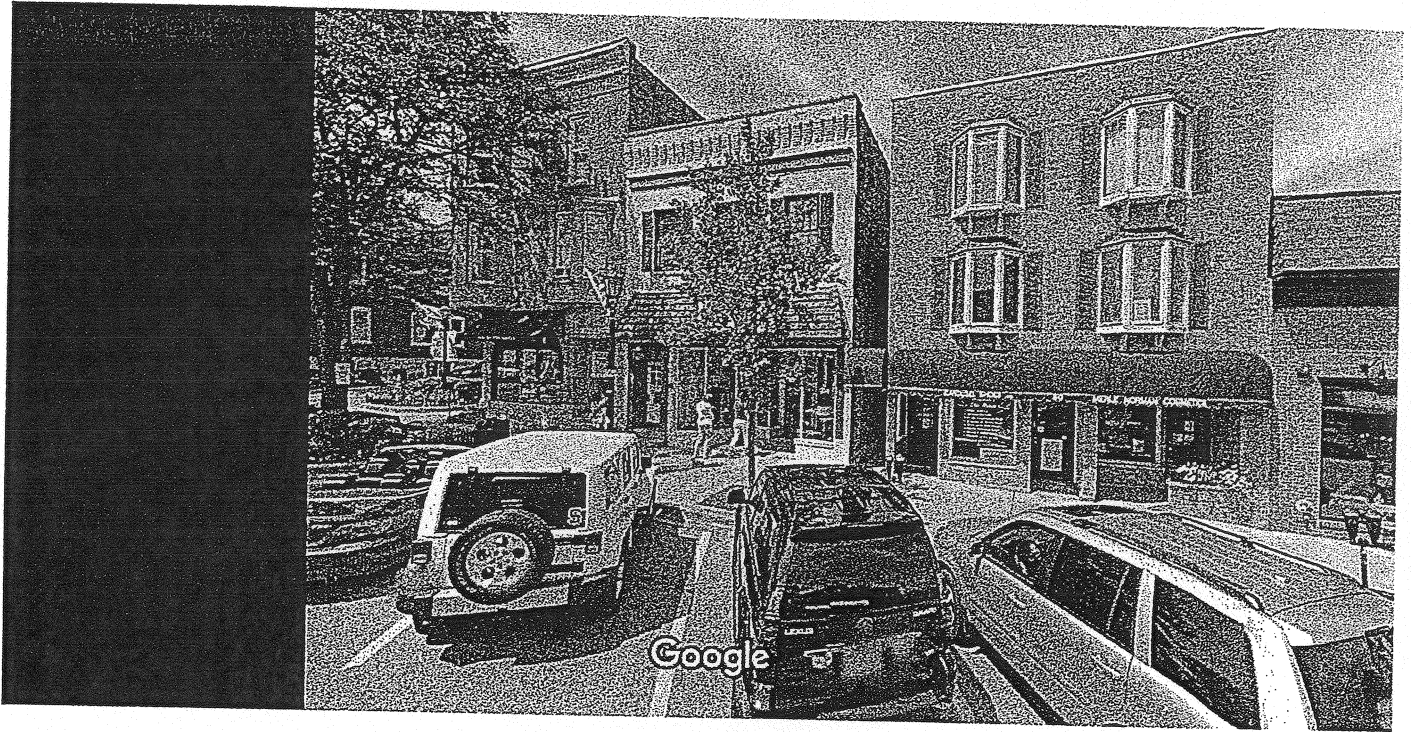
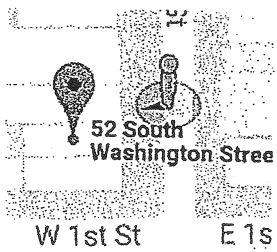


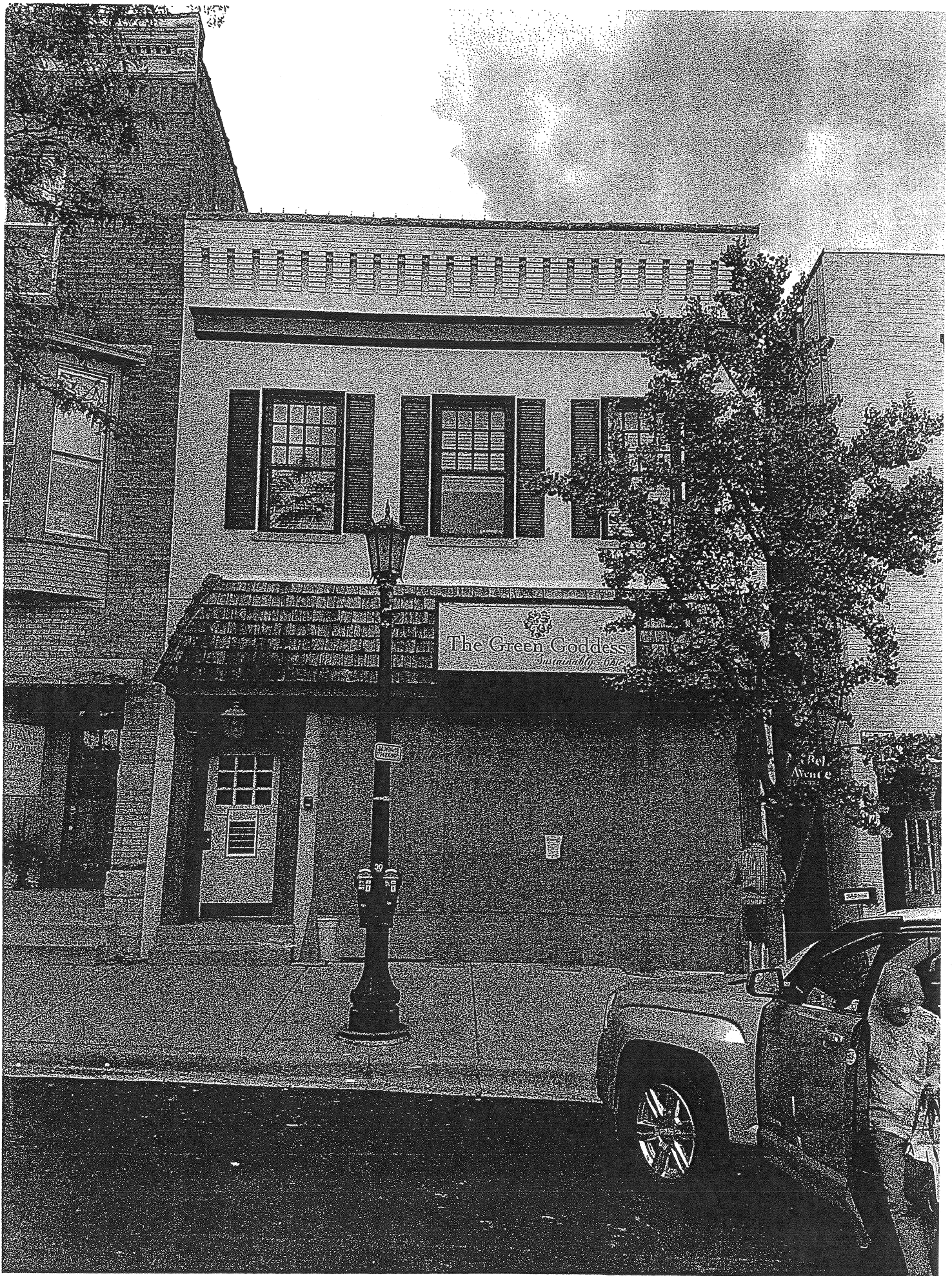
Image capture: Jul 2016 © 2017 Google United States

