VILLAGE OF Hinsdale Est. 1873

MEETING AGENDA

PLAN COMMISSION
Wednesday, April 11, 2018
7:30 P.M.
MEMORIAL HALL – MEMORIAL BUILDING
(Revised)

1. CALL TO ORDER

2. MINUTES - Minutes of March 14, 2018

3. FINDINGS AND RECOMMENDATIONS

a) Case A-44-2017 – 540 W. Ogden Ave. - Kensington School - Map Amendment and concurrent tentative Plat of Subdivision to subdivide and rezone approximately 1.74 acres to an O-2 Limited Office District and subdivide approximately 2.26 acres into 8 R-4 Single Family District lots.

4. SIGN PERMIT REVIEW

a) Case A-17-2018 – 22 W. First Street – John Realty – 2 Wall Signs

5. PUBLIC HEARING - <u>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.</u>

a) Case A-09-2018 – 45 S. Washington suite 302 (3rd floor), - Inner Jasmine Yoga and Fitness – Special Use Permit for a Yoga Studio in the B-2 General Business District

b) Case A-12-2018 – 540 W. Ogden Ave. - Kensington School – Final Plat and concurrent Special Use Permit for a Child Daycare School and Exterior Appearance and Site Plan Review for a 1-story, 23-foot tall Child Daycare School in relation to Case A-44-2017

6. EXTERIOR APPEARANCE AND SITE PLAN REVIEW

a) Case A-04-2018 –55th St./County Line – Hinsdale Meadows - Major Adjustment to a Planned Development for Elevation and Material Changes to the Homes

b) Case A-10-2018 – 830 N. Madison Street – Salt Creek Club - Third Major Adjustment to Exterior Appearance/Site Plan Review within 250 feet of a Single-Family Residential District

c) Case A-13-2018 – 339 W. 57th St. – T-Mobile - Exterior Appearance Review within 250 feet of a Single-Family Residential District for Additional Cell Phone Equipment on Existing Infrastructure

d) Case A-15-2018 – 4 N. Washington St. - Chase Bank – Exterior Appearance/Site Plan Review for New Mechanical Equipment (Condenser and Air Handler) within 250 feet of a Multiple Family Residential District

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

Approved

MINUTES
VILLAGE OF HINSDALE
PLAN COMMISSION
March 14, 2018
MEMORIAL HALL
7:30 P.M.

Chairman Cashman called the meeting to order at 7:30 p.m., Wednesday, March 14, 2018, in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

PRESENT: Steve Cashman, Gerald Jablonski, Anna Fiascone, Jim Krillenberger, Debra Braselton, Mark Willobee and Julie Crnovich

ABSENT: Scott Peterson and Troy Unell

ALSO PRESENT: Chan Yu Village Planner, Robb McGinnis Community Development Director, Michael Marrs Village Attorney, and Brian King Police Chief
Applicant for cases: A-45-2017, A-44-2017 and A-11-2018

Approval of Minutes - February 14, 2018
The PC, with no questions, **unanimously approved** the February 14, 2018, minutes as submitted, 6-0 (3 absent).

Findings and Recommendations - Case A-05-2018 – 36 E. Hinsdale Avenue – Exterior Appearance Review for front and rear building façade improvements in the B-2 Central Business District

The PC, with no questions, **unanimously approved** the Findings and Recommendations, 6-0 (3 absent).

Findings and Recommendations - Case A-45-2017 – Non-compliant, Off-Site Signage on median at Ogden Avenue and Salt Creek Lane - MedProperties (8 Salt Creek Campus LLC) – New Ground Sign (will also require variation review/approval by the ZBA)

The PC, with no questions, **unanimously approved** the Findings and Recommendations, 6-0 (2 absent, 1 abstained).

Sign Permit Review - Case A-11-2018 – 777 N. York Road – Impact Physical Fitness – 1 New Awning sign (at front entrance facing plaza courtyard) and Wall Sign (facing York Rd.) OR 1 New Awning Sign (at front entrance facing plaza courtyard) and 1 New Awning Sign (facing York Rd.)

The applicant presented the request to withdraw the proposed illuminated wall sign (option 1) and instead, proposed a sign modification request to keep 2 awning signs facing York Road, and 1 awning sign facing the front entrance (facing the plaza courtyard), per a modification request for 3 signs.

The PC **unanimously approved** the sign application as requested, 7-0 (2 absent).

<u>Public Hearing</u> - *Continued from Feb. 14, 2018 PC Meeting* Case A-44-2017 – 540 W. Ogden Ave, - Kensington School - Map Amendment and concurrent Plat of Subdivision to subdivide and rezone approximately 1.74 acres to an O-2 Limited Office District and subdivide approximately 2.26 acres into 8 R-4 Single Family District lots.

(**Please see the attached transcript for Case A-44-2017 included as part of this record, Attachment 1**)

The applicant (Mr. Marlas) presented to the PC, the site plan changes since the last public hearing, including achieving 39 parking spaces (code compliant), moving the refuse area away from the residential district (on the east end of the subject property to the west end), and adding a loading zone.

The Village Attorney, Michael Marrs, explained that through the Special Use permit application, the PC and Board may consider *not* requiring a loading zone if they believe it would be a detriment to the use of the property or surrounding area.

A Commissioner asked what type of deliveries does Kensington School receive. The applicant responded they receive deliveries by panel truck/van for their catered lunch.

A Commissioner asked the applicant if they used the maximum capacity to calculate parking. The applicant responded he believes the net floor area exceeded the capacity figure.

The applicant's traffic consultant, Michael Werthmann, KLOA, gave a comprehensive summary of the traffic report.

Six (6) neighborhood residents spoke against the application, citing for example: increased traffic; that changes in the assumptions used in the traffic report could drastically alter the conclusions of the report; and a couple of neighbors stated when they purchased their home, the Village told them the subject property is and will stay R-4 Single Family Residential (so to that end, the subject property should remain R-4).

During the PC discussion, the Commissioners in favor of the application referenced: there is a need for child daycare schools in Hinsdale; increased traffic would be minimal; the subject property has been vacant for many years; the proposed school building looks good; and it is a good compromise for being half residential and half "buffer" between the residential district and Ogden Avenue.

The Commissioners opposed of the application referenced: support for the current zoning (R-4) to remain R-4 and increased traffic due to the request.

The PC **approved to recommend** the application, 4-3 (2 absent), the Map Amendment and concurrent Plat of Subdivision to subdivide and rezone approximately 1.74 acres to an O-2 Limited Office District and subdivide approximately 2.26 acres into 8 R-4 Single Family District lots.

<u>Schedule of Public Hearing</u> - Case A-09-2018 - 45 S. Washington suite 302 (3rd floor), - Inner Jasmine Yoga and Fitness – Special Use Permit for a Yoga Studio in the B-2 General Business District

The PC **unanimously approved** to schedule a public hearing for Case A-09-2018 for the April 11, 2018, PC meeting, 7-0 (2 absent).

Schedule of Public Hearing - Case A-12-2018 – 540 W. Ogden Ave, - Kensington School - Final Plat and concurrent Special Use Permit for a Child Daycare School and Exterior Appearance and Site Plan Review for a 1-story, 23-foot tall Child Daycare School in relation to Case A-44-2017.

The PC **unanimously approved** to schedule a public hearing for Case A-12-2018 for the April 11, 2018, PC meeting, 7-0 (2 absent).

Adjournment
The meeting was adjourned at 9:17 p.m. after a unanimous vote.

Respectfully Submitted by Chan Yu, Village Planner

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

BEFORE THE VILLAGE OF HINSDALE
PLAN COMMISSION

In the Matter of:)
)
Case A-44-2017 - 540 W. Ogden Avenue -)
Kensington School - Map Amendment)
and concurrent tentative Plat of)
Subdivision to subdivide and rezone)
approximately 1.74 acres to an 0-2)
Limited Office District and subdivide)
approximately 2.26 acres into 8 R-4)
Single Family District lots.)

CONTINUED REPORT OF PROCEEDINGS had and testimony taken at the public hearing of the above-entitled matter before the Hinsdale Plan Commission at 19 East Chicago Avenue, Hinsdale, Illinois, on the 14th day of March, 2018, at the hour of 7:45 p.m.

BOARD MEMBERS PRESENT:

MR. STEPHEN CASHMAN, Chairman;
MS. DEB BRASELTON, Member;
MS. JULIE CRNOVICH, Member;
MS. ANNA FIASCONE, Member;
MR. GERALD JABLONSKI, Member;
MR. JIM KRILLENBERGER, Member;
MR. MARK WILLOBEE, Member.

ALSO PRESENT:
MR. CHAN YU, Village Planner;

MR. ROBERT MC GINNIS, Director of Community Development/Building Commissioner;

MR. BRIAN M. KING, Chief of Police;

MR. CHARLES MARLAS, Owner, Kensington School;

MR. MARK WERTHMANN, KLOA.

CHAIRMAN CASHMAN: Our next item is a Public Hearing. This is Case No. A-44-2017, 540 West Ogden Avenue. This is for Kensington School. It's a map amendment and concurrent tentative plat of subdivision to subdivide and rezone approximately 1.74 acres to an O-2 limited office district and subdivide approximately 2.26 acres into 8 R-4 single-family district lots.

We first heard this in February at our last meeting and this was continued to this evening.

Charles, can you give us an update on what's submitted in this revised packet?

(WHEREUPON, the oath was administered en masse to audience members.)

MR. MARLAS: Sure. Good evening, everyone. My name is Charles Marlas. As you all know, I was here last month going over our proposed Kensington School subdivision on 540 West Ogden Avenue.

Since last time we have made a
07:46:02PM number of adjustments to our site plan to reflect some of the issues that this board brought to our attention that they want some remedy on.

We also had a community meeting at the home of Dirk Landis, and I thank Dirk for having that, and I can offer a summary of that as well.

I'll start with the site plan changes that we made. Prior to this evening,
07:46:32PM our prior plan -- so this is showing a site plan of Kensington School with Ogden Avenue on the east and we have made a few changes here on the

site plan as requested.

We were able to get 39 parking spaces in the parking lot which is fully code compliant now. We moved the refuse container away from the adjacent neighborhood to the east and there was an issue regarding loading and this site, this O-2 site needs to have a loading zone.

There was some discussion about
07:47:28PM future use for the loading zone, you know if this building were to change hands, what would happen; it sits in the O-2 district and if it became something else at a future time, would there then be a need for a loading zone.

We decided and discussed with staff if there's a possibility to land bank a loading zone. You can see that right here right behind this refuse container. And the land bank, for those who aren't really familiar, is simply an
07:47:58PM area on a site that we can pledge for future use to house or contain that feature that is needed as required by the code.

So this is currently yard and fence. If Kensington School were to one day go away and this were to become something else that would necessitate a loading zone, there would be space here for it. And obviously in the application of any future use would need to come before this board and at that time you would be able to use your discretion if that land bank loading zone is in fact needed at the time or not.

There were also some other mentions
07:48:36PM of front setbacks and parking width or drive width onto Ogden Avenue. Those are still in place as per a prior agreement that the village of Hinsdale has with the current owner MIH Development. So that portion of the project stayed in place.

Any questions?

CHAIRMAN CASHMAN: There's one thing I just want to state to the commission. So the
07:49:04PM packet that was posted online, the geometric plan is incorrect. It said there were 39 parking spaces but there are actually only 38

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and it did not have any setback lines so what Chan printed out and what you have in front of you is this revised and it's different than what was posted online.

Did you update what was online or is it still the original?

MR. YU: Still the original.

CHAIRMAN CASHMAN: It was one area there there's a difference in the plans and it

07:49:38PM didn't add up to the required number. So we are now -- it's shown and what was revised and submitted today has the proper number.

One thing I wanted to ask about the land banking on the loading because Chan, your cover letter it basically said that these rights were reviewed by the village attorney and for land bank arrangement says, No such land banking flexibility would require a loading zone to be given. And then it goes on to say, however, the

07:50:12PM PC and village board may consider imposing a condition for the special use which would be in the future. So that will just have to be

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addressed at a different time.

Right now it's basically shown but unless something is granted, it would have to be required. Doesn't seem like it impacts your plan at all.

MR. MARLAS: It doesn't affect the plan. The only other contingency that exists with this is that that loading zone as required needs to be not visible from a right-of-way.

07:50:40PM MS. BRASELTON: It needs to not face the right-of-way. So that was my question.

MR. MARLAS: Anywhere you look this loading zone would be viewable by a right-of-way being on a corner.

MS. BRASELTON: Not from the south.

MR. MARLAS: The south where?

MS. BRASELTON: Back of the building.

MS. CRNOVICH: That's what I was thinking.

07:51:12PM MS. BRASELTON: Or the east side of the building. It just can't face a right-of-way is my understanding, open onto a right-of-way.

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I didn't know whether land banking was just a general setting aside this much land or if the land banked location needs to be specified in the plan.

CHAIRMAN CASHMAN: You want to chime in on that?

MR. MARRS: Sure. So as Chan alluded to in the memo, there's not really flexibility of redoing this land banking idea but you could,

07:51:42PM if the plan commission or the board feels that having a loading zone at all for this particular use would be a detriment to the use of the property as well as the surrounding area and the neighbors, you could make it a condition of a grant of the special use that a loading zone not be provided.

In the alternative, if it does need to be located, it would be an issue to have it open to the street like you mentioned. As for

07:52:18PM future uses, if somebody came in in the future with a permitted use, the special use isn't in play anymore, that condition would no longer

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apply. So if the code requires a loading zone at that time, you would have to have a loading zone, which they would have to tackle at that time. Same for a different special use than this one, it would come before you guys and you guys would deal with it then.

MS. CRNOVICH: What kind of deliveries does the school get?

MR. MARLAS: We get a food delivery

07:52:46PM once a day. For lunch we cater our lunch through an organic catering service and they come in a paneled van, they stay for about 15 minutes and then leave.

MS. CRNOVICH: So most of your deliveries are panel trucks?

MR. MARLAS: Our only delivery is panel truck. The other deliveries we all get at our corporate headquarters and then we will distribute out with various teachers and what

07:53:06PM not. So I can't think of really if there's ever occasional furniture delivery, things like that, which there really aren't. Everything would be

typically in a panel truck, panel van.

MS. CRNOVICH: Thank you.

CHAIRMAN CASHMAN: Other questions for the applicant?

MS. FIASCONE: Are you at max capacity for your -- are you planning max capacity for your students when you determine the parking requirement based on employees and students?

MR. MARLAS: Yes. Partial parking is

07:53:46PM based on the employees and/or net square footage of the building area, whichever is greater.

MS. FIASCONE: So there's no chance that the students -- it will get higher?

MR. MARLAS: No. No. There really isn't. And we are going off of -- so the code isn't reflective of number of students, it's reflective of net floor area or number of teachers, so whichever is greater. And there is a student component I think 1 per 15. So I

07:54:14PM think that the net floor area would exceed anything anyway. So 39 spaces is what's required by net floor area.

MR. WILLOBEE: With respect to the parking, do you have an idea of how the parking lot would function, meaning like everything to the east seems like kind of not very fluid. I take my kids to day-care, I know how fluid the parking lot is, quick ins, quick outs. You have spots 28 and 29 that really don't have a spot to back out and turn around in so those are kind of challenging parking spots in and of itself.

07:54:56PM Do you envision teachers parking more on that east side and then parents being able to park --

MR. MARLAS: I haven't really thought about it to be honest. At this point, I was more focused on simply having the proper number of spaces. It might make more sense to have teachers park on that east side of the property, which we would be amenable to, if that's what this commission would request.

07:55:18PM CHAIRMAN CASHMAN: Well, in that previous plan you had like a three-foot extension there to help the last spots turn out. This is a

tentative plat of subdivision so we are going to see a final on some of these things. But I do think, I prefer, even though you were short a space, I preferred the way that was handled on the far east end because that allowed those last two spaces more flexibility. I'd like to investigate that for the final.

MR. MARLAS: So to have that little projection in the twenty-four foot drive out let

07:55:52PM someone kind of make that three point turn out of those last spaces.

CHAIRMAN CASHMAN: Because if it's full, it will be tough.

MR. MARLAS: We have the same type of parking situation at our Elmhurst location where it kind of dead ends flat like this and those last two spaces.

MR. WILLOBEE: But it looked like you have a drive-through, kind of a drop-off lane.

07:56:12PM MR. MARLAS: We do have a drive-through drop-off lane and that was just -- you know, every site is different and we have to play with

each site and make it work as best we could.

We couldn't get parking in front of that building like we have here. We prefer to have parking in front of the building, it's a shorter walk for parents to get in when it's snowing or raining or whatnot.

MR. WILLOBEE: Because you would prohibit parking in front of the building and dropping off.

07:56:34PM MR. MARLAS: Yes, without a doubt. These are parking spaces. At our Elmhurst location we do have a designated drive lane that Elmhurst had given us some standing to kind of park and leave the flashers on and run inside. Here we have parking spaces right in front so parents won't have to do that.

Just so I get an understanding, would you prefer to see less parking spaces?

CHAIRMAN CASHMAN: No, you need to

07:57:00PM comply with parking.

MR. MARLAS: But you want us to see if we can squeeze that in?

CHAIRMAN CASHMAN: Yes. And I think you have some flexibility on how things are laid out. I think it's a 3 foot raise, minimum 5 feet so you can shift things.

MS. CRNOVICH: I think there's a section of the code too that will tell you what is required for three point turns. I know there's something in there that will tell you what the requirements are for each parking space.

07:57:28PM MR. MARLAS: Okay. Very good.

CHAIRMAN CASHMAN: Jerry?

MR. JABLONSKI: I still have trouble with the fact that we are talking about taking a residential zoned area and turning it into office when we have perhaps the most dense parking problem situation between only two businesses and we are talking about adding a third business to what is predominantly a residential area and currently zoned a residential, so that's my issue.

07:58:14PM CHAIRMAN CASHMAN: Deb?

MS. BRASELTON: You guys are covering everything.

CHAIRMAN CASHMAN: Jim?

MR. KRILLENBERGER: Looks a lot better. I'm very interested in what the neighbors had to say and what the results were of your neighborhood meeting, but so far so good.

MR. MARLAS: I can go into that a little bit if you like. I put a summary sheet -- I put a summary together and it's in the packet. I don't know if you all read that.

07:58:38PM I don't know if you want me to reiterate that or elaborate on it or if you have any questions relative to that summary.

CHAIRMAN CASHMAN: I really would like to hear a summary from your traffic engineer about that report.

MR. MARLAS: Sure.

CHAIRMAN CASHMAN: There's a lot of data there.

MR. MARLAS: Sure. Michael Werthman is

07:58:54PM here from KLOA.

CHAIRMAN CASHMAN: I know, Michael, you were at the neighbor meeting also.

MR. WERTHMAN: Correct. Do you have specific questions or do you want me to give you a little summary?

CHAIRMAN CASHMAN: A summary, I think, would be good. And then I'll have some questions as there's some things I have some questions about that are in the report.

MR. WERTHMAN: Okay. So as we all know, we are talking the Kensington School and

07:59:22PM eight single-family homes. As we talked about last time access, primary access to the school will be via the three corner access on Ogden Avenue that would permit right turn in, left turn in and right turn out. Left turn out movements would be prohibited.

As we discussed, we have met with IDOT. They want us to restrict that left turn out, so we have designed it per IDOT's criteria where it will be signed and you will have the

07:59:56PM half pork chop median that channelizes our traffic out to the right.

In addition, the plan proposes two

access drives or at one point the Ogden Avenue access drive is at the existing location where the drive is now. The two drives on Monroe are basically at the same locations as the two drives that are there now. The northernmost will serve the school and the southern will serve the eight single-family homes. Both drives will provide full access, one inbound lane and one outbound lane.

08:00:36PM One thing that we discussed a lot at the neighborhood meeting, and I'd like to bring up here, is that the existing site is currently used, as we all know, for parking for ManorCare and Hinsdale Orthopaedics. ManorCare has a lease to park up to 75 vehicles at that site. Hinsdale Orthopaedics has a sublease with ManorCare to park some of their vehicles there.

ManorCare has indicated with the redevelopment of this site they are going to

08:01:06PM find some offsite parking. I believe it's Christ Church they are talking to park their employees and they will bus them to and from the

1 ManorCare facility.
2 As such, a good percentage of the
3 traffic that's already generated by the site,
4 these 75 vehicles, will be removed from the area
5 traffic and through the neighborhood. So one
6 big point here is the traffic that's generated
7 by the school and by the eight single-family
8 homes, will not be all new traffic to the
9 neighborhood as some of it will be relocated.
08:01:42PM 10 MS. BRASELTON: How much? You said a
11 good percentage of the traffic.
12 MR. WERTHMAN: Well, there's at least
13 75. When I have been out there, I have seen as
14 many as 40, 45, 50 vehicles parked within the
15 subject site.
16 MS. BRASELTON: Are those employee
17 cars? They must know how many employees there
18 would be.
19 MR. WERTHMAN: It's a combination of
08:02:04PM 20 ManorCare and Hinsdale Orthopaedics. So a good
21 portion of them are going to leave and I think
22 it fluctuates day-to-day. I don't have the

1 exact answer but the three or four times I have
2 been out there I have seen upwards to 40 to 45
3 cars parked in the subject site. So that's one
4 big thing I wanted to let everyone know.
5 Just quickly regarding the operation
6 of the school. We are talking 150 students max
7 and 21 to 23 staff. It's important to note
8 regarding the students with 150 students, it
9 doesn't necessarily mean that everyone's driving
08:02:42PM 10 a single student to the facility.
11 As Chuck has indicated, they
12 typically have 125 to 130 families, each family
13 may have more than one children. Furthermore,
14 not every child goes to school every day so the
15 -- and then you have a number of absentees. So
16 the number of children at the school fluctuates
17 on any given day. So with the carpooling and
18 everything, you are not getting 150 cars a day
19 there.
08:03:16PM 20 Another factor that's significant
21 with Chuck's facilities is that there is no
22 start or end time to the school. It's similar

1 to a day-care where you can drop your kid off
2 any time you want, you can pick them up at any
3 time you want. Generally, the drop off is
4 anywhere between 6:30 and 9 and the pickup is
5 between 3:30 and 6 so it helps distribute that
6 traffic over a two and a half hour period in the
7 morning and a two and a half hour period in the
8 afternoon.
9 As we have heard, all of the
08:03:50PM 10 parents must park and walk their children in.
11 As you can see from the site, there is no
12 curbside loading so you couldn't really do
13 anything but drop off your student -- or park
14 and walk the student in.
15 The volume of traffic that will be
16 generated by the facility, as we discussed last
17 time, was based on surveys that we conducted at
18 the Elmhurst facility. We talked about this
19 last time. It's very similar to the operation
08:04:22PM 20 that is proposed here from the number of
21 students to the number of staff and I believe
22 it's an identical building that is proposed

1 here. Same size, same number of children and
2 everything.
3 What we found from those studies is
4 that during the peak period of pickup and drop
5 off we saw about 54 vehicles coming in and 54
6 vehicles going out during the morning peak hour
7 and 53 in and 59 out during the evening peak.
8 So you get around 50 to 55 round trips in and
9 out during those peak hours. It's about one a
08:05:00PM 10 minute, less than one vehicle every minute or
11 minute and a half.
12 Once again, you have to remember
13 that that will be offset somewhat by the vehicles
14 that are currently parking in the site and that
15 will be relocated to an offsite parking facility.
16 So the net increase in traffic, particularly to
17 the neighborhood, would be reduced, will not be
18 as high as if this was just an empty lot and we
19 were coming in with a new school.
08:05:28PM 20 The other important factor is the
21 school closes at 6:30 on weekdays. It's not
22 open on weekends. So it really only generates

1 traffic during those two and a half hours in the
2 morning, two and a half hours in the evening.
3 There's some traffic during the midday but after
4 6:30, it's not generating any traffic and on the
5 weekends it is not generating any traffic. It's
6 a low generator outside of those morning and
7 evening peak hours.
8 For directional distribution, we
9 have taken a look at the existing roadway system
08:06:04PM 10 and the routes to the facility we see as being
11 equally distributed along the east and the west
12 on Ogden and to the south into Hinsdale.
13 As we talked about last time, we
14 will not be able to make a left onto Ogden
15 Avenue at the access drive or at Monroe given
16 the left turn restrictions. As such, anyone who
17 wants to leave the site and go to the west has
18 several options. They can either travel south
19 on Monroe to Chicago and go west into Westmont
08:06:46PM 20 or further south to cut across on another east-
21 west road or they can go around the block, down
22 the road onto North to Madison and then make a

1 left onto Ogden Avenue.
2 Truth be told, and Chuck and I have
3 talked about this, he may not get as many
4 families that live to the west just given how
5 the site access is. More people may come from
6 the east and more people may be located south of
7 the site.
8 So based on the directional
9 distribution and the volume of traffic, we
08:07:18PM 10 assign that to the roadway system. We assume
11 the outbound traffic more of it would be
12 traveling south on Monroe than in the inbound.
13 And quickly, the operation of the
14 roadway system, you know the roadway system has
15 sufficient reserve capacity to accommodate the
16 additional traffic. All of the intersections,
17 all of the movements are operating at acceptable
18 levels of service.
19 The only real issue from a capacity
08:07:48PM 20 standpoint, I think we talked about this last
21 time, is that left turn movement on northbound
22 Monroe to westbound Madison at the signalized

1 intersection. It does back up, particularly in
2 the morning. We are adding maybe 10, 12 left
3 turn movements to that overall. Our increase on
4 that intersection is about one and a half
5 percent to two percent in traffic. Further, all
6 of the access drives are projected to operate
7 very well with limited delay in cue.
8 I understand there's been some
9 concerns regarding that inbound left turn
08:08:30PM 10 movement from Ogden to the site. A couple of
11 things for you to consider is one, we are
12 projecting maybe eighteen to nineteen movements
13 in any one hour. That's one every three minutes.
14 It's not a significant volume of traffic by any
15 means. The one thing about the left turn in
16 it's only got to cross the eastbound flow of
17 traffic so there's many more gaps in the traffic
18 stream when you are only crossing one flow of
19 traffic. That's why the left turn out is
08:09:00PM 20 prohibited because you have to wait for a gap in
21 both streams of traffic.
22 We did a gap study out there,

1 there's more than sufficient gaps in the roadway
2 system. This is evident in the fact that you
3 have two times to three times as many left turns
4 occurring from Ogden onto Monroe during the peak
5 hours. In fact, looking at our counts, we did
6 counts this year and a year ago when we started
7 on this project. In one 15-minute period there
8 were 20 left turns from Ogden onto Monroe which
9 is the total volume that we will have in an hour.
08:09:34PM 10 MS. BRASELTON: At what time?
11 MR. WERTHMAN: In that 15-minute period.
12 MS. BRASELTON: What time of day was
13 that?
14 MR. WERTHMAN: I think that was in the
15 morning. I can double check for you.
16 But in the study you can see when
17 we did the counts in January there was 36, 37
18 left turns both in the morning peak hour and in
19 the afternoon peak hour. Between 83 and York
08:10:00PM 20 Road you have a number of intersections and
21 access drives where there's no left turns. So
22 it's a common occurrence along this stretch of

Ogden Avenue.

Lastly, regarding the left turns, Chuck has a facility in Wheaton on Naperville Road, very similar to Ogden and its characteristics, a four lane road, no left turns, no left turn lane, excuse me, 40 miles an hour speed limit and actually carries a higher daily volume than Ogden Avenue. They have been operating there for eight or nine years. It's a full access. They do get left turns out there, and he hasn't had any issues with it, so it's been operating well.

And then the last thing I would like to talk about is the neighborhood and our impact on the neighborhood. I know this is very important to the residents and we talked about this at the neighborhood meeting.

So first of all, let's talk about the existing conditions. We looked at the traffic volumes on Madison Street, Monroe Street and North Street. Those are the three main streets around the site. We obtained volumes

from IDOT. The village police did some recent counts at the intersection of North and Monroe where they did daily traffic count and we have also done traffic counts in the area.

Before I get into the counts, it's important to note that all three of these roads are very similar in their characteristics. They are two lane local roads, basically serving the neighborhood and access to Hinsdale, downtown Hinsdale.

What we found out is Madison Street, as we can all expect, carries the highest volume of traffic. It carries about 5,000 vehicles a day. This is expected given that it's one of the primary routes into downtown, it's got a signalized intersection with Ogden Avenue. Even though it carries 5,000, it's interesting in the fact that it does extend along a park, Burns field there, as well as Monroe elementary school and does have a 20-mile an hour school zone in that area.

Monroe Street had the next highest

volumes. It carries about 3,000 vehicles a day. So it's carrying about 40 to 45 percent less traffic than what Madison carries right now. Madison is at 5,000, Monroe is at about 3,000. It carries a little higher volume of traffic as we talked about last time because it's one of only several north-south streets that provides access between Ogden and Hinsdale and Westmont.

North Street carries the lowest volume of traffic, about 1,000 vehicles, 1,000 to 1,400. That's also expected and given that it really only extends for a mile and doesn't cross 83.

So what this really shows is the range of traffic in the neighborhood from a high to 5,000 to a low to 1,000 and it works. It operates well. Everything operates at a good level of service. That's my second point.

All of these roadways are operating well below the carrying capacity of a roadway. We did counts at Monroe and North to see how that intersection is working. Operates at a

level of service A, the best level of service. Very limited delays or cuing.

What you do find out is as the light turns green from 83, people come off, they make the right and they come down Monroe and usually there's three or four, five cars making that maneuver. They get to the stop sign and you may have one or two cars waiting and then they quickly get through the intersection. So all of these roadways have more than sufficient capacity to accommodate the additional traffic.

The other point is the roadways have been designed with various traffic control, pedestrian facilities and traffic calming measures that enhances the pedestrian circulation in the neighborhood and helps to calm and slow down the traffic in the neighborhood.

Some of these measures include that there's always stop control at many of the intersections in the neighborhood. Right at North and Madison and North and Monroe, as you come down Monroe between Ogden and Chicago,

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there's five blocks and you got a stop at I think three of the intersections. So there's stop signs every other block which you want in a neighborhood. That's how you design it so people are stopping and the speeds can only get up so high. You typically got crosswalks at all of the intersections or most of the intersections.

Monroe and Madison both have school
08:15:00PM zones with reduced 20-mile an hour speeds by Monroe school. And lastly, there's radar speed signs, the flashing signs that tell you how fast you are going, which is a great deterrent in the area. So all of this helps to calm the traffic, slow down the traffic in the neighborhood. I'm not saying there's not any speeding in the neighborhood but there's been a lot done in the neighborhood to help reduce some of these issues and concerns. I'm almost done.

08:15:28PM So let's talk about the projected conditions. We went through and highlighted for each of the streets the additional traffic that

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would be generated by the school. Along northbound Monroe we are looking at an increase of anywhere from 15 to maybe 23, 24 vehicles in those peak hours. That represents one additional vehicle every two and a half to three and a half minutes.

Southbound that volume is going to be a little higher because they can't make the left out. We are looking at an increase
08:16:04PM anywhere from 25 to 40 vehicles. Once again, that's about one vehicle every minute and a half to two and a half minutes. And on North it's really low. We are looking at an increase from 15 to maybe 20 vehicles.

Once again, this will not all be new traffic because some of that traffic is already generated by those vehicles that are parking on the site. So we will be adding traffic but we also will be subtracting traffic.

08:16:32PM So we are generating some traffic but it's what I would say isn't significant in its capacity to accommodate it.

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Once again, this is traffic just during those peak periods. The traffic is already a little higher on the roadway. It won't be as easy to notice the increase in traffic. It's not like it's occurring during the middle of the day or at night or on weekends.

So that's pretty much my report. I am here to answer all of your questions. I thank you for your time.

08:17:06PM MS. CRNOVICH: I have a question. Hinsdale Orthopaedics they were talking about putting up an electric gate between their parking lot and ManorCare. I don't know if your study reflects that. So I guess what I'm saying is the only way anybody would be able to access ManorCare is from Ogden.

MR. WERTHMAN: So, Chuck, correct me if I'm wrong, so ManorCare indicated that they are going to move their vehicles offsite.

08:17:38PM Hinsdale Orthopaedics came up with several different scenarios. One was to maybe close off the connection between ManorCare to

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ensure that none of their patrons, employees, park in their lot.

CHAIRMAN CASHMAN: They did say they may install a gate at the south end of the lot.

MR. WERTHMAN: So these were things they are thinking about doing. I don't know if anything has been set in stone. They may generate some additional traffic onto Monroe that may be sneaking out the back to go to
08:18:12PM ManorCare and out onto Ogden Avenue.

MS. CRNOVICH: I do see that happening.

CHAIRMAN CASHMAN: That could force them to use the curb cut on Ogden versus --

MS. CRNOVICH: Versus Monroe.

CHAIRMAN CASHMAN: Yes. I actually thought that was a decent idea.

MS. CRNOVICH: I have seen cars cut through ManorCare to make a left-hand turn onto Ogden.

08:18:34PM CHAIRMAN CASHMAN: I loved your report that you found six people doing the left turn onto Ogden. That's only one hour.

MR. WERTHMAN: I have been out there and I have seen them do it. I always say at public hearings it's a 90/10 rule. 90 percent of the people follow the rules of the road and whatever you do, 10 percent are not going to follow it and if you probably add up the numbers, I'm probably pretty close there.

MS. CRNOVICH: I avoid Ogden if I can.

CHAIRMAN CASHMAN: One thing that was
08:19:04PM interesting looking at the 2024 total projected traffic volume. So within this one hour window 7:45 to 8:45, which is the peak, it looks like there's about 54 vehicles related to Kensington coming into the site.

MR. WERTHMAN: Right.

CHAIRMAN CASHMAN: So of the 150 children, what level -- how many cars would you think would be generated?

MR. WERTHMAN: So of the 150, it's
08:19:38PM probably somewhere in the range of 120 maybe, maybe 130 and when you distribute that over two and a half hours.

CHAIRMAN CASHMAN: You basically have from 6:30 to 7:45 not accounted for here?

MR. WERTHMAN: Yes. We just look at the peak hours. So we take the highest volume on the roadway system and then the peak hour of the school.

CHAIRMAN CASHMAN: So outside of this peak hour, there has to be another 70 vehicles.

MR. WERTHMAN: Yes. But it's not going
08:20:10PM to be in one hour.

CHAIRMAN CASHMAN: Maybe get the kids there early. And then you said in the distribution that's where you basically have like 19 coming in going westbound coming into the site, 4 coming off Monroe southbound, 19 northbound. So you distributed it from about half coming from the north and half from the south, is that how you looked at it?

MR. WERTHMAN: We looked at it -- and
08:20:44PM if you look at page --

CHAIRMAN CASHMAN: I was looking at page 17.

MR. WERTHMAN: If you go to page 13, it shows the percentage. So if you look at the inbound, we got about 30 percent to and from the east on 34 or Ogden, 30 percent from the west on Ogden, 35 percent to the south, and then 5 percent to the north on Madison and then when you exit we only assign 15 percent of it to the west on Ogden. We assign the other 15 percent which somehow filters south through the neighborhood
08:21:26PM either to Chicago or down to the next street. And this is my crystal ball, you know.

CHAIRMAN CASHMAN: I know it's a projection. It's interesting to see with the current parking lot just those people afternoon there's 17 southbound on Monroe.

MR. WERTHMAN: So you can see that 17 will probably be gone now.

CHAIRMAN CASHMAN: I live over in this neighborhood and I have always assumed -- it was
08:21:56PM just a gut that there was more southbound traffic on Monroe than there was on Madison and your numbers basically show that. On your peak

baseline data in the afternoon there's 60 more cars heading southbound than there are on Madison. It makes sense because if you are coming from 83, why would you go to the light. And a lot of times during rush hour it's backed up at the light so people wait and come south.

MR. WERTHMAN: Well, I think a lot of that has to do -- a lot of that 190 is motorists going to Westmont because they can't get in on
08:22:32PM their first couple of streets. So some of that is coming down --

CHAIRMAN CASHMAN: Clarendon Hills you mean?

MR. WERTHMAN: Yes.

CHAIRMAN CASHMAN: Clarendon Hills there's a lot of restrictions there.

MR. WERTHMAN: They are coming down and coming in too. Likewise, the Hinsdale traffic when it's going to 83, I'm sure it's cutting
08:22:50PM into Clarendon Hills to make the right to get onto Ogden to go onto 83. So everyone is going this way in the morning and they are coming back

this way in the evening.

CHAIRMAN CASHMAN: Any other questions?

MS. BRASELTON: I have two questions. Crash data to the extent that that is an important part of the traffic study, I don't really know, but the site's been vacant forever, ten years, and the crash data only goes back five years. Can you go back further to when that site was operating or does it even make a

08:23:32PM difference?

MR. WERTHMAN: We are looking at the intersections of Monroe and Ogden and Madison and Ogden and more it's to give you a sense if there's an issue now or if there isn't and neither of these are considered high accident locations by IDOT. I think you are averaging five per year at Madison and Ogden and it was eight at Ogden and Monroe, which you don't want any accidents, but given how much traffic there

08:24:12PM is on Ogden, it's a pretty low frequency of accidents.

MS. BRASELTON: Okay.

MR. JABLONSKI: Your traffic study is all great; I'm still concerned about the parking. ManorCare meets the code on their parking. Hinsdale Orthopaedics meets the code on their parking. You guys are going to be good on your parking, yet 75 parking places are going to disappear. We are talking about staff, we aren't talking about patients or visitors to ManorCare. There's still not enough parking.

08:24:44PM Someone is going to have to convince me that there's going to be enough parking. I know the village code is causing this problem, it's not any of our individual businesses, but we have a parking problem.

CHAIRMAN CASHMAN: There's clearly not enough current parking for ManorCare and Hinsdale Orthopaedics.

MS. BRASELTON: Is ManorCare compliant? I don't know.

08:25:04PM MR. YU: Those parking lots are not compliant, they are precode.

MS. BRASELTON: They are precode.

MR. JABLONSKI: They are compliant with their grandfathered nature; they are not breaking the law.

MS. BRASELTON: Right. Exactly.

CHAIRMAN CASHMAN: This has gone back when ManorCare doubled in size in the early '70s. The parking lot expanded a little bit but that was probably the opportunity where it wasn't big enough and then Hinsdale Orthopaedics

08:25:30PM that was built in the '60s and over a period of time that lane of diagonal parking that's along Monroe that was added, it's not original. So at some point they took some of the yard space there and added some more parking.

I was happy to read in this summary from Charles about the neighborhood meeting that whoever owns this property, MIH, that they are terminating that lease because in a way that's been a band-aid. It's been, you know, not

08:26:00PM making ManorCare or Hinsdale Orthopaedics face the fact that they don't have adequate parking. So they have to change something. They either

have to move or move their staff.

I was just glad to see that ManorCare from reading this and I heard I think from Chan that they are in talks with Christ Church to use that parking lot and shuttle their staff in, have the staff use the parking there. And Hinsdale Orthopaedics is going to have to do something similar because they clearly aren't going to have enough parking space.

08:26:24PM I was encouraged what I read about the community meeting about the village's interest in not having the problem move its way up to North Street. If anything happens, then there's no street parking so there's no impact there in the neighborhood. I doubt that employees from these businesses would walk that far. I just wouldn't want them doing that because it would really ruin the quiet nature of that neighborhood.

08:26:54PM MR. JABLONSKI: But the valet parking could run there. They run valet parking over there along Hinsdale Orthopaedics. There's

1 plenty of valet.
2 CHAIRMAN CASHMAN: Where do they put
3 the cars?
4 MR. JABLONSKI: They are probably
5 running them across the street. That's where
6 some people say there's 40 cars parked there and
7 some people think there's 70 cars parked there
8 depending on when they do it.
9 CHAIRMAN CASHMAN: I certainly don't
08:27:20PM 10 want them to be running to North or anywhere
11 else in the residential neighborhood because
12 that's not acceptable.
13 MR. WERTHMAN: And I'll add just two
14 points, and I totally understand your concern.
15 One, Chuck is meeting his
16 requirements and two, if we came in with
17 residential here, those spaces are going to be
18 gone and they could go in by right by
19 residential.
08:27:46PM 20 So at least we are being proactive
21 in trying to work through this where if a
22 residential developer came in, he would just

1 have started building. So at least the fact we
2 are going through the special use and appearing
3 in front of you and we are kind of all working
4 together to resolve this. So I think in the end
5 it will help.
6 CHAIRMAN CASHMAN: It's an interesting
7 point because there was an email we received
8 from one of the neighbors about the -- you know,
9 we have these eight homes that are being
08:28:10PM 10 proposed, but if there were seven or eight
11 proposed where Kensington School is going to
12 sit, what kind of traffic impact. I don't see
13 it in your -- I guess you show coming out of the
14 eight, you are showing in the morning basically
15 six cars coming out, in the afternoon three
16 coming out.
17 MR. WERTHMAN: In general a single-
18 family home generates 10 trips a day. So if you
19 have 16 homes, you are going to generate 160
08:28:42PM 20 trips per day.
21 CHAIRMAN CASHMAN: Seems like there's
22 more trips coming out of my house.

1 MR. WERTHMAN: I said on average.
2 CHAIRMAN CASHMAN: Sure. Other
3 commissioners with questions regarding traffic?
4 MS. FIASCONE: A neighbor proposed a
5 light at Monroe and Ogden. Wouldn't that create
6 more people coming east down on Ogden to turn
7 onto Monroe if they were going to turn instead
8 of turning onto Madison?
9 MR. WERTHMAN: Yes. If you put a
08:29:34PM 10 signal at Monroe and Ogden, you wouldn't have
11 the left turn restriction anymore and you would
12 probably get more traffic on Monroe at that
13 location. More importantly, we don't meet --
14 the existing volumes don't warrant a traffic
15 signal at this point. IDOT makes you have a
16 certain volume of traffic and given the
17 proximity between Madison and 83, it's unlikely
18 there would be a signal.
19 CHAIRMAN CASHMAN: How far off that
08:30:08PM 20 mark can you, like, measure the distance?
21 MR. WERTHMAN: If you are ever going to
22 get a signal there, it will probably be until

1 the property to the north develops and if they
2 line up opposite Monroe and maybe you can close
3 off Adams and you come around and then you have
4 the spacing, but who knows when that's going to
5 develop and what's going to happen.
6 You know, Monroe, that left turn
7 restriction is penalizing Madison in the fact
8 that there's more traffic going over to Madison.
9 You can clearly see the difference in the
08:30:42PM 10 direction of traffic in the northbound versus
11 southbound. I feel for everyone in the
12 neighborhood, but Monroe with that left turn
13 restriction is really keeping the traffic down.
14 MR. WILLOBEE: For a light do you have
15 to have a certain cuing distance as well?
16 MR. WERTHMAN: Yes. You are supposed
17 to have quarter mile spacing. So getting a
18 signal there will not be easy and right now, you
19 just don't meet the volume. That property to
08:31:12PM 20 the north would have to come in and probably be
21 pretty dense or retail or something commercial,
22 office, to that extent, to really meet the

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1 volumes that you need. Because I believe
2 Madison is probably a quarter mile from --
3 CHAIRMAN CASHMAN: And it's one block.
4 I can't imagine we would have another light that
5 close. To me it was interesting that it came up
6 with some previous studies.
7 MR. WERTHMAN: I'll never say never but
8 right now it's not going to happen until
9 something to the north builds.
08:31:44PM 10 CHAIRMAN CASHMAN: Would there ever be
11 a trigger that would prevent the westbound left
12 hand southbound onto Monroe, westbound turning
13 south?
14 MR. WERTHMAN: I don't know unless it
15 becomes a terrible accident problem, but it's
16 been that way for years; and like I said, you
17 know -- the interesting thing, I was thinking
18 about this on the way in, thinking about the
19 left turn here or at the access drive, these are
08:32:12PM 20 people that are starting -- most of them are
21 coming west and they are starting at York where
22 it's down to four lanes. So you are driving for

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1 a good half mile, mile, realizing you are on a
2 four-lane section, there's people stopping to
3 turn into the other road. It's not like the
4 first access drive where it goes down to four
5 lanes, you are the last one. So as a driver,
6 you are understanding you are on a four-lane
7 road, people are going to stop, you got to be
8 prepared for that. So that also helps in the
9 whole realm of things here.
08:32:48PM 10 CHAIRMAN CASHMAN: When I'm coming
11 westbound, I'm always looking to see if someone
12 is going to cut down one of those residential
13 streets.
14 MR. WERTHMAN: I'm sure if we counted
15 by lane, it wouldn't be a lane balance where the
16 volume of traffic was equal on each lane. You
17 probably have a higher volume, maybe of 60
18 percent 40 in that outside lane because people
19 just realize people are going to stop and make a
08:33:10PM 20 left turn.
21 CHAIRMAN CASHMAN: Jim?
22 MR. KRILLENBERGER: Do you have any

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1 experience with the arrangement that ManorCare
2 has with Christ Church to park and then bus
3 their employees? Is there incidence of
4 circumvention?
5 MR. WERTHMAN: From the employees?
6 MR. KRILLENBERGER: From the employees,
7 they park on North Avenue or some place that --
8 maybe that's a unique enough --
9 MR. WERTHMAN: It's a great question,
08:33:40PM 10 and I think it comes back to the 90/10 rule and
11 that 90 percent will. I think ManorCare has to
12 be pretty strict in how they enforce what's
13 going on with the employees and we talked a lot
14 about this at the meeting that we will all
15 monitor it.
16 If necessary, we will put the
17 appropriate no parking signs up and the
18 neighbors have a lot of questions about where
19 they will go and the timelines and all of that
08:34:10PM 20 and Chan indicated that we would all work
21 together. And then one of the big questions was
22 do we put them up initially to teach them and if

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1 after a year or six months can we take the signs
2 down, and we are all willing to work together
3 because people don't want all the sign clutter
4 and they want to be able to park.
5 What I would say is don't put them
6 up initially, let's see if it happens. And
7 then -- and you may differ with me, I'm open to
8 anything. If it becomes a problem, then put
9 them up. Because it may not be a problem and
08:34:42PM 10 why put the signs up.
11 CHAIRMAN CASHMAN: I would think there
12 would be a lot of motivation on ManorCare's
13 management part to make sure that the parking
14 spaces are for the customers and families not
15 ManorCare staff and it's pretty easy to tell
16 whose vehicles are going to be whose.
17 MS. BRASELTON: We did that with our
18 downtown employee parking for decades.
19 MR. WERTHMAN: It's easy to do. You
08:35:06PM 20 get a staff member to walk around, take some
21 plates down, see how long they are parking.
22 CHAIRMAN CASHMAN: Any other questions?

MR. KRILLENBERGER: That's all I have.
MS. BRASELTON: Good.
MR. JABLONSKI: I voiced my concern.
MS. CRNOVICH: I'm good.
MR. WILLOBEE: Good.
MS. FIASCONE: No.
CHAIRMAN CASHMAN: I did want -- before we open up to citizens, I did have some concern back to the site plan. And this is something
08:35:34PM that if this goes forward, I would like it to be investigated is the location of the refuse enclosure.
I appreciate the fact that it's not on the east side where the neighbors' homes are, but our code specifically addresses this location. No refuse containers or storage areas shall be located between any principal structure in either its front or corner side lot line.
I would, you know, weighing the
08:36:06PM loading zone versus this, I would rather see this moved to the west or south and then back away from Monroe and heavily landscaped and

hidden. You basically are going to lose some playground area but get it so it's behind the west space of the structure so it's compliant because I think that -- I understand your use and the fact that there's going to be a special use permit for this property, I do think as the village flexibility in the future if the use changed somehow, you are not there and they need a loading zone, it's a problem, but then they
08:36:40PM can address that problem but you are always going to have garbage.
MR. MARLAS: Sure. So move it south?
CHAIRMAN CASHMAN: Yes, move it south. It's just it's in a very visible location.
MR. MARLAS: We do brick piers and wood fencing and we landscape heavily around it. I mean, you really don't notice it.
CHAIRMAN CASHMAN: Yes, but it's still, like, it's not permitted and so you would
08:37:00PM literally have to get it behind that west space of the building.
MR. MARLAS: In back of the yard?