Hinsdale, Illinois

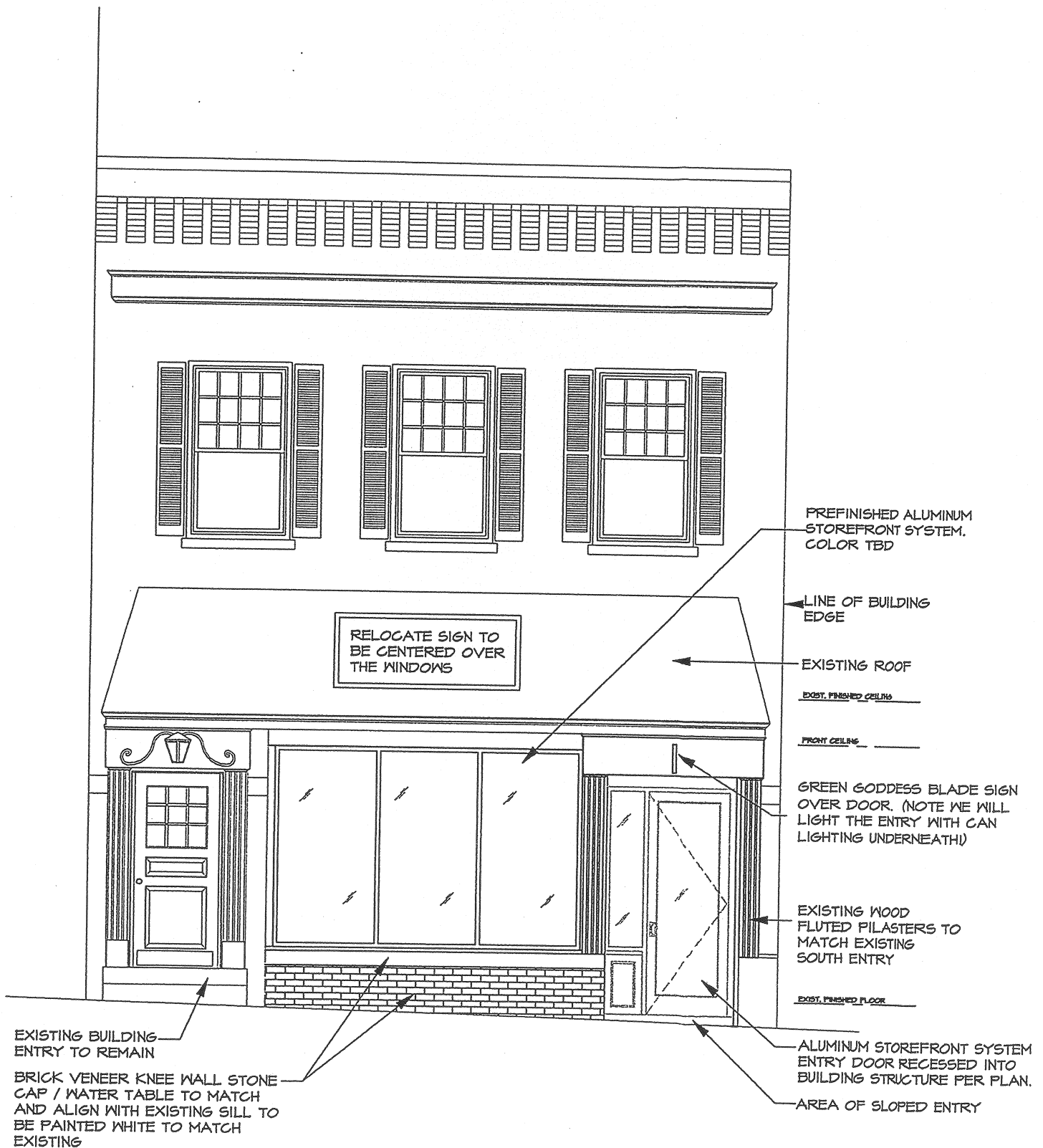
Street View - Jul 2016

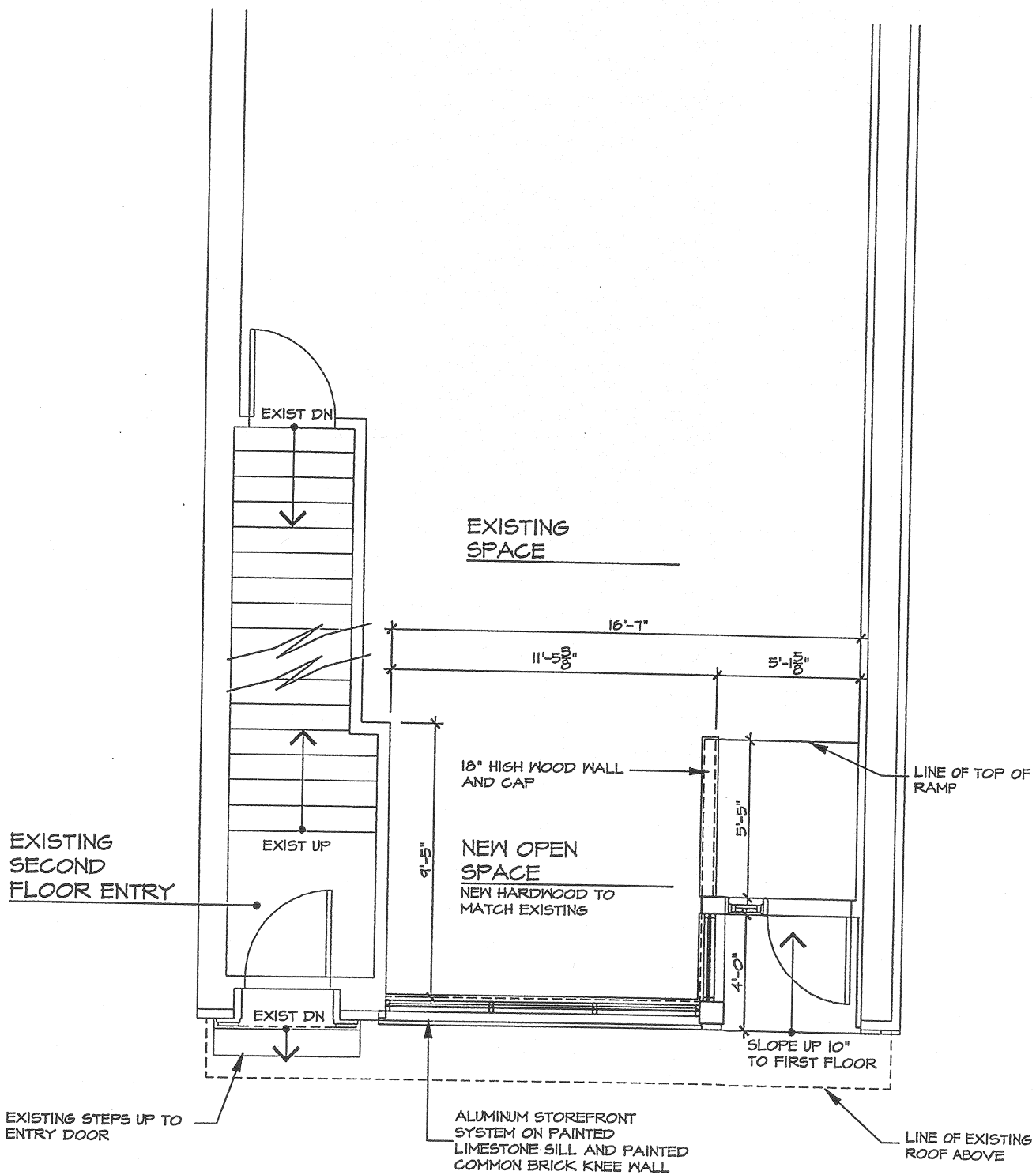








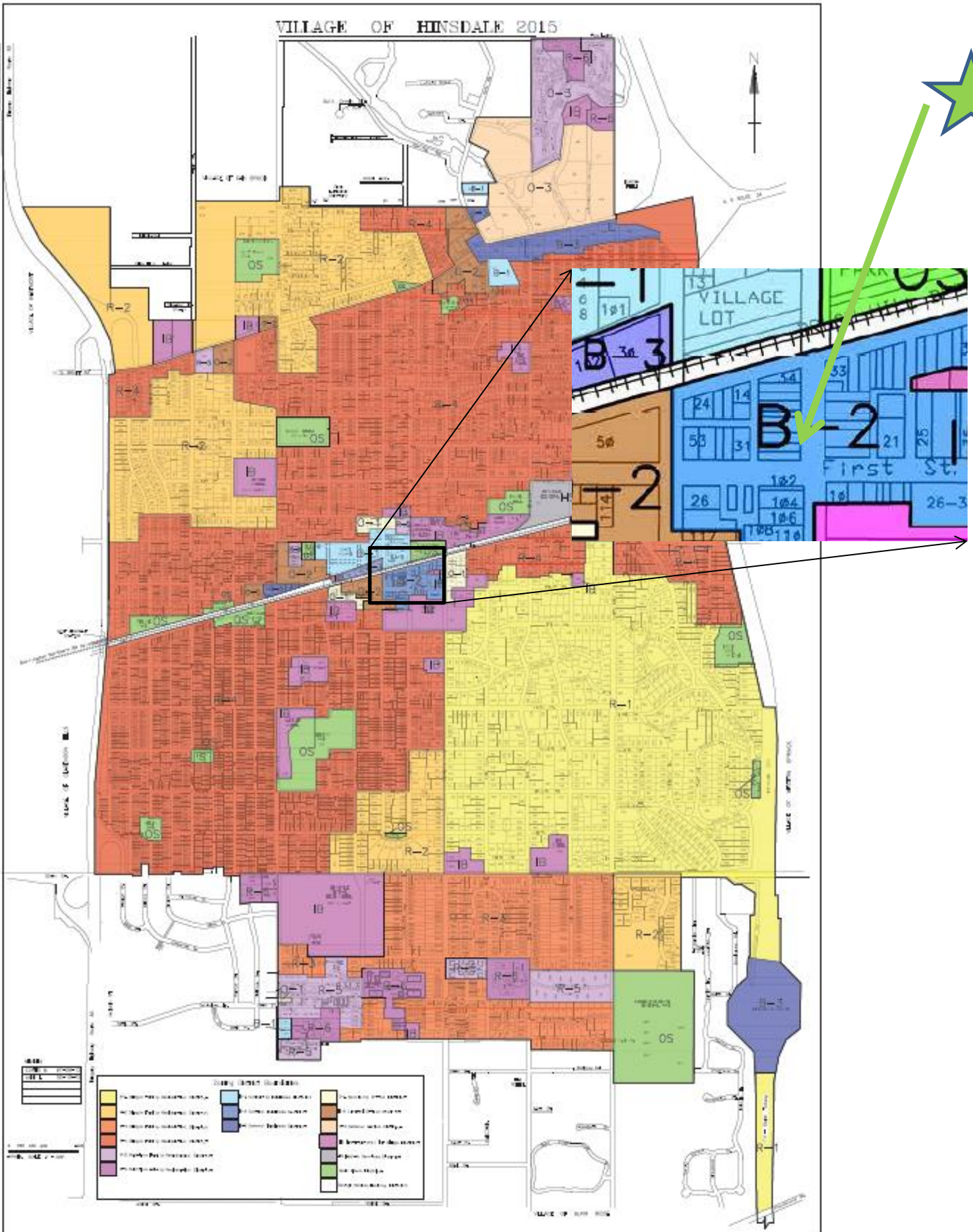




# FIRST FLOOR PLAN

N.T.S.