CHAIRMAN CASHMAN: Yes. Because that's your corner side yard. You can't be, you know, either between the building and Ogden or between the building and Monroe.
MS. CRNOVICH: Is that a corner side yard or a side yard?
CHAIRMAN CASHMAN: Corner side yard. The side yard is the small one over here.
MS. CRNOVICH: Okay. I was looking at
08:37:22PM that too. And then I think too when you do the landscaping for the playground, you will have to look at Section 9-107H and that's for non-dwelling uses abutting residential use and you will need a larger buffer zone but that will be for the next meeting.
CHAIRMAN CASHMAN: You are showing some fencing but one thing that will definitely be required is there's going to have to be a minimum of a six foot solid fence on the entire
08:37:50PM south property line.
MR. MARLAS: That's what we have there.
CHAIRMAN CASHMAN: Right now it looks

like it stops short but it's not clearly shown. It has to go all the way to the property line.
MR. MARLAS: All the way up, okay. That's fine.
CHAIRMAN CASHMAN: It states clearly the entire property line.
MR. MARLAS: Sure.
CHAIRMAN CASHMAN: Those are things we went through before. With that, I appreciate
08:38:14PM everyone's patience and I'd like to open it up to comments from the neighbors and community.
If you could please tell us who you are and recognize some faces and let us hear what you have to say.
MR. LANDIS: Dirk Landis. I'm a resident of North Street.
CHAIRMAN CASHMAN: You were the host, right?
MR. LANDIS: First of all, with the
08:38:46PM village's help and everybody pitching in, I think we made real good progress since the last meeting. Both Hinsdale Orthopaedics and

1 ManorCare, as you know, are making this
2 arrangement which does sound good and we really
3 appreciate it. In the back of my mind I have
4 this nagging thing. I'm an orthopedic surgeon,
5 I can be riding in a shuttle or I can go about
6 200 yards up the street and park on North.
7 What's my choice? So, plans aside, there's that
8 issue. I don't know if there's any way to
9 resolve. Probably ManorCare will get more
08:39:22PM 10 compliance because they are not orthopedic
11 surgeons.
12 So we went out and test ran some of
13 the things. I don't know if you saw the --
14 CHAIRMAN CASHMAN: Yes.
15 MR. LANDIS: And everything seemed to
16 work out in terms of numbers pretty much like
17 the study said it would. My principal concerns
18 were that left turn into the parking lot.
19 There's one turn where I could just go right
08:39:52PM 20 away, there's no wait. But at one point I was
21 up to a minute and a quarter waiting and that
22 traffic is moving at 40 miles an hour and I'm

1 putting in my head, I have a kid in the back
2 seat too, what am I going to do? I'm going to
3 go around the block to enter.
4 And I hear what they say about net
5 it won't be all addition. It's going to be
6 pretty close to it because right now if you go
7 down and look at the end of the day cars are
8 exiting to the left on Ogden which they will not
9 be permitted to. Right now, I believe -- it's
08:40:20PM 10 for appearance. I don't know this to be a fact.
11 Most of the access to that parking lot is in and
12 off of Ogden, I believe. I would not swear an
13 oath.
14 CHAIRMAN CASHMAN: In one hour they are
15 showing three cars going westbound, nine going
16 eastbound.
17 MR. LANDIS: So I think that there will
18 be additional traffic coming in there that
19 doesn't choose to wait out there in the lane and
08:40:46PM 20 turn in. No way to absolutely know that for
21 certain.
22 I went past the -- spent about a

1 half hour, they probably thought I was a
2 stalker, sitting in the parking lot of the
3 Elmhurst facility and it went very well. It was
4 very smooth. The numbers were just about the
5 numbers here. It appeared that about 15 percent
6 of the cars had more than one child in them, you
7 know, two instead of one. About 85 percent had
8 just one.
9 There are some significant
08:41:14PM 10 differences though. And question came up
11 tonight I hadn't really looked at before. I
12 just assumed traffic was flowing through, which
13 it did in the Elmhurst facility. I was a little
14 confused in the discussion tonight is the flow
15 going to be in and back out on Monroe so I want
16 to look at that again.
17 But the fundamental difference in
18 the two sites is on that Spring Road access, all
19 of the entrance and exit is on Spring Road and
08:41:42PM 20 things aren't going into the neighborhood and
21 while there's a lot of traffic, it's slow at
22 that time of day. I mean, you have the high

1 school coming in too, so nobody had any problem
2 making right turns or left turns or whatever,
3 they came in, they don't park, they leave the
4 car there, take the child in, they come out and
5 they make a left turn or a right turn. That's
6 not going to be as easy in this facility. I
7 mean, it's just not going to be the same.
8 But I understand, you know, things
9 change and I'm not totally opposed to this.
08:42:18PM 10 They have a good reputation and the parking is a
11 number one concern and I'm glad that the two
12 organizations are trying to address it. We will
13 see how it goes. We prefer not to even have no
14 parking signs in our yards. But if we really
15 got the parking under control, I'd be a lot
16 happier.
17 In the email I put there I talked
18 about not a permanent light there but if you
19 went to IDOT and said for two hours in the
08:42:50PM 20 morning, or even an hour and a half in the
21 morning, and an hour and a half in the
22 afternoon, for safety there we would like to

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have a stoplight, then anybody who wanted to go out onto Ogden can go out onto Ogden and you wouldn't have people going around the neighborhood to go in there off Monroe.

Also, while I'm not an expert forecasting, I'm going to guess that most of the traffic that's going to come in there are going to be people who have driven by it on Ogden, see it and say, I'm going by there anyway, I'm going

08:43:16PM to drop my child off in the morning and I think there's probably going to be significantly more activity coming from west of the facility on Ogden. Again, I'm not an expert but just looking at that.

Another principal concern I have is we are talking about we have to have the garbage right in case this goes to another facility. Well, what happens if this doesn't work and it's now O-2. We talked about a special use permit.

08:43:44PM My guess is that's a lot easier to change, especially if we have a facility sitting there empty like Amling's did.

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What are the restrictions? We are looking at this school. People. Traffic. Not much in the day, nothing on the weekends. But what could it become? And what's the opportunity if it ever is sold to something else in the future to even look back again? We haven't even talked about that. And so as neighbors, we haven't even thought about -- I have no idea what those controls are. But that

08:44:14PM would be a real issue for us.

So that would be it. I'm optimistic on the parking even though I'm concerned about people just feeling it's a whole lot easier to come up to our street. They have done it in the past before that parking lot opened down there, so it's not too far. They absolutely will. But with everybody's commitment and the village's cooperation, hopefully we can run that.

08:44:50PM I am very concerned about the traffic and hearing statistics that the roadways are designed sufficiently to carry the traffic

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doesn't give me a lot of comfort. I don't want the amount of traffic those roadways are designed to carry. Thanks very much.

CHAIRMAN CASHMAN: Thank you.

MS. BRASELTON: Thank you.

MS. SCODRO: Good evening. Laura Scodro. I'm on North Street between Madison and Monroe Street.

And just the talk with Christ

08:45:26PM Church, that's not finalized yet. That talk with Christ Church, that's just in the talking phase, nothing is finalized. So there is no shuttle right now, okay.

CHAIRMAN CASHMAN: Right.

MS. SCODRO: Everybody keeps forgetting this is a neighborhood two blocks from Monroe school. All the children that are walking to school at that time is during your peak hour of drop off and pickup. So we are increasing

08:45:44PM people coming down Monroe, North and Madison at the time that school children are walking to school and standing at bus stops and I think you

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all need to really pay attention. I'm concerned about the parking also but I'm concerned about the increased traffic when we are a neighborhood.

When we bought 25 years ago, we went to the village to make sure what would happen if the Amling's ever sold or went away and we were told it would go to residential housing. So I would like you all to make it

08:46:14PM residential housing. That's what we bought. That's what our property value is based on. Belluomini's sold and they went to residential housing so I don't see why it won't work in our neighborhood too. So if you all could keep that in consideration and maybe honor what the zoning was put in when everybody bought in that neighborhood, I'd really appreciate it.

MR. SADLOWSKI: My name is Don Sadlowski, S-a-d-l-o-w-s-k-i, and I live at 532

08:47:00PM West North Street. Thank you very much for the opportunity to address you this evening.

I think we have had a lot of

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1 conversation at the last meeting about parking.
2 I'm very concerned about the parking. I think
3 there's inadequate parking for the two existing
4 commercial facilities that are there and to add
5 a third one, makes no sense to me, especially
6 since we haven't resolved the problem with the
7 two that are there already.
8 I really liked going through the
9 traffic study. I think there was a lot of very
08:47:34PM 10 valuable information and a lot of very
11 interesting information. And I think that going
12 through this it was -- my mind was kind of
13 churning as I was going through it and when I
14 came to the conclusions that were in the report,
15 I stepped back and said well, this is really
16 kind of interesting. It's not what I would have
17 assumed would have been in the conclusions.
18 And then I stopped to think about
19 what some of the assumptions were that were used
08:47:56PM 20 in coming to some of these conclusions. And
21 while there are a lot of different assumptions
22 and there are a lot of different charts and

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1 tables in this report, I would like to just
2 maybe focus on one as an example. And I'm going
3 to focus on page 16 in the report, which is the
4 estimated site generated traffic volumes.
5 And the consulting firm did a very
6 nice job of delineating incoming traffic, outgoing
7 traffic at the peak hours and this page 16 really
8 primarily deals -- I want to focus on the peak
9 hours in the evening and the outbound because I
08:48:34PM 10 think that that's going to be probably fairly
11 representative of what the outbound traffic is
12 going to be in the morning as well.
13 And in looking at the tables that
14 were in the report, they came to the conclusion
15 that there would only be 13 cars that would go
16 southbound on North Street -- no, southbound on
17 Monroe Street and make a left-hand turn onto
18 North. And if you go back and look at what some
19 of the assumptions are that are built into that,
08:49:08PM 20 first of all, they make the assumption that
21 there's 25 percent of the clients and 25 percent
22 of the staff are going to carpool.

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1 The second assumption that's
2 inherent in that is that 70 percent of the
3 people who exit the facility are going to go
4 south on Monroe Street, 30 percent are going to
5 turn east onto Ogden.
6 The third assumption that they make
7 is that at the corner of North and Monroe, 30
8 percent of the cars will be turning left onto
9 North Street, 70 percent of the cars will either
08:49:46PM 10 continue to go south on Monroe or they will turn
11 east on North Street.
12 And if you just take a minute and
13 just think about those assumptions and maybe
14 tweak them a little bit and say what happens
15 that there's no substantiation for how these
16 assumptions were arrived at to begin with so
17 let's just change them a little bit and see what
18 happens and that's what I did.
19 I assumed instead of a 25 percent
08:50:16PM 20 carpool rate, that there was going to be a
21 10 percent carpool rate. And that just seemed a
22 little bit more reasonable to me. The next

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1 thing I looked at was the number of cars exiting
2 onto Ogden versus the number of cars exiting
3 onto Monroe Street. And if you look at the
4 report, it talks about the fact that there's a
5 big backup on Ogden and the cue goes past the
6 exit from the existing property and a lot of the
7 cars that are going to exit eastbound onto Ogden
8 are going to have to wait for courtesy outs. In
9 other words, somebody is going to have to stop
08:50:52PM 10 and let them out and let them out.
11 So instead of taking the assumption
12 that 30 percent of the cars exit eastbound on
13 Ogden, let's drop it down to 20 percent and
14 let's say that instead of 70 percent going south
15 on Monroe, it becomes 80 percent.
16 The last thing that I would like to
17 change is what the traffic flow is going to look
18 like at the corner of Monroe and North Street.
19 Instead of having 70 percent of the traffic
08:51:20PM 20 either going south on Monroe or turning west on
21 North Street and 30 percent going east on North
22 Street, I'm not sure why that breakout is 70/30.

I don't know what it's going to be. But let's just say what happens if it's 50/50? 50 percent of the cars continue north on Monroe Street and 50 percent make the left-hand turn onto North Street.

If you incorporate those three little tweaks in those assumptions, the number of cars that are going to be going eastbound on North Street goes from 13 to 37 in one peak hour. Over a 2-hour period that means it goes from 26 to 74 cars, 74 additional cars. Of those 74 additional cars that are going to be going eastbound on North Street, how many of those are going to get to Madison Street and make a left and go up to the light?

The report does a nice job of delineating the problem with the intersection of Ogden and Madison and it shows that the level of service criteria for that intersection is already categorized as category F and the report says that -- or defines a category F as a situation where the volume to capacity ratio is

very high, progression is very poor and the cycle lanes is long. Most cycles fail to clear the cue. And that's the worst rating you can get for an intersection according to their report.

Now, we are going to add 74 cars in a 2-hour period to that intersection potentially. Maybe it's not 74 cars. Maybe it's 50 cars. Maybe it's 30 cars. But we are going to certainly see an increase in traffic flow that's going to be northbound on Madison Street going into those lights.

And it's just -- so anyway, I just think that there are a number of assumptions that are made in this report and tweaking them a little bit one way or the other can certainly lead to a different conclusion and I just think that it's important to think about that and consider it.

The other thing that I think is important, just in closing, is that we have had a number of people at the last meeting that were residents of the neighborhood that came to voice

their objection to this application. We have a number of residents from the neighborhood that are here tonight to voice their objection to this application. I haven't heard -- and the objections are based on parking, increased traffic flow and safety. I haven't heard one person from the neighborhood or the village at large that's come here and voiced their support for this application. Thank you very much.

CHAIRMAN CASHMAN: Thank you.

MS. BRASELTON: Thank you.

MS. MOBERLY: Hi. My name is Karen Moberly. I live on Warren Terrace at the corner of Madison and Warren Terrace. I'm a 26-year resident of the overall Monroe school area and have always lived in fairly close proximity to the Amling's property.

I want to echo Laura's concern about when we built our house we inquired as to the zoning and the Amling's property and it was told the underlying zoning was residential and made a decision to build our house based on that

-- in part, based on that information. So I would hope -- and when the current owner of that property purchased it, they knew that was the underlying zoning. So they purchased it with the intent of hoping to up zone and literally bulldoze the community of Hinsdale into changing that zoning.

So it would be my hope that the planning commission and the trustees would really respect the opinions and preference of the current residents who prefer to adhere to the code as much as they would to builders and developers who want to change the code for their benefit. So that's kind of background.

I wasn't able to get off work to come to the last meeting so I want to kind of rewind on one issue and ask if we are going to have all this disruption to the community, who does Kensington School really serve?

I guess I find it very difficult to believe it primarily serves the needs of the residents of Hinsdale. The description of what

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1 service is provided here keeps shifting from
2 only day-care to all day preschool. I have seen
3 a lot of descriptions, so I kind of want to
4 address both those services on the day-care
5 front.
6 My experience as a resident and
7 working parent is that the demand for day-care
8 for infants and very young children is essentially
9 little to none by Hinsdale residents. Hinsdale
08:56:32PM 10 is a smaller, relatively homogeneous community
11 unlike many of the towns where Kensington
12 schools now operates. Unlike Elmhurst, unlike
13 LaGrange, unlike Wheaton and Naperville, this is
14 a community with many stay-at-home moms, moms
15 who work from home or families that use nannies.
16 I would encourage you just to look
17 at any district 81 school around lunchtime or
18 the evening recess, the afternoon recess, the
19 cue of parents picking up their student is
08:57:06PM 20 absolutely overwhelming. It is three blocks in
21 every direction. These are stay-at-home parents
22 picking up their kids, ready to chauffeur them

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1 to their next doctor appointment or activity.
2 These are not people sending their kids to
3 day-care. They just aren't.
4 I would argue that the goals and
5 reasons people move to Hinsdale kind of in
6 opposition to sending your kid to all day
7 day-care, especially a very young child.
8 In terms of a preschool, a simple
9 Google or Yelp search turns up 13 highly-rated
08:57:44PM 10 preschools in the Hinsdale and Clarendon school
11 area. It's really difficult for me to believe
12 we are underserved by preschools.
13 My second concern about the proposed
14 development is traffic despite the conclusions
15 of the study. I guess in contrast to the study's
16 point of view, I would characterize the entire
17 surrounding area of the site as predominantly
18 residential. They actually say it's predominantly
19 commercial going north and west but, in fact,
08:58:16PM 20 going north commercial buildings are one lot
21 deep and they back up to residential properties
22 with residences stretching all the way to

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1 Fullersburg Woods. Going west there are two
2 commercial buildings followed by several
3 entirely residential streets. So you really
4 have to be taking an ant's eye view to
5 characterize any part of the area as dominantly
6 commercial. It is dominantly residential. And
7 we need to consider that as we consider this
8 proposal.
9 I understand that the traffic study
08:58:48PM 10 finds capacity for more cars on the streets
11 surrounding the proposed school. I echo the
12 concerns of people who have already spoke. I
13 don't want to get anywhere near that capacity.
14 This is a residential area, it is not downtown
15 Chicago.
16 Most importantly, I wanted to call
17 your attention to the difference in traffic that
18 occurs due to the proposed development versus
19 maintaining the underlying zoning. That really
08:59:16PM 20 is the relevant point of comparison to me not
21 versus what we already have in a suboptimal
22 situation.

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1 The traffic study on table four
2 estimates 108 trips for Kensington School
3 compared to 8 trips for the single-family home.
4 If you said we had 8 single-family homes where
5 the Kensington School was going to be, that's 14
6 times the number of trips you generate with
7 single-family homes. That to me is a stunning
8 number. That's just terrible. Why do we want
9 to put all that extra stress on our streets?
08:59:56PM 10 And in fact, once something is done
11 with that property, the residences, the Hinsdale
12 Orthopaedics, ManorCare are going to have to
13 solve their parking problem some way and move
14 those cars out. So I think you really kind of
15 have to de-couple those two issues and not kind
16 of have the point of view that if we do
17 Kensington School, it's going to help us solve
18 the problem across the street or it kind of
19 relates to that. They are really two distinct
09:00:28PM 20 issues and as one domino falls, the other one is
21 going to fall no matter what is put on that site.
22 I also believe the assumptions as

have already been cited in the traffic study underestimate the impact on North Street east of Monroe and on Madison Street between North and Ogden. Kensington has previously stated they draw from a three-mile radius. With three Kensington schools already located east of Hinsdale in LaGrange and Western Springs and much of the northbound area occupied by the forest preserve, the golf course and the
09:01:08PM McDonald's campus, it stands to reason the school will draw primarily from the west and the south. Three miles west stretches all the way to Fairview Avenue in Downers Grove. This means numerous families will likely need to head west, especially at pickup, putting even more pressure on the light at Ogden and Madison.

The driving on Madison is very aggressive. I live right there, I see it every day. A year ago somebody knocked over the fire
09:01:34PM hydrant at the corner of our property. People as they come down the street and they see the light is green, they speed up to make the light.

I have been slowing down to turn -- many times I slow down to turn into my corner, somebody is passing me in order to make the light. Their driving is incredibly aggressive because people know that that light is short. They jackrabbit across to make a left when I'm coming southbound from Fullersburg Woods. It's a very, very aggressive corner.

And I would also remind you that
09:02:08PM this traffic study was conducted during the winter. During the summer there are a lot of bicyclists and there are a lot of pedestrians along Madison. Many of them going over to Salt Creek. There are a lot of kids with their tennis rackets, with their swimming gear, using that intersection and that road to cross on and it would be at peak hours because they are going to swim meets and early tennis lessons so they are out there in the morning as well as in the
09:02:36PM late afternoon.

And as other people have said, my final concern is just of the long-term

implications of rezoning this site. What if Kensington is not successful? What types of businesses and traffic patterns does that open the neighborhood to in the future? Once the genie is out of the bottle on residential zoning, what is to stop some future more intrusive commercial use?

Rezoning the parcel potentially opens the door up to what I have called in
09:03:02PM business a successive degradation. That situation in which each individual change you make is a modest decline in quality versus the situation that existed directly prior to it but when the impact of multiple successive changes is viewed cumulatively, the decline in quality is large. You look back and say one day how did we get here? Thank you.

CHAIRMAN CASHMAN: Thank you.

MR. MOBERLY: Hi. My name is Gary
09:03:36PM Moberly. I am the spouse of Karen Moberly. She's the smart, articulate one in the family.

I should mention -- I forgot to

mention last time. I'm on the zoning board of appeals. So a lot of you know that already. I'm just speaking for myself. I don't want to speak for my neighbors, just for myself.

I'm opposed to this -- I'll just come out and say it right now -- for all the reasons the other folks have: Traffic and parking.

As you know, the purpose of the
09:04:02PM grandfather business, this was grandfathered in as you all know. You know the code better than I do. And the purpose of grandfathering is to slowly bring things back to the code. And I hear some folks say this was commercial. It's not commercial, it's residential. It needs to revert to residential. Going from R-4 zoning to O-2, that's a real big leap. That's what concerns us all here.

Just to briefly review a couple of
09:04:32PM other projects recently in Hinsdale. The Hinsdale Meadows project. That was residential. I don't want to buy a $950,000 duplex over there

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1 but they are making incremental changes to the
2 code based on a demand. This is not an
3 incremental change.
4 I hear people say that nobody wants
5 to put single-family houses at Ogden and Monroe.
6 That's a tough, tough intersection; I get that.
7 But we really haven't explored other options.
8 It could be a dozen townhouses or something and
9 single family so you kept the whole thing
09:05:06PM 10 residential and you kept the car counts down to
11 25 to 30 to 40. It's just this really big car
12 count that coincides with children going to
13 school.
14 And I don't want to put words in
15 anybody's mouth. I talked to Tom Cauley about
16 this. He called me a couple of months back. He
17 said one of his goals was to get this thing
18 accomplished before he leaves office and it's
19 because what happens if he's not there, what
09:05:32PM 20 happens if we turn this down, what could be
21 next? And I find that's a very low standard.
22 Really, we have to break our zoning

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1 code because if this doesn't happen, and another
2 board of trustees comes in, we put a Portillo's
3 there. I think that standard is just too low.
4 We need to really be as close to the code as we
5 possibly can, make minor modifications if we
6 need to, this is a tough intersection. But this
7 proposal is just going to drive too many cars
8 and too much traffic and too many unresolved
9 parking concerns.
09:06:02PM 10 Hinsdale Orthopaedics/ManorCare is
11 what happens when good intentions kind of get
12 out of control and we have an ability here to
13 stop this and to bring this property in
14 compliance with the code. Thank you.
15 MS. NAPLETON: My name is Kathy
16 Napleton. I'm at 406 North Monroe. So right on
17 the corner of Monroe and North and we bought our
18 property in 1989.
19 Amling's was there, which was a big
09:06:40PM 20 concern for us because we had five young
21 children at that time. And we were assured when
22 we called the zoning office that it would be --

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1 if Amling's were to leave, not another big
2 commercial thing would go in there, it would
3 revert back to zoning as a residential area and
4 that's what we have always been told. It's what
5 -- we remodeled our house again ten years ago.
6 We want to stay. We want to stay forever and I
7 just would like to see it be -- I'm just
8 disappointed it's not staying zoned as a
9 residential area. That's what it should be. If
09:07:14PM 10 you ride down Ogden outside of the animal
11 hospital, everything else is residential area.
12 And as far as ManorCare and
13 Hinsdale Orthopaedics, I know they are very
14 concerned and they seem quite sincere. But when
15 Monroe went from parking on two sides to one
16 side, then one side to zero, the cars were up by
17 us.
18 And as far as busing them, it's a
19 wonderful idea and it would be wonderful if it
09:07:40PM 20 worked, but if you are dropping kids off
21 somewhere, you are going to work, you are late,
22 you are not going to go all the way over to

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1 Christ Church, or wherever it may be, you are
2 going to go to the closest place you can park
3 your car and get to work as fast as you can so
4 you are not late. There's just too many
5 scenarios that can go too many different ways
6 and I really, really wish you would reconsider
7 the whole scenario. Thank you.
8 Thank you also for being on the
9 board. I don't know how you do it every month.
09:08:08PM 10 CHAIRMAN CASHMAN: Thank you. We are
11 highly paid.
12 Anyone else like to speak? Okay.
13 Hearing none, thank you.
14 Commissioners, discussion? Any
15 questions for the applicant? Anna?
16 MS. FIASCONE: Thank you all for
17 speaking tonight and sharing your concerns.
18 They are very valid and sitting on this
19 commission for three years we have had so much
09:08:54PM 20 what ifs as it relates to this property and I
21 just have to say I think it's a good compromise.
22 I'm a young mom who, you know,

every single mom in my kid's second grade class except for three, the moms work and they do need this actually. We go to Clarendon Hills and LaGrange and Westmont for all day care and I do think it serves a need for our community. So I'm actually in favor of it.

CHAIRMAN CASHMAN: Mark?

MR. WILLOBEE: I think Jerry alluded to this and I think I did at the last meeting. For

09:09:42PM me I'm wrestling most with the map amendment side of things as most of us. I think the parking issue is going to be an issue.

With respect to the map amendment, it's zoned residential. We have the 2025 plan, which I think actually hits on what Ms. Moberly described as a mixture of residential as a kind of a complement of town homes or things like that. So a lot of contention for the residential.

09:10:08PM Last meeting, this meeting, we had educated residents that had called the village at the time of the purchase to find out about

that property, but I also agree with Anna it's a good compromise though.

CHAIRMAN CASHMAN: Julie?

MS. CRNOVICH: I'm torn about the map amendment, but I do realize this property has been vacant for ten plus years; it has been an eyesore. I think the increased traffic would be minimal.

ManorCare and Hinsdale Orthopaedics,

09:10:46PM they need to solve their problem. I don't know if we should even be considering that with this application and that parking I believe it was part of an agreement, the settlement from the lawsuit, but that parking should never have been allowed over there because you can't have a parking lot in a residential neighborhood anyway. So hopefully they will get something worked out with that.

I do like the way the building

09:11:12PM looks. I think it would be a good transition and a good buffer zone to residential and a nice gateway to Hinsdale, the Georgian style of the

building, but I'm listening to the neighbors too. It's a hard decision.

CHAIRMAN CASHMAN: Jerry?

MR. JABLONSKI: As I said prior, it's zoned residential, it's a mess right now, and I will not be able to vote for a zoning amendment much even less look at a site plan until we find a comprehensive plan for that intersection. It's R-4.

09:11:52PM MS. BRASELTON: I would agree on the map amendment. I think it's clearly zoned residential and that's first for me. I'm with Jerry.

MR. KRILLENBERGER: I agree with the citizens with all due respect but this is a good compromise. This has been an eyesore for a long time and there's not people rushing in here to try to use this property. It's half residential keeping with something of the spirit of the

09:12:22PM zoning requirements but a nice gateway and I think it looks okay as is.

CHAIRMAN CASHMAN: I struggle with this

because the intent of our code and reverting back to the R-4 and this thing has been a long time but I remember when there was nothing on Madison by the light; it was a nursery area. Lots changed here.

When ManorCare increased in size, Hinsdale Orthopaedics got so successful and they are busting at the seams. Then Amling's went out of business. This has been a huge eyesore.

09:13:16PM And reading the traffic study, and I agree, these are based on assumptions. We have no crystal ball. Madison is a problem already. Especially once we restricted the left turns, people trying to get westbound on Madison. I used to go that way. I go into Westmont if I'm trying to go west to bypass that or I wait until a different time.

I'm hopeful what they projected for North but what a couple gentlemen pointed out

09:13:48PM what if that's not the case, what if it becomes a problem.

I was initially hopeful that this

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was going to be all residential and I like the eight lot development and I think this Kensington, as far as an O-2 development as a special, is a fairly low impact, a good neighbor, but as some people asked what would happen if it reverts back to just an O-2 and some of the things without even a special use permit that would be permitted in an O-2 include finance and insurance and real estate, security

09:14:30PM commodity brokers, insurance carriers, real estate offices, real estate consulting, funeral homes, advertising and reproduction. There's a whole host of things that could happen there and the village would be -- they would be permitted uses. Medical office, health care, physical fitness, interior design, office-type spaces, like we have on the corner of Madison and Ogden. So that's a concern to me.

I'm really perplexed on this one.

09:15:08PM Parts of it I like and parts of it I don't. I'm really concerned. I live in the neighborhood. I see a lot of people getting to Clarendon Hills

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coming up North cutting west and going down Adams. Most of the cars I see going south on Adams are getting to Clarendon Hills. I mean, that's the way you go. I used to live more east of Hinsdale and I took that shortcut. It was the way I would go. So will that increase? It's a tough one.

I guess hearing any more discussions or questions, I'd like to see if any

09:15:52PM commissioners have a motion they would like to propose.

MR. KRILLENBERGER: How do we phrase this? I motion that we vote. I motion that we accept --

CHAIRMAN CASHMAN: It would be a motion to vote on the map amendment and tentative plat of subdivision or a motion to vote against it or some conditions.

Whatever happens here, if this gets

09:16:30PM to trustee level -- well, everything is going to go to trustee level. It's a tricky one. There's competing interest. If this was a different use

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other than a preschool/day-care, I think it would really be a tough sell.

MR. KRILLENBERGER: Right. Well -- and I think we have all expressed views, we might as well vote. I motion to vote.

CHAIRMAN CASHMAN: As submitted?

MR. KRILLENBERGER: As submitted.

CHAIRMAN CASHMAN: Is there a second?

MS. FIASCONE: Second.

09:17:04PM CHAIRMAN CASHMAN: Anna?

MS. FIASCONE: Aye.

MR. WILLOBEE: No.

MS. CRNOVICH: Aye.

CHAIRMAN CASHMAN: Aye.

MR. JABLONSKI: No.

MS. BRASELTON: No.

MR. KRILLENBERGER: Aye.

CHAIRMAN CASHMAN: Thank you. And especially our citizens, thank you for coming

09:17:22PM and expressing your thoughts. We are just a recommending body, so as this moves forward to the board, they are the ones that get paid the

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real big bucks, please be there and talk to them and express your opinions.

Motion to close the public hearing.

MR. KRILLENBERGER: I so motion.

MR. WILLOBEE: Second.

CHAIRMAN CASHMAN: All in favor?

(All aye.)

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

STATE OF ILLINOIS)
)
COUNTY OF DU PAGE)

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

IN TESTIMONY WHEREOF I have hereunto set my hand and affixed my notarial seal this 27th day of March, A.D. 2018.

_____
KATHLEEN W. BONO,
C.S.R. No. 84-1423

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VILLAGE OF Hinsdale Est. 1873

MEMORANDUM

DATE: April 11, 2018

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: 22 W. First Street – John Green Realtor – 2 New Non-Illuminated Wall Signs
Case A-17-2018

Summary

The Village of Hinsdale has received a sign application from Accurate Repro Inc., on behalf of John Greene Realtor, requesting approval to install 2 new non-illuminated wall signs at 22 W. First Street, within the Historic Downtown District in the B-2 Central Business District.

At the April 4, 2018, Historic Preservation Commission (HPC) meeting, with no concerns by the HPC, unanimously recommended approval of the sign application, as submitted.

Request and Analysis

The requested 2 wall signs will utilize the 2 existing wall signage frames, approved on December 29, 2014, for the former tenant, Village Sotheby's Realty. The digital print will be made from a max metal substrate lamination material, and features a light green, dark green and white text, on a black background. The proposed wall sign at the front entrance (Sign 1) is 1'-1" tall and 6'-6.5" wide, for an area of 7.1 SF.

The 2nd wall sign is proposed to be made from the same material as Sign 1, and features the same colors and design as Sign 1. The current sign frame is located on the side the building, facing a parking lot. The proposed 2nd wall sign will also utilize an existing sign frame, and is 2'-10.5" tall and 9'-9.5" wide, for an area of 28.15 SF.

Per Section 9-106(E)(11), when more than one user occupies a zoning lot, the owner of the lot shall be responsible for allocating permitted signage among its tenants. Currently, there are 2 tenants at 22 W. First Street, allowing for up 50 SF of wall, awning, or window signage. The proposed 2 wall signs combine to 35.25 SF. The current tenant, Peter Burdi Attorney law office, has a projecting sign, which does not count towards the same square footage signage allocation.

Process

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

Per Section 11-607(E), no sign permit shall be granted pursuant to this section unless the applicant shall establish that:

1. Visual Compatibility: The proposed sign will be visually compatible with the building on which the sign is proposed to be located and surrounding buildings and structures in terms of height, size, proportion, scale, materials, texture, colors, and shapes.

2. Quality of Design and Construction: The proposed sign will be constructed and maintained with a design and materials of high quality and good relationship with the design and character of the neighborhood.

3. Appropriateness to Activity: The proposed sign is appropriate to and necessary for the activity to which it pertains.

4. Appropriateness to Site: The proposed sign will be appropriate to its location in terms of design, landscaping, and orientation on the site, and will not create a hazard to pedestrian or vehicular traffic, detract from the value or enjoyment of neighboring properties, or unduly increase the number of signs in the area.

Attachments:
Attachment 1 – Sign Application and Exhibits
Attachment 2 - Village of Hinsdale Zoning Map and Project Location
Attachment 3 - Street View of 22 W. First Street
Attachment 4 - Birds Eye View of 22 W. First Street

DESCRIPTION OF WORK:

(1) 78.5”x13”
Digital print and laminated max metal signage

MATERIALS:

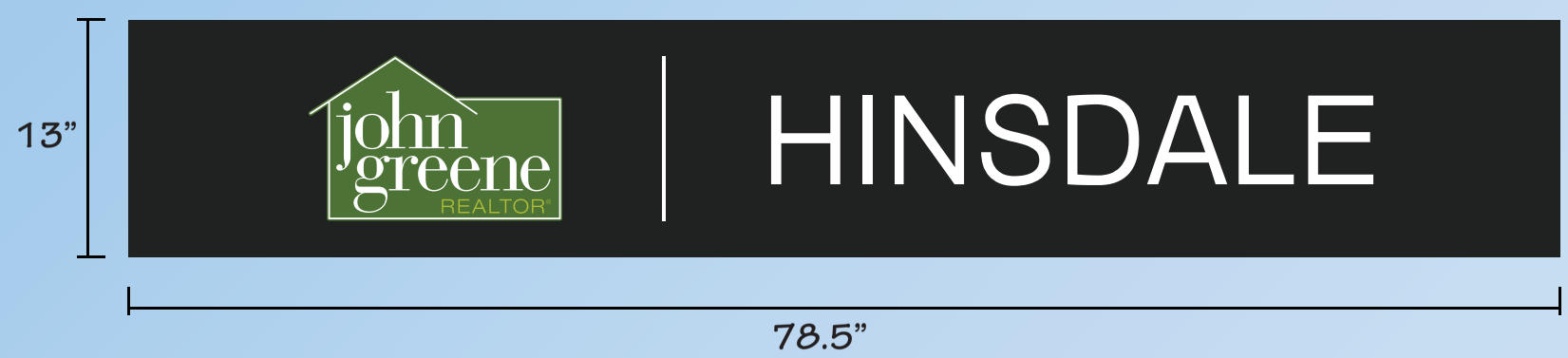
Max Metal Substrate
Lamination

COLOR KEY:

JG Greene 01
JG Greene 02
Black
White

NOTES:

>>>



No Scale

Current Signage

Proposed Signage

Attachment 1

Accurate Repro INC.
TOTAL COPY, GRAPHIC & SIGN SOLUTION
2368 Corporate Ln. #100, Naperville, IL 60563
www.AccurateRepro.com 630-428-4433

Client Name: John Greene
Phone:
Page: 1 of 2

Start Date: 03/21/2018
Last Revision: 03/21/2018
File Name: JG_Max_ExtSigns.pdf

Scale = 1:20

Client Approval (Required)

Sales Rep: Mike Merle
Designer: Danielle Sofia

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VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT

Applicant

Name: john greene Realtor
Address: 22w 1st Street
City/Zip: Hinsdale
Phone/Fax: (630) 885-2557 /
E-Mail: emilybell@johngreenecommercial.com
Contact Name: Emily Bell

Contractor

Name: Accurate Repro Inc
Address: 2368 Corporate Lane ste 100
City/Zip: Naperville
Phone/Fax: (630) 428-4433 /428-4449
E-Mail: mmerle@accuraterepro.com
Contact Name: Michael Merle

ADDRESS OF SIGN LOCATION: 22W 1st street Hinsdale
ZONING DISTRICT: B-3 General Business District
SIGN TYPE: Wall Sign
ILLUMINATION None

Sign Information:

Overall Size (Square Feet): 8 sqft (13 x 80")
Overall Height from Grade: 13" Ft.
Proposed Colors (Maximum of Three Colors):
1. Green
2. White
3. Black

Site Information:

Lot/Street Frontage: 37'
Building/Tenant Frontage: 27'
Existing Sign Information:
Business Name: Village Sotheby's Reality
Size of Sign: 13x80 8 sqft Square Feet
Business Name: Sotheby's Reality
Size of Sign: 8 sqft 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.

M Merle — 3/27/18
Signature of Applicant — Date

Sharon A. Stockton — 3/27/18
Signature of Building Owner — Date

FOR OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE

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

Plan Commission Approval Date: _____ Administrative Approval Date: _____

Attachment 1

DESCRIPTION OF WORK:

(1) 117.5”x34.5”
Digital print and laminated max metal signage

MATERIALS:

Max Metal Substrate
Lamination

COLOR KEY:

JG Greene 01
JG Greene 02
Black
White

NOTES:

>>>

Current Signage

Proposed Signage

No Scale

Attachment 1

Accurate Repro INC.
TOTAL COPY, GRAPHIC & SIGN SOLUTION
2368 Corporate Ln. #100, Naperville, IL 60563
www.AccurateRepro.com 630-428-4433

Client Name: John Greene
Phone:
Page: 2 of 2

Start Date: 03/21/2018
Last Revision: 03/21/2018
File Name: JG_Max_ExtSigns.pdf

Scale = 1:20

Client Approval (Required)

Sales Rep: Mike Merle
Designer: Danielle Sofia

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VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT

Applicant

Name: john greene Realtor
Address: 22w 1st Street
City/Zip: Hinsdale
Phone/Fax: (630) 885-2557 /
E-Mail: emilybell@johngreenecommercial.com
Contact Name: Emily Bell

Contractor

Name: Accurate Repro Inc
Address: 2368 Corporate Lane ste 100
City/Zip: Naperville
Phone/Fax: (630) 428-4433 /428-4449
E-Mail: mmerle@accuraterepro.com
Contact Name: Michael Merle

ADDRESS OF SIGN LOCATION: 22W 1st street Hinsdale
ZONING DISTRICT: B-3 General Business District
SIGN TYPE: Wall Sign
ILLUMINATION None

Sign Information:

Overall Size (Square Feet): 29 sqft (35 x 117")
Overall Height from Grade: 35" Ft.
Proposed Colors (Maximum of Three Colors):
1. Green
2. White
3. Black

Site Information:

Lot/Street Frontage: 37'
Building/Tenant Frontage: 27'
Existing Sign Information:
Business Name: Village Sotheby's Reality
Size of Sign: 35x117 8 sqft Square Feet
Business Name: Sotheby's Reality
Size of Sign: 29 sqft 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.

M Merle — Signature of Applicant — Date: 3/27/18

Shana C. Stalaster — Signature of Building Owner — Date: 3/27/18

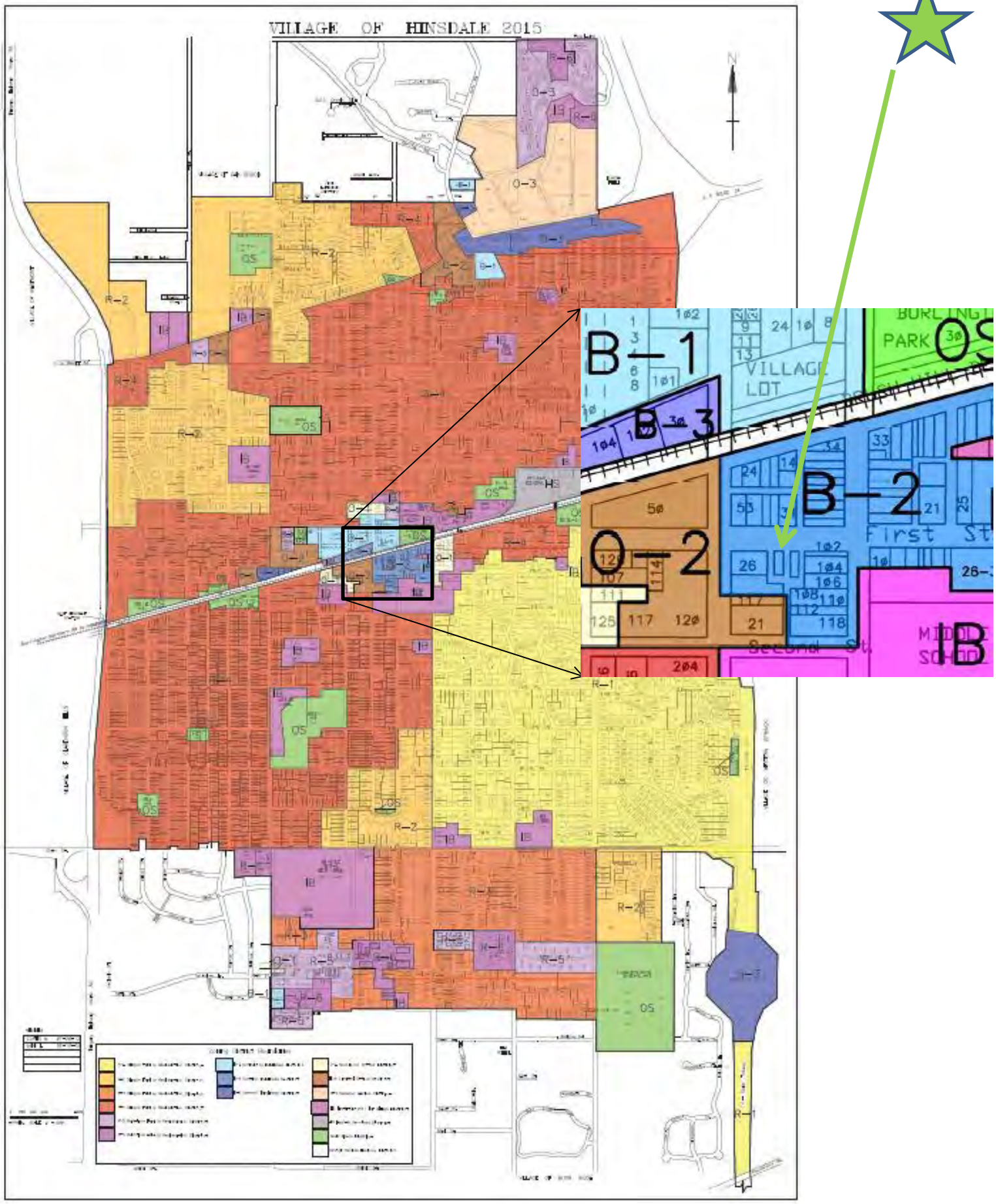
FOR OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE

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

Plan Commission Approval Date: _____ Administrative Approval Date: _____

Attachment 1

Attachment 2: Village of Hinsdale Zoning Map and Project Location



Attachment 3: Street View 22 W. First Street (facing southeast)

Attachment 3

Attachment 4: Birds Eye View 22 W. First Street (facing southwest)

Attachment 4

VILLAGE OF Hinsdale Est. 1873

MEMORANDUM

DATE: April 11, 2018

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 a Yoga Studio in the B-2 Central Business District
Inner Jasmine Yoga and Wellness – 45 S. Washington St. Suite 302 (3rd Floor)
Case A-09-2018

Summary

The Plan Commission (PC) on March 14, 2018, scheduled a Public Hearing for the April 11, 2018, PC meeting to review this application. The applicant, Inner Jasmine Yoga and Wellness, is requesting approval for a Special Use permit in the B-2 Central Business District at 45 S. Washington Street, on the third floor in suite 302, for a yoga studio. The proposed tenant space on the third floor is 1,400 square feet in area.

Request and Analysis

Inner Jasmine Yoga and Wellness is requesting to utilize the space for a yoga studio with an emphasis on private teacher-training programs, and small group classes. Per the applicant, the teacher-training programs have a maximum enrollment of 12 participants, and special workshops with a maximum enrollment of 15 participants. These programs meet twice a month for 6 months or once a month for a year.

Special workshops host a maximum of 15 participants, one evening a week for 90 minutes, and 2 hours on weekends. Group classes will also be offered to up to 15 participants, for 75 to 90 minute sessions. An example group class schedule is provided on the last page of Attachment 1.

The 3-story commercial building at 45 S. Washington Street is surrounded by the B-2 Central Business District parcels to the north, east, south, and west. The proposed tenant space on the 3rd floor has been vacant for 2 to 3 years, and was the former location for the Hinsdale Athletic Club.

Process

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

MEMORANDUM

Attachments:

Attachment 1 – Special Use Permit and Plan Commission Application
Attachment 2 - Zoning Map and Location of 45 S. Washington St.
Attachment 3 - Birds Eye View of 45 S. Washington St.
Attachment 4 - Street View of 45 S. Washington St.

VILLAGE OF HINSDALE FOUNDED IN 1873

VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant

Name: Katherine Sidunik
Address: 1235 S. Washington
City/Zip: Park Ridge IL, 60068
Phone/Fax: (773) 963 / 3252
E-Mail: katya@innerjasmine.com

Owner

Name: Jos Cacciatore & Co Real Estate
Address: 527 S. Wells St. #700
City/Zip: Chicago IL, 60607
Phone/Fax: (312) 987 / 1900
E-Mail: ashleyserwinski@jos-cacciatore.com

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: 45 S. Washington St. #302 Hinsdale 60521

Property identification number (P.I.N. or tax number): ____-____-_____-_____

Brief description of proposed project: To open a yoga and wellness studio.- Intention would be private sessions, small grps, special workshops and programs. Traditional group classes would be provided as well but as mentoring opportunities for current teachers.

General description or characteristics of the site: the site has been vacant for 2/3 years. It used to be a gym.- So, was left with minimal flooring but the perfect floor plan for a yoga studio.

Existing zoning and land use: commercial but vacant (B2 - ~~General~~ Central Buisness)

Surrounding zoning and existing land uses: (all commersial.)

North: Commercial

South: Commercial

East: Commercial

West: Commercial

Proposed zoning and land use: Yoga + wellness studio.

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: yoga and wellness studio.
- ☐ 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: 45 S. Washington St. #302

The following table is based on the _____Zoning District.

You may write "N/A" if the application does NOT affect the building/subject property.	**Minimum Code Requirements**	**Existing Development**	**Proposed Development**
			N/A
Lot Area (SF)			no build out nessessary
Lot Depth			
Lot Width			
Building Height			no change to building structure
Number of Stories			
Front Yard Setback			
Corner Side Yard Setback			
Interior Side Yard Setback			
Rear Yard Setback			
Maximum Floor Area Ratio (F.A.R.)*			
Maximum Total Building Coverage*			
Maximum Total Lot Coverage*			
Parking Requirements			
Parking front yard setback			
Parking corner side yard setback			
Parking interior side yard setback			
Parking rear yard setback			
Loading Requirements			
Accessory Structure Information			

* Must provide actual square footage number and percentage.

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

_____

_____

CERTIFICATION

The Applicant certifies and acknowledges and agrees that:

A. The statements contained in this application are true and correct to the best of the Applicant's knowledge and belief. The owner of the subject property, if different from the applicant, states that he or she consents to the filing of this application and that all information contained in this application is true and correct to the best of his or her knowledge.

B. The applicant understands that an incomplete or nonconforming application will not be considered. In addition, the applicant understands that the Village may require additional information prior to the consideration of this application which may include, but is not limited to, the following items:

1. Minimum yard and setback dimensions and, where relevant, relation of yard and setback dimensions to the height, width, and depth of any structure.
2. A vehicular and pedestrian circulation plan showing the location, dimensions, gradient, and number of all vehicular and pedestrian circulation elements including rights-of-way and streets; driveway entrances, curbs, and curb cuts; parking spaces, loading spaces, and circulation aisles; sidewalks, walkways, and pathways; and total lot coverage of all circulation elements divided as between vehicular and pedestrian ways.
3. All existing and proposed surface and subsurface drainage and retention and detention facilities and all existing and proposed water, sewer, gas, electric, telephone, and cable communications lines and easements and all other utility facilities.
4. Location, size, and arrangement of all outdoor signs and lighting.
5. Location and height of fences or screen plantings and the type or kink of building materials or plantings used for fencing or screening.
6. A detailed landscaping plan, showing location, size, and species of all trees, shrubs, and other plant material.
7. A traffic study if required by the Village Manager or the Board or Commission hearing the application.

C. The Applicants shall make the property that is the subject of this application available for inspection by the Village at reasonable times;

D. If any information provided in this application changes or becomes incomplete or inapplicable for any reason following submission of this application, the Applicants shall submit a supplemental application or other acceptable written statement containing the new or corrected information as soon as practicable but not less than ten days following the change, and that failure to do so shall be grounds for denial of the application; and

E. The Applicant understands that he/she is responsible for all application fees and any other fees, which the Village assesses under the provisions of Subsection 11-301D of the Village of Hinsdale Zoning Code as amended April 25, 1989.

F. THE OWNER OF THE SUBJECT PROPERTY AND, IF DIFFERENT, THE APPLICANT ARE JOINTLY AND SEVERALLY LIABLE FOR THE PAYMENT OF THE APPLICABLE APPLICATION FEE. BY SIGNING THE APPLICATION, THE OWNER HAS AGREED TO PAY SAID FEE, AND TO CONSENT TO THE FILING AND FORECLOSURE OF A LIEN AGAINST SUBJECT PROPERTY FOR THE FEE PLUS COSTS OF COLLECTION, IF THE ACCOUNT IS NOT SETTLED WITHIN THIRTY (30) DAYS AFTER THE MAILING OF A DEMAND FOR PAYMENT.

On the 12th, day of February, 2018, I/We have read the above certification, understand it, and agree to abide by its conditions.

Signature of applicant or authorized agent

Signature of applicant or authorized agent

Name of applicant or authorized agent

Name of applicant or authorized agent

SUBSCRIBED AND SWORN
to before me this 12th day of
February, 2018.