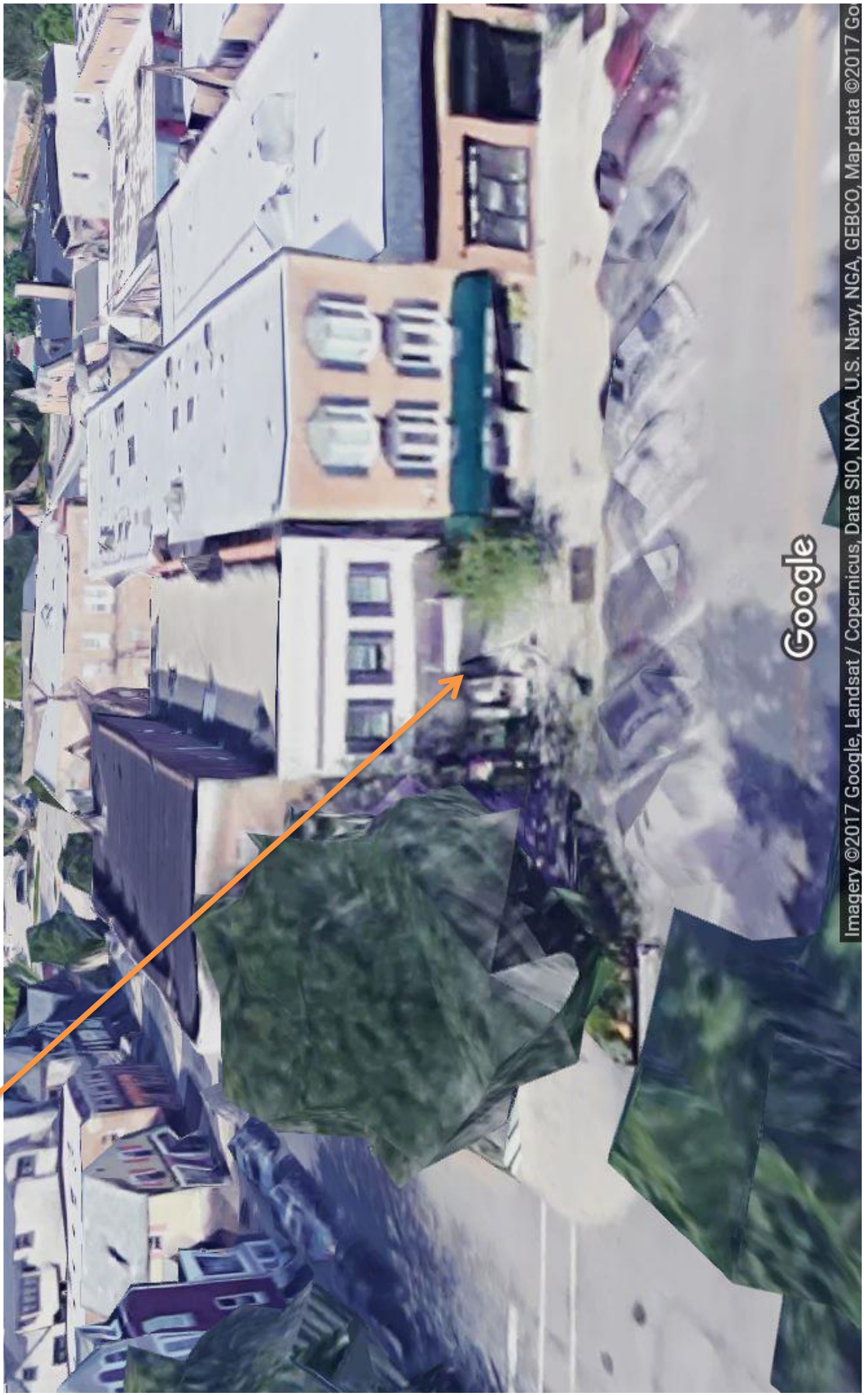
## Attachment 2: Village of Hinsdale Zoning Map and Project Location





**Attachment 3: Birds Eye View of 52 S. Washington Street (facing west)**

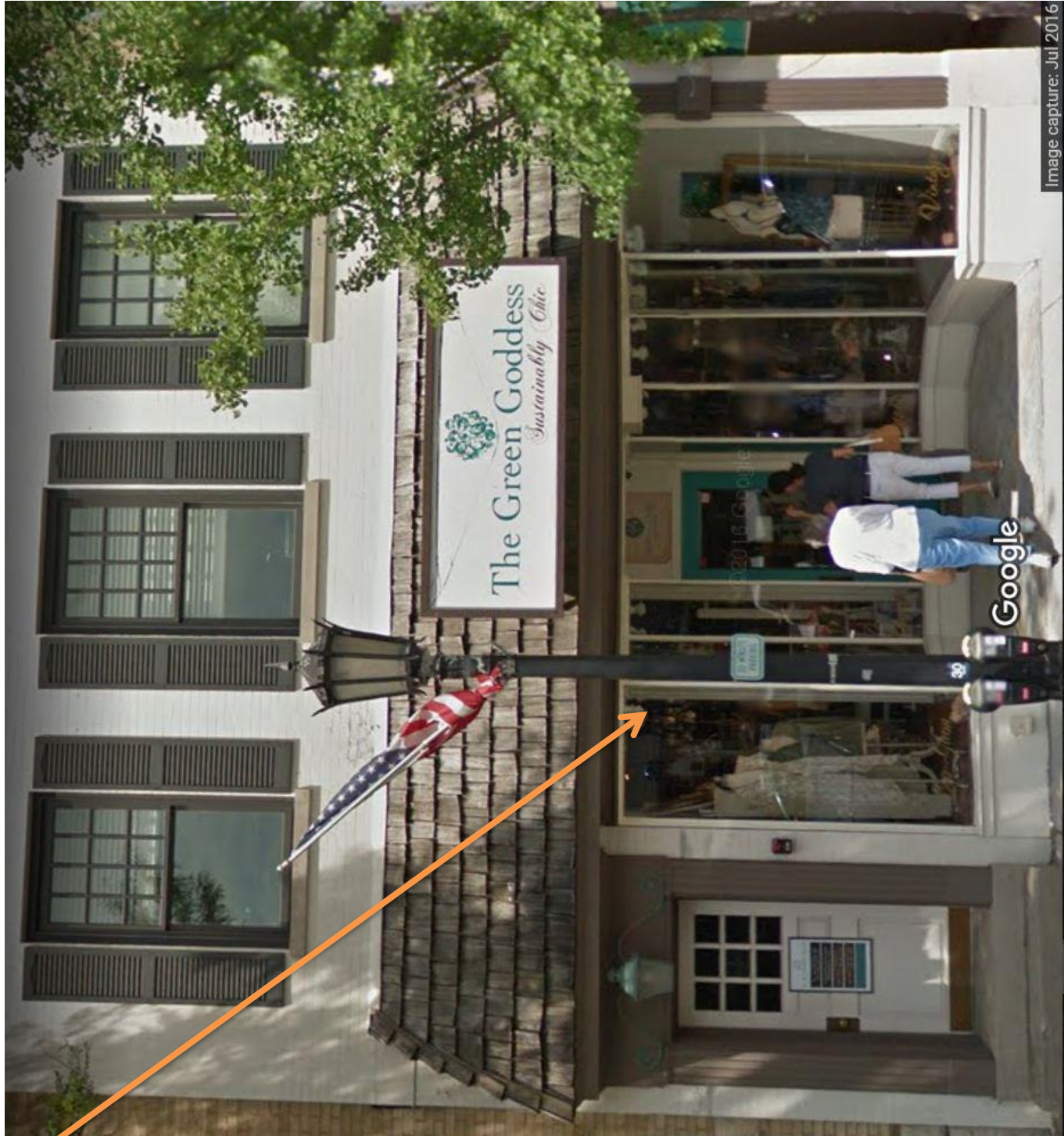
Proposed Work Location



Imagery ©2017 Google, Landsat / Copernicus, Data SIO, NOAA, U.S. Navy, NGA, GEBCO, Map data ©2017 Go



**Attachment 4: Street View of 52 Washington St. (facing west, before vehicular incident)**  
Area of Proposed Work






## MEMORANDUM

**DATE:** October 11, 2017

**TO:** Chairman Cashman and Plan Commissioners

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

**FROM:** Chan Yu, Village Planner 

**RE:** **Public Hearing** for Special Use Permit Application to allow for an Animal Humane Society in the IB Institutional Buildings District and concurrent Exterior Appearance and Site Plan Review - Case A-33-2017  
Hinsdale Humane Society – 21 Salt Creek Lane (former Robert Crown Center)

---

### Summary

The Plan Commission (PC) on September 13, 2017, scheduled a Public Hearing for the October 11, 2017, PC meeting, to review this application. The applicant, Mr. Michael Matthys, the architect on behalf of the Hinsdale Humane Society (HHS), is requesting approval for a Special Use permit and concurrent Exterior Appearance and Site Plan application in the former Robert Crown Center at 21 Salt Creek Lane, to allow for an animal humane society in the IB Institutional Buildings District.

### Request and Analysis

HHS is requesting a Special Use permit to occupy an existing 15,300 square foot, 22-foot tall, 1-story building to operate a nonprofit animal humane society. The HHS was founded in 1953, and is presently located at 22 N. Elm Street. Due to the limited space of the current location, the shelter staff and administration staff are separated at two locations. The new location would unify the staff, provide for additional kennel space for more intake and adoptions, and increase room for added exams and treatments for the animals. A floorplan and program space allocation chart is included in the application.

The subject property is located at the end of the cul-de-sac on Salt Creek Lane. The lot is 101,377 SF (approximately 2.3 acres) in area with an existing building coverage of 16,841 SF, which is approximately 17 percent of the subject property (no building/lot coverage limit in the IB District). The F.A.R is 15 percent, and the proposed site plan illustrates the removal of a large section of the rear parking lot for additional open green space. The maximum F.A.R is 50 percent in the IB District. There is no new parking lot lighting plan and the HHS will utilize the existing light fixtures.

The refuse enclosure and new outdoor dog walk area are shown in the rear of the building with a solid PVC privacy fence. The color of the privacy fence is flexible per the applicant. A new front entrance walk path, parking spaces and landscaping is planned for the front of the property. Overall, the site plan will



## MEMORANDUM

gain an additional 8,200 SF of green space, which is an increase of approximately 17 percent of total green space.

The existing building envelope and height will not change. Per the applicant, the façade of the building will be redeveloped with new exterior materials including high quality masonry, stone and glass to tie into nearby structures of the subject property. A proposed colored elevation of all four sides of the building is included in the application, and notes the use of new stone veneer, cast stone, brick and panel system.

The subject property is located in the IB Instructional Buildings District, and is surrounded by the R-5 Multiple Family Residential District to the north and west (but separated by a creek), R-6 Multiple Family Residential District to the east, and O-3 General Office District to the south.

### **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 subsections 11-602, 11-604 and 11-606. The failure of the PC to act within 45 days (11-602) and 60 days (11-604/606) 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 special use permit and exterior appearance/site plan as submitted.

On September 5, 2017, the applicant presented the request to the Village Board as a discussion item to address any potential concerns. The Village Board recommended that the applicant reach out to the area residents for information, feedback, and potentially hosting a neighborhood meeting if there is interest.

A letter of support from the AMITA Health at 120 N. Oak Street, the hospital next to the current HHS location at 22 N. Elm Street, has been submitted. The letter (dated September 11, 2017) reflects a positive experience as a neighbor and program partner (Attachment 5).

### **Attachments:**

- Attachment 1 – Special Use Permit and Exterior Appearance/Site Plan Applications
- Attachment 2 – Zoning Map Location of 21 Salt Creek Lane
- Attachment 3 – Birds Eye View of 21 Salt Creek Lane
- Attachment 4 – Street View of 21 Salt Creek Lane
- Attachment 5 – AMITA Health (120 N. Oak St.) Letter of Support (dated 09.11.17)



**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: \_\_\_\_\_

Title: \_\_\_\_\_

Address: \_\_\_\_\_

City/Zip: \_\_\_\_\_

Phone/Fax: (\_\_\_\_) \_\_\_\_\_/\_\_\_\_\_

E-Mail: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Address: \_\_\_\_\_

City/Zip: \_\_\_\_\_

Phone/Fax: (\_\_\_\_) \_\_\_\_\_/\_\_\_\_\_

E-Mail: \_\_\_\_\_

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

1) \_\_\_\_\_

2) \_\_\_\_\_

3) \_\_\_\_\_



## II. SITE INFORMATION

Address of subject property: \_\_\_\_\_

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

☐ Design Review Permit 11-605E

☐ Exterior Appearance 11-606E

☐ Special Use Permit 11-602E

Special Use Requested: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

☐ Map and Text Amendments 11-601E

Amendment Requested: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

☐ Planned Development 11-603E

☐ Development in the B-2 Central Business District Questionnaire

## TABLE OF COMPLIANCE

Address of subject property: \_\_\_\_\_

The following table is based on the \_\_\_\_\_ Zoning District.

	Minimum Code Requirements	Proposed/Existing Development
Minimum Lot Area (s.f.)		
Minimum Lot Depth		
Minimum Lot Width		
Building Height		
Number of Stories		
Front Yard Setback		
Corner Side Yard Setback		
Interior Side Yard Setback		
Rear Yard Setback		
Maximum Floor Area Ratio (F.A.R.)*		
Maximum Total Building Coverage*		
Maximum Total Lot Coverage*		
Parking Requirements		
Parking front yard setback		
Parking corner side yard setback		
Parking interior side yard setback		
Parking rear yard setback		
Loading Requirements		
Accessory Structure Information		

\* Must provide actual square footage number and percentage.

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

\_\_\_\_\_  
\_\_\_\_\_



## 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**      **Yes** (If so this submittal also requires a completed 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.
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.



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

**Address of proposed request:** \_\_\_\_\_

**REVIEW CRITERIA**

Section 11-606 of the Hinsdale Zoning Code regulates Exterior appearance review. The exterior appearance review process is intended to protect, preserve, and enhance the character and architectural heritage and quality of the Village, to protect, preserve, and enhance property values, and to promote the health, safety, and welfare of the Village and its residents. Please note that Subsection Standards for building permits refers to Subsection 11-605E Standards and considerations for design permit review.

**\*\*\*PLEASE NOTE\*\*\* If this is a non-residential property within 250 feet of a single-family residential district, additional notification requirements are necessary. Please contact the Village Planner for a description of the additional requirements.**

**FEES for Exterior Appearance/Site Plan Review:**

**Standard Application: \$600.00**

**Within 250 feet of a Single-Family Residential District: \$800**

Below are the criteria that will be used by the Plan Commission, Zoning and Public Safety Committee and Board of Trustees in reviewing Exterior Appearance Review requests. Please respond to each criterion as it relates to the application. Please use an additional sheet of paper to respond to questions if needed.

1. *Open spaces.* The quality of the open space between buildings and in setback spaces between street and facades.
2. *Materials.* The quality of materials and their relationship to those in existing adjacent structures.
3. *General design.* The quality of the design in general and its relationship to the overall character of neighborhood.

4. *General site development.* The quality of the site development in terms of landscaping, recreation, pedestrian access, auto access, parking, servicing of the property, and impact on vehicular traffic patterns and conditions on-site and in the vicinity of the site, and the retention of trees and shrubs to the maximum extent possible.
5. *Height.* The height of the proposed buildings and structures shall be visually compatible with adjacent buildings.
6. *Proportion of front façade.* The relationship of the width to the height of the front elevation shall be visually compatible with buildings, public ways, and places to which it is visually related.
7. *Proportion of openings.* The relationship of the width to the height of windows shall be visually compatible with buildings, public ways, and places to which the building is visually related.
8. *Rhythm of solids to voids in front facades.* The relationship of solids to voids in the front façade of a building shall be visually compatible with buildings, public ways, and places to which it is visually related.
9. *Rhythm of spacing and buildings on streets.* The relationship of a building or structure to the open space between it and adjoining buildings or structures shall be visually compatible with the buildings, public ways, and places to which it is visually related.
10. *Rhythm of entrance porch and other projections.* The relationship of entrances and other projections to sidewalks shall be visually compatible with the buildings, public ways, and places to which it is visually related.
11. *Relationship of materials and texture.* The relationship of the materials and texture of the façade shall be visually compatible with the predominant materials to be used in the buildings and structures to which it is visually related.

12. *Roof shapes.* The roof shape of a building shall be visually compatible with the buildings to which it is visually related.
13. *Walls of continuity.* Building facades and appurtenances such as walls, fences, and landscape masses shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street to ensure visual compatibility with the buildings, public ways, and places to which such elements are visually related.
14. *Scale of building.* The size and mass of buildings and structures in relation to open spaces, windows, door openings, porches, and balconies shall be visually compatible with the buildings, public ways, and places to which they are visually related.
15. *Directional expression of front elevation.* The buildings shall be visually compatible with the buildings, public ways, and places to which it is visually related in its directional character, whether this be vertical character, horizontal character, or nondirectional character.
16. *Special consideration for existing buildings.* For existing buildings, the Plan Commission and the Board of Trustees shall consider the availability of materials, technology, and craftsmanship to duplicate existing styles, patterns, textures, and overall detailing.

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

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

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



1. The site plan fails to adequately meet specified standards required by the Zoning Code with respect to the proposed use or development, including special use standards where applicable.
2. The proposed site plan interferes with easements and rights-of-way.
3. The proposed site plan unreasonably destroys, damages, detrimentally modifies, or interferes with the enjoyment of significant natural, topographical, or physical features of the site.
4. The proposed site plan is unreasonably injurious or detrimental to the use and enjoyment of surrounding property.
5. The proposed site plan creates undue traffic congestion or hazards in the public streets, or the circulation elements of the proposed site plan unreasonably creates hazards to safety on or off site or disjointed, inefficient pedestrian or vehicular circulation paths on or off the site.
6. The screening of the site does not provide adequate shielding from or for nearby uses.
7. The proposed structures or landscaping are unreasonably lacking amenity in relation to, or are incompatible with, nearby structures and uses.
8. In the case of site plans submitted in connection with an application for a special use permit, the proposed site plan makes inadequate provision for the creation or preservation of open space or for its continued maintenance.
9. The proposed site plan creates unreasonable drainage or erosion problems or fails to fully and satisfactorily integrate the site into the overall existing and planned ordinance system serving the community.