Notary Public

OFFICIAL SEAL
VALENTINA SIDELNIK
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:10/16/21

VILLAGE OF HINSDALE FOUNDED IN 1873

COMMUNITY DEVELOPMENT DEPARTMENT
SPECIAL USE PERMIT CRITERIA

Must be accompanied by completed Plan Commission Application

Address of proposed request: 45 S. Washington St. #302

Proposed Special Use request: Yoga and Wellness Studio

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. Yes, the proposed use and development will be in harmony with the general and specific purposes for which this code was enacted + for which the regulation 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. No property development is needed outside of fresh paint and new floors. Utilizing the vacant space as a yoga and wellness center will have a positive effect on the adjacent properties, character of the area and overall public health. - As it encourages physical activity, teaches stress management techniques and overall well being.

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 with mainly small group sessions and private clients on a daily bases there will not be an interferiance with neighboring property. The larger groups only meet on a monthly bases and are speratically scheduled.

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. I do not need any additional services to be provided by the public facilities. The services they provide are all thats needed.

5. *No Traffic Congestion.* The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.
the yoga studio will bring some more traffic into the central business district but would also provide other referrals to other business nearby. it will not create undue traffic congestion or draw significant amounts of traff in the resid. 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. No building changes are being requested. so, there will not be and 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.

Yes the proposed use and development complies with all additional standards.

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.

all the stands are met.

Attachment 1

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. Having a studio at the center of the downtown community will provide the necessary convience to all Hinsdale residence. It will contribute to their general welbeing by encouraging healthy living styles, while eliminating the distance they need to commute. It will also contribute to the community development as a whole by encouraging collaboration with other businesses and supporting the village.

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. Being at the center of downtown is the perfect location to foster the community connection of a wellness center as well as the unit in question. As no build out, or structural changes need to happen. The studio could be open with 4 weeks because the space is ready.

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.

Absolutely all steps possible have been taken to minimize any adverse effects of the proposed use + development on the immediate vicinity.

InnerJasmine Yoga & Wellness Schedule

The primary focus for the studio is to hold teacher-training programs, special workshops, mentoring programs and private sessions. Group Classes are secondary and linked to the mentoring program.

There are two different time lengths for my Teacher-training program. One program runs over a course of 6 months and meets twice a month. The second program runs over the course of a year and meets once a month. The one-year program and six-month program overlap one weekend a month. The Teacher-Training programs only enroll up to twelve participants.

The mentoring program works similar to private sessions, some sessions are more conversational while others mirror a physical practice. Most often on a one on one basis, at times could be up to three people.

Special workshops will run one evening a week and Saturday mornings (and replace the group classes). These workshops range in how long they run, and their maximum number of participants depending on the topic. Most often they will be 90 min to 120 min workshops, with a maximum number of participants at 12 to 15. Weekday workshops will stay within the 90 min time frame to stay within the meters limits. Weekend workshops will be 120 min or longer and participants will be guided to park in the lot across the tracks.

Group classes (see attached spread sheet)
In general group class schedules change on a quarterly or seasonal basis depending on the number of participants, teacher and format. The schedule also becomes dependent on the teachers available to teach at available time slots. My personal opinion is to amend the schedule to fit the best teachers possible. As well as keep the number of different teachers to a minimum. Group classes are being kept to a "small group" size, roughly 12-15 participants at most and will most will most likely average 8-10 participants.
All classes will be 75 to 90 min – to stay within the metered time frame.

The studio's general intention is to make yoga accessible to all and build community. I would create partnerships with other local business and promote them within the studio. As well as encourage special classes for each business team to.

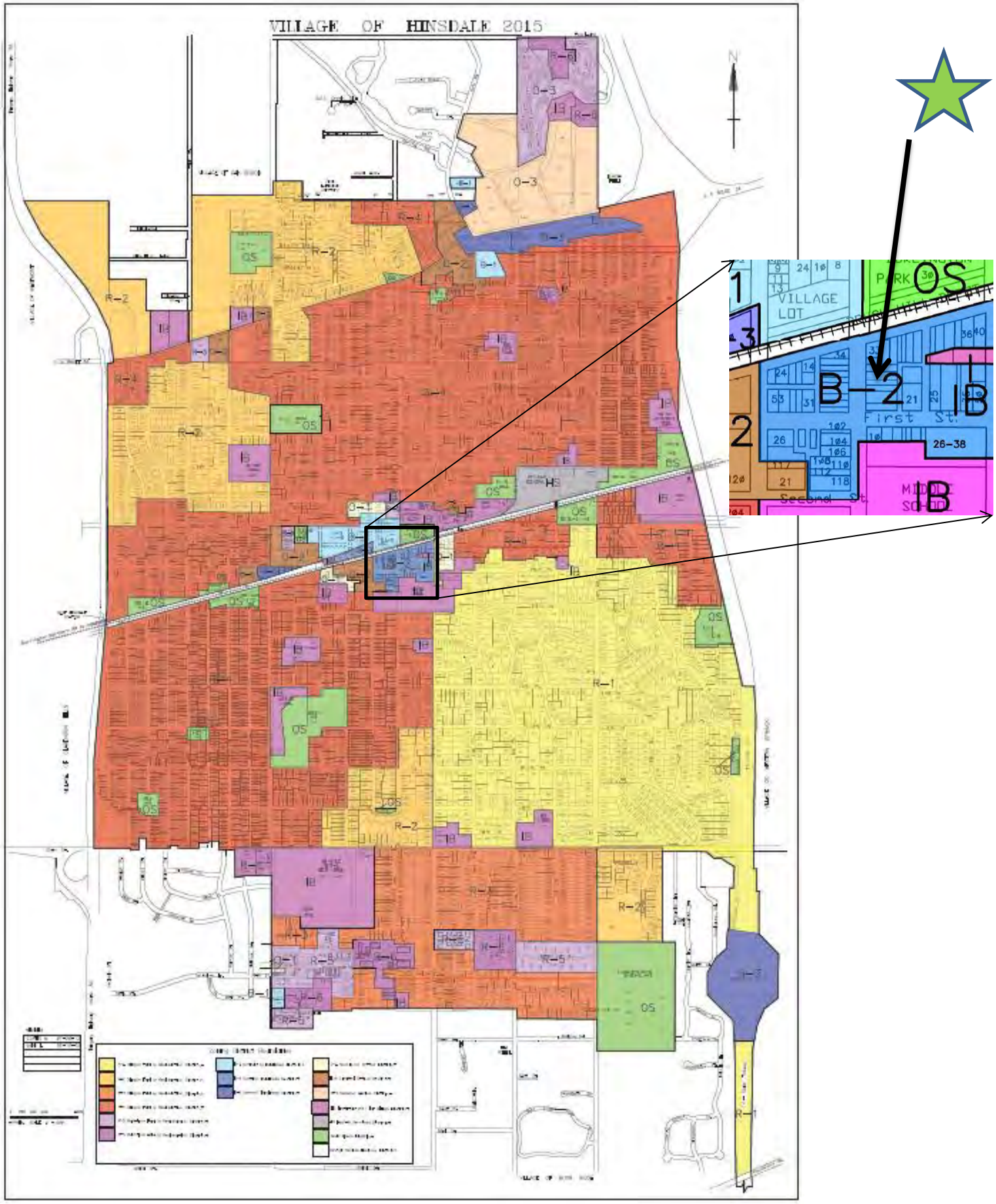
The studio would also create more in town business, as participants from classes would pass by other shops while walking to and from the studio. It would also encourage after class lunch or coffee dates in neighboring businesses.

Inner Jasmine Yoga & Wellness Schedule

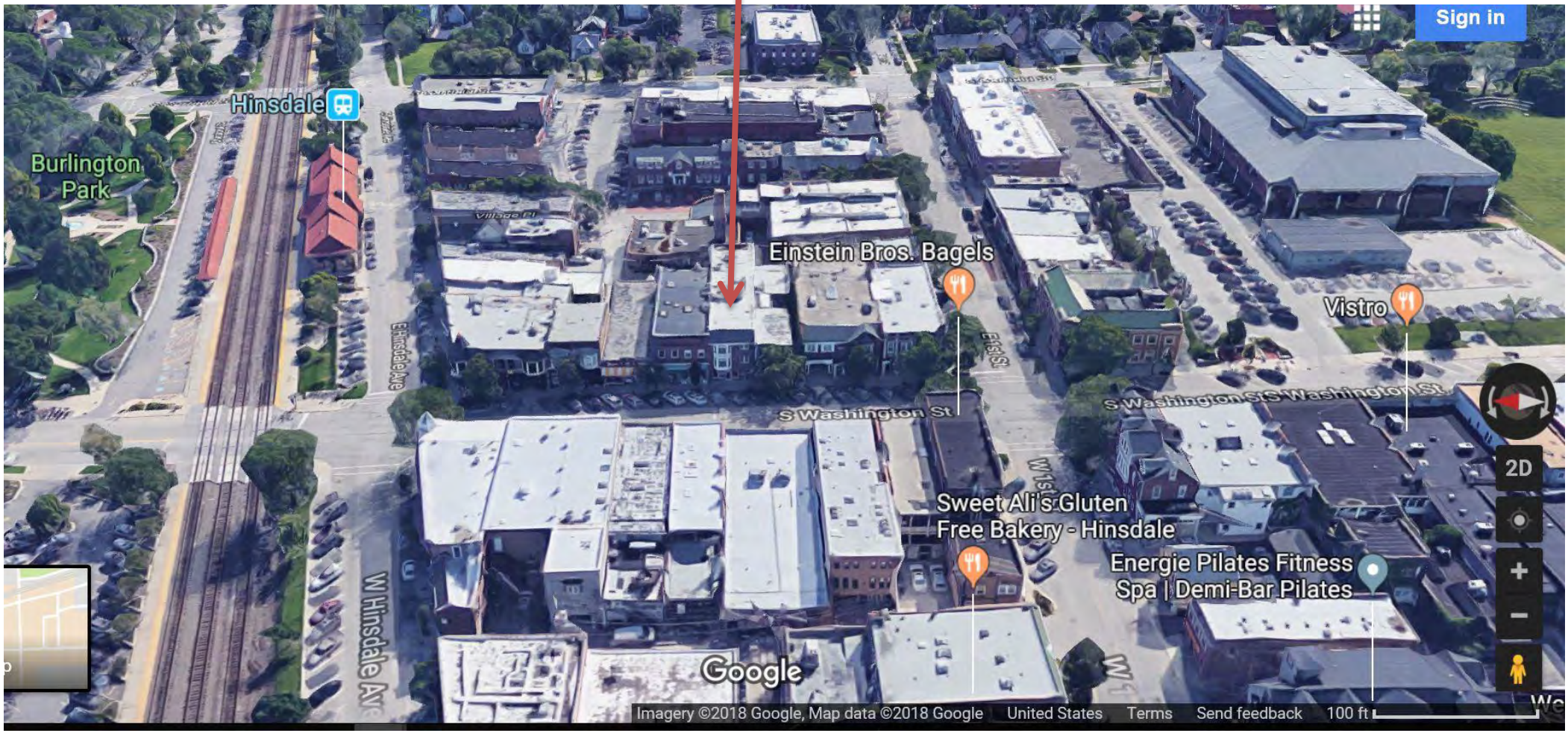
Monday	Tuesday	Wednesday	Thursday	Friday	Saturday		Sunday
	9am 90 min	9am 90 min	9am 90 min		9am 90 min		
11:30 75 min		11:30 75 min		11:30 75 min	11:30 90 min		11:30 90 min
						2pm wksp 120 min option	
4:30 75 min		4:30pm 75 min		4:30 75 min			
	7pm 75 min	7pm wksp 90 min	7pm 75 min				

Attachment 1

Attachment 2: Village of Hinsdale Zoning Map and Project Location

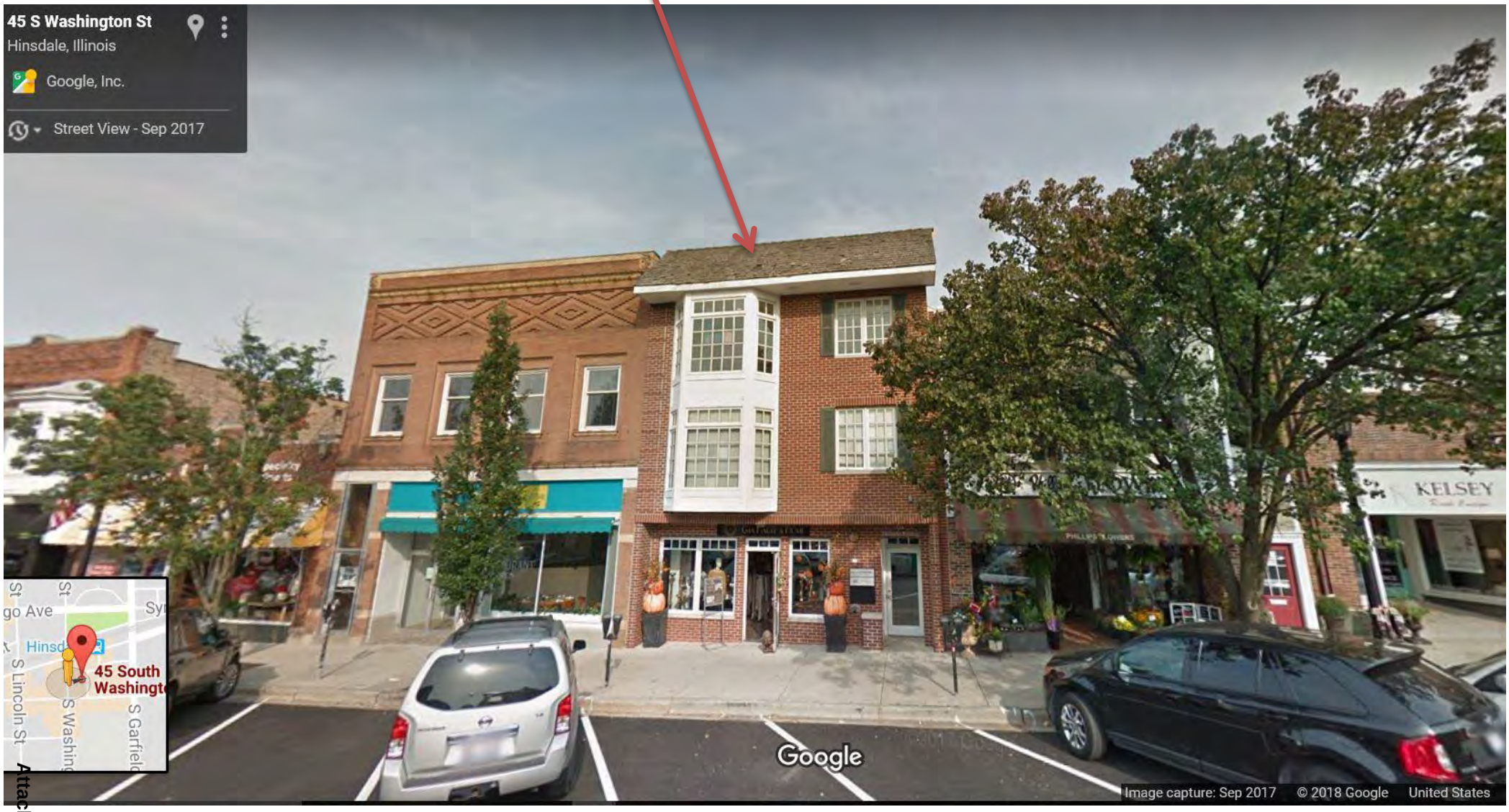


Attachment 3: **Birds Eye View of 45 S. Washington Street** (facing east)



Attachment 3

Attachment 4: Street View of 45 S. Washington Street (facing east)



Attachment 4

VILLAGE OF Hinsdale Est. 1873

MEMORANDUM

DATE: April 11, 2018

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 Final Plat and concurrent Special Use Permit for a Child Daycare School and Exterior Appearance and Site Plan Review for a 1-story, 23-foot tall Child Daycare School in relation to Case A-44-2017
540 W. Ogden Avenue - Kensington School — Case A-12-2018

Summary

The Village of Hinsdale, has received an application requesting approval for a Final Plat of Subdivision, Special Use Permit and concurrent Exterior Appearance/Site Plan to construct a new 15,000 SF, 23-foot tall, one-story child daycare school, from Charles Marlas of Kensington School. The Plan Commission (PC) scheduled these new applications, in relation to Case A-44-2017 (Tentative Plat and Map Amendment), for a Public Hearing for the April 11, 2018, PC meeting.

Request and Analysis

The vacant subject property is currently zoned R-4 Single Family Residential and is 172,640 SF (4 acres) in area. The request is to subdivide the southern half of the lot, 2.26 acres in area, into 8 code compliant R-4 residential lots. The land use to the east and south of the proposed residential lots are also R-4 residential. The entrance into the proposed new cul-de-sac is on Monroe Street. The permitted height of single family homes in the R-4 district is 3 stories/35 feet, and is taller than the planned 1-story/23 foot tall Kensington School at the northern half of the lot.

The final plat also proposes to subdivide 1.74 acres of the northern half of the lot, facing Ogden Avenue, and amend the zoning from R-4 residential to an O-2 office district. On Ogden Avenue, the subject property would be east of an O-2 parcel at 550 W. Ogden Avenue and southwest of an O-2 parcel at 501 W. Ogden Avenue. Per the code, the bulk and height regulations of the O-2 district encourage development that is architecturally consistent with smaller sites and compatible with nearby residential uses.

The Final Plat of Subdivision and site plans include updates, for example, a relocated refuse space to the interior side yard and play structure locations. Engineering plans, a landscape plan and proposed exterior elevations for the Kensington School are also included. Per the applicant, the proposed school features Colonial architecture that correlates well with the existing IBLP building in the area. The materials, shown on the elevation plan, will be 100% red brick masonry with white wood trim and a gray shingled roof. Per the landscape plan, the applicant has shown additional buffering with 8' tall

Arborvitae hedgerow, on the interior of its fence between the parking lot at the northeast and refuse location at the southwest corner of the subject property.

Per the Special Use permit application, the proposed use for a child daycare center at 540 W. Ogden Avenue will contribute to the Village by providing programs that are underserved in the community. This is consistent with a comment by the PC at the March 14, 2018, PC meeting. A more detailed description of the proposed Kensington School is summarized in the traffic report, and states: "The site is to be developed with eight single-family homes on the south side of the site and an approximate 15,000 square-foot Kensington School on the north side of the site. As proposed, the school will provide a full-day preschool program with a maximum enrollment of 150 students and approximately 21 to 23 staff members that will operate between 6:30 A.M. and 6:30 P.M. According to the operator, most students will be dropped off between 6:30 and 8:30 A.M. and picked up between 3:30 and 6:00 P.M. All parents will be required to park and walk their child to and from the school. The school will have a total of 39 parking spaces."

It should be noted that the site plan includes a loading space along the west side of the building. The applicant has stated that he does not need a loading space for deliveries and that his preference would be to keep the area as green space instead. Given the specific use and needs of the proposed school, unique subject property shape, and relation to its surrounding neighbors, the PC and Board of Trustees will need to consider this request and/or include its removal as a condition of the Special Use Permit.

Process

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

Attachments:

Attachment 1 – Final Plat, Special Use Permit and Exterior Appearance/Site Plan Applications
Attachment 2 - Zoning Map and Project Location
Attachment 3 - Birds Eye View of 540 W. Ogden Ave.
Attachment 4 - Parcel Aerial Map of 540 W. Ogden Ave.

VILLAGE OF HINSDALE FOUNDED IN 1873

VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant

Name: KENSINGTON SCHOOL
Address: 743 MCCLINTOCK DRIVE
City/Zip: BURR RIDGE 60527
Phone/Fax: (630) 990 / 8000
E-Mail: CMARLAS@KENSINGTONSCHOOL.COM

Owner

Name: MIH, LLC
Address: 820 DAVIS STREET
City/Zip: EVANSTON, IL 60201
Phone/Fax: (847) 558 / 2532
E-Mail: MITCHELL@BUILDERSNAB.COM

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

Name: LANCE LAUDERDALE
Title: ARCHITECT
Address: 743 MCCLINTOCK DR
City/Zip: BURR RIDGE, 60527
Phone/Fax: (630) 990 / 8000
E-Mail: LANCELAUDERDALE@GMAIL.COM

Name: JAMES KAPUSTIAK
Title: CIVIL ENGINEER
Address: 9575 HIGGINS RD. STE 700
City/Zip: ROSEMONT, IL 60018
Phone/Fax: (847) 696 / 4065
E-Mail: JCAPUSTIAK@SPACECOINC.COM

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

1) _____

2) _____

3) _____

Attachment 1

II. SITE INFORMATION

Address of subject property: 540 W OGDEN AVE, HINSDALE, IL 60521

Property identification number (P.I.N. or tax number): 09 - 02 - 213 - 001/2/3/4

Brief description of proposed project: 4 ACRE PARCEL TO BE SUBDIVIDED AS APPROX 1.74 ACRES O-2 WITH A SPECIAL USE FOR DAYCARE. REMAINING 2.26 ACRES TO REMAIN R-4 SUBDIVIDED INTO 8 CODE COMPLIANT HOME SITES.

General description or characteristics of the site: SE CORNER OF OGDEN AVENUE AND MONROE VACANT PROPERTY.

Existing zoning and land use: R-4

Surrounding zoning and existing land uses:

North: IB & O2

South: R-4

East: R-4

West: O-2

Proposed zoning and land use: O2 & R-4

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: DAY CARE
- ☒ Map and Text Amendments 11-601E
  Amendment Requested:
- ☐ Planned Development 11-603E
- ☐ Development in the B-2 Central Business District Questionnaire

TABLE OF COMPLIANCE

4-5-18

Address of subject property: 540 W. OGDEN AVE. LOT 1 - CHILD DAYCARE CENTER

The following table is based on the D-2 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)	25,000		75,973
Lot Depth	125		211'
Lot Width	100		297'
Building Height	40		23'
Number of Stories	3		1
Front Yard Setback	25'		49'
Corner Side Yard Setback	100' F/ ℄ OF OGDEN		100'
Interior Side Yard Setback	10'		48'
Rear Yard Setback	10'		64'
Maximum Floor Area Ratio (F.A.R.)*	.50 37,986		.19 15,000 SF
Maximum Total Building Coverage*	N/A		
Maximum Total Lot Coverage*	.80 60,778		.76 57,732 SF
Parking Requirements	39		39
Parking front yard setback	25'	Legal Nonconforming	10'
Parking corner side yard setback	25'		12'
Parking interior side yard setback	N/A		N/A
Parking rear yard setback	10'		10'
Loading Requirements	1		Special Use for 0
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: _____

2017 Version

TABLE OF COMPLIANCE

4-5-18

Address of subject property: 540 W. OGDEN AVE. LOTS 2 THRU 9 - RESIDENTIAL

The following table is based on the R-4 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)	10,000		10,000 +
Lot Depth	125'		129' +
Lot Width	INT. LOT - 70' 80% = 56' CORNER LOT - 80'		LOTS 2,7 = 81' OTHER LOTS = 56'+
Building Height	35.5'		35'
Number of Stories	3		3
Front Yard Setback	35'		35'
Corner Side Yard Setback	35'		LOTS 2,7 = 35'
Interior Side Yard Setback	8'		8'
Rear Yard Setback	25'		25'
Maximum Floor Area Ratio (F.A.R.)*	.24 PLUS 1,100 SF 4,220 SF		4,200 SF
Maximum Total Building Coverage*	.25 3,250 SF		3,200 SF
Maximum Total Lot Coverage*	.50 6,500 SF		4,400 SF
Parking Requirements	3 PER DWELLING UNIT		3
Parking front yard setback	NOT ALLOWED		N/A
Parking corner side yard setback	NOT ALLOWED		N/A
Parking interior side yard setback	8'		8'
Parking rear yard setback	25'		25'
Loading Requirements	N/A		N/A
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: _____

VILLAGE OF HINSDALE

CERTIFICATION OF PROPER NOTICE

REGARDING APPLICATION FOR PUBLIC HEARINGS AND MEETINGS

I, Charles Marlas, being first duly sworn on oath, do hereby certify that I caused written notice of the filing of my application for a public hearing and or meeting to be given to owners of record of property within 250 feet of any part of the subject property. I further certify that I gave such notice in the form required by the Village (Certified Mail) and that I gave such notice on 3/20/18.

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

By: USPS Certified Mail

Name: Megan Mantucca

Address: 743 McClintock Drive Burr Ridge 60527

Re: Kensington School

Subscribed and sworn to before me

This 21st day of March, 2018.

By: Linda M Spataro
Notary Public

OFFICIAL SEAL
LINDA M SPATARO
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:07/18/20

CERTIFICATION

The Applicant certifies and acknowledges and agrees that:

A. The statements contained in this application are true and correct to the best of the Applicant's knowledge and belief. The owner of the subject property, if different from the applicant, states that he or she consents to the filing of this application and that all information contained in this application is true and correct to the best of his or her knowledge.

B. The applicant understands that an incomplete or nonconforming application will not be considered. In addition, the applicant understands that the Village may require additional information prior to the consideration of this application which may include, but is not limited to, the following items:

1. Minimum yard and setback dimensions and, where relevant, relation of yard and setback dimensions to the height, width, and depth of any structure.
2. A vehicular and pedestrian circulation plan showing the location, dimensions, gradient, and number of all vehicular and pedestrian circulation elements including rights-of-way and streets; driveway entrances, curbs, and curb cuts; parking spaces, loading spaces, and circulation aisles; sidewalks, walkways, and pathways; and total lot coverage of all circulation elements divided as between vehicular and pedestrian ways.
3. All existing and proposed surface and subsurface drainage and retention and detention facilities and all existing and proposed water, sewer, gas, electric, telephone, and cable communications lines and easements and all other utility facilities.
4. Location, size, and arrangement of all outdoor signs and lighting.
5. Location and height of fences or screen plantings and the type or kink of building materials or plantings used for fencing or screening.
6. A detailed landscaping plan, showing location, size, and species of all trees, shrubs, and other plant material.
7. A traffic study if required by the Village Manager or the Board or Commission hearing the application.

C. The Applicants shall make the property that is the subject of this application available for inspection by the Village at reasonable times;

D. If any information provided in this application changes or becomes incomplete or inapplicable for any reason following submission of this application, the Applicants shall submit a supplemental application or other acceptable written statement containing the new or corrected information as soon as practicable but not less than ten days following the change, and that failure to do so shall be grounds for denial of the application; and

E. The Applicant understands that he/she is responsible for all application fees and any other fees, which the Village assesses under the provisions of Subsection 11-301D of the Village of Hinsdale Zoning Code as amended April 25, 1989.

F. THE OWNER OF THE SUBJECT PROPERTY AND, IF DIFFERENT, THE APPLICANT ARE JOINTLY AND SEVERALLY LIABLE FOR THE PAYMENT OF THE APPLICABLE APPLICATION FEE. BY SIGNING THE APPLICATION, THE OWNER HAS AGREED TO PAY SAID FEE, AND TO CONSENT TO THE FILING AND FORECLOSURE OF A LIEN AGAINST SUBJECT PROPERTY FOR THE FEE PLUS COSTS OF COLLECTION, IF THE ACCOUNT IS NOT SETTLED WITHIN THIRTY (30) DAYS AFTER THE MAILING OF A DEMAND FOR PAYMENT.

On the 9, day of January, 2018, I/We have read the above certification, understand it, and agree to abide by its conditions.

Signature of applicant or authorized agent

Signature of owner or authorized agent

Charles Marcas

Name of applicant or authorized agent

Mitchell Saywitz, Authorized Agent of MIH LLC, Owner

Name of owner or authorized agent

SUBSCRIBED AND SWORN to before me this 9th day of January, 2018.

Linda M. Spataro

Notary Public

OFFICIAL SEAL
LINDA M SPATARO
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:07/18/20

Attachment 1

VILLAGE OF HINSDALE FOUNDED IN 1873

COMMUNITY DEVELOPMENT DEPARTMENT

SPECIAL USE PERMIT CRITERIA

Must be accompanied by completed Plan Commission Application

Address of proposed request: 540 W Ogden Ave

Proposed Special Use request: Child Day Care Services

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.

   THE USE OF CHILD DAY CARE CENTER IS A SPECIAL USE IN THE IB DISTRICT AND IS HARMONIOUS WITH THE GENERAL AND SPECIFIC PURPOSES FOR WHICH THE CODE WAS ENACTED

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.

   THIS PROPOSED USE WILL NOT HAVE AN ADVERSE EFFECT UPON ADJACENT PROPERTY. IT WILL IN FACT, HAVE A POSITITVE EFFECT UPON THE OGDEN AVE. CORRIDOR.

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

   THE PROPOSED USE WILL BE CONSTRUCTED IN A WAY SO AS NOT TO INTERFERE WITH NEIGHBORING PROPERTY. ALL SIDE AND REAR YARD SETBACKS ARE EXCEEDED.

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.

   ALL ESSENTIAL PUBLIC FACILITIES ARE PROVIDED

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

   THE PROPOSED USE WILL NOT HAVE A SIGNIFICANT TRAFFIC EFFECT THROUGH CONGESTION ON 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.

   NO FEATURES OF SIGNIFICANT OR HISTORIC FEATURES WILL BE LOST OR DEMOLISHED.

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.

   THIS USE COMPLIES WITH ALL STANDARDS OF THE O2 CODE

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.

   ALL SPECIAL STANDARDS ARE MET IN THE O2 DISTRICT

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

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

THE USE OF CHILD DAY CARE CENTER AT THIS PARTICULAR LOCATION WILL CERTAINLY CONTRIBUTE TO GENERAL WELFARE OF THE NEIGHBORHOOD AND COMMUNITY AND IT ALSO A PUBLIC CONVENIENCE IN THAT HINSDALE IS UNDERSERVED BY PROGRAMS OF THIS TYPE.

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.

THERE ARE NO OTHER LOCATIONS IN HINSDALE THAT ARE MORE APPROPRIATE FOR THIS USE AT THIS TIME.

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

THE COLONIAL ARCHITECTURE PROPOSED CORRELATES WELL WITH THE EXISTING IBLP HEADQUARTERS ON OGDEN AND ADAMS. THE 15,000 SF BUILDING IS ONLY AT A 19% FAR WHERE 50% IS ALLOWED. THE SCHOOL WILL BE VERY WELL LANDSCAPED WITH 6' SOLID FENCE ON THE EAST AND SOUTH PROPERTY LINES TO BUFFER THE RESIDENTIAL NEIGHBORHOODS AND WILL ALSO HAVE OPEN GREEN SPACE ON THE EAST, WEST AND SOUTH SIDES OF THE SCHOOL

VILLAGE OF HINSDALE FOUNDED IN 1873

COMMUNITY DEVELOPMENT DEPARTMENT
EXTERIOR APPEARANCE AND SITE PLAN REVIEW CRITERIA

Address of proposed request: 540 W. Ogden Avenue

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.

   This is a 1.75 acre site and our building is 15,000SF. Much of the area surrounding the school will be open space playground and lansdcaping.

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

   The school will be 100% red brick masonry with white painted wood trim and white windows, gray slate look shingles on the roof.

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

   Colonial in design, the school will complement the surrounding character of the neighborhood and have strong curb appeal relative to its surroundings.

Attachment 1

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.

   All parking will comply with Hinsdale codes. Traffic patterns on-site will be sufficient for pick up and drop off of children. The property will be heavily landscaped and offer ample screening to the residential neighbors to the south and east.

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

   The building height is below the maximum height allowance requirement and will be visually compatible to the 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.

   Proportions of the building have been meticulously studied and are visually compatible with all adjacencies.

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.

   All windows on all elevations are compatible with their facades.

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.

   Much of the buildings facades is a compliment of brick and window and is very much compatible to the adjacencies to which it is 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.

   The building and open spaces are 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.

    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 Brick, white painted wood trim and windows and other textural elements of the facade 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.

    The roof will be a mansard and 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.

    Yes, Building facades and appurtenances such as walls, fences, and landscape masses shall, 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.

    The size and mass of the school building at 15,000SF will work well with the 1.75 acres and open space characteristics of the property.

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.

    The school building is a more horizontally planned building and shall be visually compatible with the buildings, public ways, and places to which it is visually related in its directional 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.

    NA

REVIEW CRITERIA – Site Plan Review

Below are the criteria that will be used by the Plan Commission and Board of Trustees in determining is the application 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.

   This site plan meets all specified standards required by the Zoning Code.

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

   This site plan does not interfere 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.

   This site plan does not destroy, damage, detrimentally modify, or interfere with the enjoyment of significant natural, topographical, or physical features of the site in any way.

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

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

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.

   Proposed site plan does not create 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/off the site.

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

   The screening of the site provides adequate shielding from or for nearby uses with fences and landscaping.

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 are very compatible 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.

   Yes, all provisions for open space have been met and exceeded.

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

   The proposed site plan actually alleviates drainage on site as well as remedy a mult-year stormwater management situation that exists on Madison. We plan to work with the Village to provide utility access through our site with an underground storm water vault across Ogden.

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.

    This site will place no burden on utility systems.

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

    The proposed plan does provide for said uses.

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

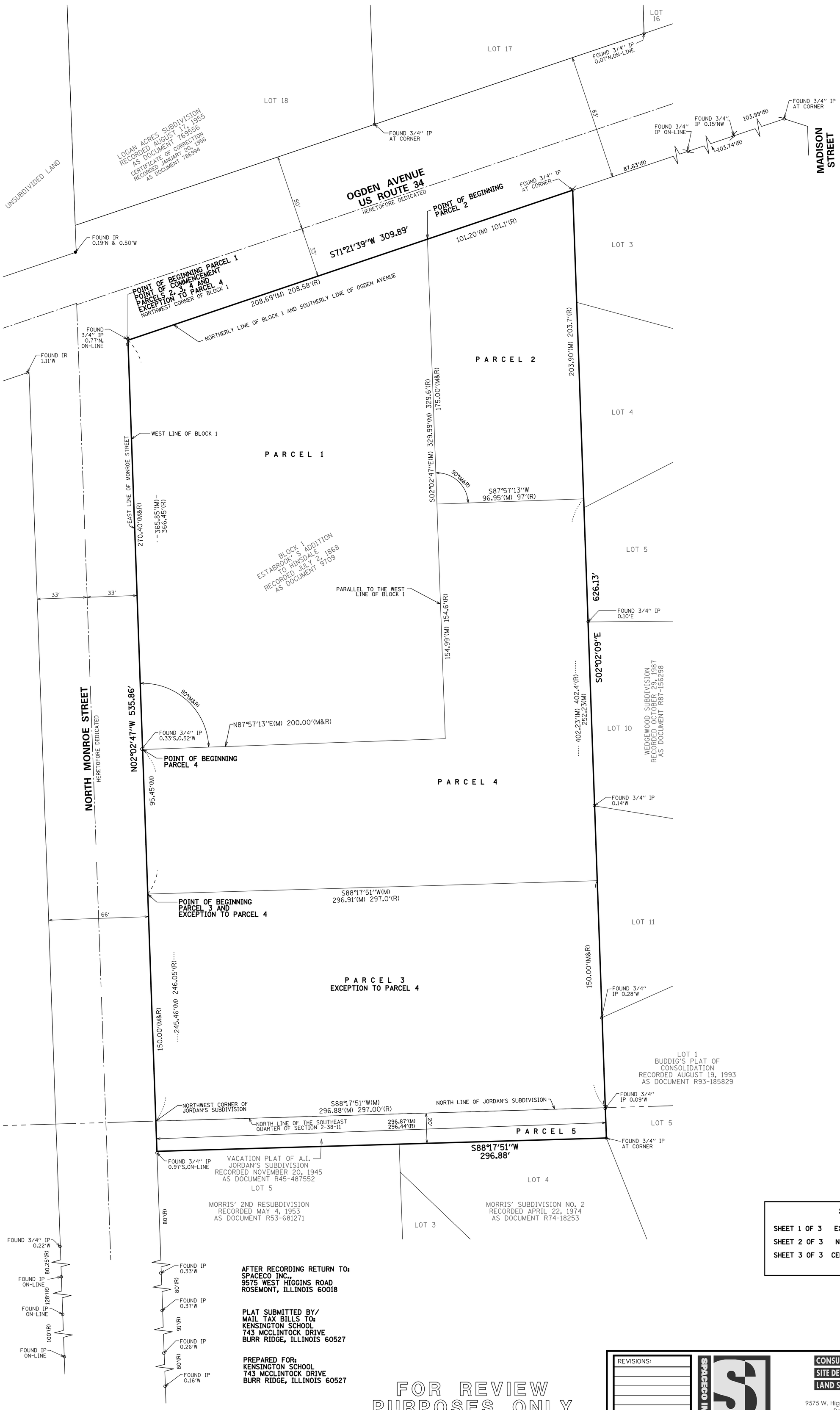
    The proposed site will not adversely affect the public health, safety, or general welfare.

P.I.N.:
09-02-213-001
09-02-405-030

FINAL PLAT OF
KENSINGTON SUBDIVISION

BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

EXISTING BOUNDARY INFORMATION



AFTER RECORDING RETURN TO:
SPACECO INC.,
9575 WEST HIGGINS ROAD
ROSEMONT, ILLINOIS 60018

PLAT SUBMITTED BY/
MAIL TAX BILLS TO:
KENSINGTON SCHOOL
743 MCCLINTOCK DRIVE
BURR RIDGE, ILLINOIS 60527

PREPARED FOR:
KENSINGTON SCHOOL
743 MCCLINTOCK DRIVE
BURR RIDGE, ILLINOIS 60527

SHEET INDEX

SHEET 1 OF 3 EXISTING BOUNDARY INFORMATION
SHEET 2 OF 3 NEW LOT LAYOUT
SHEET 3 OF 3 CERTIFICATES AND LEGAL DESCRIPTION

FOR REVIEW PURPOSES ONLY

REVISIONS:

SPACECO INC.
CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

DATE: 03/08/2018
JOB NO: 9587.02
FILENAME: 9587.02SUB-01
SHEET 1 OF 3

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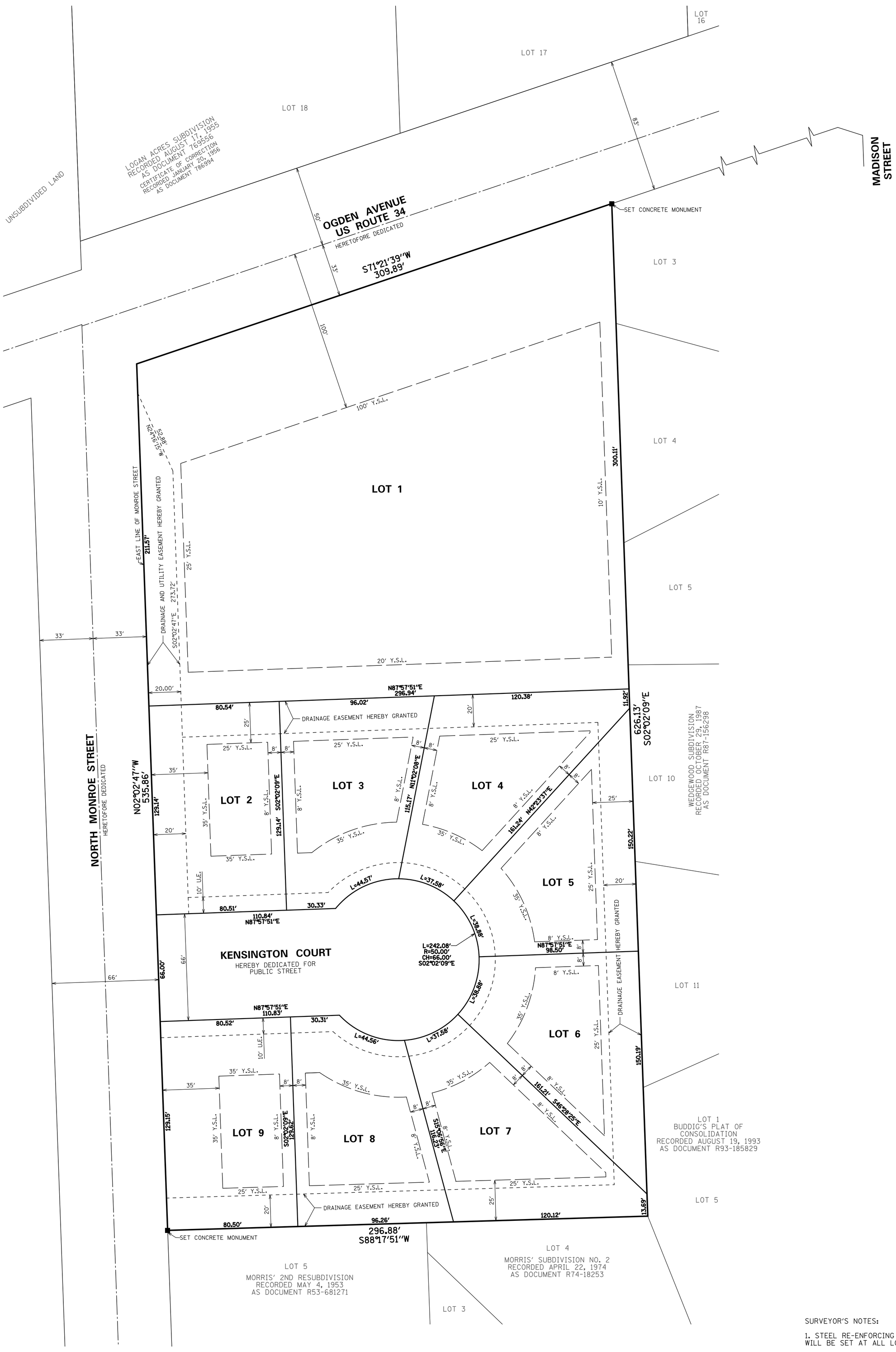
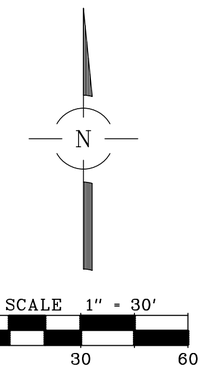
FINAL PLAT OF
KENSINGTON SUBDIVISION

BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

NEW LOT LAYOUT

P.I.N.:
09-02-213-001
09-02-405-030





BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC OBSERVATION IL EAST ZONE

LOT NUMBER	SQ. FT.	ACRES
1	75,973	1.744
2	10,400	0.239
3	10,019	0.230
4	10,310	0.237
5	10,110	0.232
6	10,109	0.232
7	10,478	0.241
8	10,091	0.232
9	10,417	0.239
KENSINGTON CT.	14,606	0.335
TOTAL	172,513	3.960

SURVEYOR'S NOTES:

1. STEEL RE-ENFORCING RODS (UNLESS OTHERWISE NOTED) WILL BE SET AT ALL LOT CORNERS.

LEGEND:

U.E. = UTILITY EASEMENT HEREBY GRANTED

Y.S.L. = YARD SETBACK LINE HEREBY ESTABLISHED

PREPARED FOR:
KENSINGTON SCHOOL
743 MCCLINTOCK DRIVE
BURR RIDGE, ILLINOIS 60527

FOR REVIEW PURPOSES ONLY

REVISIONS:
03/26/18-LOT1YSL

SPACECO INC.

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

DATE: 03/08/2018
JOB NO: 9587.02
FILENAME: 9587.02SUB-01
SHEET 2 OF 3

N:\Projects\9587\SURVEY\9587.02SUB-01.dgn Sheet 2 User=jckapustiak

Attachment 1

P.I.N.:
09-02-213-001
09-02-405-030

FINAL PLAT OF

KENSINGTON SUBDIVISION

BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF
SECTION 2, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

CERTIFICATES AND LEGAL DESCRIPTION

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

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

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

SCHOOL DISTRICTS

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

DATED THIS_____DAY OF _____, A.D. 20 _____.

SIGNED:_____

_____
PRINTED NAME AND TITLE

SIGNED:_____

_____
PRINTED NAME AND TITLE

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

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

_____ , TITLE _____ AND

_____ , TITLE _____

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

GIVEN UNDER MY HAND AND NOTORIAL SEAL

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

_____
NOTARY PUBLIC

MORTGAGEE'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

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

OF_____COUNTY, ILLINOIS ON THE _____DAY OF_____ , A.D. 20____,

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

DATED THIS _____ DAY OF _____ , 20____.

_____
BY

_____
PRINTED NAME AND TITLE

_____
ATTEST

MORTGAGEE'S NOTARY PUBLIC

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

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

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

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

_____
NOTARY PUBLIC

SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

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

_____
OWNER(S) OR DULY AUTHORIZED ATTORNEY

_____
REGISTERED PROFESSIONAL ENGINEER, LICENSE NO.

LICENSE EXPIRES:

I.D.O.T. CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO PARAGRAPH 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS," AS AMENDED. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

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

EASEMENT PROVISIONS

EASEMENTS, DESIGNATED FOR OVERHEAD, UNDERGROUND, AND SURFACE PUBLIC UTILITIES AND DRAINAGE, ARE HEREBY RESERVED FOR, AND GRANTED TO THE VILLAGE OF HINSDALE, NORTHERN ILLINOIS GAS COMPANY (NICOR), COMCAST AND/OR AT &T CABLE, COMMONWEALTH EDISON COMPANY AND AMERITECH, THEIR SUCCESSORS AND ASSIGNS, IN ALL PLATTED EASEMENT AREAS, STREETS, AND OTHER PUBLIC WAYS AND PLACES SHOWN ON THIS PLAT. SAID EASEMENTS SHALL BE FOR THE INSTALLATION, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF PUBLIC UTILITIES, DRAINAGE FACILITIES AND RELATED APPURTENANCES, IN, OVER, UNDER, ACROSS, ALONG AND UPON, THE SO DESIGNATED PROPERTY.

IT SHALL INCLUDE THE RIGHT TO ENTER THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES, AND THE RIGHT WITHOUT LIABILITY TO CUT, TRIM, ALTER, OR REMOVE ANY VEGETATION, ROOTS, STRUCTURES OR DEVICES WITHIN THE DESIGNATED EASEMENT PROPERTY AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHT HEREIN GIVEN. WITHOUT PRIOR WRITTEN CONSENT OF GRANTEES, NO BUILDINGS, STRUCTURES, OR OTHER OBSTRUCTION SHALL BE CONSTRUCTED, PLANTED, OR PLACED IN ANY SUCH EASEMENT AREAS, STREETS, OR OTHER PUBLIC WAYS OR PLACES, NOR SHALL ANY OTHER USES BE MADE THEREOF WHICH WILL INTERFERE WITH THE EASEMENTS
RESERVED AND GRANTED HEREBY.

SUCH EASEMENTS SHALL FURTHER BE FOR THE PURPOSE OF SERVING ALL AREAS SHOWN ON THIS PLAT AS WELL AS OTHER PROPERTY, WHETHER OR NOT CONTIGUOUS THERETO, WITH GAS, ELECTRIC, TELEPHONE, CABLE T.V., WATER MAINS, SANITARY AND STORM SEWERS, AND SHALL INCLUDE THE RIGHT TO OVERHANG ALL LOTS WITH AERIAL SERVICE WIRES TO SERVE ADJACENT LOTS, BUT SUCH AERIAL SERVICE WIRE SHALL NOT PASS THROUGH PERMANENT IMPROVEMENTS ON SUCH LOTS.

SUCH EASEMENTS SHALL SURVIVE THE VACATION BY PROPER AUTHORITY OF ANY STREET AND OTHER PUBLIC WAY AND PLACE SHOWN ON THIS PLAT, UNLESS OTHERWISE EXPRESSLY MENTIONED IN AN ORDINANCE OF VACATION.

EASEMENT PROVISIONS

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

Commonwealth Edison Company
and
SBC Telephone Company, Grantees,

their respective licensees, successors and assigns jointly and severally, to construct, operate, repair, maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, poles, guys, anchors, wires, cables, conduits, manholes, transformers, pedestals, equipment cabinets or other facilities used in connection with overhead and underground transmission and distribution of electricity, communications, sounds and signals in, over, under, across, along and upon the surface of the property shown within the dashed or dotted lines (or similar designation) on the plat and marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E" (or similar designation), the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat as "common area or areas", and the property designated on the plat for streets and alleys, whether public or private, together with the rights to install required service connections over or under the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots, and common area or areas, the right to cut, trim or remove trees, bushes, roots and saplings and to clear obstructions from the surface and subsurface as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over Grantees' facilities or in, upon or over the property within the dashed or dotted lines (or similar designation) marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E" (or similar designation) without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

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

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

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

EASEMENT PROVISIONS

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

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

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

VILLAGE PRESIDENT CERTIFICATE

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

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

SIGNED:_____
PRESIDENT

ATTEST:_____
VILLAGE CLERK

PLAN COMMISSION CERTIFICATE

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

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

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

_____
SIGNED: CHAIRMAN

VILLAGE ENGINEER CERTIFICATE

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

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

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

_____
SIGNED: VILLAGE ENGINEER

VILLAGE COLLECTOR CERTIFICATE

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

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

DATED THIS_____DAY OF_____, A.D. 20 .

_____
BY: VILLAGE COLLECTOR

PROPERTY DESCRIPTION:

PARCEL 1:

A TRACT OF LAND IN BLOCK 1 OF ESTABROOK' S ADDITION TO HINSDALE DESCRIBED AS FOLLOWS. BEGINNING AT THE NORTHWEST CORNER OF BLOCK 1 AFORESAID; THENCE SOUTH ALONG THE WEST LINE OF SAID BLOCK 1 (BEING THE EAST LINE OF MONROE STREET) 270.4 FEET; THENCE EASTERLY AT RIGHT ANGLES TO THE WEST LINE OF SAID BLOCK 1, 200 FEET; THENCE NORTH PARALLEL TO THE WEST LINE OF SAID BLOCK 1. 329.6 FEET TO THE NORTH LINE OF SAID BLOCK 1 (BEING THE SOUTHERLY LINE OF ODGEN AVENUE); THENCE SOUTHWESTERLY ALONG THE NORTHERLY LINE OF SAID BLOCK 1, 208.58 FEET TO THE POINT OF BEGINNING, A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 2, 1868 AS DOCUMENT 9709 IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2.

A TRACT OF LAND IN BLOCK 1 OF ESTABROOK' S ADDITION TO HINSDALE DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF BLOCK 1, AFORESAID; THENCE NORTHEASTERLY ALONG THE NORTHERLY LINE OF SAID BLOCK 1. 208.58 FEET FOR A POINT OF BEGINNING; THENCE SOUTH PARALLEL TO THE WEST LINE OF BLOCK 1, 175 FEET TO AN IRON PIPE; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 97 FEET; THENCE NORTH PARALLEL TO THE WEST LINE OF BLOCK 1, 203.7 FEET TO THE NORTH LINE OF SAID BLOCK 1; THENCE SOUTHWESTERLY ALONG THE NORTHERLY LINE OF SAID BLOCK 1, 101.1 FEET TO THE POINT OF BEGINNING, A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH. RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 2,1868 AS DOCUMENT 9709 IN DUPAGE COUNTY. ILLINOIS

PARCEL 3:

PART OF BLOCK 1 OF ESTABROOK' S ADDITION TO HINSDALE DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID BLOCK 1; THENCE SOUTHEASTERLY ALONG THE WEST LINE OF SAID BLOCK 1, FOR A DISTANCE OF 366.45 FEET FOR A POINT OF BEGINNING; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID BLOCK 1 FOR A DISTANCE OF 150.0 FEET TO THE NORTHWEST CORNER OF JORDAN'S SUBDIVISION; THENCE EASTERLY ALONG THE NORTH LINE OF JORDAN'S SUBDIVISION FOR A DISTANCE OF 297.00 FEET; THENCE NORTHERLY PARALLEL TO THE NORTH LINE OF SAID JORDAN'S SUBDIVISION FOR A DISTANCE OF 297.0 FEET TO THE POINT OF BEGINNING, A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH. RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 2,1868 AS DOCUMENT 9709 IN DUPAGE COUNTY. ILLINOIS

PARCEL 4:

A TRACT OF LAND IN BLOCK 1 OF ESTABROOK'S ADDITION TO HINSDALE. DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF BLOCK 1, AFORESAID, THENCE SOUTH ALONG THE WEST LINE OF SAID BLOCK 1, 270.4 FEET FOR A POINT OF BEGINNING; THENCE EAST AT RIGHT ANGLES TO THE WEST LINE OF BLOCK 1. 200 FEET THENCE NORTH PARALLEL TO THE WEST LINE OF SAID BLOCK 1, 154.6 FEET; THENCE EAST AT RIGHT ANGLES. 97 FEET. THENCE SOUTH PARALLEL TO THE WEST LINE OF BLOCK 1, 402.4 FEET TO THE NORTH LINE OF JORDAN'S SUBDIVISION. THENCE WEST ALONG THE NORTH LINE OF JORDAN'S SUBDIVISION. 297 FEET TO THE NORTHWEST CORNER OF JORDAN'S SUBDIVISION. THENCE NORTH ALONG THE WEST SIDE OF BLOCK 1, 246.05 FEET TO THE POINT OF BEGINNING (EXCEPT THAT PART OF BLOCK 1 OF ESTABROOK'S ADDITION TO HINSDALE. DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID BLOCK 1; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID BLOCK 1, FOR A DISTANCE OF 366.45 FEET FOR A POINT OF BEGINNING; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID BLOCK 1, FOR A DISTANCE OF 150.0 FEET TO THE NORTHWEST CORNER OF JORDAN'S SUBDIVISION; THENCE EASTERLY ALONG THE NORTH LINE OF JORDAN'S SUBDIVISION. FOR A DISTANCE OF 297.0 FEET; THENCE NORTHERLY PARALLEL TO THE WEST LINE OF SAID BLOCK 1, FOR A DISTANCE OF 150.0 FEET; THENCE WESTERLY PARALLEL TO THE NORTH LINE OF SAID JORDAN'S SUBDIVISION. FOR A DISTANCE OF 297.0 FEET TO THE POINT OF BEGINNING). A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN. ACCORDING TO THE PLAT THEREOF RECORDED JULY 2, 1868 AS DOCUMENT 9709 IN DUPAGE COUNTY. ILLINOIS.

PARCEL 5:

THE NORTH 20 FEET OF THE WEST 296.44 FEET IN VACATION PLAT OF A. I. JORDAN'S ADDITION TO HINSDALE, A SUBDIVISION OF THAT PART OF BLOCK 1 LYING IN THE SOUTHEAST QUARTER OF SECTION 2, ALL IN ESTABROOK'S ADDITION TO HINSDALE, IN THE EAST HALF OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID VACATION, RECORDED NOVEMBER 20, 1945 AS DOCUMENT 487552, IN DUPAGE COUNTY, ILLINOIS.

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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

SAID PROPERTY CONTAINS 172,513 SQUARE FEET OR 3.960 ACRES, MORE OR LESS.

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

WE FURTHER DECLARE, BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 17043C0903H MAP REVISED DECEMBER 16, 2004, IT IS OUR CONSIDERED OPINION THAT THIS PROPERTY LIES IN ZONE X (UNSHADED) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS IDENTIFIED BY SAID F.I.R.M. MAP.

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

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

GIVEN UNDER OUR HAND AND SEAL THIS _____ DAY OF_____, 20_____IN ROSEMONT, ILLINOIS.

_____
GABRIELA PTASINSKA, I.P.L.S. No. 035-3893
LICENSE EXPIRES: 11-30-2018

(VALID ONLY IF EMBOSSED SEAL AFFIXED)

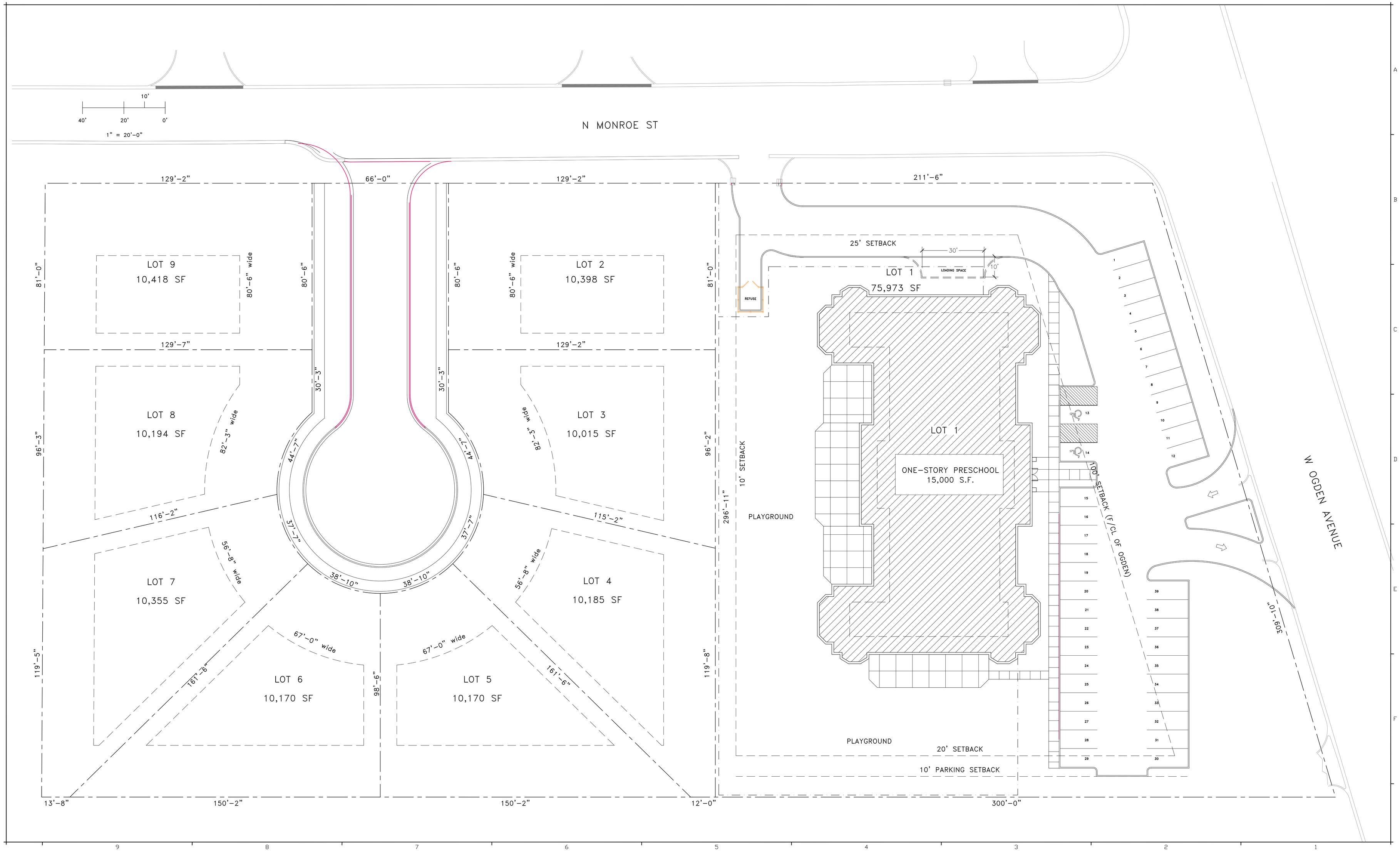
PREPARED FOR:
KENSINGTON SCHOOL
743 MCCLINTOCK DRIVE
BURR RIDGE, ILLINOIS 60527

FOR REVIEW
PURPOSES ONLY

REVISIONS:

SPACECO INC.
CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

DATE: 03/08/2018
JOB NO: 9587.02
FILENAME: 9587.02SUB-01
SHEET 3 OF 3



Attachment 1

KENSINGTON SCHOOL
743 MCCLINTOCK DRIVE
BURR RIDGE, IL 60527
T 630-990-8000 F -630-990-8041

KENSINGTON SCHOOL OF HINSDALE

540 WEST OGDEN AVENUE

HINSDALE, ILLINOIS 60521

PROJECT NAME

DRAWING ISSUE

DATE	DESCRIPTION
4-3-2018	FOR SUBMITTAL

DRAWING TITLE

SITE PLAN

JOB NO.: 17-001
DATE: 2-18-17
DRAWN BY: LEL

DRAWING NO.

A1-0

SITE IMPROVEMENT PLANS
for
KENSINGTON SCHOOL & 8 SINGLE FAMILY LOT SUBDIVISION

540 W. OGDEN AVENUE
HINSDALE, ILLINOIS
PROJECT NO:9587.02

OWNER
KENSINGTON SCHOOL
743 McCLINTOCK DRIVE
BURR RIDGE, IL 60527
PH: 630-990-8000

ARCHITECT
THE LAUDER GROUP
743 McCLINTOCK DRIVE
BURR RIDGE, IL 60527
PH: 312 -907-7977

CALL J.U.L.I.E. 1–800–892–0123
WITH THE FOLLOWING:
COUNTY DUPAGE
CITY, TOWNSHIP HINSDALE, DOWNERS GROVE
SEC. & ¼ SEC. NO. NE 1/4 SEC 2-T38N-R11E
48 HOURS BEFORE YOU DIG.
EXCLUDING SAT., SUN. & HOLIDAYS

BENCHMARK
ELEVATION:
DESCRIPTION: SEE SHEET E1 FOR BENCHMARK INFORMATION

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

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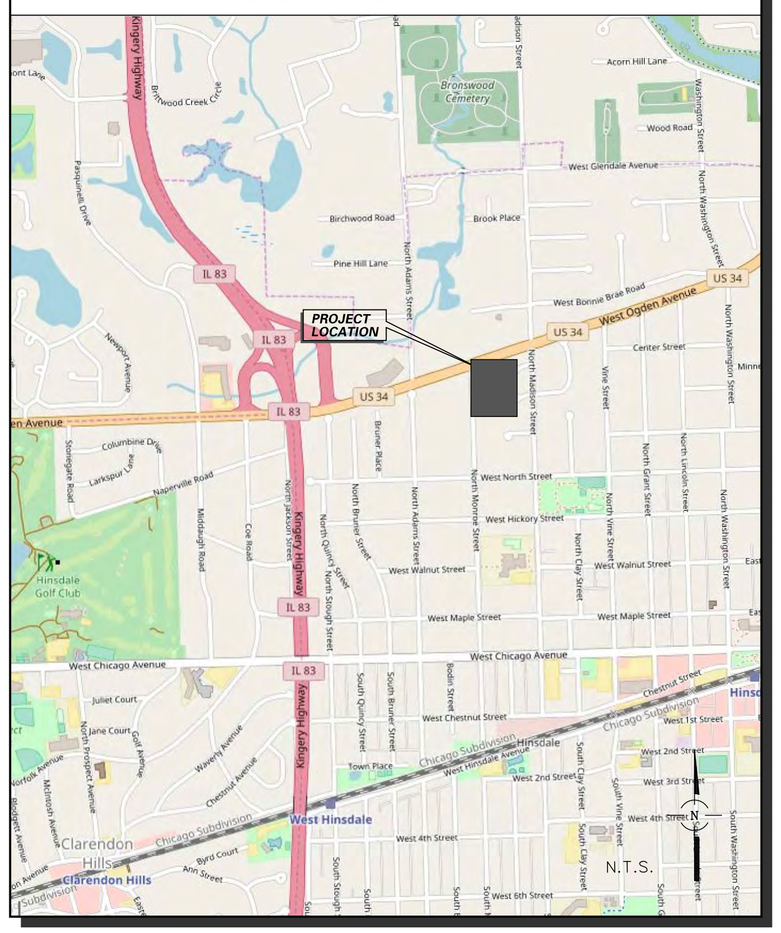
LOCATION MAP



REVISIONS

ORIGINAL PLAN DATE: MARCH 09, 2018

#	SHEET #	REMARKS	DATE
1	5,6,7	PER REVISED SITE PLAN	03/14/18
2	5,6,7,8	PER REVISED SITE PLAN	04/04/18

ENGINEER 04/04/18 DATE
JAMES C. KAPUSTIAK, P.E.
ILLINOIS REGISTRATION NO.: 062-054942
EXPIRATION DATE: 11/30/2019

PROFESSIONAL DESIGN FIRM NO.: 184-001157
EXPIRATION DATE: 04/30/2019

THESE PLANS OR ANY PART THEREOF SHALL BE CONSIDERED VOID WITHOUT THE SIGNATURE , SEAL, AND EXPIRATION DATE OF SEAL OF THE ENGINEER

LICENSED PROFESSIONAL ENGINEER JAMES C. KAPUSTIAK NO. 062-054942 ILLINOIS

KENSINGTON SCHOOL & 8 SINGLE FAMILY LOT SUBDIVISION HINSDALE, ILLINOIS

9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

SPACECO INC.

FILENAME: 9587.02TITLE
DATE: 03/09/18
JOB NO. 9587.02
SHEET C1
1 OF 14

Attachment 1

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GENERAL NOTES

1. REFERENCED CODES

A. ALL PAVEMENT AND STORM SEWER CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (SSRBC), AND SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS; ADOPTED APRIL 1, 2016 BY ILLINOIS DEPARTMENT OF TRANSPORTATION AND ALL AMENDMENTS THERETO; AND IN ACCORDANCE WITH THE LATEST EDITION OF THE CODE OF THE MUNICIPALITY; EXCEPT AS MODIFIED HEREIN. IN CASE OF CONFLICT, MUNICIPAL CODE SHALL TAKE PRECEDENCE.

B. ALL SANITARY SEWER AND WATERMAIN CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, PUBLISHED JANUARY 2014, AND IN ACCORDANCE WITH THE CODE OF THE MUNICIPALITY; EXCEPT AS MODIFIED HEREIN OR BY ANY PUBLIC AGENCY PERMITS ISSUED FOR THIS WORK. IN CASE OF CONFLICT, THE MORE RESTRICTIVE PROVISIONS SHALL APPLY.

C. ALL SIDEWALK AND PUBLIC AREAS MUST BE CONSTRUCTED IN ACCORDANCE WITH CURRENT ADA, ILLINOIS HANDICAP ACCESSIBILITY AND ANY APPLICABLE LOCAL ORDINANCES. WHEN CONFLICTS EXIST BETWEEN THE GOVERNING AGENCIES, THE MORE STRINGENT SHALL GOVERN.

D. THE CITED STANDARD SPECIFICATIONS, CODES AND PERMITS, WITH THESE CONSTRUCTION PLANS AND DETAILS, ARE ALL TO BE CONSIDERED PART OF THE CONTRACT. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THIS WORK MAY NOT BE SPECIFICALLY NOTED BUT ARE CONSIDERED A PART OF THIS CONTRACT.

2. UTILITY LOCATIONS

A. THE UTILITY COMPANIES HAVE BEEN CONTACTED IN REFERENCE TO UTILITIES THEY OWN AND OPERATE WITHIN THE LIMITS FOR THIS PROJECT. DATA FROM THESE AGENCIES HAS BEEN INCORPORATED INTO THE PLANS. IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM OR ESTABLISH THE EXISTENCE OF ALL UTILITY FACILITIES AND THEIR EXACT LOCATIONS, AND TO SAFELY SCHEDULE ALL UTILITY RELOCATIONS. FOR ADDITIONAL INFORMATION, THE AGENCIES LISTED ON THIS SHEET MAY BE CONTACTED.

B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. THE ENGINEER DOES NOT WARRANT THE LOCATION OF ANY EXISTING UTILITIES SHOWN ON THE PLAN. THE CONTRACTOR SHALL CALL J.U.L.I.E. AT 800-892-0123 AND THE MUNICIPALITY, FOR UTILITY LOCATIONS. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AND THE MUNICIPALITY TWENTY-FOUR (24) HOURS PRIOR TO STARTING ANY CONSTRUCTION.

C. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT WITH LOCATIONS OF THE NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.

3. UTILITY COORDINATION

A. OWNER SHALL OBTAIN EASEMENTS AND PERMITS NECESSARY TO FACILITATE CONSTRUCTION OF THE PROPOSED UTILITIES. THE CONTRACTOR, HOWEVER, SHALL FURNISH ALL REQUIRED BONDS AND EVIDENCE OF INSURANCE NECESSARY TO SECURE THESE PERMITS.

B. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE NATURE AND STATUS OF ALL UTILITY RELOCATION WORK PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO ENSURE THAT CONSTRUCTION OPERATIONS DO NOT INTERFERE WITH UTILITY FACILITIES AND RELOCATION WORK. THE SCHEDULE SHOULD REFLECT CONSTRUCTION SEQUENCING WHICH COORDINATES WITH ALL UTILITY RELOCATION WORK. THE CONTRACTOR SHALL BE REQUIRED TO ADJUST THE ORDER OF ITS WORK FROM TIME TO TIME, TO COORDINATE SAME WITH UTILITY RELOCATION WORK, AND SHALL PREPARE REVISED SCHEDULE(S) IN COMPLIANCE THEREWITH AS DIRECTED BY THE OWNER.

C. THE OWNER AND THE ENGINEER SHALL BE NOTIFIED IN WRITING BY THE CONTRACTOR AT LEAST 48 HOURS PRIOR TO THE START OF ANY OPERATION REQUIRING COOPERATION WITH OTHERS. AT&T SHALL BE CONTACTED ONE MONTH PRIOR TO START OF CONSTRUCTION IN ITS UTILITY AREAS. ALL OTHER AGENCIES, UNLESS OTHERWISE NOTED, SHALL BE NOTIFIED IN WRITING BY THE CONTRACTOR TEN (10) DAYS PRIOR TO THE START OF ANY SUCH OPERATION.

4. NO PLAN SHALL BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY MARKED "FOR CONSTRUCTION". PRIOR TO COMMENCEMENT OF CONSTRUCTION THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THE WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IN ADDITION, THE CONTRACTOR MUST VERIFY THE ENGINEER'S LINE AND GRADE STAKES. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT SAME TO ENGINEER BEFORE DOING ANY WORK, OTHERWISE THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, SPECIFICATIONS AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTIONS ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.

5. ALL PROPOSED ELEVATIONS SHOWN ON THE PLANS ARE FINISHED SURFACE ELEVATIONS, UNLESS OTHERWISE SPECIFIED.

6. UPON AWARDING OF THE CONTRACT, AND WHEN REQUIRED BY THE MUNICIPALITY OR OWNER, THE CONTRACTOR SHALL FURNISH A LABOR, MATERIAL AND PERFORMANCE BOND IN THE AMOUNT REQUIRED GUARANTEEING COMPLETION OF THE WORK. THE UNDERWRITER SHALL BE ACCEPTABLE TO THE MUNICIPALITY OR OWNER, AS APPROPRIATE.

7. THE CONTRACTORS SHALL PLAN THEIR WORK BASED ON THEIR OWN BORINGS, EXPLORATIONS AND OBSERVATIONS TO DETERMINE SOIL CONDITIONS AT THE LOCATION OF THE PROPOSED WORK. HOWEVER, IF THE OWNER HAS A SOILS REPORT, THE RESULTS WILL BE AVAILABLE FROM THE OWNER UPON WRITTEN REQUEST.

8. CONTRACTOR SHALL VIDEO TAPE WORK AREA PRIOR TO CONSTRUCTION FOR THE PURPOSE OF DOCUMENTING EXISTING CONDITIONS.

9. COMMENCING CONSTRUCTION

A. THE CONTRACTOR SHALL NOTIFY THE OWNER AND/OR HIS REPRESENTATIVE AND THE AFFECTED GOVERNMENTAL AGENCIES IN WRITING AT LEAST THREE FULL WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL NOTIFY AS NECESSARY, ALL TESTING AGENCIES, EITHER MUNICIPALITY'S OR THE OWNER'S, SUFFICIENTLY IN ADVANCE OF CONSTRUCTION. ALL MATERIAL TESTING SHALL BE THE RESPONSIBILITY AND EXPENSE OF THE CONTRACTOR. THE TESTING AGENCY SHALL MEET THE APPROVAL OF THE OWNER.

B. FAILURE OF CONTRACTOR TO ALLOW PROPER NOTIFICATION TIME WHICH RESULTS IN TESTING COMPANIES TO BE UNABLE TO VISIT SITE AND PERFORM TESTING WILL CAUSE CONTRACTOR TO SUSPEND OPERATION (PERTAINING TO TESTING) UNTIL TESTING AGENCY CAN SCHEDULE TESTING OPERATIONS. COST OF SUSPENSION OF WORK TO BE BORNE BY CONTRACTOR.

10. ALL CONTRACTORS SHALL KEEP ACCESS AVAILABLE AT ALL TIMES FOR ALL TYPES OF TRAFFIC. AT NO TIME SHALL ACCESS BE DENIED TO ADJACENT PROPERTIES.

11. THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES UNTIL THEY ARE NO LONGER NEEDED. ANY STAKES DESTROYED OR DISTURBED BY THE CONTRACTOR PRIOR TO THEIR USE SHALL BE RESET BY THE DEVELOPER'S ENGINEER AT CONTRACTOR'S COST.

12. ANY EXISTING SIGNS, LIGHT STANDARDS AND UTILITY POLES WHICH INTERFERE WITH CONSTRUCTION OPERATIONS AND NOT NOTED FOR DISPOSAL SHALL BE REMOVED AND RESET BY THE CONTRACTOR AT HIS OWN EXPENSE AS SHOWN ON THE ENGINEERING PLANS OR AS DIRECTED BY THE DEVELOPER. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS OWN EXPENSE TO THE SATISFACTION OF THE OWNER. ANY SIGNS NOT REQUIRED TO BE RESET, SHALL BE DELIVERED TO THE RESPECTIVE OWNERS.

13. REMOVAL OF SPECIFIED ITEMS, INCLUDING BUT NOT LIMITED TO, PAVEMENT, SIDEWALK, CURB, CURB AND GUTTER, CULVERTS, ETC. SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE. HE IS RESPONSIBLE FOR ANY PERMIT REQUIRED FOR SUCH DISPOSAL.

14. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM OR SHALL BE RESTORED TO PROPER OPERATING CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE OR DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND TURNED OVER TO THE ENGINEER, DEVELOPER OR MUNICIPAL ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THIS WORK SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.

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

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

17. ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALKS, CURBS, PAVEMENT AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT UNLESS SPECIFICALLY NOTED ON THE PLANS.

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

19. LIMB PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF THE LANDSCAPE ARCHITECT MEETING THE OWNER'S APPROVAL AND SHALL BE UNDERTAKEN IN A TIMELY FASHION SO AS NOT TO INTERFERE WITH CONSTRUCTION.

20. ALL LIMBS, BRANCHES, AND OTHER DEBRIS RESULTING FROM THIS WORK SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE OFF-SITE.

21. ALL CUTS OVER 1" IN DIAMETER SHALL BE MADE FLUSH WITH THE NEXT LARGE BRANCH. WOUNDS OVER 1" IN DIAMETER SHALL BE PAINTED WITH AN APPROVED TREE PAINT.

22. GENERAL EXCAVATION/UNDERGROUND NOTES

A. SLOPE SIDES OF EXCAVATIONS TO COMPLY WITH CODES AND ORDINANCES HAVING JURISDICTION. SHORE AND BRACE WHERE SLOPING IS NOT POSSIBLE EITHER BECAUSE OF SPACE RESTRICTIONS OR STABILITY OF MATERIAL EXCAVATED. MAINTAIN SIDES AND SLOPES OF EXCAVATIONS IN A SAFE CONDITION UNTIL COMPLETION OF BACKFILLING.

B. PROVIDE MATERIALS FOR SHORING AND BRACING, SUCH AS SHEET PILING, UPRIGHTS, STRINGERS AND CROSS BRACES, IN GOOD SERVICEABLE CONDITION. PROVIDE MINIMUM REQUIREMENTS FOR TRENCH SHORING AND BRACING TO COMPLY WITH CODES AND AUTHORITIES HAVING JURISDICTION. MAINTAIN SHORING AND BRACING IN EXCAVATIONS REGARDLESS OF TIME PERIOD EXCAVATIONS WILL BE OPEN. CARRY DOWN SHORING AND BRACING AS EXCAVATION PROGRESSES IN ACCORDANCE WITH OSHA AND GOVERNING AUTHORITY.

C. PREVENT SURFACE WATER AND SUBSURFACE OR GROUNDWATER FROM FLOWING INTO EXCAVATIONS. REMOVE WATER TO PREVENT SOFTENING OF FOUNDATION BOTTOMS, UNDERCUTTING FOOTINGS, AND SOIL CHANGES DETRIMENTAL TO STABILITY OF SUBGRADES AND FOUNDATIONS. PROVIDE AND MAINTAIN PUMPS, SUMPS, SUCTION AND DISCHARGE LINES AND OTHER DEWATERING SYSTEM COMPONENTS NECESSARY TO CONVEY WATER AWAY FROM EXCAVATIONS. CONVEY WATER REMOVED FROM EXCAVATIONS AND RAINWATER TO COLLECTING OR RUN-OFF AREAS ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION. PROVIDE AND MAINTAIN TEMPORARY DRAINAGE DITCHES AND OTHER DIVERSIONS OUTSIDE EXCAVATION LIMITS FOR EACH STRUCTURE. DO NOT USE TRENCH EXCAVATIONS AS TEMPORARY DRAINAGE DITCHES.

D. IMMEDIATELY REPORT CONDITIONS THAT MAY CAUSE UNSOUND BEARING TO THE OWNER/DEVELOPER BEFORE CONTINUING WORK.

23. FINAL ACCEPTANCE

A. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED BY THE CONTRACTOR AND HIS SURETY FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF FINAL ACCEPTANCE OF THE PROJECT AND THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE DURING THAT PERIOD. THIS GUARANTEE SHALL BE PROVIDED IN THE FORM OF MAINTENANCE BOND IN THE AMOUNT OF 10% OF THE COST OF IMPROVEMENTS.

B. BEFORE ACCEPTANCE BY THE OWNER AND FINAL PAYMENT, ALL WORK SHALL BE INSPECTED BY THE OWNER OR HIS REPRESENTATIVE. FINAL PAYMENT WILL BE MADE AFTER ALL THE CONTRACTOR'S WORK HAS BEEN APPROVED AND ACCEPTED.

C. NO UNDERGROUND WORK SHALL BE COVERED UNTIL IT HAS BEEN APPROVED BY THE MUNICIPALITY. APPROVAL TO PROCEED MUST BE OBTAINED FROM THE MUNICIPALITY PRIOR TO INSTALLING PAVEMENT BASE, BINDER, SURFACE, AND PRIOR TO PLACING ANY CONCRETE AFTER FORMS HAVE BEEN SET.

D. AT THE CLOSE OF EACH WORKING DAY AND AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS.

24. UNDERGROUND NOTES

A. UNDERGROUND WORK SHALL INCLUDE TRENCHING, INSTALLATION OF PIPE, CASTINGS, STRUCTURES, BACKFILLING OF TRENCHES AND COMPACTION AND TESTING AS SHOWN ON THE CONSTRUCTION PLANS. FITTINGS AND ACCESSORIES NECESSARY TO COMPLETE THE WORK MAY NOT BE SPECIFIED, BUT SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT.

B. WHERE SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER, EXISTING DRAINAGE STRUCTURES AND SYSTEMS SHALL BE CLEANED OF DEBRIS AND PATCHED AS NECESSARY TO ASSURE INTEGRITY OF THE STRUCTURE. THIS WORK SHALL BE PAID FOR AT THE CONTRACT UNIT PRICE EACH FOR STRUCTURES AND CONTRACT UNIT PRICE PER LINEAL FOOT FOR SYSTEMS WHICH SHALL BE PAYMENT IN FULL FOR CLEANING, PATCHING, REMOVAL AND DISPOSAL OF DEBRIS AND DIRT. DRAINAGE STRUCTURES AND SYSTEMS CONSTRUCTED AS PART OF THIS PROJECT SHALL BE MAINTAINED BY THE CONTRACTOR AT HIS EXPENSE. NO PAYMENT WILL BE MADE FOR CLEANING STRUCTURES OR SYSTEMS CONSTRUCTED AS PART OF THIS PROJECT.

C. ANY DEWATERING OF SEWER AND WATER TRENCHES AS WELL AS TEMPORARY SHEETING OR BRACING THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL NOT BE CONSIDERED EXTRA WORK UNLESS THERE IS A SPECIFIC LINE ITEM FOR DEWATERING. IN THE EVENT THAT SOFT MATERIALS WITH UNCONFINED COMPRESSIVE STRENGTH LESS THAN 0.5 TSF ARE ENCOUNTERED IN SEWER CONSTRUCTION, THE CONTRACTOR SHALL (UPON APPROVAL OF THE OWNER AND/OR ENGINEER) OVER-EXCAVATE TO A DEPTH OF ONE (1) FOOT BELOW THE BOTTOM OF THE PIPE AND BACKFILL WITH COMPACTED CRUSHED STONE, PROPERLY FORMED TO FIT THE BOTTOM OF THE PIPE.

D. TRENCH BACKFILL WILL BE REQUIRED FOR THE FULL TRENCH DEPTH WITHIN TWO (2) FEET OF PROPOSED OR EXISTING PAVEMENTS, UTILITIES, DRIVEWAYS, AND SIDEWALKS AND EXTENDING A DISTANCE EQUAL TO A 1:1 SLOPE FROM SUBGRADE ELEVATION TO TOP OF PIPE. THE TRENCH BACKFILL SHALL CONSIST OF GRANULAR MATERIAL MEETING IDOT CA-6 GRADATION. THE TRENCH BACKFILL SHALL BE COMPACTED IN ACCORDANCE WITH (SSRBC) SPECIFICATIONS. JETTING WITH WATER SHALL NOT BE PERMITTED. THE COST OF SUCH CONSTRUCTION SHALL BE CONSIDERED INCIDENTAL TO THIS CONTRACT AND SHALL BE INCLUDED IN THE UNIT PRICE OF THE PIPE. NO SEPARATE PAYMENT SHALL BE MADE FOR THIS ITEM.

E. THE CONTRACTOR SHALL INSTALL A 4" X 4" X 8' (NOMINAL) POST AT THE TERMINUS OF THE SANITARY, WATER AND STORM SERVICE, SANITARY AND STORM MANHOLES, CATCH BASINS, INLETS AND WATER VAULTS. THE POST SHALL EXTEND 4' ABOVE THE GROUND. THE TOP 12" OF SAID POST SHALL BE PAINTED AS FOLLOWS: SANITARY - RED, WATERMAIN - BLUE, STORM - GREEN.

F. AFTER THE STORM SEWER SYSTEM HAS BEEN CONSTRUCTED, THE CONTRACTOR SHALL PLACE EROSION CONTROL AT REAR YARD INLET LOCATIONS, AND AT OTHER LOCATIONS SELECTED BY THE ENGINEER, TO MINIMIZE THE AMOUNT OF SILTATION WHICH NORMALLY WOULD ENTER THE STORM SEWER SYSTEM.

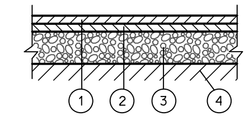
G. HYDRANTS SHALL NOT BE FLUSHED DIRECTLY ON THE ROAD SUBGRADES. WHENEVER POSSIBLE, HOSES SHALL BE USED TO DIRECT THE WATER INTO LOT AREAS OR THE STORM SEWER SYSTEM (IF AVAILABLE). DAMAGE TO THE ROAD SUBGRADE OR LOT GRADING DUE TO EXCESSIVE WATER SATURATION AND/OR EROSION FROM HYDRANT FLUSHING, OR FROM LEAKS IN THE WATER DISTRIBUTION SYSTEM, WILL BE REPAIRED BY THE CONTRACTOR AT HIS COST.

H. ALL TOP OF FRAMES FOR STORM AND SANITARY SEWERS AND VALVE VAULT COVERS ARE TO BE ADJUSTED TO MEET FINAL FINISH GRADE. THIS ADJUSTMENT IS TO BE MADE BY THE SEWER AND WATER CONTRACTOR AND THE COST IS TO BE CONSIDERED INCIDENTAL. THESE ADJUSTMENTS TO FINISHED GRADE WILL NOT ALLEVIATE THE CONTRACTOR FROM ANY ADDITIONAL ADJUSTMENTS AS REQUIRED BY THE MUNICIPALITY UPON FINAL INSPECTION OF THE PROJECT. (FINAL GRADES TO BE DETERMINED BY THE MUNICIPALITY AT THE TIME OF FINAL INSPECTION AND MAY VARY FROM PLAN GRADE.)

I. SLEEVES FOR UTILITY (COMED, TELEPHONE, ETC.) STREET CROSSING, SHALL BE INSTALLED WHERE DIRECTED BY THE OWNER. SLEEVES SHALL BE 6" PVC INSTALLED 36" BELOW THE TOP OF CURB AND EXTEND TWO FEET OUTSIDE THE CURB. TRENCH SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL.

J. THE CONTRACTOR SHALL VERIFY THE SIZE AND INVERT ELEVATION OF ALL CONNECTIONS TO AVOID ANY CONFLICTS BEFORE STARTING WORK. NOTIFY OWNER OF ANY DISCREPANCIES.

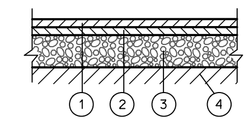
25. IT SHALL BE UNDERSTOOD THAT NEITHER THE MUNICIPALITY, ITS OFFICIALS, CONSULTANTS, NOR ITS EMPLOYEES ARE AGENTS OF OR REPRESENTATIVES OF THE OWNER. NONE-THE-LESS, THE MUNICIPALITY, ITS OFFICIALS AND EMPLOYEES ARE TO BE PROVIDED SAFE ACCESS TO ALL PHASES OF ALL WORK PERFORMED ON THE PROJECT SITE TO MONITOR THE QUALITY OF THE WORK AND ASSURE ITS CONFORMITY WITH THE PLANS AND SPECIFICATIONS. THERE SHALL BE NO PERSONAL LIABILITY UPON ANY OFFICIAL OR EMPLOYEE OF THE MUNICIPALITY ON ACCOUNT OF ACTIONS TAKEN OR NOT TAKEN IN THE COURSE OF THEIR WORK. THE CONTRACTOR MUST AT ALL TIMES MAINTAIN A SAFE ACCESS TO THE WORK FOR INSPECTORS. "SAFE" : MEANING CONDITIONS COMPLYING WITH ALL PROVISIONS OF ALL APPLICABLE AND RECOGNIZED SAFETY STANDARDS, FEDERAL, STATE AND LOCAL. IF ACCESS IS NOT SAFE AND INSPECTIONS CANNOT BE MADE UNDER SAFE CONDITIONS, THE INSPECTOR CAN ORDER CESSATION OF THE WORK SO AFFECTED UNTIL SUCH TIME AS CONTRACTOR PROVIDES SAFE ACCESS.



TYPICAL ASPHALT PAVEMENT SECTION
(LIGHT DUTY)
N.T.S.

1. 1.5" HMA SURFACE COURSE, IL 9.5, N50
2. 3" LEVELING BINDER (MACHINE METHOD), N50
3. 9" AGGREGATE BASE COURSE, TYPE B
4. COMPACTED AND STABLE SUBGRADE

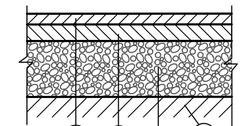
SN: 1.5 x 0.40 = 0.60
3 x 0.33 = 0.99
9 x 0.13 = 1.17
SN = 2.76



TYPICAL ASPHALT PAVEMENT SECTION
(HEAVY DUTY)
N.T.S.

1. 2" HMA SURFACE COURSE, IL 9.5, N50
2. 3" HMA BINDER COURSE, IL 19.0, N50
3. 12" AGGREGATE BASE COURSE, TYPE B
4. COMPACTED AND STABLE SUBGRADE

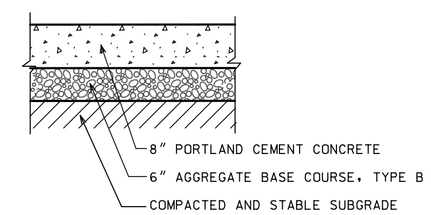
SN: 2 x 0.40 = 0.80
3 x 0.33 = 0.99
12x 0.13 = 1.56
SN = 3.35



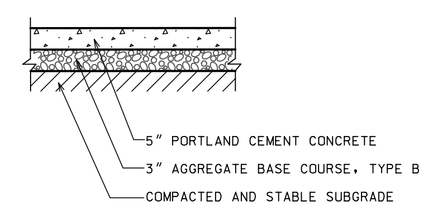
TYPICAL ASPHALT PAVEMENT SECTION
(KENSINGTON COURT PAVEMENT)
N.T.S.

1. 2" HMA SURFACE COURSE, MIX "C", N50
2. 3" HMA BINDER COURSE, IL 19.0, N50
3. 10" AGGREGATE BASE COURSE, TYPE B
4. COMPACTED AND STABLE SUBGRADE

SN: 2 x 0.40 = 0.80
3 x 0.33 = 0.99
10x 0.13 = 1.30
SN = 3.09



TYPICAL CONCRETE PAVEMENT SECTION
LOADING DOCK / TRASH ENCLOSURE
N.T.S.



TYPICAL SIDEWALK/PEDESTRIAN PATH SECTION
N.T.S.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	DRAIN TILE	
	STORM SEWER	
	SANITARY SEWER	
	SANITARY TRUNK SEWER	
-W- 8"-	WATER MAIN (WITH SIZE)	-W- 8"-
	PIPE TRENCH BACKFILL	
-G- -G-	GAS MAIN	-G- -G-
-T- -T-	TELEPHONE LINES	-T- -T-
-E- -E-	ELECTRIC LINE	-E- -E-
-X-	FENCE	-X-
	RIGHT-OF-WAY	
	EASEMENT	
	PROPERTY LINE	
	SETBACK LINE	
	CENTERLINE	
680	CONTOUR	680
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	INLET	
	FIRE HYDRANT	
	PRESSURE CONNECTION	
	PIPE REDUCER	
	VALVE AND VAULT, VALVE	
	FLARED END SECTION	
	STREET LIGHT	
	UTILITY POLE	
	CONTROL POINT	
	SIGN	
XXX.XX	SPOT ELEVATION	XXX.XX
	SOIL BORING	
	OVERLAND FLOW ROUTE	
	DRAINAGE SLOPE	OR
	GUARDRAIL	
	WATER'S EDGE	
	CONCRETE	
	REVERSE PITCH CURB	
	TREE, FIR TREE, BUSH, & PROPOSED TREE TO REMOVE	

ABBREVIATIONS

M - STORM MANHOLE	I - INVERT OR INLET	T/P - TOP OF PIPE
S - SANITARY MANHOLE	TF - TOP OF FOUNDATION	B/P - BOTTOM OF PIPE
CB - CATCH BASIN	GF - GARAGE FLOOR	WM - WATERMAIN
LP - LIGHT POLE	TC - TOP OF CURB	SAN - SANITARY SEWER
VV - VALVE VAULT	TD - TOP OF DEPRESSED CURB	STM - STORM SEWER
E - END SECTION	TW - TOP OF RETAINING WALL	LO - LOOK OUT
FH - FIRE HYDRANT	BW - BOTTOM OF RETAINING WALL	PLO - PARTIAL LOOK OUT
GR - GRADE RING (HYDRANT)	OP - OUTLET OF PIPE	

PERMITS

DESCRIPTION	LOG NO.	PERMIT NO.	DATE ISSUED

CONTACT INFORMATION

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HINSDALE, IL. 60521
PH: 630-789-7035

VILLAGE OF HINSDALE
PUBLIC SERVICE & ENGINEERING DEPARTMENT
19 E. CHICAGO AVE.
HINSDALE, IL. 60521
PH: 630-789-7035

NO.	DATE	REMARKS

NO.	DATE	REMARKS

TYPICAL SECTIONS AND GENERAL NOTES

KENSINGTON SCHOOL &
8 SINGLE FAMILY LOT SUBDIVISION
HINSDALE, ILLINOIS

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SPACECO INC.

FILENAME: 9587.02GN
DATE: 03/09/18
JOB NO. 9587.02
SHEET GN

Attachment 1
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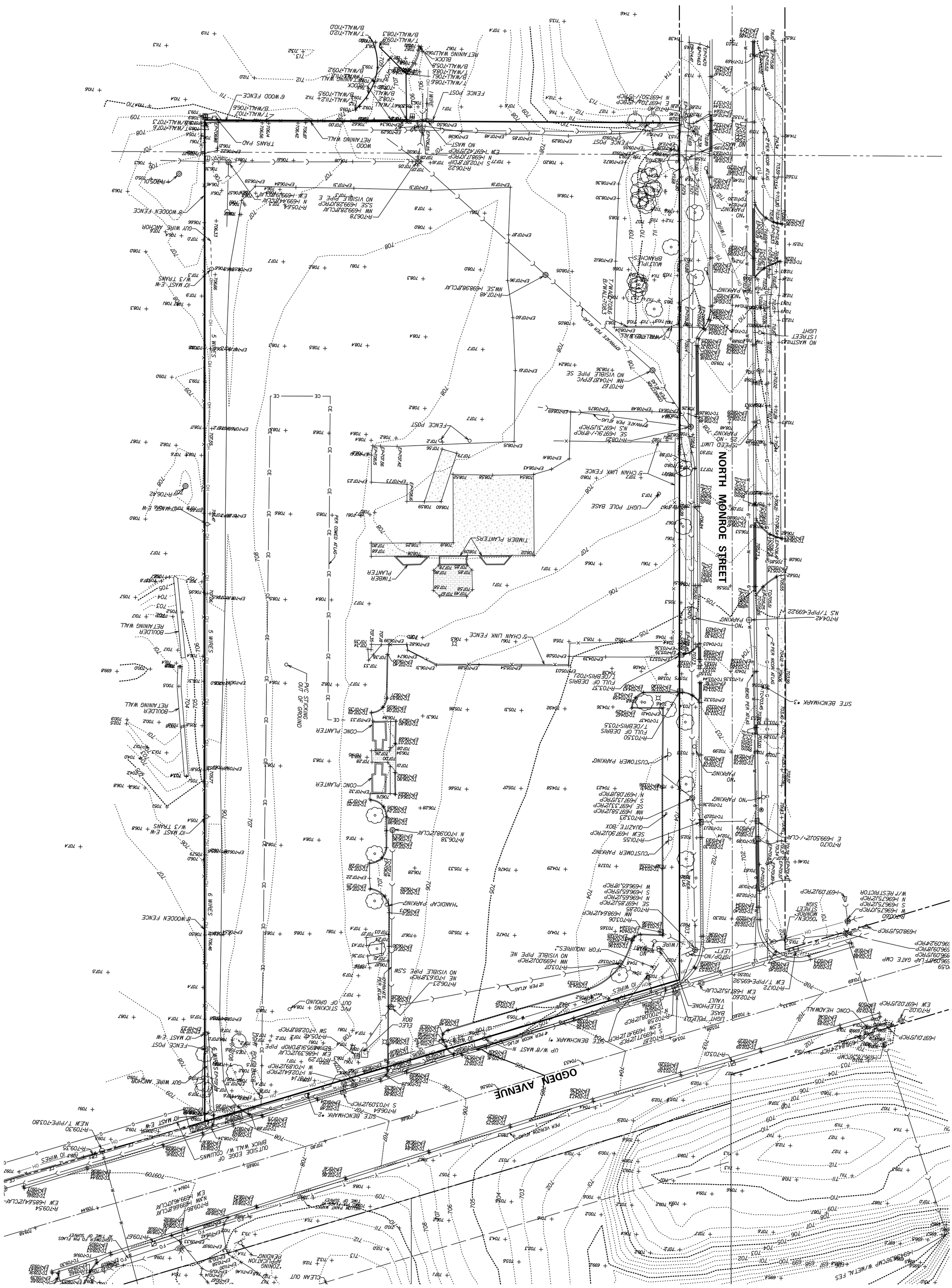

NORTH MONROE STREET
OGDEN AVENUE
SITE BENCHMARK #1
SITE BENCHMARK #2
SITE BENCHMARK #3
"CUSTOMER PARKING"
"HANDICAP PARKING"
"FOR INQUIRIES"
"NO PARKING"
TIMBER PLANTERS
TIMBER PLANTER
CONC PLANTER
5' CHAIN LINK FENCE
LIGHT POLE BASE
FENCE POST
WOOD RETAINING WALL
6' WOOD FENCE
8' WOODEN FENCE
BOULDER RETAINING WALL
PVC STICKING OUT OF GROUND
TRANS PAD
GUY WIRE ANCHOR
10' MAST E-W
5 WIRES
6 WIRES
10 WIRES
CLEAN OUT
ZONING APPLICATION PENDING
OUTSIDE EDGE OF BRICK WALL W/ COLUMNS
PER COMED ATLAS
PER VERIZON ATLAS
CONC HEADWALL
"OGDEN/MONROE" STREET SIGN
TELEPHONE VAULT
QUAZITE BOX
ELEC BOX
MULTIPLE BRANCHES

N
SCALE 1" = 30'
0
30
60

LEGEND

—)——)—	STORM SEWER
—>——>—	SANITARY SEWER
—>)——>)—	COMBINED SEWER
—W——W—	WATER MAIN
—G——G—	GAS MAIN
—T——T—	UNDERGROUND TELEPHONE LINE
—E——E—	UNDERGROUND ELECTRIC LINE
——CATV——	UNDERGROUND CATV LINE
—OH——OH—	OVERHEAD WIRE(S) ON UTILITY POLES
—FO——FO—	FIBER OPTIC LINE
—+—+—+—	RAILROAD
——×——	FENCE
—□—□—□—	GUARDRAIL
—— – – —— –	EDGE OF WATER
—ѱ——ѱ—	WETLAND LIMITS
⎔	SANITARY MANHOLE
◎	STORM MANHOLE
⊘	CATCH BASIN
▤	INLET
▷	FLARED END SECTION
E	ELECTRIC MANHOLE
T	TELEPHONE MANHOLE
T	TELEPHONE UPRIGHT
E	ELECTRIC UPRIGHT
C	CABLE TV UPRIGHT
♁	FIRE HYDRANT
⊖	VALVE AND VAULT
Ⓦ	WATER VALVE
Ⓑ	B BOX
Ⓐ	AUXILIARY VALVE
△	WELL
Ⓖ	GAS VALVE
⊠	HAND HOLE
¤	STREET LIGHT
-○-	UTILITY POLE
⌺	TRAFFIC SIGNAL
☒	TRAFFIC SIGNAL BOX
◉	SPRINKLER HEAD
○	BOLLARD
▷	MAILBOX
○	SIGN
Ⓤ	UNIDENTIFIED MANHOLE
---680---	CONTOUR
× 999.99	SPOT ELEVATION
☒	RIGHT-OF-WAY MONUMENT
⊗	DISC
●	IRON / STEEL ROD
○	IRON PIPE
×	CUT CROSS
•	PK / MAG NAIL
▾	RAILROAD SPIKE
⊕	SOIL BORING
12"	TREE WITH SIZE
12"	FIR TREE WITH SIZE
✿	BUSH
▨	ASPHALT
▨	CONCRETE
▨	GRAVEL
▨	BRICK PAVERS

NOTE:

UNDERGROUND UTILITIES ARE SHOWN BY USING PHYSICAL EVIDENCE FOUND ON THE SURFACE AND/OR FROM UTILITY COMPANY FIELD STAKES AND, THEREFORE, THEIR LOCATIONS ARE APPROXIMATE AND SUSPECTED AND MAY NOT BE COMPLETELY ACCURATE. FOR MORE ACCURATE LOCATION, FIELD EXCAVATE.