10. The proposed site plan places unwarranted or unreasonable burdens on specified utility systems serving the site or area or fails to fully and satisfactorily integrate the site's utilities into the overall existing and planned utility system serving the Village.
11. The proposed site plan does not provide for required public uses designated on the Official Map.
12. The proposed site plan otherwise adversely affects the public health, safety, or general welfare.

8-24-2017

Board of Trustees  
Department of Community Development  
Village of Hinsdale  
19 East Chicago Avenue  
Hinsdale, IL 60521

**Re: Hinsdale Humane Society**

Dear Village Board of Trustees,

The Hinsdale Humane Society is in the process of purchasing property at 21 Salt Creek Lane in Hinsdale, Illinois to remodel the existing building into an animal shelter, administration offices and education center. We would like to be placed on the September 5<sup>th</sup> Village Board meeting agenda to present our concept to receive feedback and direction. HHS would also like to take this opportunity to introduce our new Director, Tom Van Winkle.

The property represents a transformational opportunity for HHS to better deliver on its mission by increasing its animal adoptions, expand humane education programming, bring together our shelter and administrative staff (currently in separate locations) and provide a modern aesthetic and space for staff, volunteers and the community.

Moving forward we will be requesting a special use from the Village of Hinsdale Board to operate an Animal Shelter / Humane Society at the proposed property within the Institutional Buildings District. We are scheduled to appear at the plan commission meeting on September 13<sup>th</sup> to schedule a public hearing for the October plan commission meeting. I have included a summary of the proposed project below along with attachments including; program summary sheet, proposed floor plan, site plan, landscape plan, and exterior elevations.

**The Property:**

- Lot size is 101,377 square feet, approximately 2.3 acres
- Bordered by Salt Creek on two sides, located within a flood plain
- Built in the mid 1970's, poured concrete construction
- Approximately 15,000 square feet on the first floor

**HHS' Vision for a New Facility:**

- Become the destination animal shelter and welfare center for the western suburbs of Chicago, acting as a community resource for a pet loving public
- Provide a modern and comfortable space for animals, a welcoming environment for public viewing, following guidelines for Shelter Standards of Care
- Increase kennel space relative to current facility to allow more animal intake, care and adoptions
- Dedicated space for proper animal exam, treatment and care of animals taken in for adoption (vet services)
- Improve/increase programming (fee-based and free), particularly humane education and pet therapy provided at the facility (vs. offsite locations today)
- Unify our staff; currently split between two sites (shelter staff and admin staff) under one roof providing proper office, meeting and break space

**Exterior Improvement Summary**

- Enhanced Landscaping.
- Removal of existing bus parking impervious area to the rear of the property.
- Addition of parking spaces in the front and side yard of the building oriented to the front entry.

- Added foundation landscape planting along building at entrance drive. (currant drive runs into building with no landscaping.
- Walking path, donor paver plaza, bike rack, and pedestrian benches.
- Fenced in outdoor play yard.
- New grade mounted signage at drive entrance.
- Updated masonry façade materials with new windows coordinating with updated program layout.
- New relocated trash enclosure.

**More about HHS:**

- Hinsdale Humane Society was founded in 1953 as a nonprofit organization dedicated to the care and adoption of homeless animals. HHS advocates for education and public service to encourage the compassionate treatment of animals and to prevent their suffering and neglect. A voice for companion animals that are completely dependent on people for their care, HHS promotes the belief that animals are entitled to both our respect and our protection. As an active member of the animal welfare community for 64 years, HHS operates a busy 16-dog kennel and 16-cat condo animal shelter in Hinsdale, Illinois, a suburb of Chicago. Each year, HHS facilitates adoption of approximately 900 animals and returns over 100 lost animals to their families through stray animal services in the village and the 9 surrounding suburbs. Additionally, HHS saves 350-400 animals, mostly dogs, through its transfer program where HHS takes in animals, which would otherwise be euthanized in “high kill” shelters. HHS is known for its outstanding shelter care for animals. We are a “no kill” shelter which takes pride in our exemplary live release rate. We also focus on people, connecting the health and well-being of humans and their communities back to their pets. In this way, HHS serves as an integral member of the community-at-large. By offering outreach, education, obedience classes and support for people of all ages, we act as a resource for pet lovers throughout the broader community. Additionally, HHS has a very robust pet therapy program, with over 50 volunteers who improve the lives of seniors and children through programs at schools, libraries, nursing homes, hospitals, and rehabilitation centers.

We look forward to hearing feedback from the Village board on the future plans to relocate our existing services to an updated state of the art regional humane society. Please let me know if any additional information is required.

Sincerely,

Michael Matthys  
Linden Group Architects





**HINSDALE HUMANE SOCIETY  
PROGRAM/SPACE NEEDS ASSESSMENT  
APRIL 28, 2017 MEETING**

**ADMINISTRATIVE**

A. Executive Office (1) 150 sf	150 sf
B. Private Offices (3) 100 – 120 sf each	360 sf
C. Semi-Private Office Partitions (6) 50 – 80 sf each	480 sf
D. Board Room – Capable of seating 14 people + Guest Space	400 sf
E. Break Room – Kitchenette	150 sf
F. Mail/Copy/Supplies/Storage Room	120 sf
G. Staff Restrooms M & F (2 persons each)	250 sf
H. Circulation Allowance @ 40%	<u>765 sf</u>
TOTAL	2,675 sf

**PUBLIC**

A. Reception Desk (2 person with workspace)	200 sf
B. Seated Waiting Area (10 – 15 seats)	150 sf
C. Adoption Display Pods (Dogs & Cats 5-6 units each)	180 sf
D. Counseling/"Get Acquainted" Rooms (Min. 5) 64 sf each	320 sf
E. Classroom/Multi-Purpose Room (direct after-hour access desired)	600 sf
F. Classroom Storage	100 sf
G. Public Restrooms M&F (2 persons each)	250 sf
H. Circulation Allowance @ 50%	<u>900 sf</u>
TOTAL	2,700 sf

**KENNELS**

A. Intake/Holding Dog Kennels (12) @ 15 sf each	180 sf
B. Intake/Holding Cat Kennels (12) @ 4 stacks of 3 each at 10sf/stack	40 sf
C. Police Stray Drop Off Kennels (6 Dogs + 2 Cat Stacks)	110 sf
D. Isolation Kennels (4 Dogs + 2 Cat Stacks)	80 sf
E. Adoptable Dog Kennels (Min 24)	360 sf
F. Adoptable Cat Kennels (Min 36) 12 stacks of 3	120 sf
G. Circulation Allowance @ 75%	<u>668 sf</u>
TOTAL	1,558 sf

**ANIMAL SUPPORT**

A. Dog Wash Area (2) Includes work area in front of each sink (5x7)	70 sf
B. Cat Wash Area (2) Includes work area in front of each sink (4x7)	56 sf
C. Walk-In Freezer	64 sf
D. Laundry Room	100 sf
E. Food Preparation Room	100 sf
F. Food Storage Room	100 sf
G. Exam/Procedure Room	150 sf
H. Grooming/Treatment Room	100 sf
I. Volunteer Ready Room (Break/Locker/Log-In Area)	120 sf
J. Volunteer Coordinator Office	100 sf
K. Kennel Staff Restroom M&F (1 person each)	128 sf
L. Circulation Allowance @ 40%	435 sf
M. Garage for Van Parking	<u>360 sf</u>
TOTAL	1,883 sf

**TOTAL ALL PROGRAM SPACES** **8,816 sf**



COMMENCING AT THE NCHSEAST CORNER OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTH ON THE SECTION LINE, 212.40 FEET TO THE NORTH RIGHT OF WAY OF THE OLD PLANK ROAD (NOW KNOWN AS OGDEN AVENUE); THENCE SOUTHWESTERLY ON SAID NORTH RIGHT OF WAY, 487.15 FEET; THENCE NORTH AND PARALLEL TO THE EAST LINE OF SAID SECTION 1 AND 36, 1,509.00 FEET TO THE PLACE OF BEGINNING OF SAID TRACT; THENCE NORTH ON THE LAST MENTIONED LINE, 216.00 FEET; THENCE NORTHEASTERLY AND PARALLEL TO THE NORTH RIGHT OF WAY OF OGDEN AVENUE, 253.00 FEET; THENCE NORTHWESTERLY, WESTERLY, AND SOUTHWESTERLY TO THE WESTER EDGE OF THE SOUTH SIDE OF THE SALT CREEK AS IT WAS ON SEPTEMBER 12, 1971 TO A POINT 10.00 FEET, MORE OR LESS, DEE WEST FROM THE PLACE OF BEGINNING; THENCE DEE EAST TO THE BACK OF A CONCRETE CURB WITH A 50.5 FOOT RADIUS; THENCE NORTHEASTERLY, EASTERLY, AND SOUTHEASTERLY ALONG THE BACK OF SAID CONCRETE CURB TO A POINT THAT IS ON THE SAID DEE EAST LINE; THENCE DEE EAST TO THE PLACE OF BEGINNING, DUPAGE COUNTY, ILLINOIS.

THE BASIS OF BEARINGS IS THE STATE PLANE  
COORDINATE SYSTEM (SPCS) NAD 83 (2007) ZONE  
1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT  
LATITUDE 41-49-22.960609 N  
LONGITUDE 87-55-12.87059 W  
ELLIPSOIDAL HEIGHT: 538.08 SFT  
GROUND SCALE FACTOR 1.0000361887  
ALL MEASUREMENTS ARE ON THE GROUND.

0 30' 60' 90' 120'

1" = 30'

[illegible]

THIS PROPERTY FALLS IN THE FOLLOWING ZONE AREAS:

**ZONE AE FLOODWAY**

**ZONE AE (BASE FLOOD ELEVATIONS DETERMINED)**

**ZONE X (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD)**

**ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD)**

ALL PURSUANT TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF DUPAGE COUNTY, ILLINOIS AND INCORPORATED AREAS (COMMUNITY PANEL 0609 OF 1006 MAP NO. 17043C0609H C) EFFECTIVELY DATED DECEMBER 16, 2004.

# VICINITY MAP

## NOT TO SCALE

THE FOLLOWING TABLE WAS PROVIDED BY THE CLIENT

### TABLE OF COMPLIANCE

Address of subject property: 21 Oak Creek Ln, Memphis, TN, 38121

The following table is based on the   1   Zoning District.

	Minimum Code Requirements	Proposed/Existing Development
Minimum Lot Area (s.f.)	80,000 s.f.	90,777 s.f.
Minimum Lot Depth	250'	refer to survey approx 480'
Minimum Lot Width	200'	refer to survey 271'
Building Height	40' Max	32'
Number of Stories	2	2
Front Yard Setback	35'	105' (existing)
Corner Side Yard Setback	35'	N/A
Interior Side Yard Setback	25'	32' (existing)
Rear Yard Setback	25'	250' (existing)
Maximum Floor Area Ratio (F.A.R.)*	0.5	0.15
Maximum Total Building Coverage*		16.941 s.f. - 10.0 %
Maximum Total Lot Coverage*		48,534 s.f. - 48.0%
Parking Requirements	Membership organization: 1/250 s.f.; 10,125 s.f. = 41 spaces	46 spaces provided
Parking front yard setback	35'	35'
Parking corner side yard setback	NA	
Parking interior side yard setback	25'	8' (existing)
Parking rear yard setback	25'	13' (existing)
Loading Requirements	1 space	1 space
Accessory Structure Information		

99,777 SQ. FT.  
2.2906 ACRES

STANDARD PARKING STALLS= 22  
ACCESSIBLE PARKING STALLS= 01  
DEEP PARKING STALLS= 06  
TOTAL PARKING STALLS= 29

PLEASE NOTE THAT PARKING  
STRIPING IS VERY FADED

1. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY POINTS AND MONUMENTS BEFORE ANY CONSTRUCTION, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO SURVEYOR.
2. DO NOT SCALE DIMENSIONS FROM THIS PLAT.
3. THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED UPON THE DESCRIPTION AND INFORMATION FURNISHED BY THE CLIENT, TOGETHER WITH THE TITLE COMMITMENT. THE PARCEL WHICH IS DEFINED MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED. FOR OWNERSHIP, CONSULT YOUR TITLE COMPANY.
4. MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH, AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE. THE LABELING OF THESE MANHOLES (SANITARY, WATER, ETC.) IS BASED SOLELY ON THE "STAMPED" MARKINGS OF THE RIM. NO UNDERGROUND OBSERVATIONS HAVE BEEN MADE TO VERIFY THE ACTUAL USE OR EXISTENCE OF UNDERGROUND UTILITIES.
5. NO UNDERGROUND UTILITIES, OR DRAIN TILES, IF ANY EXIST, SHOWN HEREON.
6. THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS, TRAILERS, CARS, DIRT, PAVING OR SNOW. AT THE TIME OF THIS SURVEY, SNOW DID NOT COVER THE SITE. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
7. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE.
8. CALL J.U.L.I.E.T. AT 1-800-892-0123 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION.
9. PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION. OVERHEAD WIRES AND POLES (IF ANY EXIST) ARE SHOWN HEREON, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.
10. A CURRENT TITLE COMMITMENT WAS PROVIDED FOR SURVEYOR'S USE AT THE TIME OF PREPARATION OF THIS SURVEY. SEE "NOTES FROM SCHEDULE B" SHOWN HEREON FOR SPECIFICS.
11. TWO FOOT CONTOUR LINES SHOWN HEREON WERE CREATED FROM POINT ELEVATIONS OBTAINED WHILE PERFORMING THE FIELD SURVEY. THE CONTOUR ELEVATIONS ARE TIED INTO TRIMBLE VRS NETWORK WHICH IS ON THE NAVD83 DATUM. THE CONTOURS ARE NOT TO BE USED FOR DETAILED TOPOGRAPHIC DESIGN. THIS SURVEY DOES NOT CONSTITUTE A TOPOGRAPHIC SURVEY.
12. MONUMENTS EXIST/SET AT ALL PROPERTY CORNERS OR WITNESS POINTS THERETO.

PER FIRST CHICAGO TITLE INSURANCE COMPANY ORDER NO. 1401-008984151-D2  
EFFECTIVE DATE: FEBRUARY 13, 2017; PRINTED DATE: MARCH 6, 2017  
PROVIDED BY THE CLIENT.

EXCEPTIONS		PLOTTED HEREON
O	HEALTH EDU. INSTITUTE INC. ASS. PLAT - DOC R75-09023	(h)
N	EASEMENT FOR SAN. DIST. - DOC. R72-9137	(a)
Q	EASEMENT FOR COMED AND I. BELL - DOC. R69-30062	YES
I	EASEMENT - DOCS. R73-33822 & R79-107322	YES
H	EASEMENT TO SANITARY DIST - DOC. R81-32538	YES
J	EASEMENT - DOC. R89-072897	YES
U	EASEMENT TO AMERITECH - DOC. R2001-097336	YES
V	EASE. TO FLAGG CREEK REC. DIST. - DOC. R2006-068094	(g)
P	POTENTIAL EASEMENT PER FOUND UTILITY POLES	(b)

ALL OTHER SCHEDULE B ITEMS ARE NON-POTTABLE  
CLARIFICATION STATEMENTS - TAKEN FROM ALTA STANDARDS

- a. the location cannot be determined from the record document;
- b. there was no observed evidence at the time of the fieldwork;
- c. blanket easement;
- d. it is not on, or does not touch, the surveyed property;
- e. limits access to an otherwise abutting right of way;
- f. the documents are illegible;
- g. indications that it may have been released or otherwise terminated.

h. not all items listed in exception have defined locations and thus are non-potable; or are plotted in approximate location herein from scale

STATE OF ILLINOIS )  
 )SS  
COUNTY OF DUPAGE )

TO: ROBERT CROWN CENTER FOR HEALTH EDUCATION  
CHICAGO TITLE INSURANCE COMPANY  
HINSDALE HUMANE SOCIETY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEM 1, 2, 3, 4, 5, 6a, 7a, 7b1, 7c, 8, 9, 13, 16, 17, 19 AND 20 OF TABLE A THEREOF.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS  
FOR BOUNDARY SURVEYS.

THE FIELD WORK WAS COMPLETED ON JULY 24, 2017.

DATED THIS 3RD DAY OF AUGUST, A.D., 2017.

CHARLES W. BARTOSZ  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3188  
MY LICENSE EXPIRES ON NOVEMBER 30, 2018.  
V3 COMPANIES OF ILLINOIS, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902  
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2019.  
CBARTOSZ@V3CO.COM

[illegible]

ROBERT CROWN CENTER - HINSDALE, IL			
DRAFTING COMPLETED:	08/02/17	DRAWN BY:	EJM
PROJECT MANAGER:	CWB		

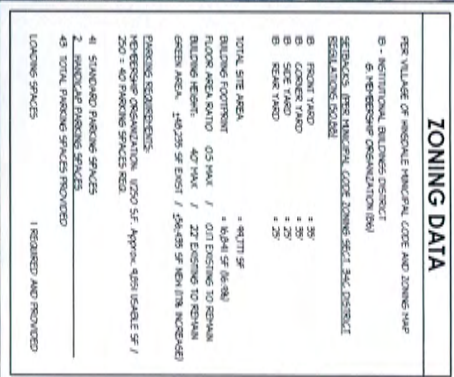
Project No: 17194

Group No: VP01.1

SHEET NO.