PIPE FLOW DIRECTIONS, IF SHOWN, ARE BASED ON FIELD INVERT ELEVATIONS UNLESS EXISTING PLANS INDICATE OTHERWISE, IN WHICH CASE THE EXISTING PLAN FLOW DIRECTION IS SHOWN.

LAST DATE OF FIELD WORK: NOVEMBER 7, 2017.

PER ATLAS: APPROXIMATE LOCATION OF UNDERGROUND UTILITIES PER VILLAGE ATLASES.

SOURCE BENCHMARK:
DUPAGE COUNTY 2006 GEODETIC SURVEY MONUMENT
BENCHMARK: DGN01001
PID: DK3129
ELEVATION = 704.86 NAVD88

SITE BENCHMARK #1:
SOUTHWEST BOLT OF THE FIRE HYDRANT AT THE SOUTHEAST CORNER OF OGDEN AND MONROE.
ELEVATION = 705.49

SITE BENCHMARK #2:
SOUTHWEST BOLT OF THE FIRE HYDRANT AT THE NORTHEAST CORNER OF THE PROPERTY.
ELEVAION = 709.41

SITE BENCHAMARK #3:
SOUTH BOLT OF THR FIRE HYDRANT LOCATED ON THE WEST SIDE OF MONROE STREET, FIRST FIRE HYDRANT OF OGDEN AVENUE.
ELEVATION = 705.66

NO.	DATE	REMARKS

NO.	DATE	REMARKS

EXISTING CONDITIONS
KENSINGTON SCHOOL &
8 SINGLE FAMILY LOT SUBDIVISION
HINSDALE, ILLINOIS

CONSULTING ENGINEERS
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SPACECO INC.

FILENAME:
9587.02ET

DATE:
03/09/18

JOB NO.
9587.02

SHEET
E1
3 OF 14

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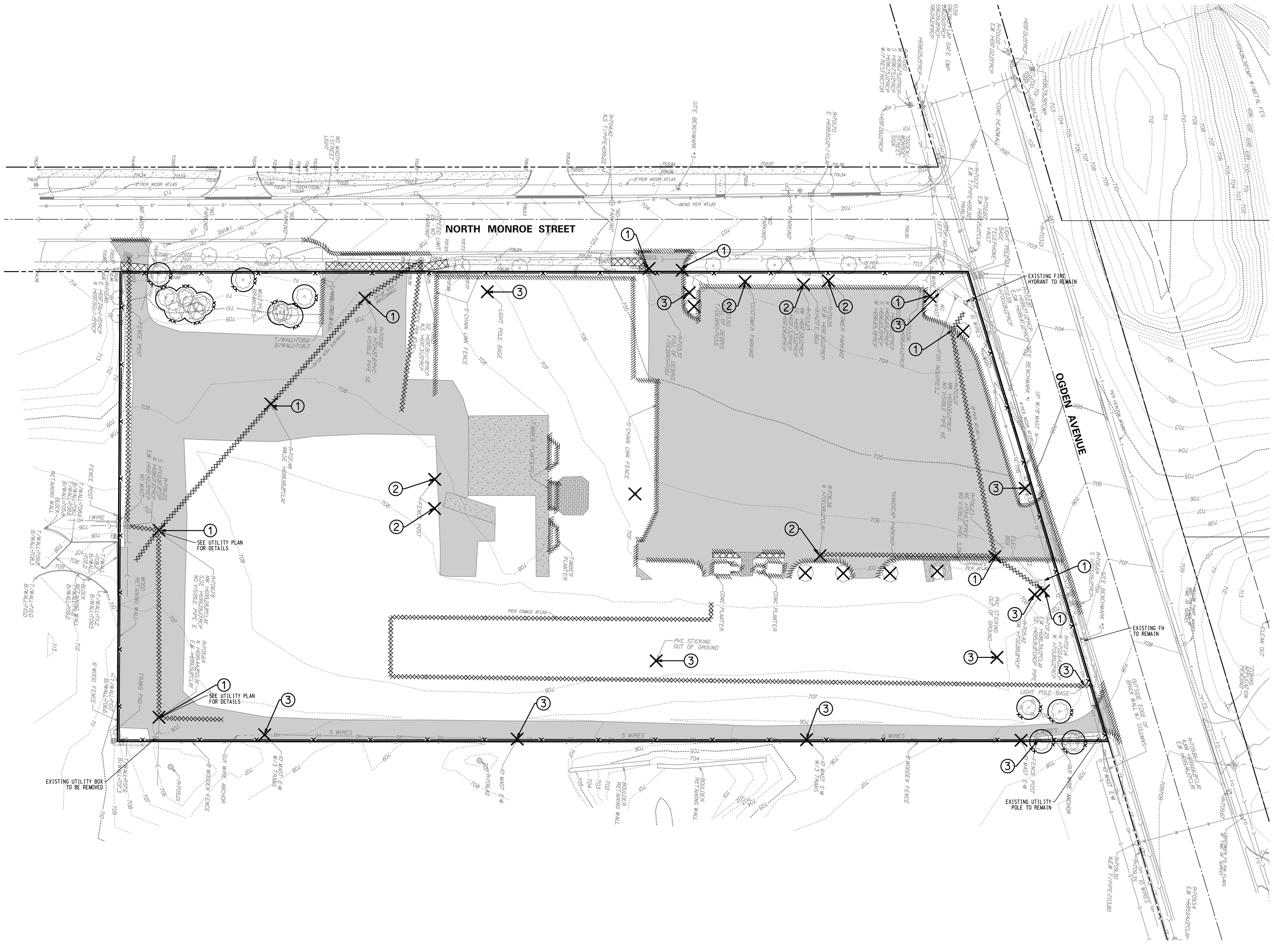
Attachment 1



SCALE 1" = 30'

0 30 60

LEGEND

- FULL DEPTH PAVEMENT REMOVAL
- EXISTING CONCRETE SIDEWALK REMOVAL
- REMOVE EXISTING BUILDINGS (DEMOLITION DETAILS BY OTHERS)
- CURB REMOVAL / FENCE REMOVAL
- UTILITY SERVICE REMOVAL
- EXISTING TREE TO BE PROTECTED WITH FENCING
- EXISTING ITEM TO BE REMOVED
- 6' TEMPORARY CONSTRUCTION FENCE

REMOVAL NOTE LEGEND:

1. REMOVE EXISTING STRUCTURE
2. EXISTING SIGN / POST / LIGHT POLE BASE TO BE REMOVED
3. EXISTING LIGHT POLE / UTIITY POLE TO BE REMOVED

NOTES:

1. ALL EXISTING PAVEMENT SHOWN TO BE REMOVED SHALL BE HAULED OFF SITE
2. FINAL DISCONNECT OF THE EXISTING UTILITY SERVICES AND STORM SEWER SHALL BE DONE AT THE MAINS IN ACCORDANCE WITH VILLAGE OF HINSDALE ENGINEERING STANDARDS. EXISTING EXISTING GAS SERVICE LINES TO BE REMOVED/ABANDONED BY THE GAS COMPANY.
3. TEMPORARY CONSTRUCTION FENCE SHALL HAVE "NO TRESPASSING" SIGN AND A LOCKED GATE TO THE CONTRRACTORS DESCRETION.
4. THE DEMOLITION CONTRACTOR SHALL BE AWARE ATHAT THERE MAY BE ADDITIONAL EXISTING UTILITIES ON THE SITE THAT ARE NOT SHOWN ON THE EXISTING CONDITION DRAWINGS.
5. EXISTING UTILITY POLES TO BE REMOVED AND UTILITY LINES TO BE RELOCATED BY THE RESPECTIVE UTILITY COMPANIES.

NO.	DATE	REMARKS

NO.	DATE	REMARKS

DEMOLITION PLAN

KENSINGTON SCHOOL & 8 SINGLE FAMILY LOT SUBDIVISION

HINSDALE, ILLINOIS

CONSULTING ENGINEERS
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SPACECO INC.

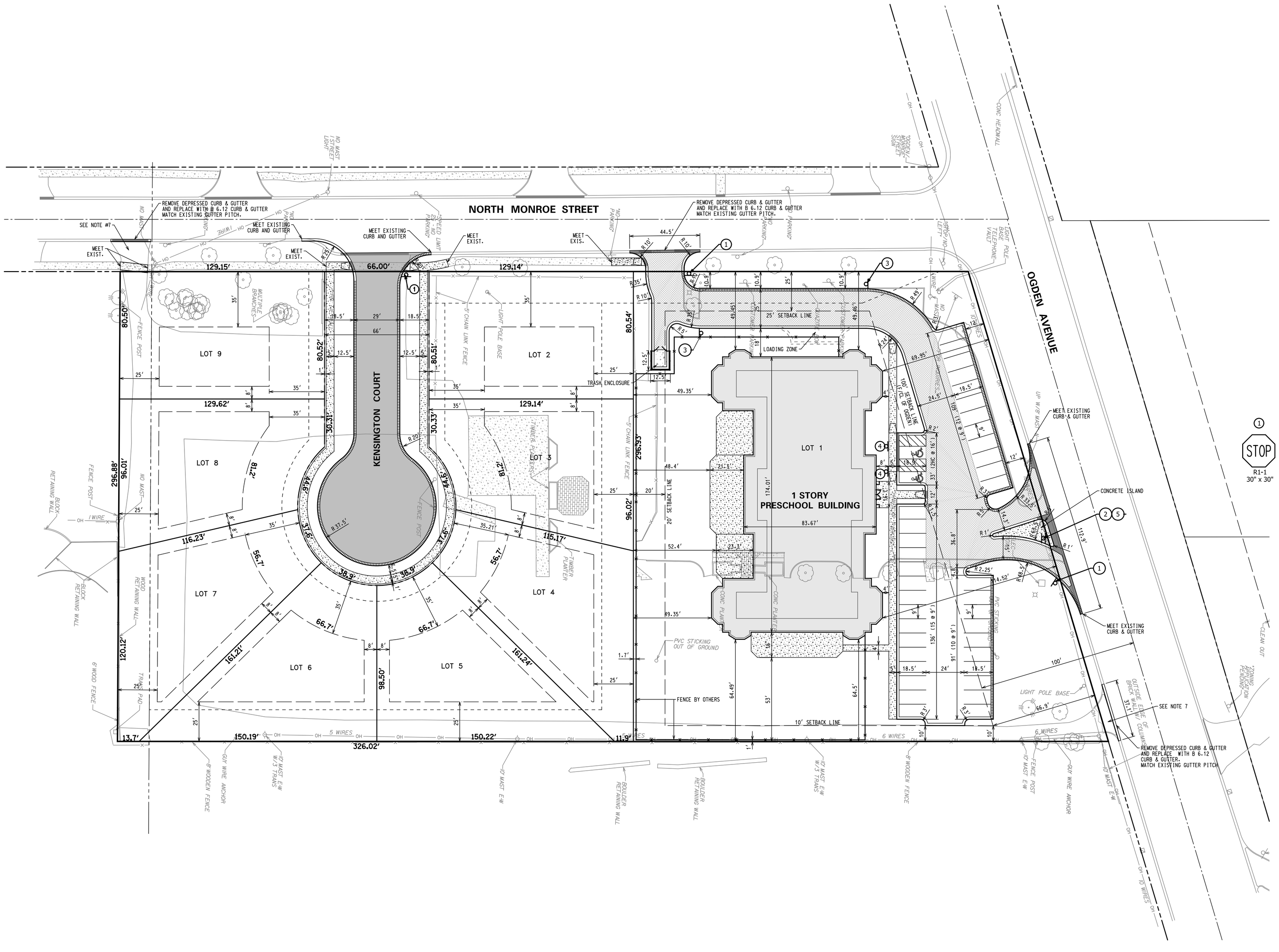
FILENAME: 9587.02DEMO

DATE: 03/09/18

JOB NO. 9587.02

SHEET **DEMO**

4 OF 14



SCALE 1" = 30'

0 30 60

LEGEND

- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- HEAVY DUTY ASPHALT PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- KENSINGTON COURT PAVEMENT
- CONCRETE SIDEWALK HC RAMP (5' WIDE UNLESS NOTED)
- B 6.12 CURB & GUTTER (STANDARD)
- B 6.12 CURB & GUTTER (REVERSE PITCHED)
- DEPRESSED CURB & GUTTER
- FENCE (SPECIFICATIONS BY OTHERS)

SIGN LEGEND:

1. STOP — R1-1 30" x 30"
2. ONLY — R3-5R 30" X 36"
3. FIRE LANE — R7-SPEC 12" X 18"
4. RESERVED PARKING — $250 FINE — VAN ACCESSIBLE — R7-8
5. DO NOT ENTER — R5X1 30" x 30"

NOTE: 1/2 INDICATES SIGN 1 MOUNTED ABOVE SIGN 2

LOT - 1 PARKING SUMMARY

STANDARD STALLS - 37

ACCESSIBLE STALLS - 2

TOTAL - 39

LOT AREA TABLE

LOT #	AREA (SF)	AREA (AC)
1	75,973	1.74
2	10,400	0.24
3	10,019	0.23
4	10,310	0.24
5	10,110	0.23
6	10,109	0.23
7	10,478	0.24
8	10,091	0.23
9	10,417	0.24
CUL-DE-SAC R.O.W.	14,606	0.34
TOTAL	172,513	3.96

NO.	DATE	REMARKS

NO.	DATE	REMARKS
2	04/04/18	PER REVISED SITE PLAN
1	03/14/18	PER REVISED SITE PLAN

GEOMETRIC PLAN

KENSINGTON SCHOOL & 8 SINGLE FAMILY LOT SUBDIVISION

HINSDALE, ILLINOIS

CONSULTING ENGINEERS
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SPACECO INC.

FILENAME: 9587.02GM

DATE: 03/09/18

JOB NO. 9587.02

SHEET GM

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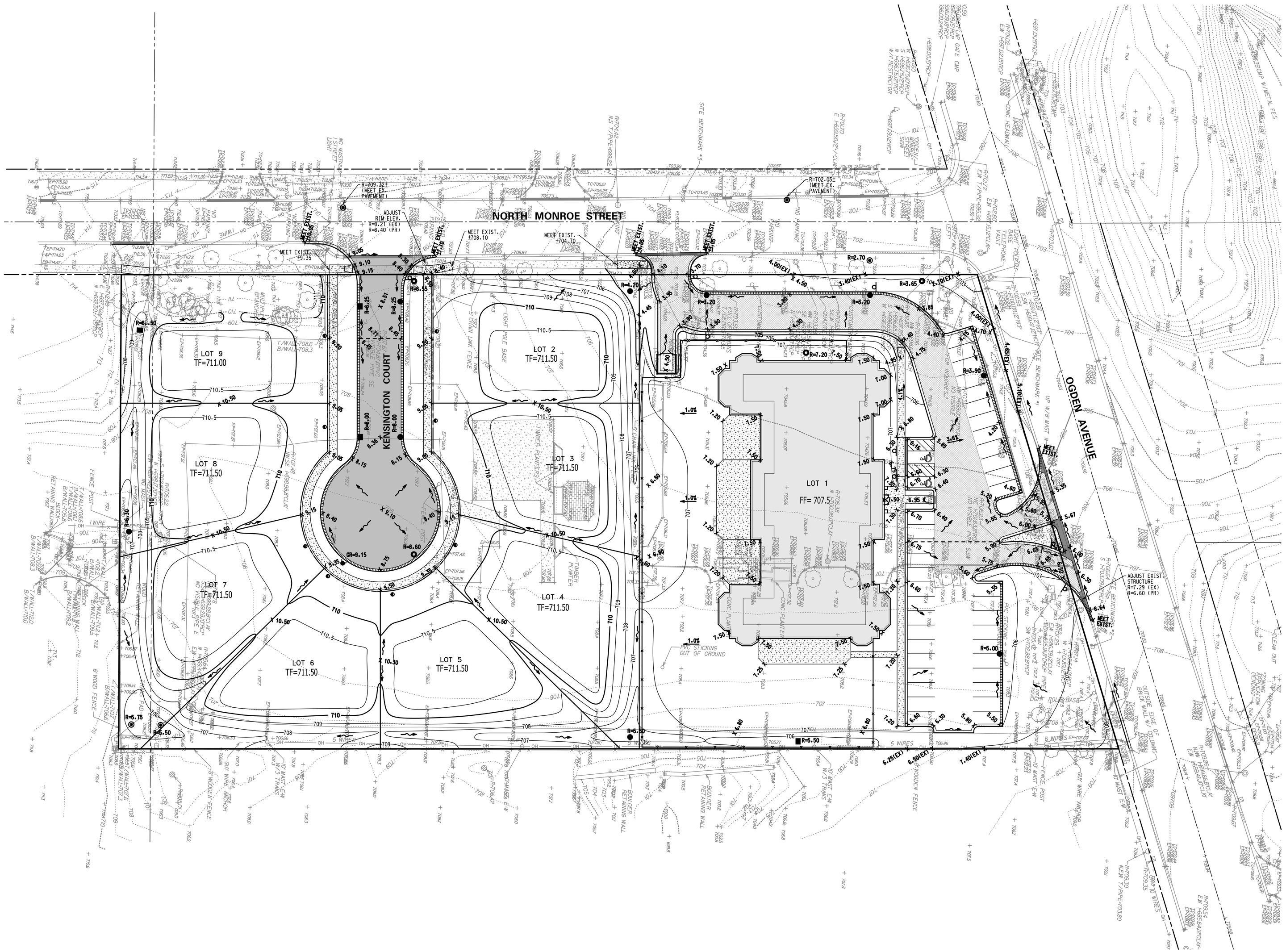

SCALE 1" = 30'

0 30 60

LEGEND

FF=	FINISHED FLOOR
TF=	TOP OF FOUNDATION
	LOCAL DRAINAGE
	LOCAL DRAINAGE DIVIDE
X 000.00	PROPOSED ELEVATION
R=000.00	RIM ELEVATION
GR=000.00	GRADE RINGS ELEVATION
	DEPRESSED CURB & GUTTER
	B 6.12 CURB & GUTTER (REVERSE PITCH)
	B 6.12 CURB & GUTTER (STANDARD PITCH)

NOTES:

1. ADD 700 TO ELEVATIONS SHOWN AS X.XX
2. ALL CURB AND GUTTER IS STANDARD PITCH UNLESS NOTED OTHERWISE.
3. ALL SPOT GRADES ALONG CURB LINE ARE EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.

NO.	DATE	REMARKS

NO.	DATE	REMARKS
2	04/04/18	PER REVISED SITE PLAN
1	03/14/18	PER REVISED SITE PLAN

GRADING PLAN

KENSINGTON SCHOOL & 8 SINGLE FAMILY LOT SUBDIVISION

HINSDALE, ILLINOIS

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SPACECO INC.

FILENAME: 9587.02GR

DATE: 03/09/18

JOB NO. 9587.02

SHEET GR

6 OF 14

Attachment 1

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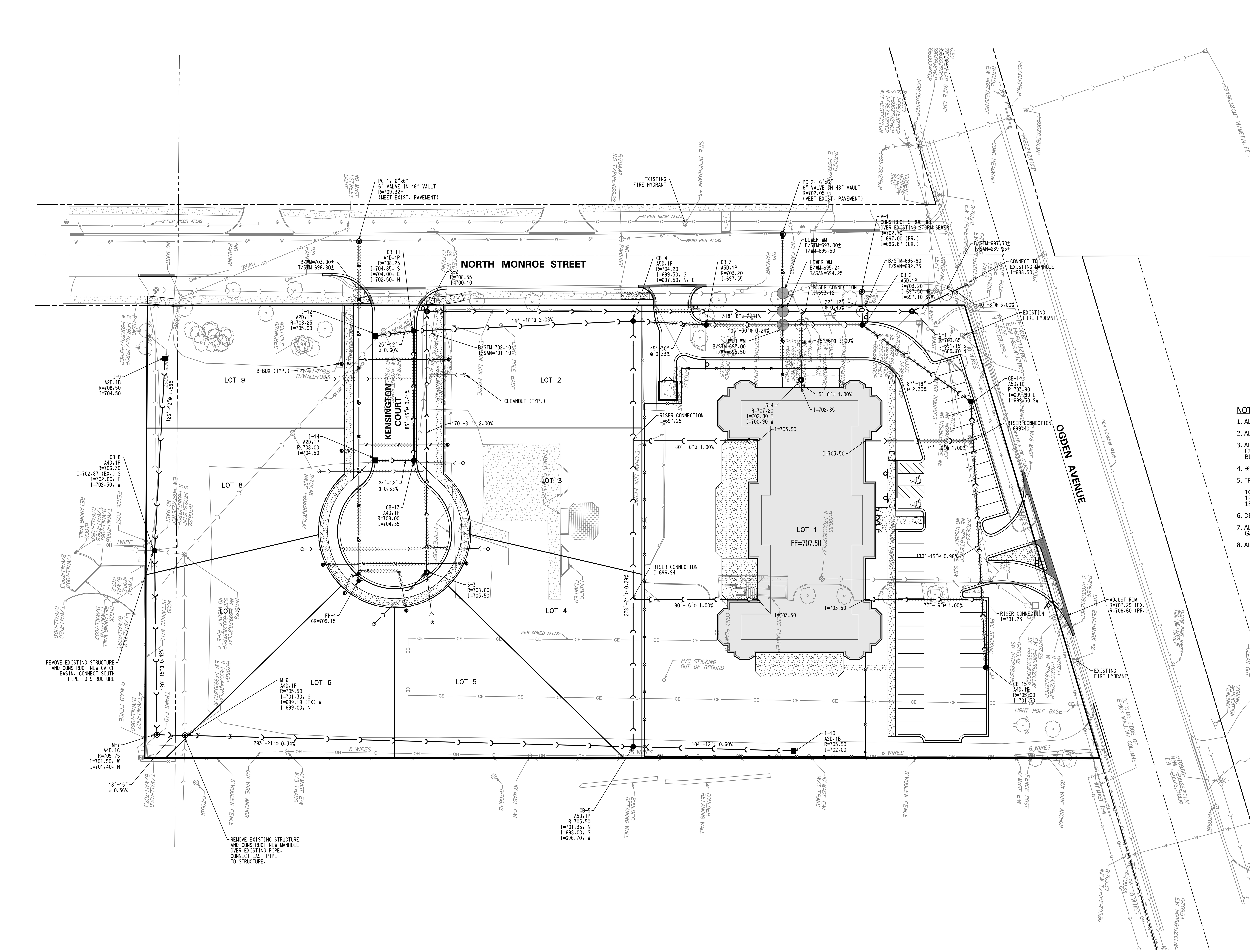

SCALE 1" - 30'

0 30 60

UTILITY LEGEND:

- STORM SEWER
- SANITARY SEWER
- WATERMAIN
- WATER SERVICE
- SANITARY SERVICE WITH CLEANOUT
- STORM INLET
- STORM CATCH BASIN
- STORM MANHOLE
- DOWNSPOUT
- PRESSURE CONNECTION
- FIRE HYDRANT
- VALVE BOX
- B-BOX
- SANITARY MANHOLE

NOTES:

1. ALL STORM SEWERS SHALL BE RCP CL-IV UNLESS NOTED OTHERWISE.
2. ALL SANITARY SEWERS SHALL BE PVC SDR 26 UNLESS NOTED OTHERWISE.
3. ALL WATER MAINS SHALL BE PVC-CLASS 150, CONFORMING TO AWWA C909 REQUIREMENTS UNLESS NOTED OTHERWISE. MEGALUGS AND THRUST BLOCKS ARE REQUIRED FOR ALL WATERMAIN FITTINGS.
4. INDICATES TRENCH BACKFILL REQUIRED.
5. FRAME AND GRATE/LID FOR STORM SEWER STRUCTURES

   1C - MANHOLE-NEENAH R-1713 FRAME WITH TYPE "B" CLOSED LID
   1P - INLET, CATCH BASIN-NEENAH R-1713 WITH TYPE "G" OPEN GRATE
   1B - INLET, CATCH BASIN-NEENAH R-4340-B GRATE
6. DESIGN OF WIRING AND CIRCUITRY OF LIGHTING WILL BE BY OTHERS.
7. ALL RESTRAINED WATER MAIN JOINTS SHALL BE U.S. PIPE "FIELD LOK" GASKET OR APPROVED EQUAL.
8. ALL WATER MAINS AND SERVICES MUST MAINTAIN 6' COVER, MINIMUM.

STORM STRUCTURE LEGEND

M-100
A4D,1P

- STRUCTURE ABBREVIATION
- STRUCTURE NUMBER
- FRAME AND LID TYPE
- DIAMETER & SIZE OF STRUCTURE
- TYPE OF STRUCTURE

STORM STRUCTURE ABBREVIATIONS

I = INLET
CB = CATCH BASIN
M = MANHOLE
PC = PRESSURE CONNECTION

NO.	DATE	REMARKS

NO.	DATE	REMARKS
1	03/14/18	PER REVISED SITE PLAN
2	04/04/18	PER REVISED SITE PLAN

UTILITY PLAN

KENSINGTON SCHOOL &
8 SINGLE FAMILY LOT SUBDIVISION
HINSDALE, ILLINOIS

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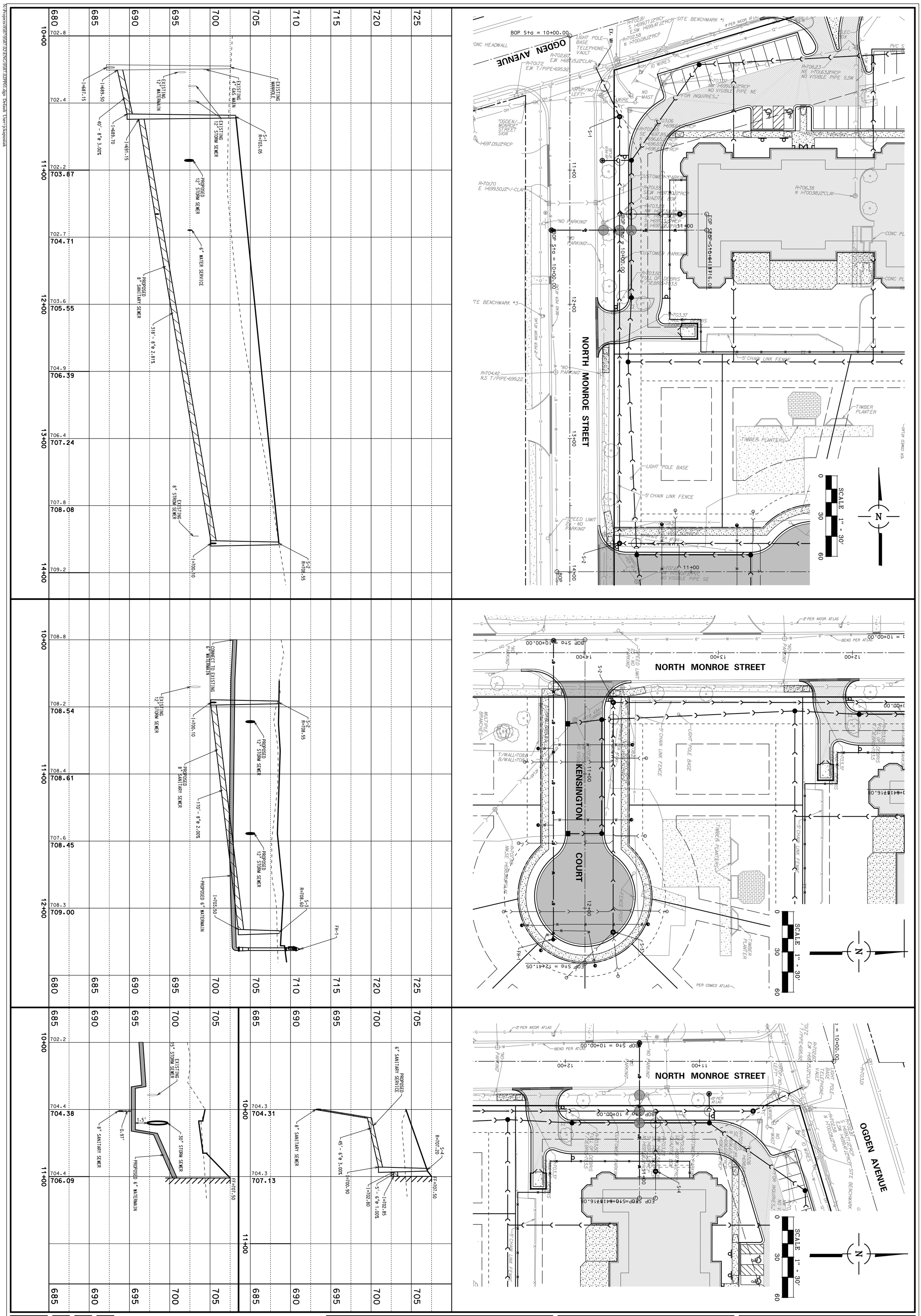
SPACECO INC.

FILENAME: 9587.02UT

DATE: 03/09/18

JOB NO. 9587.02

SHEET UT



NORTH MONROE STREET
OGDEN AVENUE
KENSINGTON COURT
N
SCALE 1" = 30'
0
30
60
BOP Sta = 10+00.00
EOP Sta = 12+41.05
11+00
12+00
13+00
14+00
S-1
S-2
S-3
S-4
FH-1
5' CHAIN LINK FENCE
TIMBER PLANTER
TIMBER PLANTERS
LIGHT POLE BASE
SITE BENCHMARK
"NO PARKING"
SPEED LIMIT 25 - NO PARKING
EX. MH
TELEPHONE VAULT
MULTIPLE BRANCHES
FENCE POST
CUSTOMER PARKING
S-2 R=708.55
S-1 R=703.05
EXISTING MANHOLE
EXISTING 4" GAS MAIN
EXISTING 12" STORM SEWER
EXISTING 12" WATERMAIN
PROPOSED 12" STORM SEWER
6" WATER SERVICE
318' - 8"@ 2.81%
PROPOSED 8" SANITARY SEWER
EXISTING 8" STROM SEWER
I=700.10
I=691.15
I=689.70
I=689.50
I=687.15
40' - 8"@ 3.00%
S-3 R=708.60
CONNECT TO EXISTING 6" WATERMAIN
170' - 8"@ 2.00%
PROPOSED 6" WATERMAIN
I=703.50
S-4 R=707.20
FF=707.50
PROPOSED 6" SANITARY SERVICE
I=702.85
5' - 6"@ 1.00%
I=702.80
I=700.90
45' - 6"@ 3.00%
8" SANITARY SEWER
EXISTING 15" STORM SEWER
30" STORM SEWER
1.5'
0.97'
725
720
715
710
705
700
695
690
685
680
10+00
702.8
702.4
702.2
703.87
702.7
704.71
703.6
705.55
704.9
706.39
706.4
707.24
707.8
708.08
709.2
708.8
708.2
708.54
708.4
708.61
707.6
708.45
708.3
709.00
704.3
704.31
707.13
704.4
704.38
706.09

NO.	DATE	REMARKS

NO.	DATE	REMARKS
2	04/04/18	PER REVISED SITE PLAN

PLAN AND PROFILE

KENSINGTON SCHOOL & 8 SINGLE FAMILY LOT SUBDIVISION
HINSDALE, ILLINOIS

CONSULTING ENGINEERS
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SPACECO INC.

FILENAME: 9587.02PP01
DATE: 03/09/18
JOB NO. 9587.02
SHEET **PP1**
8 OF 14

Attachment 1

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This Soil Erosion & Sediment Control (SESC) Plan has been prepared to fulfill one of the requirements of the National Pollutant Discharge Elimination System (NPDES) General Permit No. ILR10 .The SESC Plan should be maintained on site as an integral component of the Storm Water Pollution Prevention Plan (SWPPP). The SWPPP, including the SESC Plan, should be amended whenever there is a change in design, construction, operation, or maintenance, which has a significant effect on the potential for the discharge of pollutants to the Waters of the State and which has not otherwise been addressed in the SWPPP. The SWPPP, shall also be amanded if it proves to be ineffective in eliminating or significantly minimizing pollutants, or in otherwise achieving the general objectives of controlling pollutants in storm water discharges associated with construction site activity. In addition, the SWPPP shall be amended to identify any new contractor and/or subcontractor that will implement a measure of the SWPPP.

1. SITE DESCRIPTION

A. The following is a description of the nature of the construction activity: Construction of one story bulding , parking lot and underground utilities. Mass-grading, road construction and utility installation for single family lot subdivision.

B. The following is a description of the intended sequence of construction activities which will disturb soils for major portions of the construction site:

Describe proposed construction sequence, sample follows:

1) Install perimeter sediment control measures
a) Selective vegetation removal for silt fence installation
b) Silt fence installation
c) Construction fencing around areas not to be disturbed
d) Stabilized construction entrance
2) Clear and grub (as necessary)
3) Construct sediment trapping devices (sediment traps, sediment basins, etc.)
4) Construct detention facilities and outlet control structure with restrictor & temporary perforated riser
5) Strip topsoil, stockpile topsoil and grade site
6) Temporarily stabilize topsoil stockpiles (seed and silt fence around toe of slope)
7) Install storm sewer, sanitary sewer, watermain and associated inlet & outlet protection
8) Permanently stabilize detention basins with seed and erosion control blanket
9) Temporarily stabilize all areas including lots that have reached mass grade
10) Install roadways
11) Permanently stabilize all outlot areas
12) Install buildings and grade individual lots
13) Permanently stabilize lots
14) Remove all temporary soil erosion and sediment control measures after the site is stabilized with vegetation

C. The site has a total acreage of approximately 3.96 acres. Construction activity will disturb approximately 3.96 acres of the site.

D. 1) An estimated runoff coefficient of the site after construction activities are completed is ______.
2) Existing data describing the soil or quality of any discharge from the site is included in ______________________.

E. Refer to Sheets GM,SE3 for a site plan indicating:
1) drainage patterns;
2) approximate slopes anticipated before and after major grading activities;
3) locations where vehicles enter or exit the site and controls to minimize off-site sediment tracking;
4) areas of soil disturbance;
5) the location of major structural and nonstructural controls;
6) the location of areas where stabilization practices are expected to occur;
7) surface waters (including wetlands); and,
8) locations where storm water is discharged to a surface water.

F. 1) The name of the receiving water(s) is(are): Village of Hinsdale storm sewer .
2) The name of the ultimate receiving water is: Salt Creek .
3) The extent of wetland acreage at the site is 0 acres.

G. Potential sources of pollution associated with this construction activity may include:

- **sediment from disturbed soils**
- **portable sanitary stations**
- **fuel tanks**
- **staging areas**
- **waste containers**
- **chemical storage areas**
- **oil or other petroleum products**
- **adhesives**
- **tar**
- **solvents**
- **detergents**
- **fertilizers**
- **raw materials (e.g., bagged portland cement)**
- **construction debris**
- **landscape waste**
- **concrete and concrete trucks**
- **litter**

2. CONTROLS

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

A. Approved State or Local Plans

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

The soil erosion and sediment control measures for this site should meet the requirements of the following agencies:

- **Municipality (be specific)**
- **County Agency and/or SWCD (be specific)**
- **IEPA**
- **U.S. Army Corps of Engineers**

B. Control Implementation Schedule

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

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

C. Erosion and Sediment Controls

The appropriate soil erosion and sediment controls should be implemented on site and should be modified to reflect the current phase of construction. All temporary sediment and erosion control measures should be repaired or replaced as soon as practicable to maintain NPDES compliance. Permittee or an authorized agent is responsible for inspecting all sediment and erosion control measures at a minimum of every 7 calendar days and within 24 hours, or one working day, of the end of a 0.5-inch (or greater) rain event.

Unless otherwise indicated, all vegetative and structural erosion and sediment control practices should be installed to the Standard Practice. The contractor is responsible for the installation of any additional erosion and sediment control measures necessary to minimize erosion and sedimentation as determined by the Engineer or Primary Contact.

1) Stabilization Practices - Areas that will not be paved or covered with non-erosive material should be stabilized using procedures in substantial conformance with the Illinois Urban Manual. This SESC Plan includes site-specific soil erosion and sediment control measures. Additional erosion controls should be implemented as necessary, as determined by the Engineer or Primary Contact.

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

- **permanent seeding**
- **temporary seeding**
- **erosion control blanket**
- **other measures**

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

Stabilization of disturbed areas must be initiated within 1 working day of permanent or temporary cessation of earth activities and shall be completed as soon as possible but not later than 14 days from the initialization of stabilization work in an area. Exceptions to these time frames are specified below.

a. Where the initiation of stabilization measures is precluded by snow cover, stabilization measures shall be initiated as soon as practicable.

b. On areas where construction activity has temporarily ceased and will resume after 14 days, a temporary stabilization method can be used. Temporary stabilization techniques and materials shall conform to the SWPPP.

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

- **stabilized construction entrance**
- **silt fence**
- **sediment traps (provide locations and dimensions in plan set)**
- **other measures**

D. Storm Water Management

Provided below is a description of measures that will be installed during the construction process to control the pollutants in storm water discharges that will occur after the construction operations have been completed. The installation of these devices may be subject to Section 404 of the Clean Water Act.

1) The practices selected for implementation were determined on the basis of technical guidance contained in IEPA's Illinois Urban Manual, Federal, State, and/or Local Requirements. The storm water management measures include:

- **detention basins (wet basins, dry basins, etc.)**
- **retention basins**
- **vegetated swales**
- **infiltration trenches**
- **other measures**

2) Velocity dissipation devices, such as rip-rap aprons at flared end sections or level spreaders, shall be placed at discharge locations and along the length of any outfall channel as necessary to provide a non-erosive velocity flow from the structure to a watercourse so that the natural, physical, and biological characteristics and functions are maintained and protected (e.g., maintenance of hydrologic conditions, such as the hydroperiod and hydrodynamics present prior to the initiation of construction activities).

E. Waste Management

Solid waste materials including trash, construction debris, excess construction materials, machinery, tools and other items will be collected and disposed of off site by the contractor. The contractor is responsible to acquire the permit required for such disposal. Burning on site will not be permitted. No solid materials, including building materials, shall be discharged to Waters of the State, except as authorized by a Section 404 permit. All waste materials should be collected and stored in approved receptacles. No wastes should be placed in any location other than in the approved containers appropriate for the materials being discarded. There should be no liquid wastes deposited into dumpsters or other containers which may leak. Receptacles with deficiencies should be replaced as soon as possible and the appropriate clean-up procedure should take place, if necessary. Construction waste material is not to be buried on site. Waste disposal should comply with all Local, State, and Federal regulations.

On-site hazardous material storage should be minimized and stored in labeled, separate receptacles from non-hazardous waste. All hazardous waste should be disposed of in the manner specified by Local or State regulation or by the manufacturer.

F. Concrete Waste Management

Concrete waste or washout should not be allowed in the street or allowed to reach a storm water drainage system or watercourse. When practicable, a sign should be posted at each location to identify the washout. To the extent practicable, concrete washout areas should be located a reasonable distance from a storm water drainage inlet or watercourse, and should be located at least 10 feet behind the curb, if the washout area is adjacent to a paved road. A stabilized entrance that meets Illinois Urban Manual standards should be installed at each washout area.

The containment facilities should be of sufficient volume to completely contain all liquid and concrete waste materials including enough capacity for anticipated levels of rainwater. The dried concrete waste material should be picked up and disposed of properly when 66% capacity is reached. Hardened concrete can be properly recycled and used again on site (as approved by the Engineer) or hauled off site to an appropriate landfill.

G. Concrete Cutting

Concrete waste management should be implemented to contain and dispose of saw-cutting slurries. Concrete cutting should not take place during or immediately after a rainfall event. Waste generated from concrete cutting should be cleaned-up and disposed into the concrete washout facility as described above.

H. Vehicle Storage and Maintenance

When not in use, construction vehicles should be stored in a designated area(s) outside of the regulatory floodplain, away from any natural or created watercourse, pond, drainage-way or storm drain. Controls should be installed to minimize the potential of runoff from the storage area(s) from reaching storm drains or water courses. Vehicle maintenance (including both routine maintenance as well as on-site repairs) should be made within a designated area(s) to prevent the migration of mechanical fluids (oil, antifreeze, etc.) into watercourses, wetlands or storm drains. Drip pans or absorbent pads should be used for all vehicle and equipment maintenance activities that involve grease, oil, solvents, or other vehicle fluids. Construction vehicles should be inspected frequently to identify any leaks; leaks should be repaired immediately or the vehicle should be removed from site. Dispose of all used oil, antifreeze, solvents and other vehicle-related chemicals in accordance with United States Environmental Protection Agency (USEPA) and IEPA regulations and per Material Safety Data Sheet (MSDS) and/or manufacturer instructions. Contractors should immediately report spills to the Primary Contact.

I. Material Storage and Good Housekeeping

Materials and/or contaminants should be stored in a manner that minimizes the potential to discharge into storm drains or watercourses. An on-site area should be designated for material delivery and storage. All materials kept on site should be stored in their original containers with legible labels, and if possible, under a roof or other enclosure. Labels should be replaced if damaged or difficult to read. Bermed-off storage areas are an acceptable control measure to prevent contamination of storm water. MSDS should be available for referencing clean-up procedures. Any release of chemicals/contaminants should be immediately cleaned up and disposed of properly. Contractors should immediately report all spills to the Primary Contact, who should notify the appropriate agencies, if needed.

To reduce the risks associated with hazardous materials on site, hazardous products should be kept in original containers unless they are not re-sealable. The original labels and MSDS should be retained on site at all times. Hazardous materials and all other material on site should be stored in accordance with manufacturer or MSDS specifications. When disposing of hazardous materials, follow manufacturer or Local and State recommended methods.

The following good housekeeping practices should be followed on site during the construction project:

- An effort should be made to store only enough product required to do the job.
- All materials stored on site should be stored in a neat, orderly manner in their appropriate containers and adequately protected from the environment.
- Products should be kept in their original containers with the original manufacturer's label.
- Substances should not be mixed with one another unless recommended by the manufacturer.
- Operations should be observed as necessary to ensure proper use and disposal of materials on site.
- Whenever possible, all of a product should be used up before disposing of the container.
- Manufacturer's recommendations for proper use and disposal should be followed.

J. Management of Portable Sanitary Stations

To the extent practicable, portable sanitary stations should be located in an area that does not drain to any protected natural areas, Waters of the State, or storm water structures and should be anchored to the ground to prevent from tipping over. Portable sanitary stations located on impervious surfaces should be placed on top of a secondary containment device, or be surrounded by a control device (e.g., gravel-bag berm). The contractor should not create or allow unsanitary conditions. Sanitary waste should be disposed of in accordance with applicable State and/or Local regulations.

K. Spill Prevention and Clean-Up Procedures

Manufacturer's recommended methods for spill clean-up should be available and site personnel should be made aware of the procedures and the location of the information and clean-up supplies. Materials and equipment necessary for spill clean-up should be kept in the material storage area on site. Equipment and materials should include, but are not limited to, brooms, dust pans, mops, rags, gloves, goggles, kitty litter, sand, sawdust and plastic and/or metal trash containers specifically for this purpose.

Discharges of a hazardous substance or oil caused by a spill (e.g., a spill of oil into a separate storm sewer or Waters of the State) are not authorized by the ILR10 permit. If a spill occurs, notify the Primary Contact immediately. The construction site should have the capacity to control, contain, and remove spills, if they occur. Spills should be cleaned up immediately (after discovery) in accordance with MSDS and should not be buried on site or washed into storm sewer drainage inlets, drainage-ways, or Waters of the State.

Spills in excess of Federal Reportable Quantities (as established under 40 CFR Parts 110, 117, or 302), should be reported to the National Response Center by calling (800) 424-8802. MSDS often include information on Federal Reportable Quantities for materials. Spills of toxic or hazardous materials should be reported to the appropriate State or Local government agency, as required. When cleaning up a spill, the area should be kept well ventilated and appropriate personal protective equipment should be used to minimize injury from contact with a hazardous substance.

In addition to the good housekeeping and other management practices discussed in the previous sections of these Notes, the following minimum practices should be followed to reduce the risk of spills:

- On-site vehicles should be monitored for leaks and should receive regular preventative maintenance to reduce the chance of leakage.
- Petroleum products should be stored in tightly sealed and clearly labeled containers.
- Contractors should follow the manufacturer's recommendations for proper use, storage, and disposal of materials. Excess materials should be disposed of according to the manufacturer's instructions or State and Local regulations, and should not be discharged to the storm sewer or waterbody.

L. De-Watering Operations

During de-watering/pumping operations, only uncontaminated water should be allowed to discharge to protected natural areas, Waters of the State, or to a storm sewer system (in accordance with Local permits). Inlet hoses should be placed in a stabilized sump pit or floated at the surface of the water in order to limit the amount of sediment intake. Pumping operations may be discharged to a stabilized area that consists of an energy dissipating device (e.g., stone), sediment filter bag, or both. Adequate erosion controls should be used during de-watering operations as necessary. Stabilized conveyance channels should be installed to direct water to the desired location as applicable. Additional control measures may be installed at the outlet area at the discretion of the Primary Contact or Engineer.

M. Off-Site Vehicle Tracking

The site should have one or more stabilized construction entrances in conformance with the Plan details. Stabilized construction entrance(s) should be installed to help reduce vehicle tracking of sediments. Streets should be swept as needed to reduce excess sediment, dirt, or stone tracked from the site. Maintenance may include top dressing the stabilized entrance with additional stone and removing top layers of stone and sediment, as needed. Vehicles hauling erodible material to and from the construction site should be covered with a tarp.

N. Topsoil Stockpile Management

If topsoil is to be stockpiled at the site, select a location so that it will not erode, block drainage, or interfere with work on site. Topsoil stockpiles should not be located in the 100-year floodplain or designated buffer protecting Waters of the State. During construction of the project, soil stockpiles should be stabilized or protected with sediment trapping measures. Perimeter controls, such as silt fence, should be placed around the stockpile immediately. Stabilization of the stockpile should be completed if the stockpile is to remain undisturbed for longer than fourteen days.

O. Dust Control

Dust control should be implemented on site as necessary. Repetitive treatment should be applied as needed to accomplish control when temporary dust control measures are used. A water truck should be present on site (or available) for sprinkling/irrigation to limit the amount of dust leaving the site. Watering should be applied daily (or more frequently) to be effective. Caution should be used not to overwater, as that may cause erosion.

If field observations indicate that additional protection from wind erosion (in addition to, or in place of watering) is necessary, alternative dust suppressant controls should be implemented at the discretion and approval of the Engineer and/or Primary Contact.

Street cleaning should also be used as necessary to control dust. Paved areas that have soil on them from the construction site should be cleaned as needed, utilizing a street sweeper or bucket-type endloader or scraper at the direction of the Engineer and/or Primary Contact.

3. MAINTENANCE

Maintenance of the controls incorporated into this project should be performed as needed to assure their continued effectiveness. This includes prompt and effective repair and/or replacement of deficient control measures. The following is a description of procedures that should be used to maintain, in good and effective operating condition, erosion and sediment control measures and other protective measures identified in the SESC Plan and Standard Specifications.

Dust control: When temporary dust control measures are used, repetitive treatment should be applied as needed to accomplish control.

Sediment filter bags: Sediment filter bags should be installed on pump outlet hoses that discharge off site or to sensitive on-site areas, and should be placed in an area that allows for the bag to be removed without producing a sediment discharge. The bags should be inspected frequently and repaired or replaced as needed.

Silt fence: Silt fences should be inspected regularly for undercutting where the fence meets the ground, overtopping, and tears along the length of the fence. Deficiencies should be repaired immediately. Remove accumulated sediments from the fence base when the sediment reaches one-half the fence height. During final stabilization, properly dispose of any sediment that has accumulated on the silt fence. Alternative sediment control measures should be considered for areas where silt fence continually fails.

Stabilized construction entrance: The stabilized construction entrances should be maintained to prevent tracking of sediment onto public streets. Maintenance includes top dressing with additional stone and removing top layers of stone and sediment. The sediment tracked onto the public right-of-way should be removed immediately.

Temporary sediment traps: Temporary sediment traps should be inspected after each period of significant rainfall. Remove sediment and restore the trap to its original dimensions when the sediment has accumulated to one-half the design depth of the permanent pool. Place the sediment that is removed in a designated disposal area. Check the structure for damage from erosion or piping. After all sediment-producing areas have been permanently stabilized, remove the structure and all unstable sediment. Grade the area to blend with the adjoining areas and stabilize properly.