## Attachment 1



[illegible]

LINDEN GROUP

WWW.LINDENGROUPENC.COM

R

Hin

2017-00  
PROJECT NUMBER

DATE \_\_\_\_\_

## SITE PLAN

# 100







ARCHITECTURE  
LANDSCAPE ARCHITECTURE  
INTERIOR ARCHITECTURE  
1000 ORLAND PARKWAY SUITE 110  
ORLAND PARK, ILLINOIS 60462  
P:708.799.4400 F:708.799.4434  
WWW.LINDENGROUP.COM



LINDENGROUP

RWE | MANAGEMENT  
COMPANY  
16 W 361 S. Frontage Rd., Suite 106  
Burr Ridge, IL 60527  
(630) 734-0883  
WWW.RWE-MANAGEMENT.COM

Hinsdale Humane Society  
21 Salt Creek Ln,  
Hinsdale, IL 60521

DATE 2017-08-11  
DRAWN BH  
DESCRIPTION ZONING

2017-0095

PROJECT NUMBER

FILE NUMBER

8-11-2017

DATE

DRAWN BY

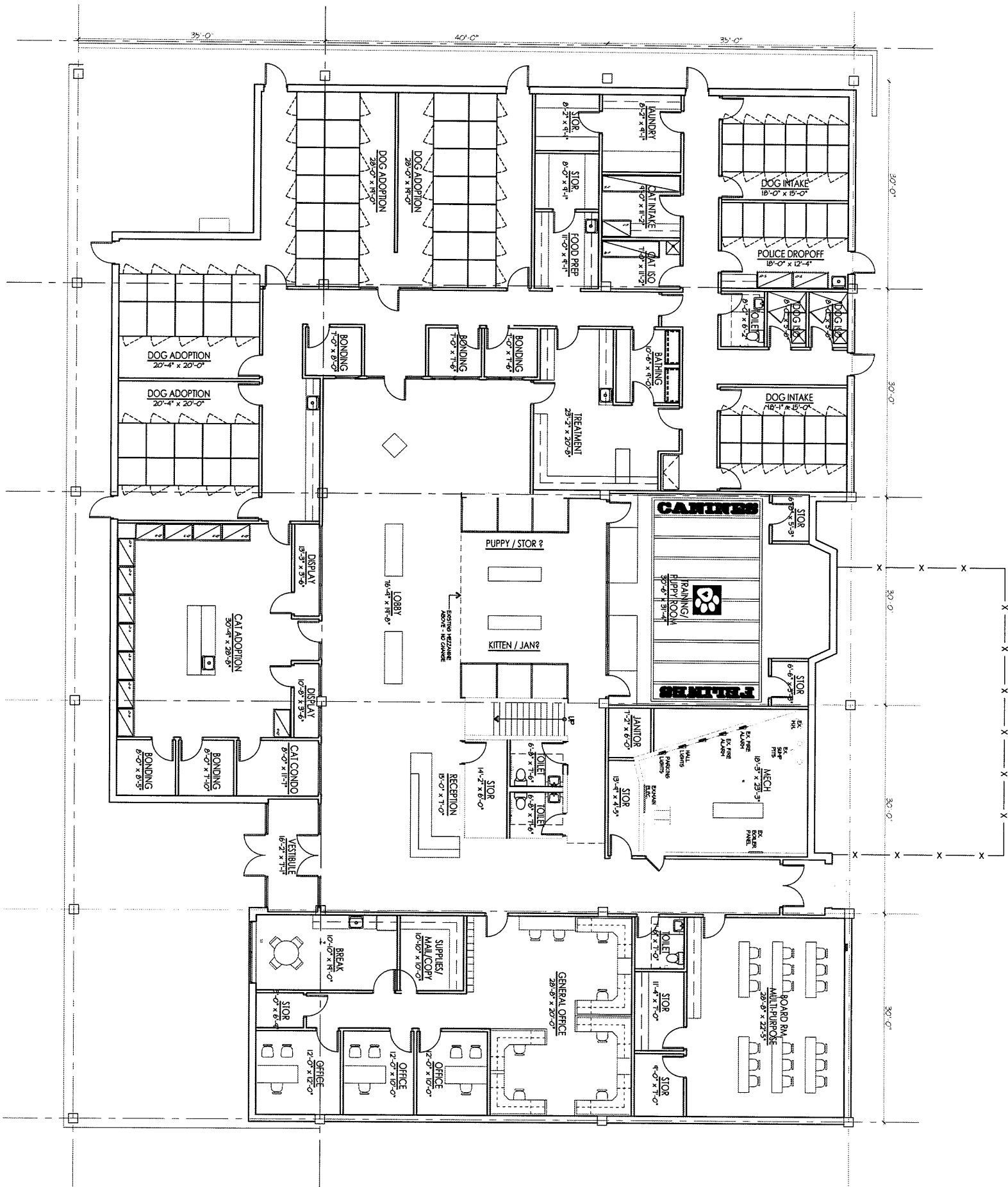
DATE

PRELIMINARY  
FLOOR PLAN

SHEET NAME

A-1.0

SHEET OF



PRELIMINARY FLOOR PLAN

0 4 8 16  
SCALE: 1/8" = 1'-0"





ARCHITECTURE  
LAND PLANNING  
INTERIOR ARCHITECTURE  
LANDSCAPE ARCHITECTURE  
10100 GRAND PARKWAY, SUITE 110  
ORLAND PARK, ILLINOIS 60467  
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(630) 734-0883  
JASCHER@RWE-MANAGEMENT.COM

Hinsdale Humane Society  
21 Salt Creek Ln,  
Hinsdale, IL 60521

DATE	DRAWN	DESCRIPTION
2017-08-11	BH	ZONING
2017-08-24	BH	OWNER REVIEW
2017-10-02	BH	ZONING - REV 1

2017-0095
-----------

FILE NUMBER
10-2-2017

DATE
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DRAWN BY
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DATE
2017-08-11
2017-08-24
2017-10-02

DATE
2017-08-11
2017-08-24
2017-10-02

SHEET NAME
A-3.0

SHEET
OF



**E | MANAGEMENT  
COMPANY**  
361 S. Frontage Rd., Suite 106  
Burr Ridge, IL 60527  
(630) 734-0883  
JASON@REMAGEMENT.COM

**RWE | MANAGEMENT  
COMPANY**  
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Burr Ridge, IL 60527  
(630) 734-0883  
JASON@RWE MANAGEMENT.COM

## ELEVATION NOTES

1. NEW MANUFACTURED STONE VENEER
2. NEW CAST STONE LEDGE
3. NEW BRICK VENEER
4. NEW ACH METAL PANEL SYSTEM : DARK BRONZE
5. NEW VERTICAL METAL PANELS
6. NEW METAL CORNICE, PAINTED DARK BRONZE
7. EXISTING EXPOSED CONCRETE
8. EXISTING FENCE - REPAINT AND REPAIR AS REQUIRED.
9. NEW 8'-0" TALL PRIVACY FENCE
10. NEW ARCHITECTURAL EXTERIOR LIGHT FIXTURE.
11. NEW BUILDING SIGNAGE - VERIFY W/ VILLAGE REGULATIONS



**PROPOSED  
ELEVATIONS**

FILE NUMBER  
8-24-2017  
DATE

2017-0095  
PROJECT NUMBER

DATE	DRAWN	DESCRIPTION
2017-08-11	BH	ZONING
2017-08-24	BH	OWNER REVIEW

# A-4.0





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INTERIOR ARCHITECTURE  
LANDSCAPE ARCHITECTURE  
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Hinsdale Humane Society  
21 Salt Creek Ln,  
Hinsdale, IL 60521

DATE	DRAWN	DESCRIPTION
2017-08-11	BH	ZONING
2017-08-24	BH	OWNER REVIEW

2017-0095  
PROJECT NUMBER

8-24-2017  
DATE

DESIGNED BY

FINAL REVIEW

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**PROPOSED VIEWS**

SHEET NAME  
**A-4.1**  
SHEET

SHEET 07





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ARCHITECTURE  
LANDSCAPE  
INTERIOR ARCHITECTURE  
LANDSCAPE ARCHITECTURE  
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JASOHERWEANAGEMENT.COM

Hinsdale Humane Society  
21 Salt Creek Ln,  
Hinsdale, IL 60521

DATE	DRAWN	DESCRIPTION
2017-08-11	BH	ZONING
2017-08-24	BH	OWNER REVIEW

2017-0095  
PROJECT NUMBER

8-24-2017  
DATE

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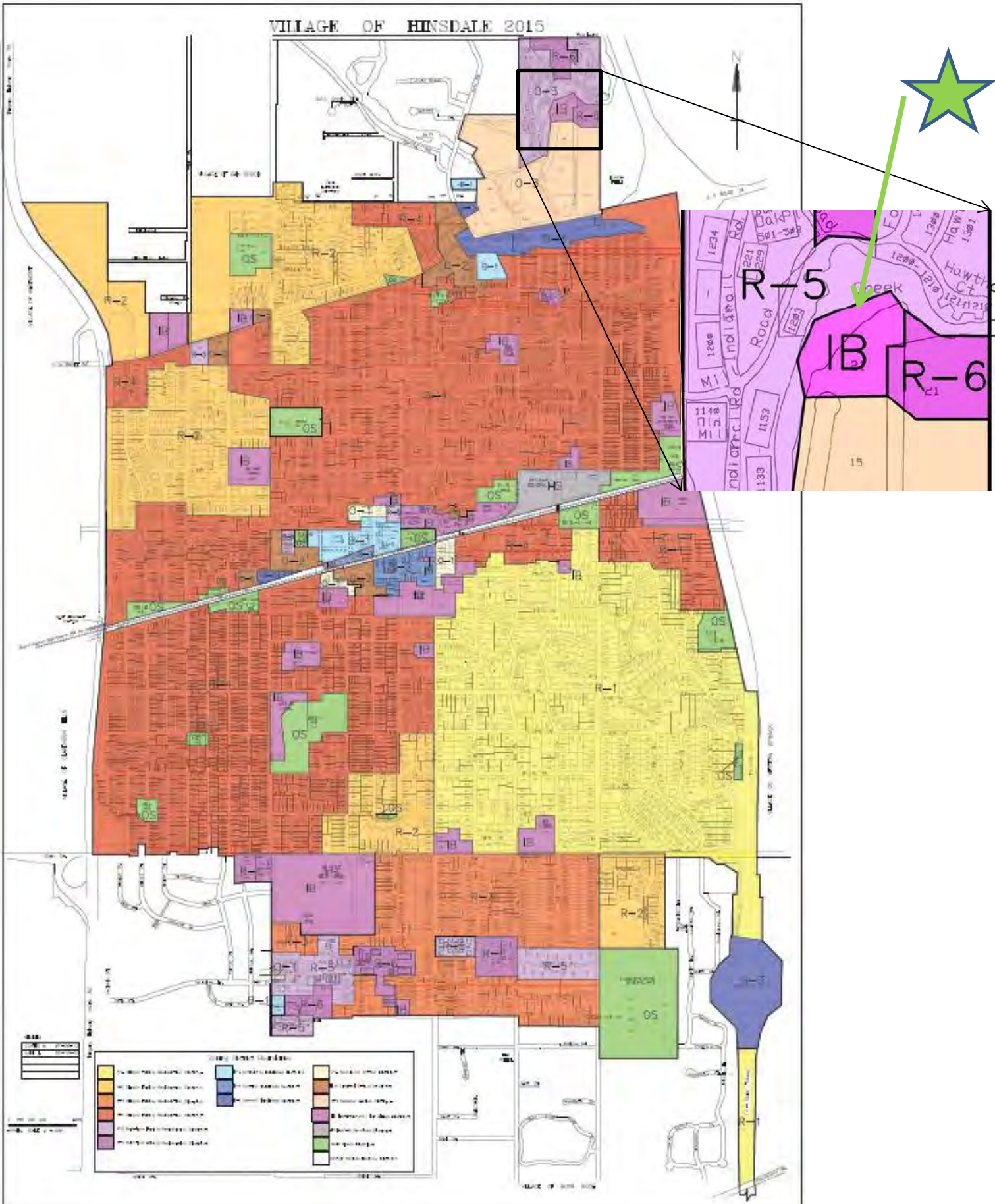
PROPOSED  
VIEWS

A-4.2

SHEET 02 OF 02

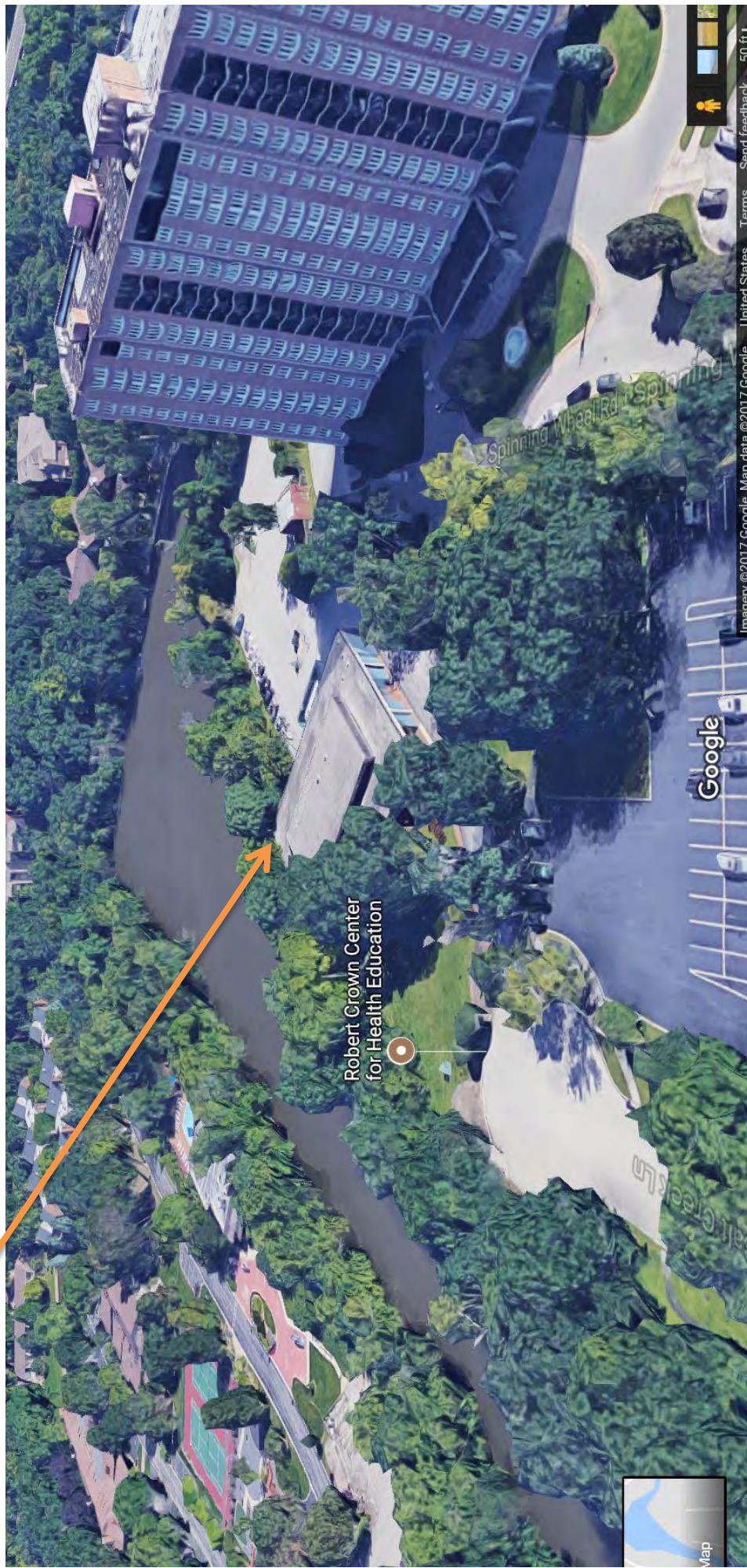


## Attachment 2: Village of Hinsdale Zoning Map and Project Location





**Attachment 3: Birds Eye View of 21 Salt Creek Lane (facing north)**  
Proposed Location





**Attachment 4: Street View of 21 Salt Creek Lane (facing north)**



Village of Hinsdale  
Board of Trustees  
19 E. Chicago Ave  
Hinsdale, IL 60521

September 11, 2017

Esteemed Board Members:

I am writing on behalf of Hinsdale Humane Society (HHS), our neighbor to the east and partner in our Pet Therapy Program.

Our experience with HHS has been extremely positive. As our neighbor, HHS is great! Especially given the fact that HHS houses many animals, the neighborhood remains surprisingly quiet. The property and grounds are always neat and tidy, and to my knowledge we have had no complaints regarding HHS as a neighbor.

About two years ago we began a Pet Therapy program for our patients and families through HHS. The program has been a raging success; the teams of pets and owners are always friendly, compassionate and professional. The teams are well-received by patients and staff alike. We look forward to their visits as part of the healing process for patients, and stress relief for team members.

In addition, HHS is easy to work with, patient with our learning curve and accommodating to our individual requests for visits after hours and on weekends.

Therefore, it is my privilege to recommend HHS—as a neighbor and as a partner. I believe that HHS' request to relocate should be granted; as a valued member of this community, I am happy to see them grow, and look forward to a long and joyful partnership with them.

Should you have any further questions, please feel free to reach out to me directly.

Sincerely,



Sandy Mueller, MOL  
Director, Volunteer and Patient / Family Services  
[sandra.mueller@amitahealth.org](mailto:sandra.mueller@amitahealth.org)  
(630) 856.2038

AMITA Health  
ADVENTIST  
MEDICAL CENTER  
HINSDALE  
120 North Oak Street  
Hinsdale, IL 60521  
630.856.9000

**AMITA**health.org





22 N. Elm Street  
Hinsdale, Illinois 60521  
(p) 630.323.5630  
(f) 630.313.7930  
[www.hinsdalehumanesociety.org](http://www.hinsdalehumanesociety.org)

Dear neighbors,

As you may have heard, the Hinsdale Humane Society is in the process of purchasing a much larger building right here in Hinsdale in which to move our shelter. 22 N Elm has been our home for 60 years and we are so grateful to all of our neighbors in making this a wonderful home for our furry guests. The time has come though, for us to move to bigger quarters so we can help even more animals.

To that end, we want to demonstrate to our potential new neighbors that the Hinsdale Humane Society is a responsible organization and we take every step necessary to minimize noise, smell and any other disturbance that might cause disrupt to our neighborhood.

We are asking our current neighbors to sign this affirmation as a way of communicating with Village officials and our potential new neighbors that the Hinsdale Humane Society has not been a source of disturbance to your household.

Thank you for considering this request and thank you even more for allowing us to fulfill our mission for all these years in this wonderful part of Hinsdale.

Signature

Address

*Richard C. Paul Jr.*

*244 E. Walnut*

*Nolly Akers*

*240 E. Walnut*

*Matt Moran*

*232 E. Walnut*

*Nancy Cole*

*207 N. Elm*