4. INSPECTIONS

The Permittee (or their authorized representative) will be responsible for conducting site inspections in compliance with the ILR10 NPDES Permit. After each inspection, a report should be prepared by the qualified personnel who performed the inspection. The inspection report should be maintained on site as part of the SWPPP.

Inspections should be conducted at least once every seven calendar days and within 24 hours or by the end of the following work day, of the end of a storm event that is 0.5 inches or greater, or equivalent snowfall.

Inspections may be reduced to once per month when construction activities have ceased due to frozen conditions. Weekly inspections will recommence when construction activites are conducted, or if there is 0.5" or greater rain event, or a discharge due to snowmelt occurs.

Each inspection should include the following components:

A. Disturbed areas and areas used for the storage of materials that are exposed to precipitation should be inspected for evidence of, or the potential for, pollutants entering the drainage system. The erosion and sediment control measures identified in the SWPPP should be observed to ensure that they have been installed and are operating correctly. Where discharge points are accessible, they should be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to the receiving waters. Locations where vehicles enter or exit the site should be inspected for off-site sediment tracking. All pumping operations and other potential non-storm water discharge sources should also be inspected.

B. Based on the results of the inspection, the description of potential pollutant sources identified, and the pollution prevention measures described in the SWPPP should be revised, as appropriate, as soon as practicable after the inspection. The modifications, if any, shall provide for timely implementation of any changes to the SWPPP within 7 calendar days following the inspection.

C. A report summarizing the scope of the inspection, name(s) and qualifications of personnel making the inspection, the date(s) of the inspection, major observations relating to the implementation of the SWPPP, and actions taken in accordance with paragraph B. above should be made and retained as part of the SWPPP for at least three years from the date that permit coverage expires or is terminated. The report shall be signed in accordance with Part VI.G. (Signatory Requirements) of the ILR10 NPDES Permit.

D. The Permittee shall notify the appropriate agency field operations section office by e-mail at: epa.swnoncomp@illinois.gov , telephone or fax within 24 hours of any incidence of noncompliance for any violation of the storm water pollution prevention plan observed during any inspection conducted or for violation of any condition of this permit. The Permittee should complete and submit within 5 days an "Incidence of Non-Compliance" (ION) report for any violation of the SWPPP observed during an inspection conducted, including those not required by the SWPPP. Submission should be on forms provided by IEPA and include specific information on the cause of non-compliance, actions which were taken to prevent any further causes of non-compliance, and a statement detailing any environmental impact, which may have resulted from the non-compliance.

E. All reports of non-compliance shall be signed by a responsible authority as defined in Part VI.G. (Signatory Requirements). of the ILR10 NPDES Permit.

F. After the initial contact has been made within the appropriate agency field operations section office, all reports of non-compliance shall be mailed to IEPA at the following address:

Illinois Environmental Protection Agency
Division of Water Pollution Control
Compliance Assurance Section
1021 North Grand Avenue East
Post Office Box 19276
Springfield, Illinois 62794-9276

5. NON-STORM WATER DISCHARGES

Except for flows from fire fighting activities, possible sources of non-storm water that may be combined with storm water discharges associated with the proposed activity, are described below:

- Fire fighting activities
- Fire hydrant flushings
- Water used to wash vehicles where detergents are not used
- Water used to control dust
- Potable water sources including uncontaminated waterline flushings
- Landscape irrigation drainages
- Routine external building washdown which does not use detergents
- Pavement wash waters where spills or leaks of toxic or hazardous materials have not occurred (unless spilled materials have been removed) and where detergents have not been used.
- Uncontaminated air conditioning condensate
- Springs
- Irrigation ditches
- Uncontaminated ground water
- Foundation or footing drains where flows are not contaminated with process materials such as solvents

6. PROHIBITED NON-STORMWATER DISCHARGES

- Concrete and wastewater from washout of concrete (unless managed by an appropriate control)
- Drywall compound
- Wastewater from washout and cleanout of stucco, paint
- Form release oils
- Curing compounds and other construction materials
- Fuels, oils, or other pollutants used in vehicle or equipment operation and maintenance
- Soaps, solvents, or detergents
- Toxic or hazardous substances from a spill or other release
- Any other pollutant that could cause or tend to cause water pollution

Pollution prevention measures should be implemented for non-storm water components of the discharge.

STABILIZATION TYPE	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
PERMANENT SEEDING			+A →	→	→	*	*	→	→			
DORMANT SEEDING	+B →	→	→								+B →	→
TEMPORARY SEEDING			+C →	→	→	→	+D →	→	→			
SODDING			+E** →	→	→	→	→	→	→			
MULCHING	+F →	→	→	→	→	→	→	→	→	→	→	→

A KENTUCKY BLUEGRASS 90 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE.

B KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 45 LBS/ACRE + STRAW MULCH 2 TONS/ACRE.

C SPRING OATS 100 LBS/ACRE

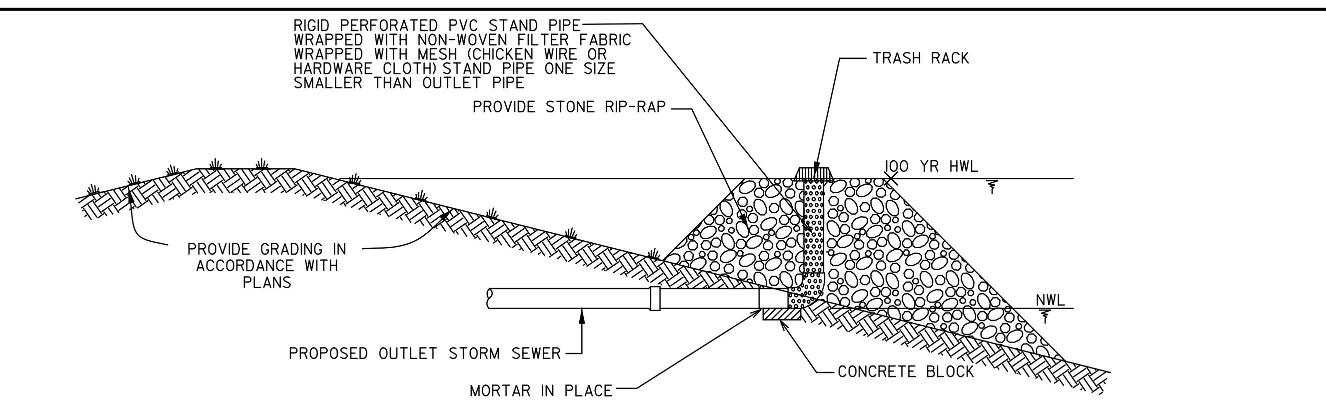
D WHEAT OR CEREAL RYE 150 LBS/ACRE.

E SOD

F STRAW MULCH 2 TONS/ACRE.

* IRRIGATION NEEDED DURING JUNE AND JULY.
** IRRIGATION NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD.

SOIL PROTECTION CHART



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PERFORATED RISER DETAIL

NOT TO SCALE

1. THE PERFORATED RISER SHALL BE PROVIDED AS PART OF THE SEDIMENT AND EROSION CONTROL MEASURES DURING CONSTRUCTION AND IN CONJUCTION WITH THE CONSTRUCTION OF THE DETENTION BASIN.

2. WHEN THE DETENTION BASIN AND UPSTREAM TRIBUTARY DRAINAGE AREAS ARE REVEGETATED, AND WHEN DIRECTED BY THE ENGINEER, THE PERFORATED RISER SHALL BE REMOVED AND THE BASIN OUTFALL STRUCTURES SHALL BE CONSTRUCTED AND THE GRADING RESTORED IN ACCORDANCE WITH THE PLANS.

CONTRACTOR CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT (ILR10) THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

PROJECT: ______________________

PERMIT #: ILR10 __________

CONTRACTOR SIGNATURE ______________ DATE ______________

TELEPHONE NUMBER ______________

PRINTED NAME & TITLE ______________

NAME OF CONTRACTING FIRM ______________

STREET ADDRESS ______________

CITY, STATE, ZIP CODE ______________

TRADE/ RESPONSIBILITIES: ______________________

NOTE:
ALL CONTRACTORS PERFORMING WORK ON THIS SITE ARE REQUIRED TO SIGN A CONTRACTOR CERTIFICATION STATEMENT AS ILLUSTRATED ABOVE. THE SIGNED STATEMENTS WILL BE MAINTAINED ON THE SITE WITH THE SWPPP.

OWNER SWPPP CERTIFICATION

PROJECT: ______________________

PERMIT #: ILR10 __________

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

SIGNATURE OF OWNER ______________ DATE ______________

PRINTED NAME OF OWNER ______________

NOTE:
THE CERTIFICATION ILLUSTRATED ABOVE SHALL BE SIGNED BY THE OWNER LISTED ON THE NOTICE OF INTENT IN ACCORDANCE WITH PART VI.G. OF THE ILR10 NPDES PERMIT. THE SIGNED STATEMENT SHALL BE MAINTAINED ON THE SITE WITH THE SWPPP.

OUTFALL NAME OR NUMBER	INLET PIPE SIZE d (IN)	VELOCITY (F/S)	LENGTH OF APRON L (FT)	RIPRAP GRADATION	WIDTH OF APRON U/S FACE 3d (FT)	WIDTH OF APRON D/S FACE 3d+L (FT)	DEPTH OF RIPRAP Y (IN)

NO.	DATE	REMARKS

NO.	DATE	REMARKS

SOIL EROSION AND SEDIMENT CONTROL PLAN - 1

KENSINGTON SCHOOL & 8 SINGLE FAMILY LOT SUBDIVISION

HINSDALE, ILLINOIS

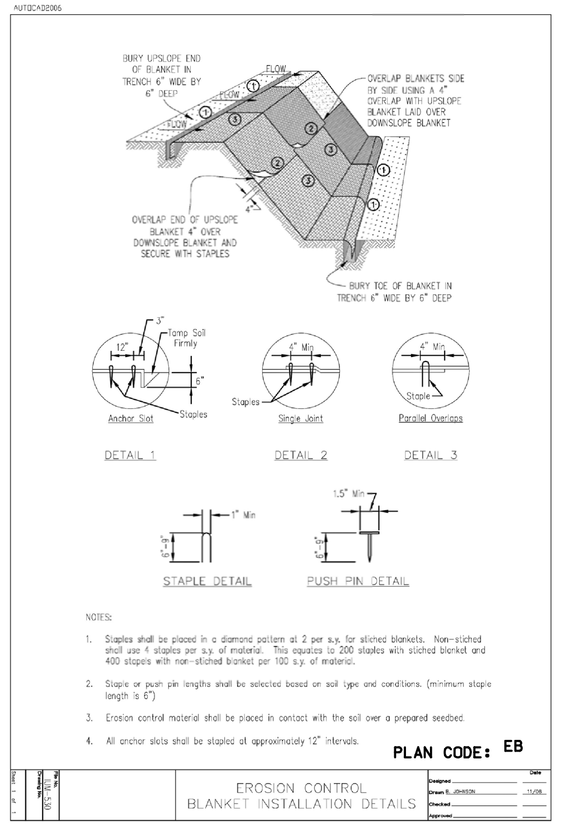
CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065
SPACECO INC.

FILENAME: 9587.02SE01

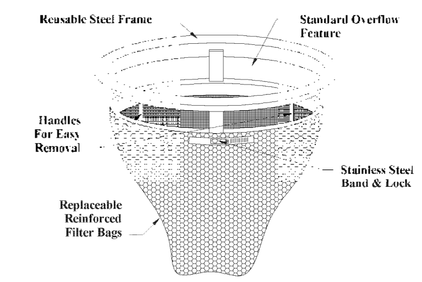
DATE: 03/09/18

JOB NO. 9587.02

SHEET SE1 9 OF 14



Catch-All - is a manufactured inlet filtration device designed to significantly reduce the ingress of pollutants into stormwater systems, and therefore, improve water quality. Designs are available for a custom fit in virtually any drainage structure casting.



Catch-All HR is available to provide the added benefit of hydrocarbon removal.

Design Benefits
1. Pollution Prevention
   - Sediment Control
2. Pollution Removal
   - Hydrocarbons (Catch-All HR)
   - Total Suspended Sediment
   - Phosphorus*
   - Nitrogen*
   - Heavy Metals*
   - * *By virtue of sediment control*

Applications
1. Site Development & Highway Construction
   - Inlet Protection / Sediment Control
2. Permanent BMP
   - Maintenance Yards
   - Wash Bays
   - Parking Lots & Garages
   - Airports – Tarmac, Cab/Limo Stands, Rental Returns
   - Bank/Fast Food Drive-Ups
   - Reduce Maintenance of Underground Detention Systems
   - Reduce Maintenance of Underground Oil/Water Separators

* Or Approved Equal

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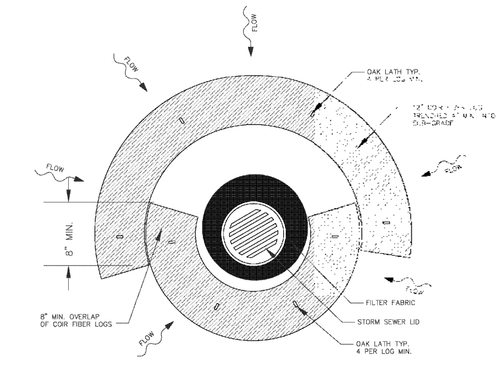

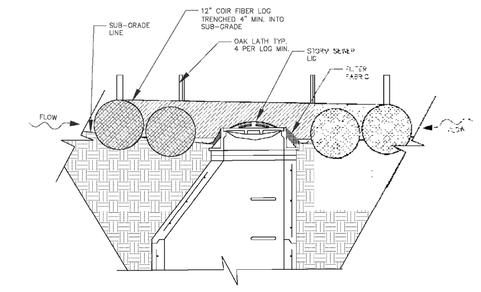

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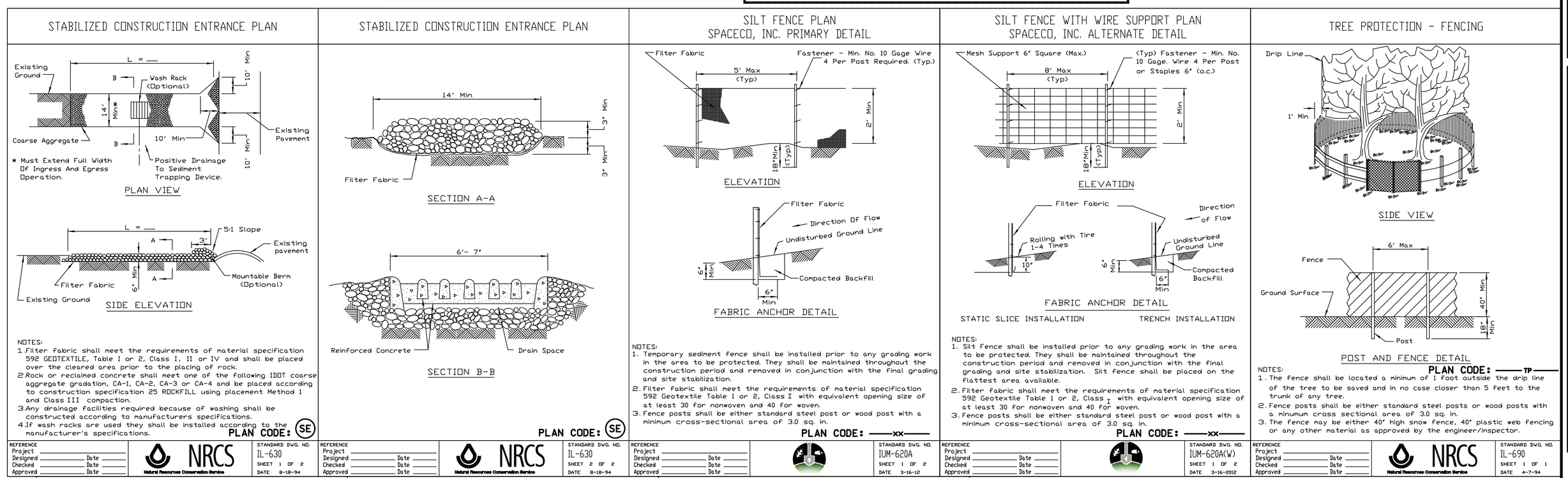

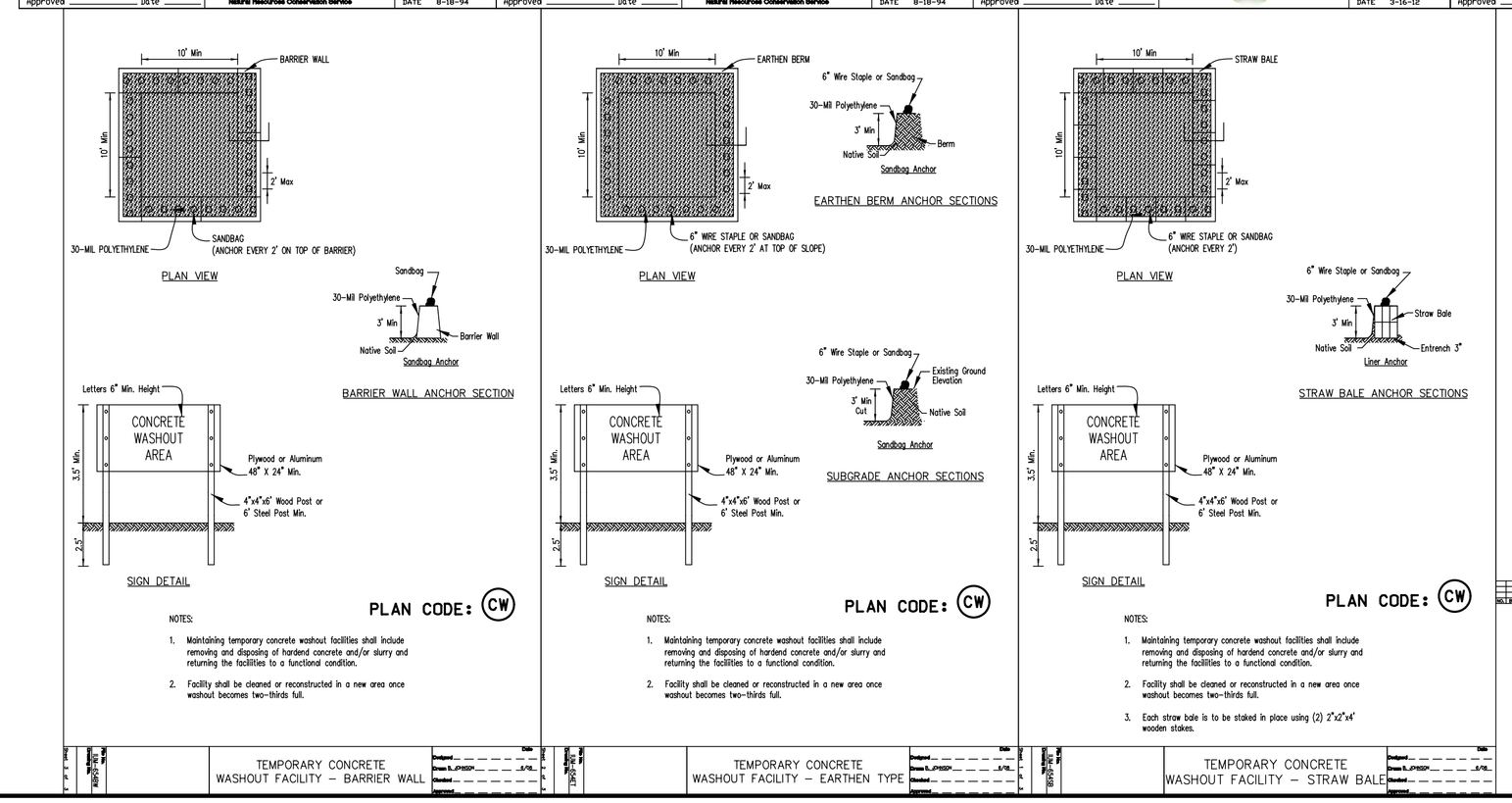

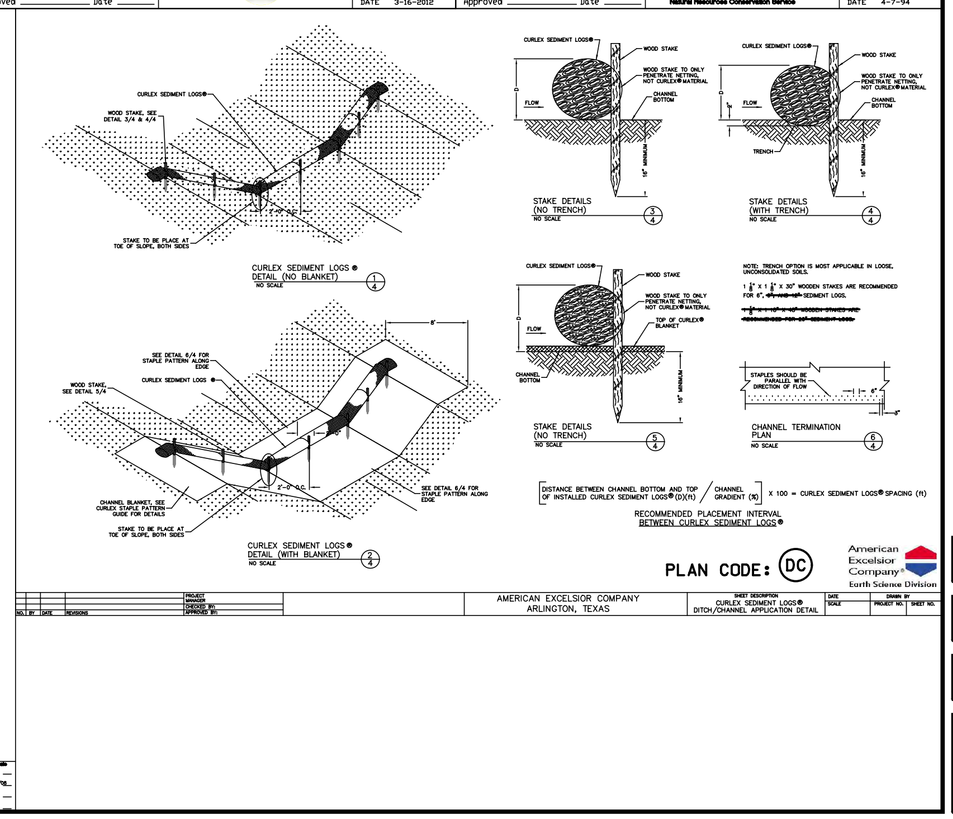

NO.	DATE	REMARKS

NO.	DATE	REMARKS

SOIL EROSION AND SEDIMENT CONTROL PLAN – 2

KENSINGTON SCHOOL & 8 SINGLE FAMILY LOT SUBDIVISION
HINSDALE, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065
SPACECO INC.

FILENAME: 9587.02SE02
DATE: 03/09/18
JOB NO. 9587.02
SHEET **SE2**
10 OF 14

Attachment 1

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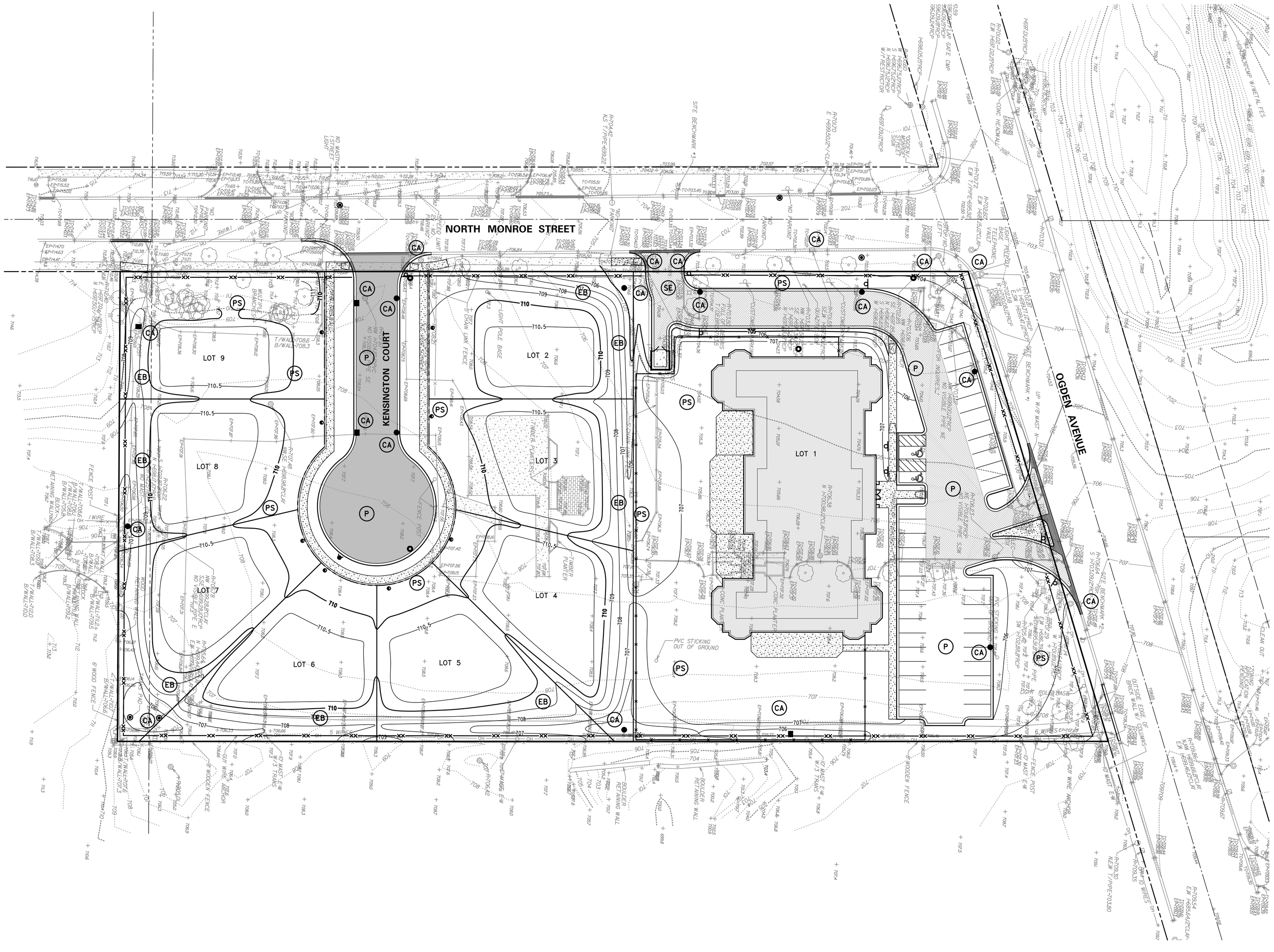

SCALE 1" = 30'

0 30 60

SYMBOL LEGEND

SE	STABILIZED CONSTRUCTION ENTRANCE
—xx—	SILT FENCE
CA	CATCH ALL BASKET
P	PAVING
PS	PERMANENT SEEDING
EB	EROSION CONTROL BLANKET
CW	CONCRETE WASHOUT

NOTES:

1. EROSION CONTROL BLANKET AT THE MINIMUM SHALL BE INSTALLED IN ALL AREAS WITH SLOPES 4:1 OR STEEPER.
2. CONTRACTOR TO FIELD DETERMINE LOCATION OF CONCRETE WASHOUT.
3. SEE LANDSCAPING PLANS FOR DESIGN AND SPECIFICATIONS OF PLANTINGS.

NO.	DATE	REMARKS

NO.	DATE	REMARKS

SOIL EROSION AND SEDIMENT CONTROL PLAN - 3

KENSINGTON SCHOOL & 8 SINGLE FAMILY LOT SUBDIVISION

HINSDALE, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
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SPACECO INC.

FILENAME: 9587.02SE03

DATE: 03/09/18

JOB NO. 9587.02

SHEET SE3

11 OF 14

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EARTHWORK NOTES

1. GENERAL

A. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE SOIL AND GROUNDWATER CONDITIONS AT THE SITE. THE CONTRACTOR SHALL OBTAIN AND READ THE GEOTECHNICAL REPORTS AVAILABLE FROM THE OWNER.

B. ANY QUANTITIES IN THE BID PROPOSAL ARE INTENDED AS A GUIDE FOR THE CONTRACTOR'S USE IN DETERMINING THE SCOPE OF THE COMPLETED PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND APPRAISE HIMSELF OF ALL SITE CONDITIONS. THE CONTRACT PRICE SUBMITTED BY THE CONTRACTOR SHALL BE CONSIDERED AS LUMP SUM FOR THE COMPLETE PROJECT. NO CLAIMS FOR EXTRA WORK WILL BE RECOGNIZED UNLESS ORDERED IN WRITING BY THE OWNER.

C. THE CONTRACTOR WILL NOTE THAT THE ELEVATIONS SHOWN ON THE CONSTRUCTION PLANS ARE FINISHED GRADE ELEVATIONS AND THAT PAVEMENT THICKNESS, TOPSOIL, ETC. MUST BE SUBTRACTED TO DETERMINE SUBGRADE ELEVATIONS.

D. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE DURING CONSTRUCTION, AND PREVENT STORMWATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS. THE FAILURE TO PROVIDE PROPER DRAINAGE WILL NEGATE ANY POSSIBLE ADDED COMPENSATION REQUESTED DUE TO DELAYS OR UNSUITABLE MATERIALS CREATED AS A RESULT THEREOF. FINAL GRADES SHALL BE PROTECTED AGAINST DAMAGE FROM EROSION, SEDIMENTATION AND TRAFFIC.

E. PLANS FOR THE SITE DEWATERING, IF EMPLOYED, SHALL BE SUBMITTED TO AND APPROVED BY THE OWNER PRIOR TO IMPLEMENTATION. NO ADDITIONAL COMPENSATION SHALL BE MADE FOR DEWATERING DURING CONSTRUCTION.

F. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF THE "SOIL EROSION AND SEDIMENTATION CONTROL MEASURES". THE INITIAL ESTABLISHMENT OF EROSION CONTROL PROCEDURES AND THE PLACEMENT OF SILT AND FILTER FENCING, ETC. TO PROTECT ADJACENT PROPERTY, WETLANDS, ETC. SHALL OCCUR BEFORE GRADING BEGINS. A MUNICIPAL EROSION CONTROL INSPECTION MAY BE REQUIRED BEFORE ANY EARTHWORK IS PERFORMED.

G. PRIOR TO COMMENCEMENT OF GRADING ACTIVITIES, THE CONTRACTOR SHALL ERECT A "SNOW FENCE" AROUND ANY TREE DESIGNATED TO BE PRESERVED. SAID FENCE SHALL BE PLACED IN A CIRCLE CENTERED AROUND THE TREE, THE DIAMETER OF WHICH SHALL BE SUCH THAT THE ENTIRE DRIP ZONE (EXTENT OF FURTHEST EXTENDING BRANCHES) SHALL BE WITHIN THE FENCE LIMITS. THE EXISTING GRADE WITHIN THE FENCED AREA SHALL NOT BE DISTURBED.

H. EXCESS MATERIALS, IF NOT UTILIZED AS FILL, SHALL BE COMPLETELY REMOVED FROM THE CONSTRUCTION SITE AND DISPOSED OF OFF-SITE BY THE CONTRACTOR.

I. ALL EARTHWORK SHALL BE DONE UNDER THE SUPERVISION OF AN ILLINOIS LICENSED ENGINEER WHO SPECIALIZES IN THE GEOTECHNICAL FIELD (SOILS ENGINEER). THIS ENGINEER WILL BE RESPONSIBLE FOR ENSURING THAT ALL UNSUITABLE MATERIALS ARE REMOVED, ALL STRUCTURAL FILL MATERIALS ARE PROPERLY PLACED AND COMPACTED, ALL PAVEMENT SUBGRADES ARE PROPERLY PREPARED, PROOF ROLLING SUBGRADES AND BASE COURSES, AND ENSURING THAT ALL WATER RETAINING EMBANKMENTS ARE PROPERLY CONSTRUCTED. THE DEVELOPER PAYS FOR ALL GEOTECHNICAL SERVICES.

2. TOPSOIL EXCAVATION INCLUDES:

A. EXCAVATION OF TOPSOIL AND OTHER STRUCTURALLY UNSUITABLE MATERIALS WITHIN THOSE AREAS THAT WILL REQUIRE EARTH EXCAVATION OR COMPACTED EARTH FILL MATERIAL. EXISTING VEGETATION SHALL BE REMOVED PRIOR TO STRIPPING TOPSOIL OR FILLING AREAS.

B. PLACEMENT OF THE EXCAVATED MATERIAL IN OWNER DESIGNATED AREAS FOR FUTURE USE WITHIN AREAS TO BE LANDSCAPED, AND THOSE AREAS NOT REQUIRING STRUCTURAL FILL MATERIAL. PROVIDE NECESSARY EROSION CONTROL MEASURES FOR STOCKPILE.

C. TOPSOIL STOCKPILED FOR RESPREAD SHALL BE FREE OF CLAY AND SHALL NOT CONTAIN ANY OF THE TRANSITIONAL MATERIAL BETWEEN THE TOPSOIL AND CLAY. THE TRANSITIONAL MATERIAL SHALL BE USED IN NON-STRUCTURAL FILL AREAS OR DISPOSED OF OFF-SITE.

D. TOPSOIL RESPREAD SHALL INCLUDE HAULING AND SPEADING 6" OF TOPSOIL OVER AREAS TO BE LANDSCAPED WHERE SHOWN ON THE PLANS OR DIRECTED BY THE OWNER.

E. MODERATE COMPACTION IS REQUIRED IN NON-STRUCTURAL FILL AREAS.

3. EARTH EXCAVATION INCLUDES:

A. EXCAVATION OF CLAY AND OTHER MATERIALS WHICH ARE SUITABLE FOR USE AS STRUCTURAL FILL. THE EXCAVATION SHALL BE TO WITHIN A TOLERANCE OF 0.1 FEET OF THE PLAN SUBGRADE ELEVATIONS WHILE MAINTAINING PROPER DRAINAGE. THE TOLERANCE WITHIN PAVEMENT AREAS SHALL BE SUCH THAT THE EARTH MATERIALS SHALL "BALANCE" DURING THE FINE GRADING OPERATION.

B. PLACEMENT OF THE CLAY AND OTHER SUITABLE MATERIALS SHALL BE WITHIN THOSE AREAS REQUIRING STRUCTURAL FILL IN ORDER TO ACHIEVE THE PLAN SUBGRADE ELEVATIONS TO WITHIN A TOLERANCE OF 0.1 FEET. THE FILL MATERIAL SHALL BE PLACED IN LOOSE LIFTS THAT SHALL NOT EXCEED EIGHT (8) INCHES IN THICKNESS, AND THE WATER CONTENT SHALL BE ADJUSTED IN ORDER TO ACHIEVE REQUIRED COMPACTION.

STRUCTURAL FILL MATERIAL MAY BE PLACED WITHIN THOSE PORTIONS OF THE SITE NOT REQUIRING STRUCTURAL FILL, TO WITHIN SIX (6) INCHES OF THE PLAN FINISHED GRADE ELEVATION. IN AREAS REQUIRING STRUCTURAL FILL, HOWEVER, THIS MATERIAL SHALL NOT BE PLACED OVER TOPSOIL OR OTHER UNSUITABLE MATERIALS UNLESS SPECIFICALLY DIRECTED BY A SOILS ENGINEER WITH THE CONCURRENCE OF THE OWNER.

C. COMPACTION OF THE CLAY AND OTHER SUITABLE MATERIALS, SHALL BE TO AT LEAST 93% OF THE MODIFIED PROCTOR DRY DENSITY WITHIN PROPOSED PAVEMENT AREAS, SIDEWALK, ETC. COMPACTION SHALL BE AT LEAST 95% OF THE MODIFIED PROCTOR WITHIN PROPOSED BUILDING PAD AREAS.

D. EXCAVATION: QUANTITIES OF EARTH EXCAVATION INDICATED ELSEWHERE IN THIS CONTRACT HAVE BEEN COMPUTED BY THE END AREA METHOD AS PROVIDED FOR IN SECTION 202 OF THE STANDARD SPECIFICATIONS. EXCAVATED MATERIALS NOT NEEDED FOR THIS JOB SITE SHALL BE LEGALLY DISPOSED OF. PAYMENT SHALL BE MADE AT THE CONTRACT UNIT PRICE PER CUBIC YARD OF EARTH EXCAVATION.

4. UNSUITABLE MATERIAL

UNSUITABLE MATERIAL SHALL BE CONSIDERED AS MATERIAL WHICH IS NOT SUITABLE FOR THE SUPPORT OF PAVEMENT AND BUILDING CONSTRUCTION, AND IS ENCOUNTERED BELOW NORMAL TOPSOIL DEPTHS AND THE PROPOSED SUBGRADE ELEVATION. THE DECISION TO REMOVE SAID MATERIAL, AND TO WHAT EXTENT, SHALL BE MADE BY A SOILS ENGINEER WITH THE CONCURRENCE OF THE OWNER.

5. MISCELLANEOUS THE CONTRACTOR SHALL:

A. SPREAD AND COMPACT UNIFORMLY TO THE DEGREE SPECIFIED ALL EXCESS TRENCH SPOIL AFTER COMPLETION OF THE UNDERGROUND IMPROVEMENTS.

B. SCARIFY, DISC, AERATE, AND COMPACT, TO THE DEGREE SPECIFIED, THE UPPER TWELVE (12) INCHES OF THE SUITABLE SUBGRADE MATERIAL, IN ALL AREAS THAT MAY BE SOFT DUE TO EXCESS MOISTURE CONTENT. THIS APPLIES TO CUT AREAS AS WELL AS FILL AREAS.

C. PROVIDE WATER TO ADD TO DRY MATERIAL IN ORDER TO ADJUST THE MOISTURE CONTENT FOR THE PURPOSE OF ACHIEVING THE SPECIFIED COMPACTION.

D. BACKFILL THE CURB AND GUTTER AFTER ITS CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL. THE CURBS SHALL NOT BE BACKFILLED UNTIL THE CONCRETE HAS CURED FOR AT LEAST 7 DAYS.

E. TRENCH COMPACTION: ALL TRENCHES SHALL BE COMPACTED BY MECHANICAL TECHNIQUES APPROVED BY THE SOILS ENGINEER UNTIL PROPER COMPACTION IS ACHIEVED. THE REQUIREMENT FOR MECHANICAL COMPACTION MAY BE WAIVED IF, IN THE OPINION OF THE SOILS ENGINEER AND THE MUNICIPAL ENGINEER, THE BACKFILLED TRENCHES MEET THE DENSITY REQUIREMENTS. JETTING OF TRENCHES FOR COMPACTION WILL NOT BE ALLOWED.

6. TESTING AND FINAL ACCEPTANCE

A. THE CONTRACTOR SHALL PROVIDE AS A MINIMUM, A FULLY LOADED SIX-WHEEL TANDEM AXLE TRUCK FOR PROOF ROLLING THE PAVEMENT SUBGRADE PRIOR TO THE PLACEMENT OF THE CURB AND GUTTER AND THE BASE MATERIAL. THIS SHALL BE WITNESSED BY MUNICIPAL ENGINEER AND THE OWNER. SEE PAVING SPECIFICATION.

B. ANY UNSUITABLE AREA ENCOUNTERED AS A RESULT OF PROOF ROLLING SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL, OR OTHERWISE CORRECTED, APPROVED BY THE SOILS CONSULTANT.

C. ANY TESTING THAT IS REQUIRED OF THIS CONSTRUCTION IS CONSIDERED INCIDENTAL TO THE COST OF CONSTRUCTION. NO SEPARATE PAYMENT WILL BE MADE.

SIGNING AND PAVEMENT MARKING

1. ALL SIGNING AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE ILLINOIS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (SSRBC), MUNICIPAL CODE AND THESE PLANS.

2. CONTRACTOR SHALL ESTABLISH LOCATION OF ALL SIGNS AND MARKINGS FOR APPROVAL BY THE OWNER PRIOR TO INSTALLATION.

3. SIGNS: SIGNS SHALL BE CONSTRUCTED OF 0.080 INCH THICK FLAT ALUMINUM PANELS WITH REFLECTORIZED LEGEND ON THE FACE IN ACCORDANCE WITH (SSRBC) SECTION 720. LEGEND SHALL BE IN ACCORDANCE WITH MUTCD AND AS SHOWN ON THE PLANS.

4. POSTS: SIGN POSTS SHALL BE A HEAVY DUTY STEEL "U" SHAPED CHANNEL WEIGHING 3.0 POUNDS/FOOT SUCH AS A TYPE B METAL POST PER (SSRBC) SECTION 729 [OR: 2" PERFORATED STEEL TUBE PER (SSRBC) SECTION 728].

5. SIGNS AND POSTS SHALL BE INSTALLED IN ACCORDANCE WITH THE ABOVE (SSRBC) SECTIONS AND IDOT STANDARD 729001 EXCEPT AS MODIFIED BY THE PLANS.

6. PAVEMENT MARKINGS: ALL PAVEMENT MARKINGS IN THE ROADWAY LIMITS, SUCH AS STOP LINES, CENTERLINES, CROSSWALKS AND DIRECTIONAL ARROWS SHALL BE REFLECTORIZED THERMOPLASTIC PER (SSRBC) SECTION 780, EXCEPT AS MODIFIED BY THE PLANS. [NOTE TO ENGINEER: IDOT PREFERS REFLECTORIZED PAINT ON CONCRETE PAVEMENT - CHECK WITH AGENCY WHO WILL MAINTAIN ROAD.]

7. PAVEMENT MARKINGS ON BIKE PATHS, PARKING LOT STALLS, AND SIMILAR "LOW WEAR" APPLICATION, SHALL BE PAINT IN ACCORDANCE TO (SSRBC) SECTION 780, EXCEPT AS MODIFIED BY THE PLANS. REFLECTIVE BEADS ARE NOT REQUIRED.

8. COLOR, WIDTH, STYLE, AND SIZE OF ALL MARKINGS SHALL BE IN ACCORDANCE WITH (MUTCD) EXCEPT AS MODIFIED BY THE PLANS.

9. THERMOPLASTIC MARKINGS SHALL BE INSTALLED WHEN THE PAVEMENT TEMPERATURE IS 55° F AND RISING. PAINT MARKINGS MAY BE INSTALLED WHEN THE AIR TEMPERATURE IS 50° F AND RISING.

PAVING NOTES

1. GENERAL

A. PAVING WORK INCLUDES FINAL SUBGRADE SHAPING, PREPARATION AND COMPACTION; PLACEMENT OF SUB-BASE OR BASE COURSE MATERIALS; BITUMINOUS BINDER AND/OR SURFACE COURSES; FORMING, FINISHING AND CURING CONCRETE PAVEMENT, CURBS AND WALKS; AND FINAL CLEAN-UP AND ALL RELATED WORK.

B. COMPACTION REQUIREMENTS: [REFERENCE ASTM D-1557 (MODIFIED PROCTOR)] SUB-GRADE = 93%; SUB-BASE = 93%; AGGREGATE BASE COURSE = 95%; BITUMINOUS COURSES = REFER TO SSRBC ARTICLE 406.07. THE SOILS ENGINEER IS RESPONSIBLE FOR ENSURING THAT MATERIALS ARE PROPERLY PLACED AND COMPACTED.

C. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE PROPER BARRICADING, WARNING DEVICES AND THE SAFE MANAGEMENT OF TRAFFIC WITHIN THE AREA OF CONSTRUCTION. ALL SUCH DEVICES AND THEIR INSTALLATION SHALL CONFORM TO THE ILLINOIS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION AND IN ACCORDANCE WITH THE MUNICIPAL CODE.

2. SUB-GRADE PREPARATION

A. EARTHWORK FOR PROPOSED PAVEMENT SUBGRADE SHALL BE FINISHED TO WITHIN 0.1 FOOT, PLUS OR MINUS, OF PLAN ELEVATION. THE CONTRACTOR SHALL SATISFY HIMSELF THAT THE SUBGRADE HAS BEEN PROPERLY PREPARED AND THAT THE FINISH TOP SUBGRADE ELEVATION HAS BEEN GRADED WITHIN TOLERANCES ALLOWED IN THESE SPECIFICATIONS. UNLESS THE CONTRACTOR ADVISES THE OWNER AND ENGINEER IN WRITING PRIOR TO FINE GRADING FOR BASE COURSE CONSTRUCTION, IT IS UNDERSTOOD THAT HE HAS APPROVED AND ACCEPTS THE RESPONSIBILITY FOR THE SUBGRADE.

B. PRIOR TO THE PLACEMENT OF THE BASE COURSE, THE SUBGRADE MUST BE PROOF ROLLED AND INSPECTED FOR UNSUITABLE MATERIALS AND/OR EXCESSIVE MOVEMENT. THE SOILS ENGINEER SHALL CONDUCT AND THE VILLAGE SHALL WITNESS ALL PROOF ROLLS. IF UNSUITABLE SUBGRADE IS ENCOUNTERED, IT SHALL BE CORRECTED IN A MANNER APPROVED BY THE OWNER OR HIS REPRESENTATIVE. THIS MAY INCLUDE ONE OR MORE OF THE FOLLOWING METHODS:
1) SCARIFY DISC AND AERATE.
2) REMOVE AND REPLACE WITH STRUCTURAL CLAY FILL.
3) REMOVE AND REPLACE WITH GRANULAR MATERIAL.
4) USE OF GEOTEXTILE FABRIC.

MAXIMUM DEFLECTION ALLOWED IN ISOLATED AREAS MAY BE 1/4" TO 1/2" IF NO DEFLECTION OCCURS OVER THE MAJORITY OF THE AREA.

C. PRIOR TO THE CONSTRUCTION OF THE CURB AND GUTTER AND THE PLACEMENT OF THE BASE MATERIAL, THE PAVEMENT AREA SHALL BE FINE GRADED TO WITHIN 0.04 FEET (1/2") OF FINAL SUBGRADE ELEVATION, TO A POINT TWO (2) FEET BEYOND THE BACK OF CURB, SO AS TO INSURE THE PROPER THICKNESS OF PAVEMENT COURSES. NO CLAIMS FOR EXCESS QUANTITY OF BASE MATERIALS DUE TO IMPROPER SUBGRADE PREPARATION WILL BE HONORED.

D. PRIOR TO PLACEMENT OF THE BASE COURSE, ALL SUBGRADES MUST BE APPROVED BY THE MUNICIPAL ENGINEER, SOILS ENGINEER AND/OR OWNER.

3. CONCRETE WORK

A. ALL EXTERIOR CONCRETE SHALL BE PORTLAND CEMENT CONCRETE CLASS SI OR PV PER (SSRBC) SECTION 1020.04 WITH AIR ENTRAINMENT OF NOT LESS THAN FIVE (5%) OR MORE THAN EIGHT (8%) PERCENT. CONCRETE SHALL BE A MINIMUM OF SIX (6) BAG MIX AND SHALL DEVELOP A MINIMUM OF 3,500 PSI COMPRESSIVE STRENGTH AT FOURTEEN (14) DAYS. ALL CONCRETE SHALL BE BROOM FINISHED PERPENDICULAR TO THE DIRECTION OF TRAVEL. THE ADDITION OF CALCIUM CHLORIDE AND THE SUBSTITUTION OF FLY ASH FOR PORTLAND CEMENT IS PROHIBITED. 1.50 lbs OF COLLATED, FILLIBRATED, POLYPROPYLENE OLEFIN FIBERS 0.50 TO 0.75 INCHES IN LENGTH SHALL BE ADDED TO EACH CUBIC YARD OF CONCRETE USED FOR SIDEWALKS. THE FIBERS SHALL BE AS MANUFACTURED UNDER THE NAME "FIBERMESH" OR EQUAL.

B. CONCRETE CURB AND/OR COMBINATION CURB AND GUTTER SHALL BE OF THE TYPE SHOWN ON THE PLANS. THE CONTRACTOR IS CAUTIONED TO REFER TO THE CONSTRUCTION STANDARDS AND THE PAVEMENT CROSS-SECTION TO DETERMINE THE GUTTER FLAG THICKNESS AND THE AGGREGATE BASE COURSE THICKNESS BENEATH THE CURB AND GUTTER. PREMOLDED FIBER EXPANSION JOINTS, WITH TWO 3/4" X 18" EPOXY COATED STEEL DOWEL BARS, SHALL BE INSTALLED AT SIXTY (60) FOOT INTERVALS AND AT ALL PC'S, PT'S AND CURB RETURNS. ALTERNATE ENDS OF THE DOWEL BARS SHALL BE GREASED AND FITTED WITH METAL EXPANSION TUBES. SAWED OR FORMED CONTRACTION JOINTS SHALL BE PROVIDED AT NO GREATER THAN FIFTEEN (15) FOOT INTERVALS BETWEEN EXPANSION JOINTS. NO HONEY-COMBING OF THE CURB AND GUTTER WILL BE ACCEPTED.

C. CURBS SHALL BE DEPRESSED AT LOCATIONS WHERE PUBLIC WALKS/PEDESTRIAN PATHS INTERSECT CURB LINES, AND OTHER LOCATIONS AS DIRECTED, FOR THE PURPOSE OF PROVIDING ACCESSIBILITY. (SEE CONSTRUCTION STANDARDS FOR DETAIL). BARRIER CURB SHALL ALSO BE DEPRESSED AT DRIVEWAY LOCATIONS.

D. THE CURBS SHALL BE BACKFILLED AFTER THEIR CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE. THE CONCRETE MUST CURE FOR AT LEAST SEVEN DAYS BEFORE THE CURBS ARE BACKFILLED.

E. CONCRETE SIDEWALK SHALL BE IN ACCORDANCE WITH THE ABOVE AND THE PLANS. PROVIDE SCORED JOINTS AT 5 FOOT INTERVALS AND 1/2 " PREMOLDED FIBER EXPANSION JOINTS AT 50 FOOT INTERVALS, AND ADJACENT TO CONCRETE CURBS, DRIVEWAYS, FOUNDATIONS, ETC.

F. CONCRETE DRIVEWAY APRONS SHALL BE IN ACCORDANCE WITH THE ABOVE AND THE PLANS. PROVIDE 6" X 6" NO. 6 WELDED WIRE MESH IN DRIVEWAYS. PROVIDE 1/2 " PREMOLDED FIBER EXPANSION JOINT ADJACENT TO CURBS AND CONCRETE SIDEWALKS. PROVIDE SAWED OR FORMED CONTRACTION JOINT AT MID-POINT AND 15 FOOT MAXIMUM.

G. STANDARD REINFORCED CONCRETE PAVEMENT SHALL BE IN ACCORDANCE WITH THE ABOVE AND THE PLANS. SAWED OR FORMED CONTRACTION EXPANSION JOINTS SHALL BE AS SHOWN ON THE PLANS.

H. CONCRETE CURING AND PROTECTION SHALL BE IN ACCORDANCE WITH (SSRBC) - METHOD I, II, OR III.

I. THE COST OF AGGREGATE BASE OR SUB-BASE UNDER CONCRETE WORK SHALL BE INCLUDED IN THE COST OF THE RESPECTIVE CONCRETE ITEM.

4. FLEXIBLE PAVEMENT

A. THE PAVEMENT MATERIALS FOR BITUMINOUS STREETS, PARKING LOTS, DRIVEWAYS, SIDEWALKS AND PATHS SHALL BE AS DETAILED ON THE PLANS. UNLESS OTHERWISE SHOWN ON THE PLANS, THE FLEXIBLE PAVEMENTS SHALL CONSIST OF AGGREGATE BASE COURSE, TYPE B; BITUMINOUS CONCRETE BINDER COURSE; AND BITUMINOUS CONCRETE SURFACE COURSE; OF THE THICKNESS AND MATERIALS SPECIFIED ON THE PLANS. THICKNESSES SPECIFIED SHALL BE CONSIDERED TO BE THE MINIMUM COMPACTED THICKNESS. THE PAVING IS TO BE DONE IN ACCORD WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS.

B. ALL TRAFFIC SHALL BE KEPT OFF THE COMPLETED AGGREGATE BASE UNTIL THE BINDER COURSE IS LAID. THE AGGREGATE BASE SHALL BE UNIFORMLY PRIME COATED AT A RATE OF 0.4 TO 0.5 GALLONS PER SQUARE YARD PRIOR TO PLACING THE BINDER COURSE. PRIME COAT MATERIALS SHALL BE BITUMINOUS M.C. - 30.

C. PRIOR TO PLACEMENT OF THE SURFACE COURSE, THE BINDER COURSE SHALL BE CLEANED, AND TACK COATED IF DUSTY OR DIRTY. ALL DAMAGED AREAS IN THE BINDER, BASE OR CURB SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER PRIOR TO LAYING THE SURFACE COURSE. THE CONTRACTOR SHALL PROVIDE WHATEVER EQUIPMENT AND MANPOWER NECESSARY, INCLUDING THE USE OF POWER BROOMS IF REQUIRED BY THE OWNER, TO PREPARE THE PAVEMENT FOR APPLICATION OF THE SURFACE COURSE. THE TACK COAT SHALL BE UNIFORMLY APPLIED TO THE BINDER COURSE AT A RATE OF 0.05 TO 0.10 GALLONS PER SQUARE YARD. TACK COAT SHALL BE AS SPECIFIED IN (SSRBC) SECTION 406.02.

D. SEAMS IN BASE, BINDER AND SURFACE COURSE SHALL BE STAGGERED A MINIMUM OF 6".

E. FOR NEW STREETS, THE CONTRACTOR SHALL PERMIT THE BITUMINOUS CONCRETE BINDER COURSE TO WEATHER ONE (1) WINTER SEASON PRIOR TO THE INSTALLATION OF THE BITUMINOUS CONCRETE SURFACE COURSE UNLESS OTHERWISE SPECIFIED BY THE MUNICIPAL ENGINEER OR OWNER.

5. TESTING AND FINAL ACCEPTANCE

A. THE CONTRACTOR SHALL FOLLOW THE QUALITY CONTROL TESTING PROGRAM FOR CONCRETE AND PAVEMENT MATERIALS ESTABLISHED BY THE OWNER AND/OR MUNICIPALITY. TESTING SHALL BE DONE IN ACCORD WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS AND THE TESTING REQUIREMENTS OF THE MUNICIPALITY.

B. WHEN REQUESTED BY THE OWNER, TEST RESULTS AND DOCUMENTATION FOR THE CONCRETE, BASE COURSE, BITUMINOUS CONCRETE BINDER, AND/OR SURFACE COURSE, SHALL BE SUBMITTED FOR VERIFICATION.

C. PRIOR TO PLACEMENT OF THE BITUMINOUS CONCRETE SURFACE COURSE, THE CONTRACTOR, WHEN REQUIRED BY THE OWNER OR MUNICIPALITY, SHALL OBTAIN SPECIMENS OF THE BINDER COURSE WITH A CORE DRILL WHERE DIRECTED, FOR THE PURPOSE OF THICKNESS VERIFICATION.

D. WHEN REQUIRED BY THE OWNER OR MUNICIPALITY, THE CONTRACTOR SHALL OBTAIN SPECIMENS OF THE FULL DEPTH BITUMINOUS CONCRETE PAVEMENT STRUCTURE WITH A CORE DRILL WHERE DIRECTED, IN ORDER TO CONFIRM THE PLAN THICKNESS. DEFICIENCIES IN THICKNESS SHALL BE ADJUSTED FOR BY THE METHOD DESCRIBED IN (SSRBC), ART. 407.10.

E. FINAL ACCEPTANCE OF THE TOTAL PAVEMENT INSTALLATION SHALL BE SUBJECT TO THE TESTING AND CHECKING REQUIREMENTS CITED ABOVE.

SANITARY SEWER NOTES

1. GENERAL

A. SANITARY SEWER PIPE SHALL BE PVC (POLYVINYL CHLORIDE) PLASTIC PIPE WITH A STANDARD DIMENSION RATIO (SDR) OF 26 CONFORMING TO ASTM D-3034 WITH PUSH-ON JOINTS CONFORMING TO ASTM D-3212 AND PVC (POLYVINYL CHLORIDE) PLASTIC PIPE WITH A STANDARD DIMENSION RATIO (SDR) OF 21 CONFORMING TO ASTM D-2241 WITH PUSH-ON JOINTS CONFORMING TO ASTM D-3139 AS SHOWN ON THE PLANS. PAYMENT SHALL BE MADE AT THE CONTRACT UNIT PRICE PER LINEAL FOOT OF SANITARY SEWER COMPLETE IN PLACE.

B. SANITARY SEWER PIPE 18" AND LARGER, WHERE NOTED ON THE PLANS, OR WHERE THE IEPA MINIMUM SEPARATION CANNOT BE MAINTAINED, SHALL BE ONE OF THE FOLLOWING:

PLAN CODE DESCRIPTION

DIP: DUCTILE IRON WATERMAIN QUALITY PIPE, CLASS 52, (ANSI A-21.51) WITH MECHANICAL OR O-RING GASKETED JOINTS (ANSI A-21.11).

PVC: PRESSURE RATED PVC PIPE MEETING ASTM D-2241 WITH ASTM D-3139 GASKETED JOINT, SDR 26

C. "BAND-SEAL" OR SIMILAR FLEXIBLE TYPE COUPLINGS SHALL BE USED WHEN CONNECTING SEWER PIPES OF DISSIMILAR MATERIALS. "BAND-SEAL", "FERNCO", AND "MISSION" TYPE COUPLINGS SHALL NOT BE USED ON ANY SEWER MAIN.

D. ALL SANITARY SEWERS ARE TO BE CONSTRUCTED USING A LASER INSTRUMENT TO MAINTAIN LINE AND GRADE.

E. ALL FLOOR DRAINS SHALL CONNECT TO THE SANITARY SEWER.

F. CONNECTIONS TO EXISTING SANITARY SEWER SYSTEM SHALL NOT BE DONE UNTIL AUTHORIZED BY THE MUNICIPALITY.

G. WATERMAINS SHALL BE SEPARATED FROM SANITARY SEWERS AND STORM SEWERS IN ACCORDANCE WITH IEPA REQUIREMENTS AS SPECIFIED IN "WATER MAIN" SECTION.

H. NO WATER LINE SHALL BE PLACED IN THE SAME TRENCH AS A SEWER LINE EXCEPT UNDER SPECIAL CIRCUMSTANCES AND THEN ONLY UNDER THE FOLLOWING RULES:

a) PERMISSION SHALL BE OBTAINED FROM THE MUNICIPAL ENGINEERING DEPARTMENT IN WRITING PRIOR TO BEGINNING CONSTRUCTION.
b) THE BOTTOM OF A WATER LINE SHALL BE INSTALLED ON A SHELF A MINIMUM OF 18" ABOVE THE TOP OF THE SEWER AND 18" HORIZONTALLY AWAY FROM THE EDGE OF THE SEWER.

2. BEDDING:

A. BEDDING SHALL CONSIST OF A MINIMUM OF FOUR (4") INCHES OF COMPACTED CRUSHED GRAVEL OR STONE, 1/4 " -3/4 " IN SIZE. THE SEWER SHALL HAVE MECHANICALLY TAMPED CRUSHED GRAVEL OR STONE COVER ABOVE THE TOP OF THE PIPE TO A MINIMUM OF TWELVE (12") INCHES FOR PVC PIPE AND TO THE SPRING LINE FOR DIP. THE BEDDING AND COVER MATERIAL SHALL BE ASTM D-2321 CLASS II FOR PVC PIPE AND ASTM D-448 SIZE 67 FOR DIP PIPE. THE COST OF THE BEDDING AND COVER SHALL BE MERGED WITH THE UNIT PRICE BID FOR THE SEWER.

B. ALL UNSUITABLE MATERIAL SHALL BE REMOVED BELOW THE PROPOSED SANITARY SEWER AND REPLACED WITH COMPACTED CA-6 CRUSHED GRAVEL OR STONE.

C. ALL TRENCHES BENEATH PROPOSED OR EXISTING UTILITIES, PAVEMENTS, ROADWAYS, SIDEWALKS, AND FOR A DISTANCE OF FIVE (5') FEET ON EITHER SIDE OF SAME, AND/OR WHERE SHOWN ON THE PLANS, SHALL BE BACKFILLED WITH SELECT GRANULAR BACKFILL (CA-6) AND THOROUGHLY MECHANICALLY COMPACTED IN 9" THICK (LOOSE MEASUREMENT) LAYERS. JETTING WITH WATER IS NOT PERMITTED. REFER TO THE TRENCH BACKFILL LIMITS DETAIL.

3. MANHOLES:

A. SANITARY SEWER MANHOLES SHALL BE 4'-0" I.D. PRECAST CONCRETE SECTIONS CONFORMING TO ASTM D-478 WITH PREFORMED BITUMINOUS OR "O" RING JOINTS, IN ACCORDANCE WITH MUNICIPAL REGULATIONS, AND HAVE AN ECCENTRIC CONE INSTALLED TO LINE UP WITH THE MANHOLE STEPS. ALL MANHOLE STEPS SHALL BE AT 16" O.C. SIMILAR TO NEENAH R-1980.

B. ALL PIPE CONNECTION OPENINGS SHALL BE PRECAST WITH RESILIENT RUBBER WATER TIGHT SLEEVES. THE BOTTOM OF MANHOLE SHALL HAVE A CONCRETE BENCH POURED TO FACILITATE SMOOTH FLOWS.

4. FRAMES AND LIDS:

A. ALL SANITARY SEWER MANHOLE FRAMES AND LIDS SHALL BE NEENAH R-1712 UNLESS OTHERWISE NOTED ON THE PLANS. THE LIDS SHALL HAVE RECESSED (CONCEALED) PICK HOLE AND BE SELF SEALING WITH AN "O" RING GASKET. THE LIDS SHALL HAVE THE WORDS "SANITARY" EMBOSSED ON THE SURFACE. THE JOINTS BETWEEN FRAME AND CONCRETE SECTION SHALL BE SEALED WITH A BUTYL ROPE.

B. A MAXIMUM OF EIGHT (8) INCHES OF CONCRETE ADJUSTING RINGS SHALL BE USED TO ADJUST FRAME ELEVATIONS. RINGS SHALL BE SEALED TOGETHER WITH BUTYL ROPE.

5. DROP MANHOLE ASSEMBLIES:

A. DROP MANHOLE ASSEMBLIES: DROP MANHOLE ASSEMBLIES SHALL BE PROVIDED AT THE JUNCTION OF SANITARY SEWERS WHERE THE DIFFERENCE IN INVERT GRADES EXCEEDS TWO FEET (2'), OR AS SHOWN ON THE PLANS. THE ENTIRE DROP ASSEMBLY SHALL BE CAST IN CONCRETE MONOLITHICALLY WITH THE MANHOLE BARREL SECTION.

6. CLEANING:

A. ALL MANHOLES AND PIPES SHALL BE THOROUGHLY CLEANED OF DIRT AND DEBRIS, AND ALL VISIBLE LEAKAGE ELIMINATED, BEFORE FINAL INSPECTION AND ACCEPTANCE.

7. TESTING:

A. DEFLECTION AND LEAKAGE TESTING WILL BE REQUIRED. THE PROCEDURE AND ALLOWABLE TESTING LIMITS SHALL BE AS SPECIFIED IN THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", OR MUNICIPAL CODES. IN THE EVENT OF A DISCREPANCY BETWEEN THE STANDARD SPECIFICATIONS AND THE MUNICIPAL CODE, THE MUNICIPAL CODE SHALL GOVERN. THE FULL LENGTH OF THE SANITARY SEWER IS REQUIRED TO BE BOTH AIR TESTED AND DEFLECTION TESTED.

B. TESTING THE ALIGNMENT/STRAIGHTNESS SHALL BE IN ACCORDANCE WITH MUNICIPAL CODE.

C. TESTING OF MANHOLES TO BE IN ACCORDANCE WITH ASTM C-969.

8. TELEVISING:

A. ALL SANITARY SEWERS SHALL BE TELEVISED AND A COPY OF THE TAPE /DVD AND A WRITTEN REPORT SHALL BE SUBMITTED AND REVIEWED BY THE OWNER OR MUNICIPALITY BEFORE FINAL ACCEPTANCE. THE REPORT SHALL INCLUDE STUB LOCATION AS WELL AS A DESCRIPTION OF ALL DEFECTS, WATER LEVEL, LEAKS AND LENGTHS. IDENTIFY MANHOLE TO MANHOLE BOTH VERBALLY AND ON-SCREEN USING MANHOLE NUMBERS FROM APPROVED PLANS. ORDER OF WRITTEN REPORT SHALL BE THE SAME AS THE VIDEO TAPES/DVDS.

9. TEST RESULTS:

A. IF THE SANITARY SEWER INSTALLATION FAILS TO MEET THE TEST REQUIREMENTS SPECIFIED, THE CONTRACTOR SHALL DETERMINE THE CAUSE OR CAUSES OF THE DEFECT AND SHALL, AT HIS OWN EXPENSE, REPAIR OR REPLACE ALL MATERIALS, AND WORKMANSHIP AS MAY BE NECESSARY TO COMPLY WITH THE TEST REQUIREMENTS.

10. CERTIFICATION:

A. CONTRACTOR SHALL SUBMIT CERTIFIED COPIES OF ALL REPORTS OF TESTS CONDUCTED BY AN INDEPENDENT LABORATORY BEFORE INSTALLATION OF PVC PLASTIC PIPE. TESTS SHALL BE CONDUCTED IN ACCORDANCE WITH STANDARD METHOD OF TEST FOR "EXTERNAL LOADING PROPERTIES OF PLASTIC PIPE BY PARALLEL PLATE LOADING", ASTM STANDARDS D-2412 OR D-2241 AS APPROPRIATE FOR THE PIPE TO BE USED. TESTS SHALL ALSO BE CONDUCTED TO DEMONSTRATE JOINT PERFORMANCE AT 5% MAXIMUM DIAMETRIC DEFLECTION OF THE SPIGOT.

11. RECORD DRAWINGS:

A. THE CONTRACTOR SHALL PROVIDE ALL INFORMATION TO PREPARE RECORD DRAWING(S) INCLUDING SERVICE STUB LOCATIONS, TO SPACECO. SPACECO SHALL PREPARE RECORD DRAWINGS AND SUBMIT TO APPROPRIATE PUBLIC AGENCIES. IF FINAL MEASUREMENTS INDICATE DEFICIENCIES, THE CONTRACTOR, AT HIS OWN COST, WILL ADJUST MANHOLES AND/OR SEWERS TO PROPER ELEVATIONS AND OTHERWISE CORRECT THE DEFICIENCIES.

STORM SEWER NOTES

1. GENERAL:

A. ALL STORM SEWER PIPE SHALL BE RCP, UNLESS OTHERWISE NOTED ON THE PLANS, IN ACCORDANCE WITH THE FOLLOWING:

PLAN CODE: MATERIAL
RCP: REINFORCED CONCRETE PIPE (ASTM C-76) WITH O-RING GASKETED JOINTS, (ASTM C-443); TYPE 1, CLASS IV, PER SSRBC SECTION 603. ELLIPTICAL RCCP PIPE SHALL BE TYPE 1, HE-III PER SSRBC SECTION 511. PRECAST FLARED END SECTIONS MAY HAVE MASTIC JOINTS. PAYMENTS SHALL BE MADE AT THE CONTRACT UNIT PRICE PER LINEAR FOOT OF STORM SEWER COMPLETE IN PLACE.

DIP: DUCTILE IRON WATERMAIN QUALITY PIPE CLASS 52 (ANSI 21.51) WITH MECHANICAL OR PUSH-ON JOINTS (ANSI 21.11). CEMENT LINING IS NOT REQUIRED.

PVC: POLYVINYL CHLORIDE SEWER PIPE, SDR 26, CONFORMING TO ASTM D-3034 WITH ASTM D-3212 PUSH-ON GASKETED JOINTS.

HDPE: HIGH DENSITY POLYETHYLENE CORRUGATED PIPE WITH SMOOTH INTERIOR MEETING AASHTO M-294 SUCH AS ADS N-12 BY ADVANCED DRAINAGE SYSTEM, COLUMBUS, OH: OR HI-Q BY HANCOR, FINDLEY, OH. JOINTS SHALL BE SPLIT CORRUGATED BANDS BY THE PIPE MANUFACTURER.

UD: RIGID, PERFORATED PVC UNDERDRAIN PIPE (ASTM D-2729), SDR 35, OR SCHEDULE 40, WITH SOLVENT WELD JOINTS AND FILTER FABRIC WRAPPING OR SOCK. PERFORATED HDPE PIPE ALSO ACCEPTABLE.

B. "BAND SEAL" OR SIMILAR COUPLINGS SHALL BE USED WHEN JOINING SEWER PIPES OF DISSIMILAR MATERIALS. "BAND SEAL", "FERNCO", AND "MISSION" TYPE COUPLINGS SHALL NOT BE USED ON SEWER MAINS. CHANGES IN PIPE MATERIAL SHALL BE MADE AT A STRUCTURE.

C. ALL STORM SEWERS ARE TO BE CONSTRUCTED USING A LASER INSTRUMENT TO MAINTAIN LINE AND GRADE.

D. ALL FOOTING DRAIN AND SUMP PUMP DISCHARGE PIPES SHALL BE CONNECTED TO THE STORM SEWER SYSTEM. DOWNSPOUTS SHALL DISCHARGE TO THE GROUND.

E. THE CONTRACTOR SHALL MAINTAIN AT LEAST THREE (3') FEET OF COVER OVER THE TOP OF SHALLOW PIPES AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL MOUND OVER ANY PIPES WHICH HAVE LESS THAN THREE (3') FEET OF COVER DURING CONSTRUCTION UNTIL THE AREA IS FINAL GRADED OR PAVED.

STORM SEWER NOTES

2. BEDDING:

A. ALL STORM SEWERS SHALL BE INSTALLED ON A TYPE A GRANULAR BEDDING, 1/4" TO 3/4" IN SIZE (CA-13) WITH A MINIMUM THICKNESS EQUAL TO 1/4 THE OUTSIDE DIAMETER OF THE SEWER PIPE BUT NOT LESS THAN 4". BLOCKING OF ANY KIND FOR GRADE IS NOT PERMITTED. THE BEDDING MATERIALS SHALL BE COMPACTED TO 90% OF MODIFIED PROCTOR DENSITY. BEDDING SHALL EXTEND TO THE SPRINGLINE ON ALL RCP AND DIP PIPE. BEDDING SHALL EXTEND TO 12" OVER ANY PVC OR HDPE PIPE. COST OF BEDDING SHALL BE CONSIDERED INCIDENTAL TO THE COST OF PIPE. NO SEPERATE PAYMENT SHALL BE MADE FOR THIS.

3. STRUCTURES:

A. MANHOLE, CATCH BASIN AND INLET BOTTOMS SHALL BE PRECAST CONCRETE SECTIONAL UNITS OR MONOLITHIC CONCRETE. MANHOLES AND CATCH BASINS SHALL BE A MINIMUM 4' IN DIAMETER UNLESS OTHERWISE SPECIFIED ON THE PLANS. STRUCTURE JOINTS SHALL BE SEALED WITH O-RING OR BUTYL ROPE. A MAXIMUM OF EIGHT (8") INCHES OF ADJUSTING RINGS SHALL BE USED.

B. A CONCRETE BENCH TO DIRECT FLOWS SHALL BE CONSTRUCTED IN THE BOTTOM OF ALL INLETS AND MANHOLES.

C. THE FRAME, GRATE, AND/OR CLOSED LID SHALL BE CAST IRON OF THE STYLE SHOWN ON THE PLANS.

D. MANHOLE LIDS SHALL BE MACHINE SURFACED, NON-ROCKING DESIGN. THE CLOSED LIDS SHALL HAVE THE WORD "STORM" CAST ON THE LID. THE JOINTS BETWEEN CONCRETE SECTION ADJUSTING RINGS, AND FRAME SHALL BE SEALED WITH A MASTIC COMPOUND.

4. FRENCH DRAIN:

A. ALL LOW POINT STORM STRUCTURES ARE TO HAVE FOUR 1" DIAMETER WEEP HOLES PROVIDED 24" BELOW THE TOP OF LID. THE HOLES SHALL BE COVERED WITH A GEOTEXTILE FILTER FABRIC CEMENTED IN PLACE WITH BITUMINOUS MASTIC. THE DRAIN SHALL BE BACKFILLED WITH BEDDING OR CA-7 CRUSHED STONE TO TOP OF SUBGRADE OR BOTTOM OF TOPSOIL.

5. CASTINGS:

A. CASTINGS FOR SEWER OR OTHER STRUCTURES SHALL BE "NEENAH" OR APPROVED EQUAL. COST OF CASTINGS SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE STRUCTURE. NO SEPARATE PAYMENT SHALL BE MADE FOR THIS ITEM.

6. CLEANING:

A. THE STORM SEWER SYSTEM SHALL BE THOROUGHLY CLEANED PRIOR TO FINAL INSPECTION AND TESTING.

7. TELEVISING:

A. THE STORM SEWER SYSTEM SHALL BE TELEVISED IF REQUIRED BY MUNICIPALITY.

WATERMAIN NOTES

1. PIPE MATERIALS:

A. WATERMAINS OR SERVICES 3" OR LARGER IN DIAMETER SHALL BE CONSTRUCTED OF BITUMINOUS COATED, CEMENT LINED DUCTILE IRON PIPE, CLASS 52, CONFORMING TO ANSI A-21.50 (AWWA C150) AND ANSI A-21.51 (AWWA C151). CEMENT MORTAR LINING SHALL CONFORM TO ANSI A-21.4 (AWWA C-104). THE JOINTS SHALL BE O-RING GASKETED PUSH-ON OR MECHANICAL JOINTS CONFORMING TO ANSI A-21.11 (AWWA C-111).

2. FITTINGS:

A. ALL FITTINGS SHALL BE CAST-IRON, WITH MECHANICAL JOINTS AND "MEGALUG" RETAINER GLANDS, AND CEMENT LINED PER ANSI A21.4. COST OF FITTINGS SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE PIPE.

B. ALL DUCTILE IRON WATERMAIN AND FITTINGS SHALL BE WRAPPED IN 8-MIL POLYETHYLENE WRAP. ALL MECHANICAL JOINT FITTINGS SHALL USE STAINLESS STEEL NUTS AND BOLTS. PAYMENT SHALL BE MADE AT THE CONTRACT UNIT PRICE PER LINEAL FOOT OF WATERMAIN COMPLETE IN PLACE.

3. WATER SERVICES:

A. WATER SERVICE PIPE, 2" IN DIAMETER OR SMALLER, SHALL BE TYPE K COPPER WATER TUBING, CONFORMING TO ASTM B-88 AND B-251, WITH COMPRESSION OR FLARED JOINTS.

4. VALVES:

A. GATE VALVES SHALL BE USED ON ALL WATERMAIN 3" AND LARGER. ALL VALVES SHALL TURN COUNTER-CLOCKWISE TO OPEN. VALVES SHALL BE IRON BODY RESILIENT WEDGE GATE VALVES WITH BRONZE MOUNTED SEATS AND NON-RISING STEMS CONFORMING TO AWWA C-509. THE VALVES SHALL HAVE MECHANICAL JOINTS.

B. THE MECHANICAL JOINTS AND ALL FASTENERS ON THE VALVE BODY SHALL HAVE STAINLESS STEEL NUTS AND BOLTS.

5. VALVE VAULTS:

A. VALVE VAULTS SHALL BE PRECAST CONCRETE STRUCTURES AS NOTED ON THE PLANS. THE FRAME AND LID SHALL BE NEENAH R-1712, OR EQUAL, WITH "WATER" EMBOSSED ON THE LID.

6. FIRE HYDRANTS:

A. FIRE HYDRANTS SHALL CONFORM TO AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARD NO. C-502, LATEST REVISION, AND SHALL BE A MODEL SHOWN ON THE PLANS AND APPROVED BY THE MUNICIPALITY. FIRE HYDRANTS SHALL BE INSTALLED WITH AN AUXILIARY VALVE AND CAST IRON VALVE BOX. THE PUMPER CONNECTION SHALL FACE ROADWAY.

B. PROVIDE THE RODS FROM THE MAINLINE TEE TO THE AUXILIARY VALVE, AND BETWEEN THE AUXILIARY VALVE AND HYDRANT BARREL WHERE NOT BOLTED TOGETHER.

C. THE BREAK FLANGE AND ALL BELOW GRADE FITTINGS SHALL HAVE STAINLESS STEEL NUTS AND BOLTS.

7. CORPORATION STOPS:

A. CORPORATION STOPS SHALL BE BRONZE BODY KEY STOPS CONFORMING TO AWWA C-800, AND SHALL INCLUDE "J" BEND, TAIL PIECE, AND COMPRESSION FITTINGS. SIZE AND LOCATION AS SHOWN ON PLANS.

B. TAPPING SADDLES SPECIFICALLY DESIGNED FOR USE WITH PVC PIPE SHALL BE IN CONJUCTION WITH THE CORPORATION STOP.

8. SERVICE BOX:

A. PROVIDE CURB VALVE AND CURB BOX AS INDICATED ON THE PLANS. BOX SHALL BE EXTENSION TYPE WITH FOOT PIECE AND STATIONARY RODS FOR SIX (6') FEET OF BURY.

B. MAXIMUM DEFLECTION AT PIPE JOINTS SHALL BE IN ACCORDANCE WITH PIPE MANUFACTURER'S CURRENT RECOMMENDATIONS AND AWWA SPECIFICATIONS.

9. BEDDING:

A. ALL DUCTILE IRON WATERMAIN SHALL HAVE COARSE SAND BEDDING EXTENDED TO AT LEAST SIX INCHES (6") ABOVE THE TOP OF THE PIPE. COST OF BEDDING SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THIS PIPE. NO SEPARATE PAYMENT SHALL BE MADE FOR THIS ITEM.

B. GRANULAR BEDDING MATERIAL OR GRANULAR BACKFILL MATERIAL SHALL BE CAREFULLY PLACED TO 12" OVER THE TOP OF THE PIPE BEFORE FINAL BACKFILLING AND COMPACTION.

C. A MINIMUM DEPTH OF COVER OF 5'-6" SHALL BE MAINTAINED OVER THE WATER LINES. THE MAXIMUM COVER SHALL BE EIGHT (8') FEET EXCEPT AT SPECIAL CROSSINGS.

D. CONCRETE THRUST BLOCKING SHALL BE INSTALLED ON WATERMAIN AT ALL BENDS, TEE, ELBOWS, ETC.

10. IEPA WATERMAIN PROTECTION:

A. HORIZONTAL SEPARATION

a) WATERMAINS SHALL BE LAID AT LEAST TEN FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED DRAIN, STORM SEWER, SANITARY SEWER OR SEWER SERVICES CONNECTION.
b) WATERMAINS MAY BE LAID CLOSER THAN TEN FEET TO A SEWER LINE WHEN:
1) LOCAL CONDITIONS PREVENT A LATERAL SEPARATION OF TEN FEET;
2) THE WATERMAIN INVERT IS AT LEAST 18 INCHES ABOVE THE CROWN OF THE SEWER; AND
3) THE WATERMAIN IS EITHER IN A SEPARATE TRENCH OR IN THE SAME TRENCH ON AN UNDISTURBED EARTH SHELF LOCATED TO ONE SIDE OF THE SEWER.
c) BOTH THE WATERMAIN AND DRAIN OR SEWER SHALL BE CONSTRUCTED WITH PIPE EQUIVALENT TO WATERMAIN STANDARDS OF CONSTRUCTION WHEN IT IS IMPOSSIBLE TO MEET (a) OR (b) ABOVE. THE DRAIN OR SEWER SHALL BE PRESSURE TESTED TO THE MAXIMUM EXPECTED SURCHARGE HEAD BEFORE BACKFILLING.

B. VERTICAL SEPARATION

a) A WATERMAIN SHALL BE LAID SO THAT ITS INVERT IS 18 INCHES ABOVE THE CROWN OF THE DRAIN OR SEWER WHENEVER WATERMAINS CROSS STORM SEWERS, SANITARY SEWERS OR SEWER SERVICE CONNECTIONS. THE VERTICAL SEPARATION SHALL BE MAINTAINED FOR THAT PORTION OF THE WATERMAIN LOCATED WITHIN TEN FEET HORIZONTALLY OF ANY SEWER OR DRAIN CROSSED. A LENGTH OF WATERMAIN PIPE SHALL BE CENTERED OVER THE SEWER TO BE CROSSED WITH JOINTS EQUIDISTANCE FROM THE SEWER OR DRAIN.
b) BOTH THE WATERMAINS AND SEWER SHALL BE CONSTRUCTED WITH PIPE EQUIVALENT TO WATERMAIN STANDARDS OF CONSTRUCTION WHEN:
1) IT IS IMPOSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION AS DESCRIBED IN (a) ABOVE; OR
2) THE WATERMAIN PASSES UNDER A SEWER OR DRAIN.
c) A VERTICAL SEPARATION OF 18 INCHES BETWEEN THE INVERT OF THE SEWER OR DRAIN AND THE CROWN OF THE WATERMAIN SHALL BE MAINTAINED WHERE A WATERMAIN CROSSES UNDER SEWER. SUPPORT THE SEWER OR DRAIN LINES TO PREVENT SETTLING AND BREAKING THE WATER MAIN.
d) CONSTRUCTION SHALL EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE NORMAL DISTANCE FORM THE WATERMAIN TO THE SEWER OR DRAIN LINE IS AT LEAST TEN FEET.

11. TESTING:

A. ALL WATERMAINS SHALL BE PRESSURE TESTED, FLUSHED AND DISINFECTED IN ACCORDANCE WITH AWWA AND MUNICIPAL SPECIFICATIONS. EACH VALVE SECTION SHALL BE PRESSURE TESTED FOR A MINIMUM OF 4 HOURS. ALLOWABLE LEAKAGE IS TO BE ONLY THAT WHICH IS PREDETERMINED BY THE STANDARD SPECIFICATIONS FOR SEWER AND WATERMAIN CONSTRUCTION IN ILLINOIS. AT NO TIME IS THERE TO BE ANY VISIBLE LEAKAGE FROM THE MAIN.

B. CONTRACTOR IS RESPONSIBLE FOR PRESSURE TESTING AGAINST EXISTING WATER VALVES.

NO.	DATE	REMARKS

NO.	DATE	REMARKS

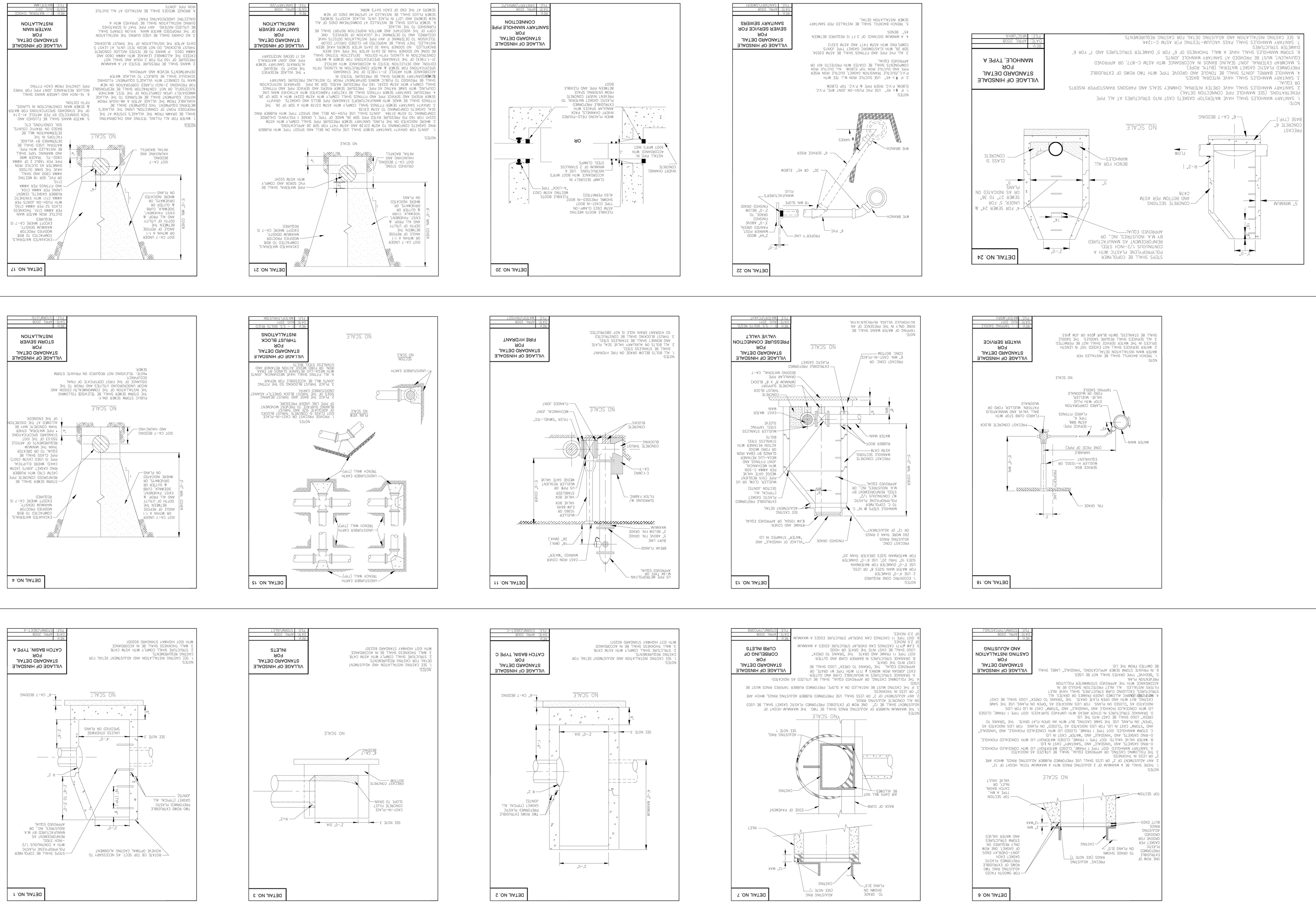
SPECIFICATIONS

KENSINGTON SCHOOL &
8 SINGLE FAMILY LOT SUBDIVISION
HINSDALE, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700, Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065
SPACECO INC.

FILENAME: 9587.02SPEC
DATE: 03/09/18
JOB NO. 9587.02
SHEET S1

Attachment 1



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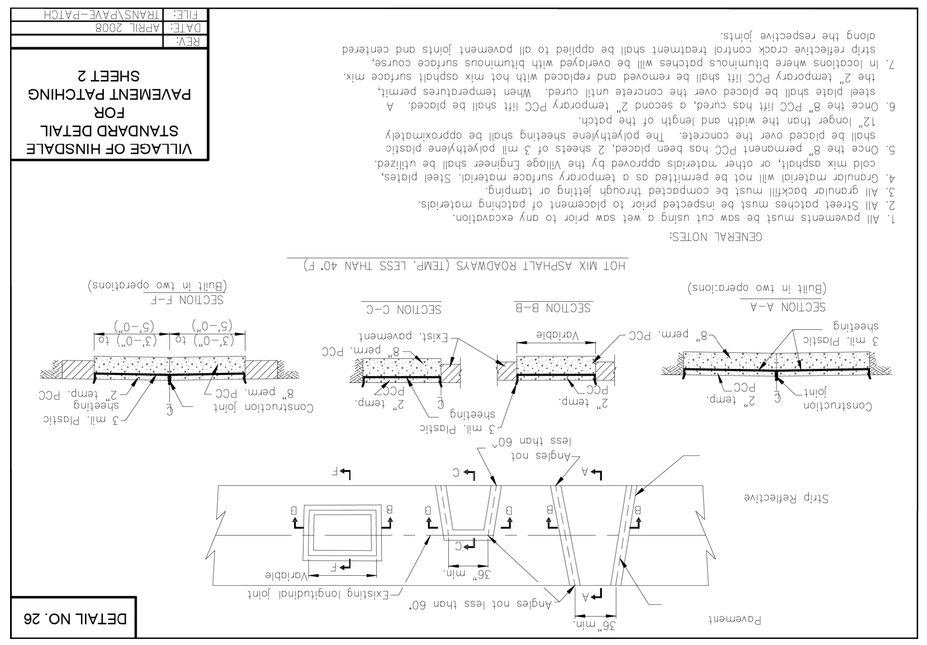
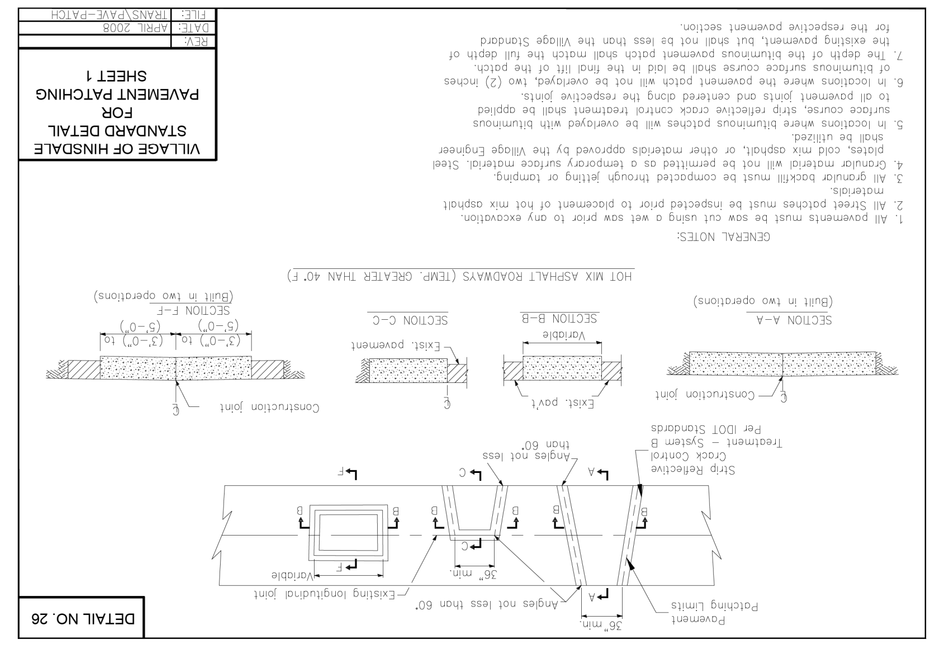
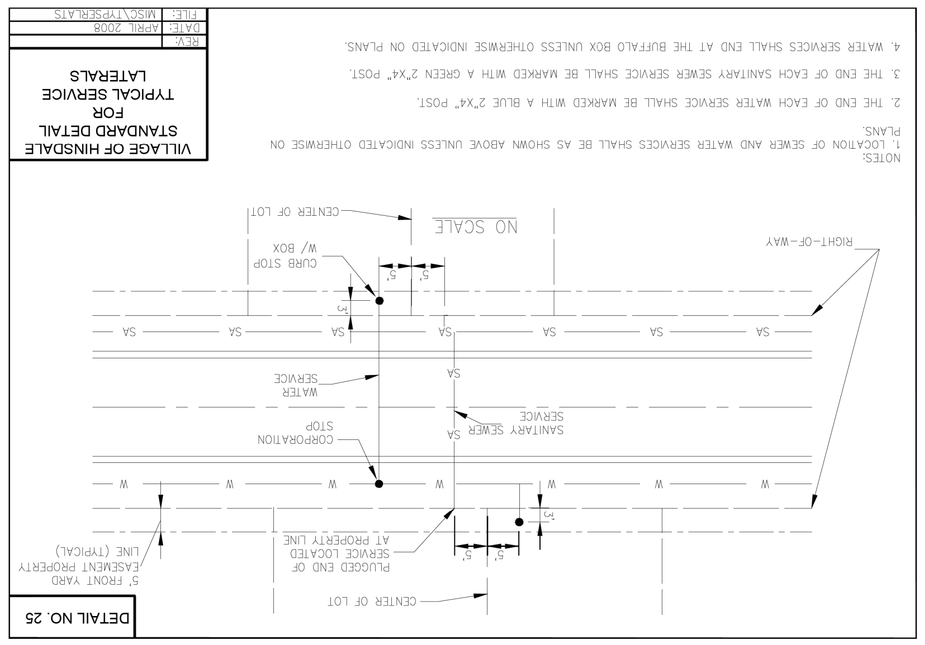
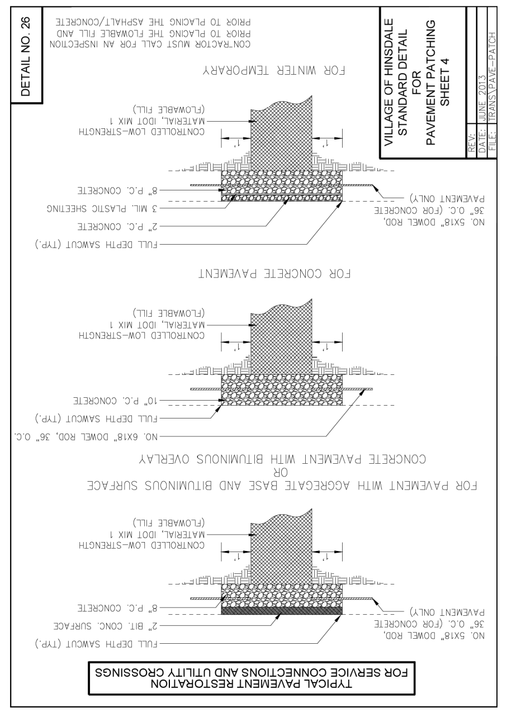
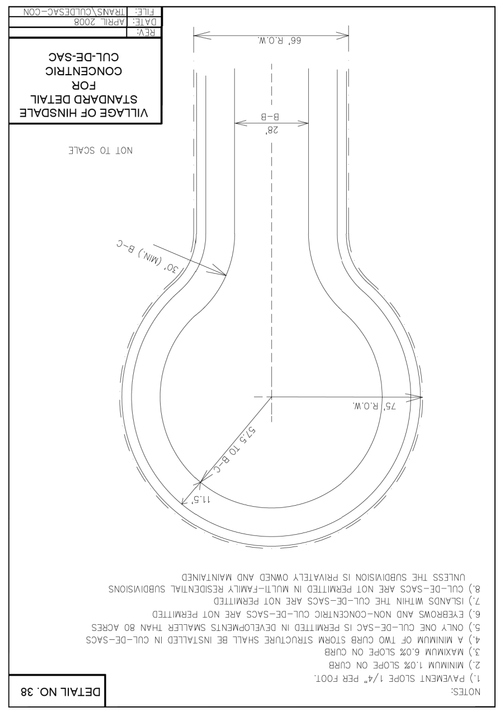
Attachment 1

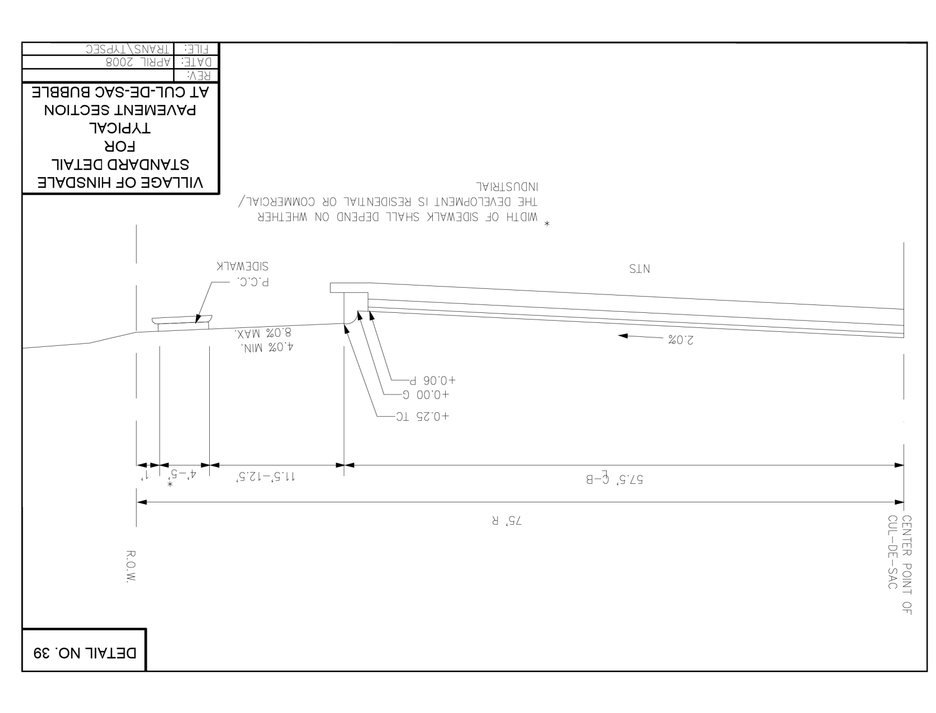


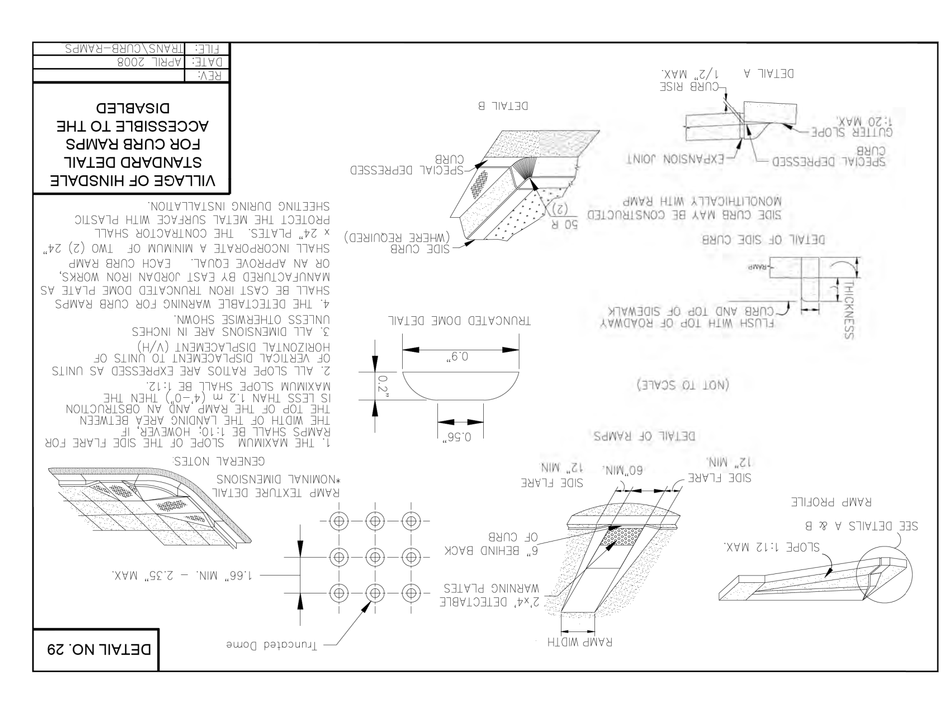


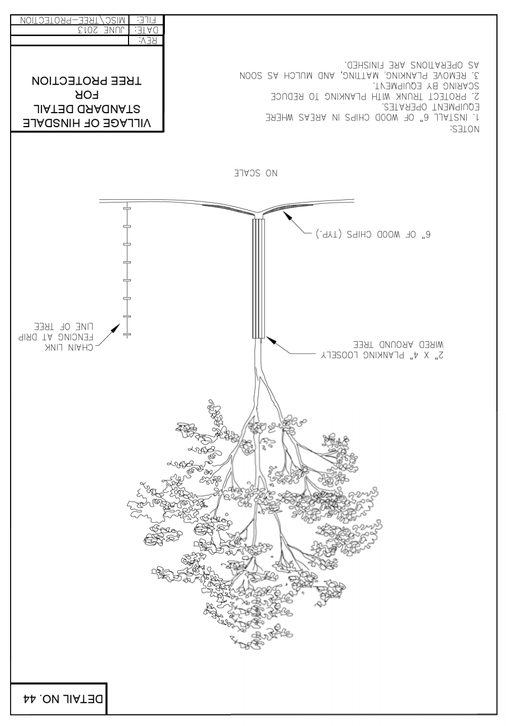


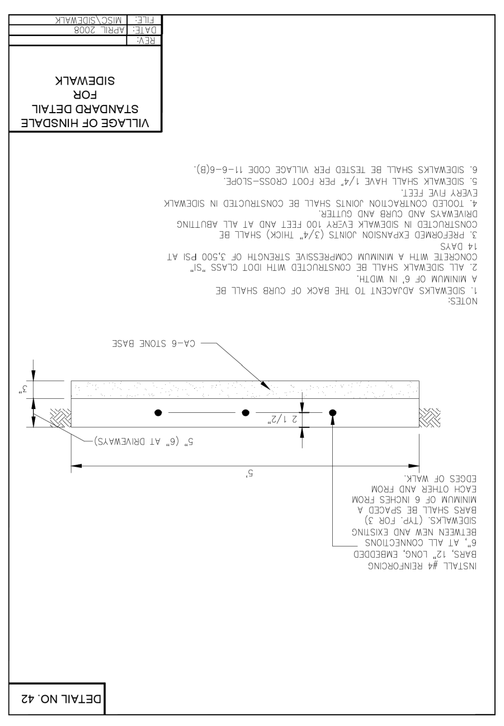


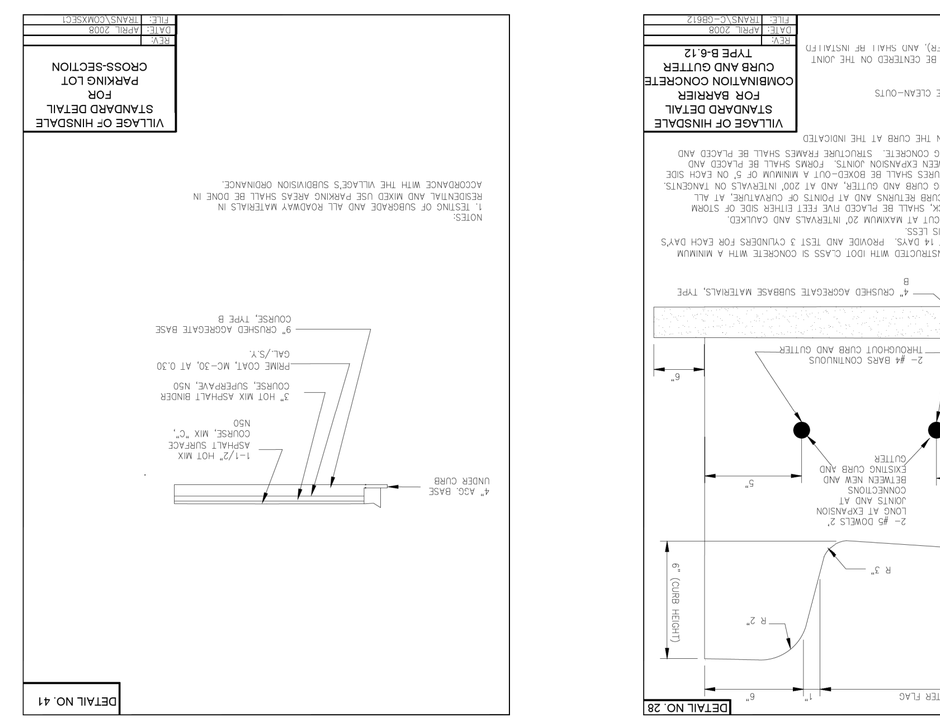












SPACECO INC.

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DETAILS – 1

KENSINGTON SCHOOL & 8 SINGLE FAMILY LOT SUBDIVISION

HINSDALE, ILLINOIS

NO.	DATE	REMARKS

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FILENAME: 9587_02ED1T02
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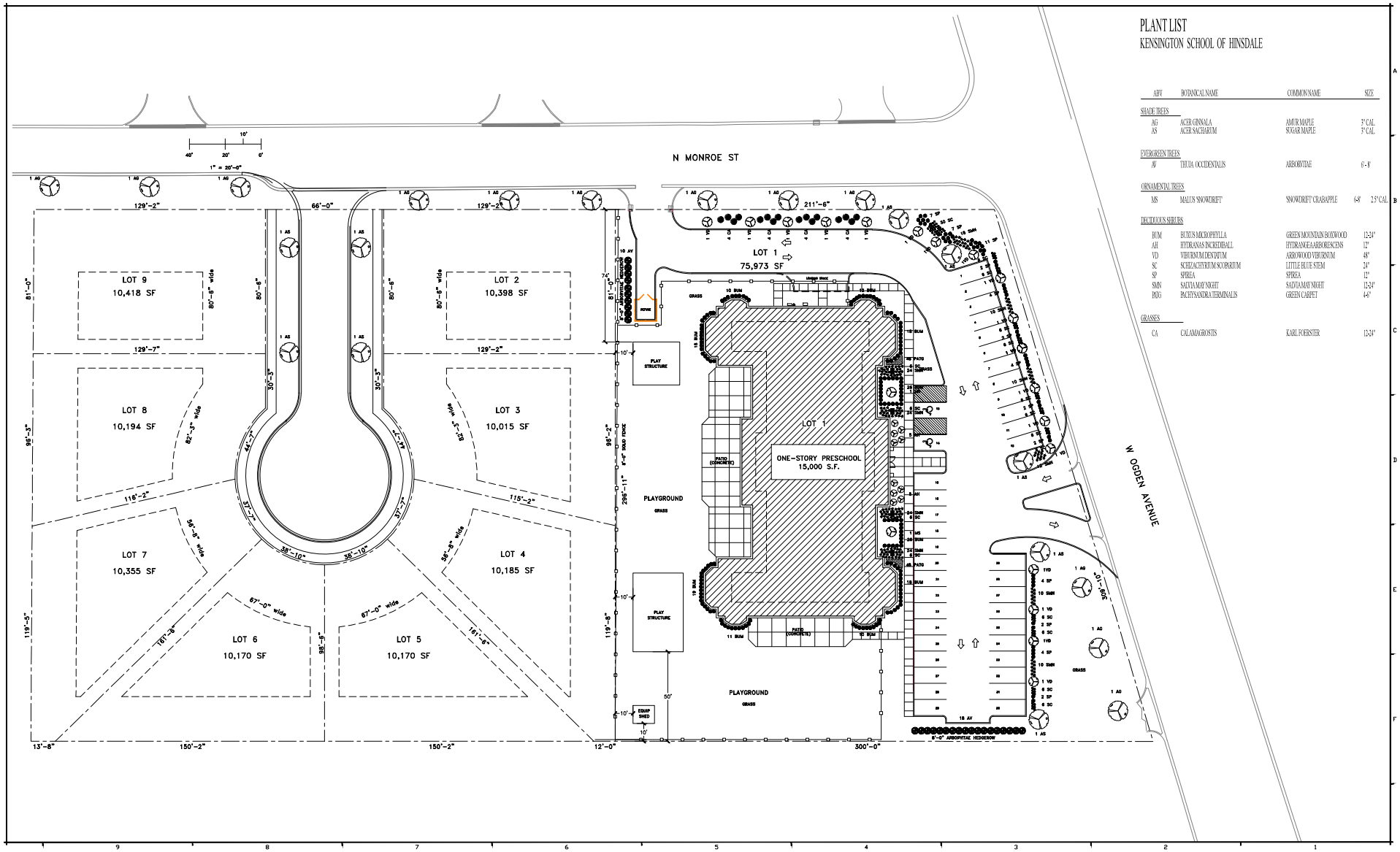
SHEET D2
14 OF 14



PLANT LIST

KENSINGTON SCHOOL OF HINSDALE

ABV	BOTANICAL NAME	COMMON NAME	SIZE
SHADE TREES			
AG	ACER GINNALA	AMUR MAPLE	3" CAL.
AS	ACER SACHARUM	SUGAR MAPLE	3" CAL.
EVERGREEN TREES			
AV	THUJA OCCIDENTALIS	ARBORVITAE	6' - 8'
ORNAMENTAL TREES			
MS	MALUS 'SNOWDRIFT'	SNOWDRIFT' CRABAPPLE	6-8' 2.5" CAL.
DECIDUOUS SHRUBS			
HUM	BUXUS MICROPHYLLA	GREEN MOUNTAIN BOXWOOD	12-24"
AH	HYDRANAS INCREDIBALL	HYDRANGEA ARBORESCENS	12"
VD	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	48"
SC	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUE STEM	24"
SP	SPIREA	SPIREA	12"
SMN	SALVIA MAY NIGHT	SALVIA MAY NIGHT	12-24"
PATG	PACHYSANDRA TERMINALIS	GREEN CARPET	4-6"
GRASSES			
CA	CALAMAGROSTIS	KARL FOERSTER	12-24"

KENSINGTON SCHOOL
743 MCCLINTOCK DRIVE
BURR RIDGE, IL 60527
T 630-990-8000 F -630-990-8041

KENSINGTON SCHOOL OF HINSDALE
540 WEST OGDEN AVENUE
HINSDALE, ILLINOIS 60521

PROJECT NAME

DRAWING ISSUE

DATE	DESCRIPTION	
4-3-2018	LANDSCAPE DRAWING – NOT TO SCALE	FOR SUBMITTAL

DRAWING TITLE: LANDSCAPE PLAN

JOB NO.: 17-005
DATE: 2-18-17
DRAWN BY: LEL

DRAWING NO. L-1

Attachment 1

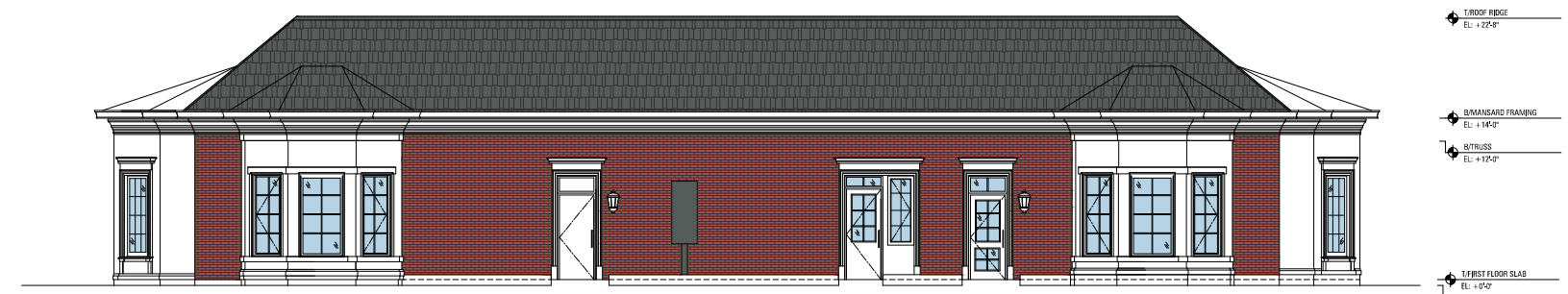
BRICK:
MFG: BORAL BRICK
NEW ORLEANS BRICK - MODULAR

ROOF MATERIAL
MFG: CERTAINTEED
GRAND MANOR - GATEHOUSE SLATE

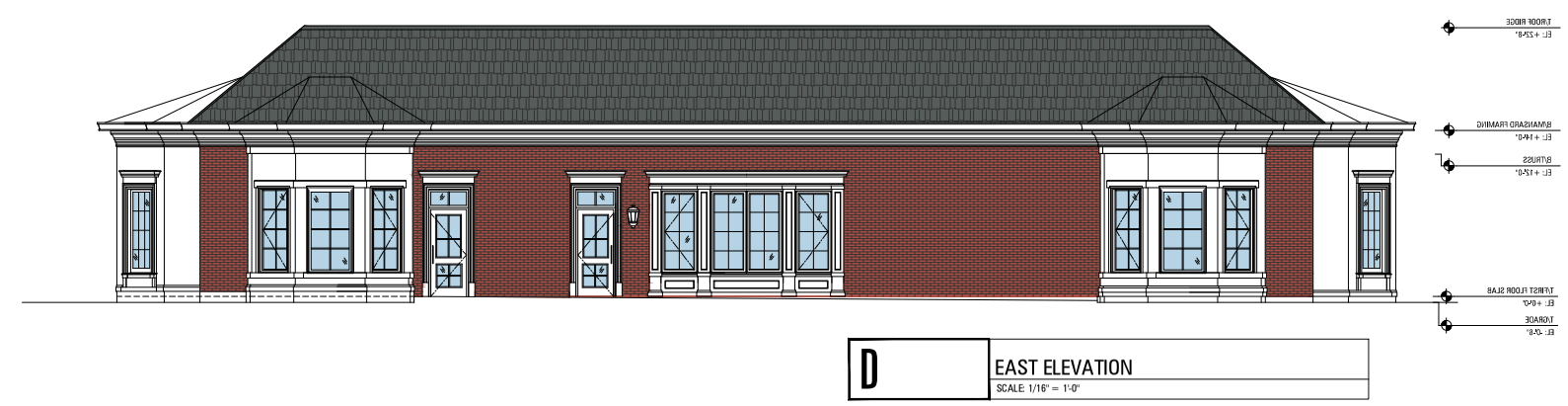
EXTERIOR TRIM
MFG: ROYAL
PVC SMOOTH FACED WHITE TRIM

A SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

B NORTH ELEVATION
SCALE: 1/16" = 1'-0"



C WEST ELEVATION
SCALE: 1/16" = 1'-0"



D EAST ELEVATION
SCALE: 1/16" = 1'-0"

HAGUE ARCHITECTURE
418 CLINTON PLACE
RIVER FOREST, ILLINOIS
60305
708.771.3900

PROPOSED KENSINGTON SCHOOL

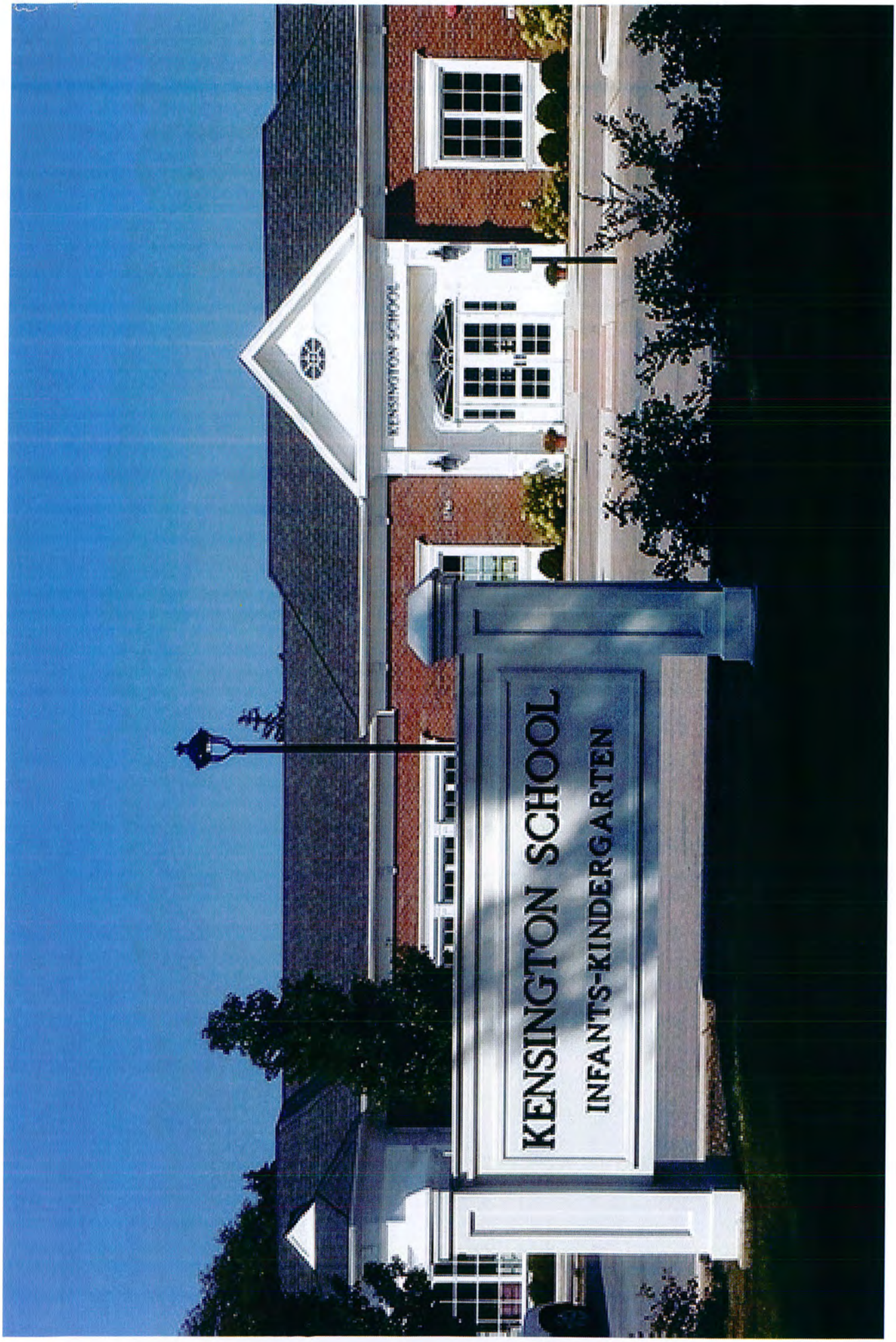
HINSDALE
ILLINOIS

Exterior Elevations

JANUARY 2017

A-04

Attachment 1 - DRAFT Exterior Appearance

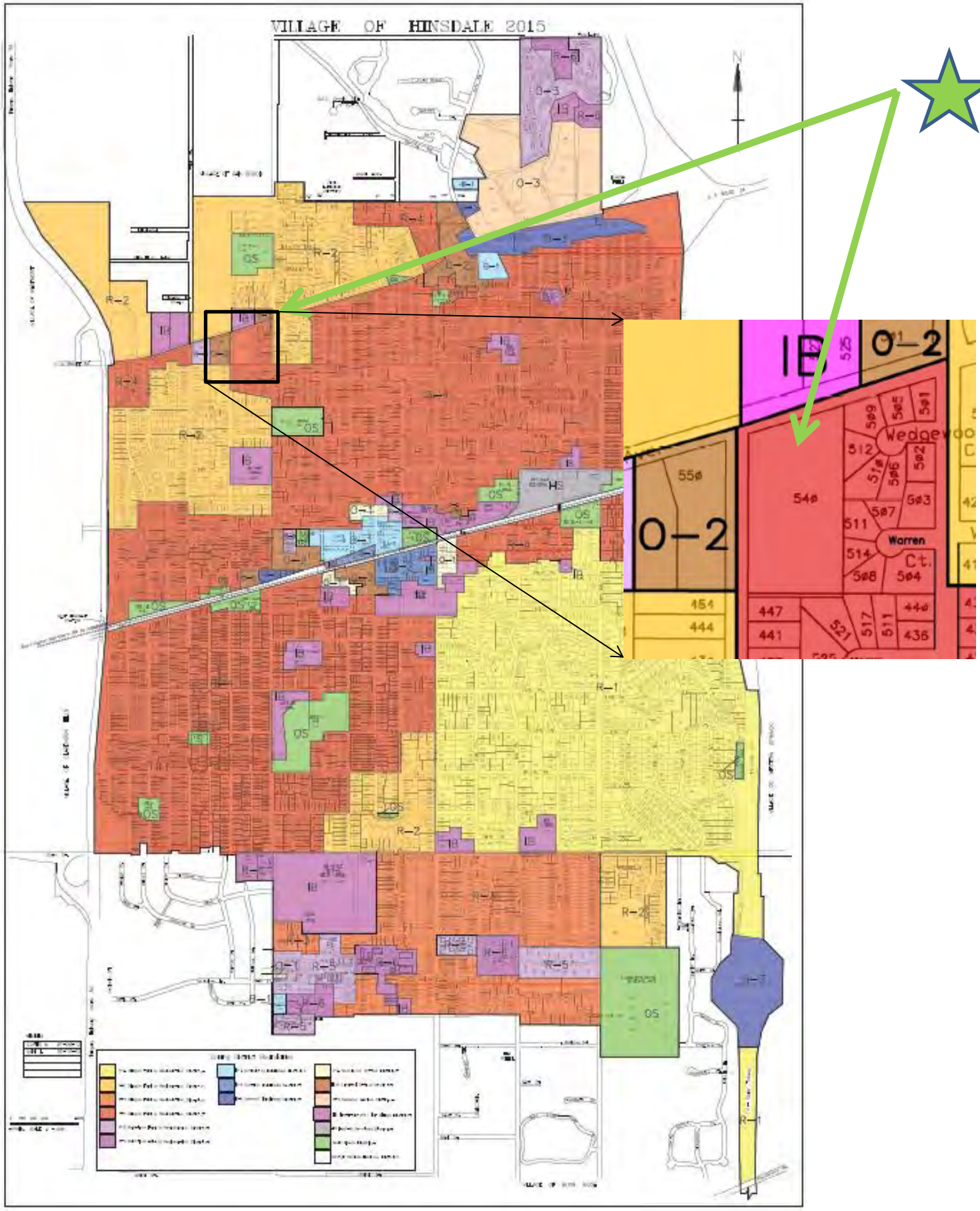


Attachment 1

Attachment 1

Attachment 1

Attachment 2: Village of Hinsdale Zoning Map and Project Location



Attachment 3: Birds Eye View of 540 W. Ogden Ave. (facing south)

Subject Property (photo outdated, all buildings on 540 W. Ogden have been demolished)

Attachment 4: Parcel Aerial Map of 540 W. Ogden Ave. (facing north)

Subject Property (photo outdated, all buildings on 540 W. Ogden have been demolished)

VILLAGE OF Hinsdale Est. 1873

MEMORANDUM

DATE: April 11, 2018

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: Hinsdale Meadows – Planned Development at S.E. corner of 55th St. and County Line Rd. Major Adjustment Application to Detailed Plan for use of Hardie Siding in lieu of Stucco and Elevation Changes - Case A-04-2018

Summary

This Major Adjustment to a Planned Development application requests a change in the building materials at Hinsdale Meadows, by using Hardie siding and stone for the home façade, in lieu of the approved stucco and brick. Per the applicant, Hinsdale Meadows, it is their experience, along with feedback from potential customers and prominent local real estate brokers, that Hardie siding will be an attractive feature for their customers. The request to change the materials for Hardie siding has also triggered the need for elevation changes, as stated by the applicant to the Board of Trustees on March 6, 2018.

Per the applicant, Hardie siding is manufactured by the James Hardie company, and offers a 10-year manufacturer's warranty on the material. The applicant states that Hardie siding requires minimal repairs, and the material can last throughout the life of the home. The use of this long-lasting material is consistent with the underlying premise for an age-targeted, low-maintenance Hinsdale Meadows community. The applicant has submitted a side-by-side comparison between the building material and elevation changes, and a new third "Nantucket" elevation style for the single family Torrington model for review.

Per the applicant's cover letter, dated April 3, 2018, the request also includes the use of stone and Hardie siding for both the single family and duplex villas. The request to the Board of Trustees on March 20, 2018, only pertained to single family homes. The applicant believes using consistent masonry style/materials for both single family and duplex villas will be more attractive. Two additional revision requests since the March 20, 2018, Board of Trustees, meeting includes: (1) corrected Ridgefield Single elevation to include the new dormer over the garage and, (2) corrected the garage window detail on the New Haven Shingle elevation. The applicant will present material samples to the Plan Commission (PC) on April 11, 2018.

Request and Analysis

On December 11, 2017, the Board of Trustees approved Ordinance O2017-52, approving a Detailed Plan for a 64-unit residential Planned Development, at the southeast corner of 55th Street and County Line

Road for Hinsdale Meadows, LLC. Per the Detailed Plan, the proposed exterior building materials included primarily stucco and brick.

On March 20, 2018, the Village Board referred this major adjustment request to the PC for further hearing and review. The Village Board felt the elevation changes by using Hardie siding was substantial enough for review by the PC.

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 nonrepetitive comment on the application. Within 60 days following the conclusion of the public meeting, the PC shall transmit to the Board of Trustees its recommendation, in the form specified in subsection 11-103(H) of this article, recommending either approval or disapproval of the site plan based on the standards set forth in subsection F1 of this Section 11-604.

Attachments:

Attachment 1 - Hinsdale Meadows Major Adjustment Cover Letter (dated April 3, 2018) – Materials/Elevation Side-by-Side Comparisons
Attachment 2 - Approved Ordinance for Detailed Plan for Planned Development (dated 12.11.17)
Attachment 3 - Approved Exterior Elevation Materials spreadsheet (per Ordinance O2017-52)
Attachment 4 - Zoning Map and Project Location

Hinsdale Meadows, LLC

April 3, 2018

Plan Commission, Village of Hinsdale
Kathleen Gargano, Village Manager
Robert McGinnis, Director of Community Development
Chan Yu, Village Planner

Re: Hinsdale Meadows – Major Adjustment to Planned Development

As you know, the Village Board of Trustees has reviewed our application for a major adjustment to a planned development, and has referred the matter back to the Plan Commission. The requested adjustments include changing the building materials to allow the use Hardie siding in lieu of stucco and stone in lieu of brick, along with certain other minor elevation revisions as outlined in our submittal, and the requested addition of an additional elevation for two of the approved single family model types. We have prepared the attached side by side comparison of the updated elevations versus the original approved elevations, and believe the updated elevations will be very appealing for the residents and the Village as a whole.

As outlined in our application to the Board, the request for the change is based on additional feedback and several requests for this architectural style from potential customers and prominent local real estate brokers. Additionally, since the time of our original submittal to the Village Board, we have also decided to request the use of stone for both the single family and the duplex villas. Our original application for the major change reflected the use of brick on the duplex villas, but we believe the consistent masonry style for both product types will be more attractive.

In addition to the use of stone for the duplex villas, two other minor revisions to our original application for the major change include the following:

1. Corrected the Ridgefield Shingle elevation to include the new dormer over the garage
2. Corrected the garage window detail on the New Haven Shingle elevation

We look forward to presenting the updated elevations and material samples at the Plan Commission public meeting on April 11th, and thank you for your ongoing assistance in the consideration of Hinsdale Meadows.

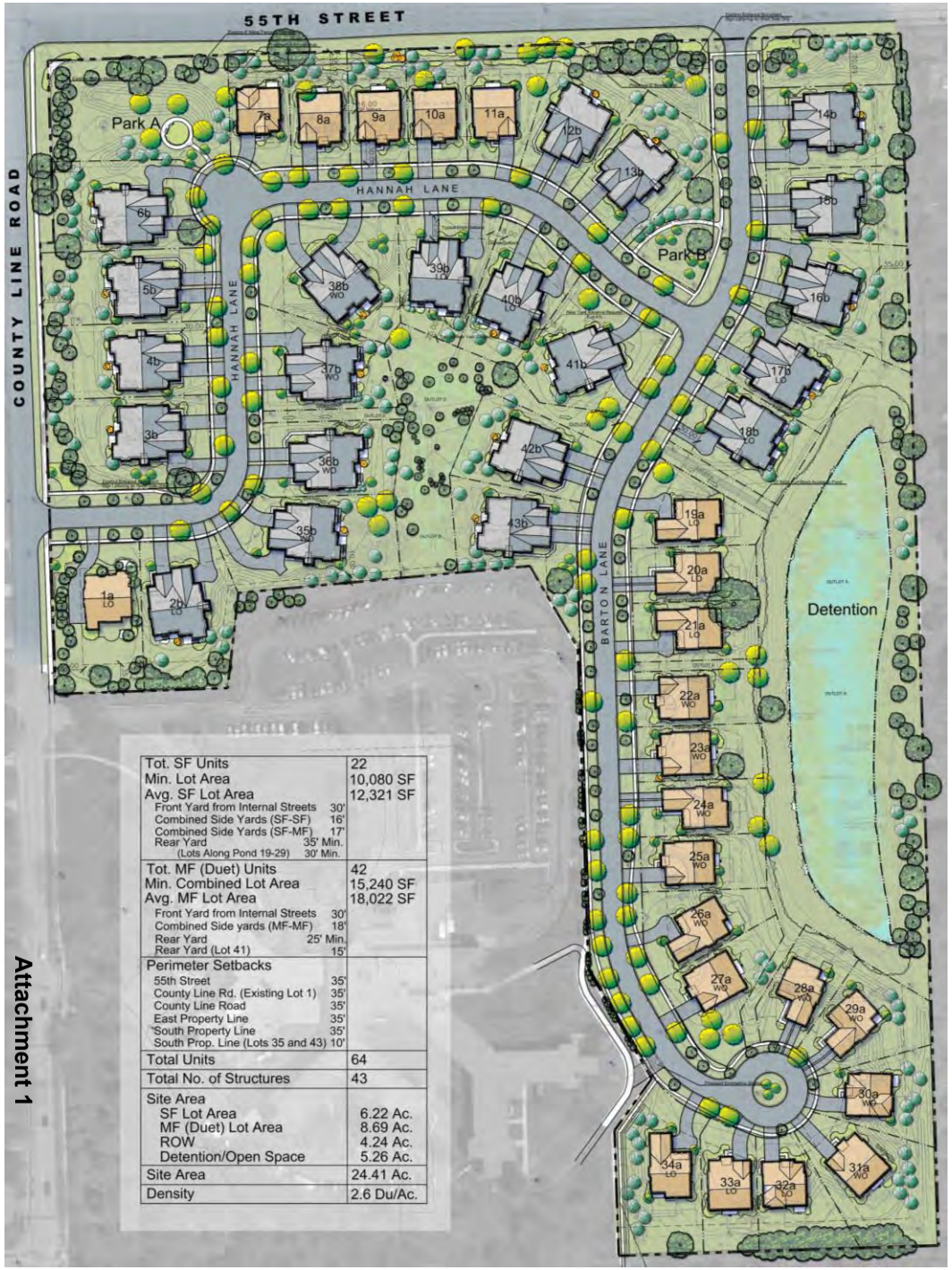
Sincerely yours,

Jerry James

CC: Edward R. James
Michael Balas

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

Attachment 1



Tot. SF Units	22
Min. Lot Area	10,080 SF
Avg. SF Lot Area	12,321 SF
Front Yard from Internal Streets 30'	
Combined Side Yards (SF-SF) 16'	
Combined Side Yards (SF-MF) 17'	
Rear Yard 35' Min.	
(Lots Along Pond 19-29) 30' Min.	
Tot. MF (Duet) Units	42
Min. Combined Lot Area	15,240 SF
Avg. MF Lot Area	18,022 SF
Front Yard from Internal Streets 30'	
Combined Side yards (MF-MF) 18'	
Rear Yard 25' Min.	
Rear Yard (Lot 41) 15'	
Perimeter Setbacks	
55th Street 35'	
County Line Rd. (Existing Lot 1) 35'	
County Line Road 35'	
East Property Line 35'	
South Property Line 35'	
South Prop. Line (Lots 35 and 43) 10'	
Total Units	64
Total No. of Structures	43
Site Area	
SF Lot Area	6.22 Ac.
MF (Duet) Lot Area	8.69 Ac.
ROW	4.24 Ac.
Detention/Open Space	5.26 Ac.
Site Area	24.41 Ac.
Density	2.6 Du/Ac.

Attachment 1

HINSDALE MEADOWS

PLANNED DEVELOPMENT ADJUSTMENT APPROVAL

SIDE BY SIDE ELEVATION COMPARISONS – PREVIOUS VS. CURRENT

Attachment 1

HINSDALE MEADOWS – SINGLE FAMILY BUILDING ELEVATION REVISIONS

HAMPTON RANCH SHINGLE

PREVIOUS RANCH ELEVATION

MODEL SPECIFIC REVISIONS FOR RANCH PLAN TO MATCH REVISED ARCHITECTURAL STYLE:

- ADDED TRIM DETAIL IN TOP GABLE
- BLUE STONE PORCH IN LIEU OF BRICK

NOTE: REVISIONS FOR SHAKE SHINGLE ARCHITECTURAL STYLE, APPLICABLE TO ALL SINGLE FAMILY MODEL TYPES INCLUDE:

- HARDIE SIDING IN LIEU OF STUCCO
- LANNONSTONE MASONRY IN LIEU OF BRICK
- REVISED COLORS FOR TRIM DETAILS, GUTTERS/DOWNSPOUT, SOFFIT/FASCIA, AND FRONT ENTRY AND GARAGE DOORS
- COACH LIGHT ON EACH SIDE OF ALL GARAGE DOORS TO BE STANDARD; ARTIST RENDERING MAY NOT SHOW ONE PICTURED
- MIX OF COACH LIGHT OR RECESSED CAN LIGHT AT EACH FRONT ENTRY

Attachment 1

HINSDALE MEADOWS – SINGLE FAMILY BUILDING ELEVATION REVISIONS

HAMPTON RANCH COTTAGE

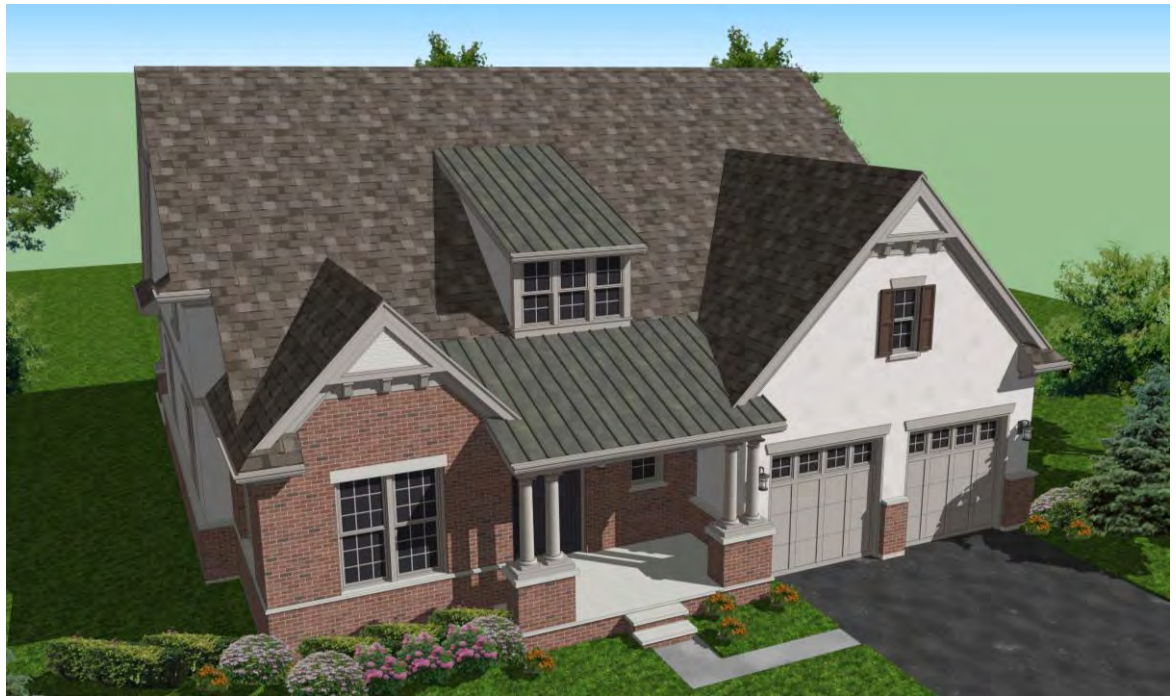
NOTE: A SECOND RANCH ELEVATION WAS NOT PREVIOUSLY APPROVED

Attachment 1

NOTE: REQUESTING TO ADD THE SECOND RANCH ELEVATION IN THE "COTTAGE STYLE", CONSISTENT WITH THE "COTTAGE STYLE" PREVIOUSLY APPROVED FOR THE REMAINING SINGLE FAMILY MODEL TYPES

HINSDALE MEADOWS – SINGLE FAMILY BUILDING ELEVATION REVISIONS

NEW HAVEN SHINGLE STYLE



PREVIOUS NEW HAVEN ELEVATION A

MODEL SPECIFIC REVISIONS FOR NEW HAVEN PLAN TO MATCH REVISED ARCHITECTURAL STYLE:

- ADDED TRIM DETAIL IN TWO TOP GABLES
- BLUE STONE PORCH IN LIEU OF BRICK
- ADDED DORMER ON RIGHT SIDE ELEVATION IN BONUS ROOM OVER GARAGE
- DOUBLE WINDOW WITH TRIM DETAILS IN LIEU OF SINGLE WINDOW & REMOVED SHUTTERS ON FRONT SIDE OVER GARAGE

NOTE: REVISIONS FOR SHAKE SHINGLE ARCHITECTURAL STYLE, APPLICABLE TO ALL SINGLE FAMILY MODEL TYPES INCLUDE:

- HARDIE SIDING IN LIEU OF STUCCO
- LANNONSTONE MASONRY IN LIEU OF BRICK
- REVISED COLORS FOR TRIM DETAILS, GUTTERS/DOWNSPOUT, SOFFIT/FASCIA, AND FRONT ENTRY AND GARAGE DOORS
- COACH LIGHT ON EACH SIDE OF ALL GARAGE DOORS TO BE STANDARD; ARTIST RENDERING MAY NOT SHOW ONE PICTURED
- MIX OF COACH LIGHT OR RECESSED CAN LIGHT AT EACH FRONT ENTRY

Attachment 1

HINSDALE MEADOWS – SINGLE FAMILY BUILDING ELEVATION REVISIONS

NEW HAVEN COTTAGE

PREVIOUS NEW HAVEN ELEVATION B

MODEL SPECIFIC REVISIONS FOR NEW HAVEN PLAN TO MATCH REVISED ARCHITECTURAL STYLE:

- BLUE STONE PORCH IN LIEU OF BRICK
- ADDED DORMER ON RIGHT SIDE ELEVATION IN BONUS ROOM OVER GARAGE
- DOUBLE WINDOW WITH TRIM DETAILS IN LIEU OF SINGLE WINDOW & REMOVED SHUTTERS ON FRONT SIDE OVER GARAGE
- THREE FULL COLUMNS IN LIEU OF HALF COLUMNS ON PORCH, REMOVED BRICK BASE

NOTE: REVISIONS FOR SHAKE SHINGLE ARCHITECTURAL STYLE, APPLICABLE TO ALL SINGLE FAMILY MODEL TYPES INCLUDE:

- HARDIE SIDING IN LIEU OF STUCCO
- LANNONSTONE MASONRY IN LIEU OF BRICK
- REVISED COLORS FOR TRIM DETAILS, GUTTERS/DOWNSPOUT, SOFFIT/FASCIA, AND FRONT ENTRY AND GARAGE DOORS
- COACH LIGHT ON EACH SIDE OF ALL GARAGE DOORS TO BE STANDARD; ARTIST RENDERING MAY NOT SHOW ONE PICTURED
- MIX OF COACH LIGHT OR RECESSED CAN LIGHT AT EACH FRONT ENTRY

Attachment 1

HINSDALE MEADOWS – SINGLE FAMILY BUILDING ELEVATION REVISIONS

RIDGEFIELD SHINGLE STYLE

PREVIOUS RIDGEFIELD ELEVATION A

MODEL SPECIFIC REVISIONS FOR RIDGEFIELD PLAN TO MATCH REVISED ARCHITECTURAL STYLE:

- ADDED TRIM DETAILS ON GABLES
- BLUE STONE PORCH IN LIEU OF BRICK
- BONUS ROOM DORMER ABOVE GARAGE DOOR TO BE STANDARD, SEE EXAMPLE ON WOODBRIDGE ARTISTIC RENDERING
- DOUBLE WINDOW IN LIEU OF SINGLE WINDOW FOR BONUS ROOM, WITH MATCHING TRIM
- TWO FULL COLUMNS IN LIEU OF HALF COLUMNS ON PORCH, REMOVED BRICK BASE

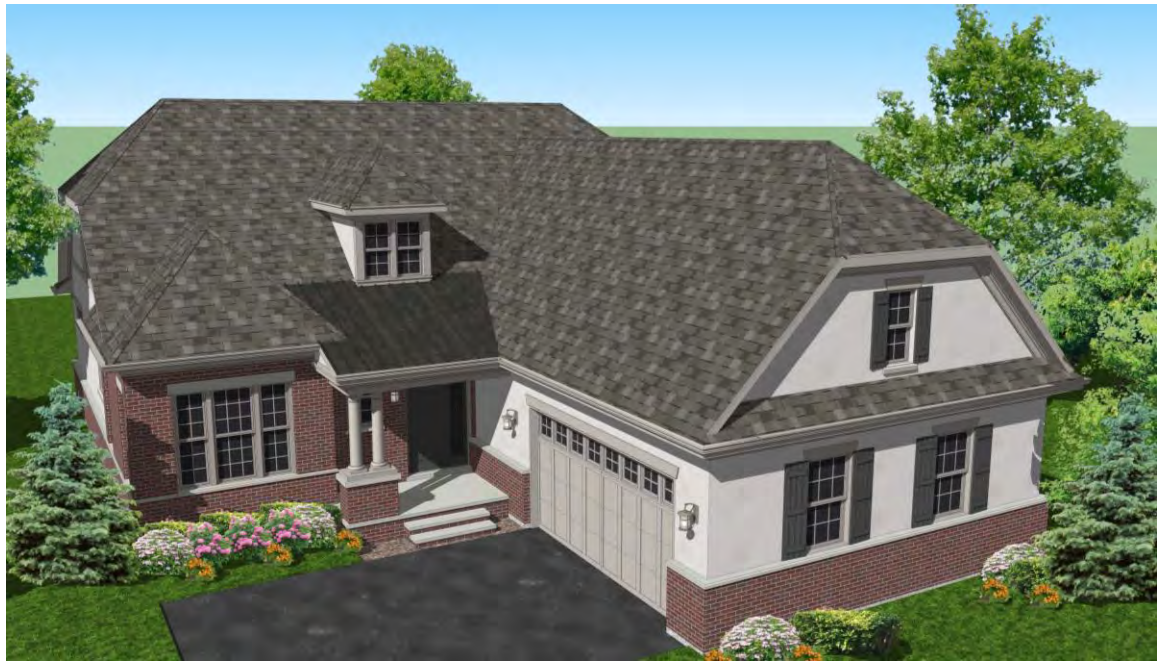
NOTE: REVISIONS FOR SHAKE SHINGLE ARCHITECTURAL STYLE, APPLICABLE TO ALL SINGLE FAMILY MODEL TYPES INCLUDE:

- HARDIE SIDING IN LIEU OF STUCCO
- LANNONSTONE MASONRY IN LIEU OF BRICK
- REVISED COLORS FOR TRIM DETAILS, GUTTERS/DOWNSPOUT, SOFFIT/FASCIA, AND FRONT ENTRY AND GARAGE DOORS
- COACH LIGHT ON EACH SIDE OF ALL GARAGE DOORS TO BE STANDARD; ARTIST RENDERING MAY NOT SHOW ONE PICTURED
- MIX OF COACH LIGHT OR RECESSED CAN LIGHT AT EACH FRONT ENTRY

Attachment 1

HINSDALE MEADOWS – SINGLE FAMILY BUILDING ELEVATION REVISIONS

RIDGEFIELD COTTAGE



PREVIOUS RIDGEFIELD ELEVATION B

MODEL SPECIFIC REVISIONS FOR RIDGEFIELD PLAN TO MATCH REVISED ARCHITECTURAL STYLE:

- BLUE STONE PORCH IN LIEU OF BRICK
- ADDED BONUS ROOM DORMER ABOVE GARAGE DOOR

Attachment 1

NOTE: REVISIONS FOR SHAKE SHINGLE ARCHITECTURAL STYLE, APPLICABLE TO ALL SINGLE FAMILY MODEL TYPES INCLUDE:

- HARDIE SIDING IN LIEU OF STUCCO
- LANNONSTONE MASONRY IN LIEU OF BRICK
- REVISED COLORS FOR TRIM DETAILS, GUTTERS/DOWNSPOUT, SOFFIT/FASCIA, AND FRONT ENTRY AND GARAGE DOORS
- COACH LIGHT ON EACH SIDE OF ALL GARAGE DOORS TO BE STANDARD; ARTIST RENDERING MAY NOT SHOW ONE PICTURED
- MIX OF COACH LIGHT OR RECESSED CAN LIGHT AT EACH FRONT ENTRY

HINSDALE MEADOWS – SINGLE FAMILY BUILDING ELEVATION REVISIONS

TORRINGTON SHINGLE

PREVIOUS TORRINGTON ELEVATION A

MODEL SPECIFIC REVISIONS FOR TORRINGTON PLAN TO MATCH REVISED ARCHITECTURAL STYLE:

- ADDED TRIM DETAILS ON GABLES AND WINDOWS
- BLUE STONE PORCH IN LIEU OF BRICK
- ADDED BONUS ROOM DORMER ON LEFT SIDE ELEVATION
- REVISED TRIM DETAIL ON PORCH COLUMNS

Attachment 1

NOTE: REVISIONS FOR SHAKE SHINGLE ARCHITECTURAL STYLE, APPLICABLE TO ALL SINGLE FAMILY MODEL TYPES INCLUDE:

- HARDIE SIDING IN LIEU OF STUCCO
- LANNONSTONE MASONRY IN LIEU OF BRICK
- REVISED COLORS FOR TRIM DETAILS, GUTTERS/DOWNSPOUT, SOFFIT/FASCIA, AND FRONT ENTRY AND GARAGE DOORS
- COACH LIGHT ON EACH SIDE OF ALL GARAGE DOORS TO BE STANDARD; ARTIST RENDERING MAY NOT SHOW ONE PICTURED
- MIX OF COACH LIGHT OR RECESSED CAN LIGHT AT EACH FRONT ENTRY

HINSDALE MEADOWS – SINGLE FAMILY BUILDING ELEVATION REVISIONS

TORRINGTON COTTAGE

PREVIOUS TORRINGTON ELEVATION B

MODEL SPECIFIC REVISIONS FOR TORRINGTON PLAN TO MATCH REVISED ARCHITECTURAL STYLE:

- ADDED TRIM DETAILS ON WINDOWS
- BLUE STONE PORCH IN LIEU OF BRICK
- ADDED BONUS ROOM DORMER ON LEFT SIDE ELEVATION
- REVISED TRIM DETAIL ON PORCH COLUMNS, REMOVED ARCH
- CLIPPED AND HIP ROOF DETAILS OVER GARAGE AND DORMERS IN LIEU OF GABLES TO MATCH COTTAGE STYLE
- REVISED WINDOW STYLES FOR SECOND FLOOR

NOTE: REVISIONS FOR SHAKE SHINGLE ARCHITECTURAL STYLE, APPLICABLE TO ALL SINGLE FAMILY MODEL TYPES INCLUDE:

- HARDIE SIDING IN LIEU OF STUCCO
- LANNONSTONE MASONRY IN LIEU OF BRICK
- REVISED COLORS FOR TRIM DETAILS, GUTTERS/DOWNSPOUT, SOFFIT/FASCIA, AND FRONT ENTRY AND GARAGE DOORS
- COACH LIGHT ON EACH SIDE OF ALL GARAGE DOORS TO BE STANDARD; ARTIST RENDERING MAY NOT SHOW ONE PICTURED
- MIX OF COACH LIGHT OR RECESSED CAN LIGHT AT EACH FRONT ENTRY

Attachment 1

HINSDALE MEADOWS – SINGLE FAMILY BUILDING ELEVATION REVISIONS

TORRINGTON NANTUCKET

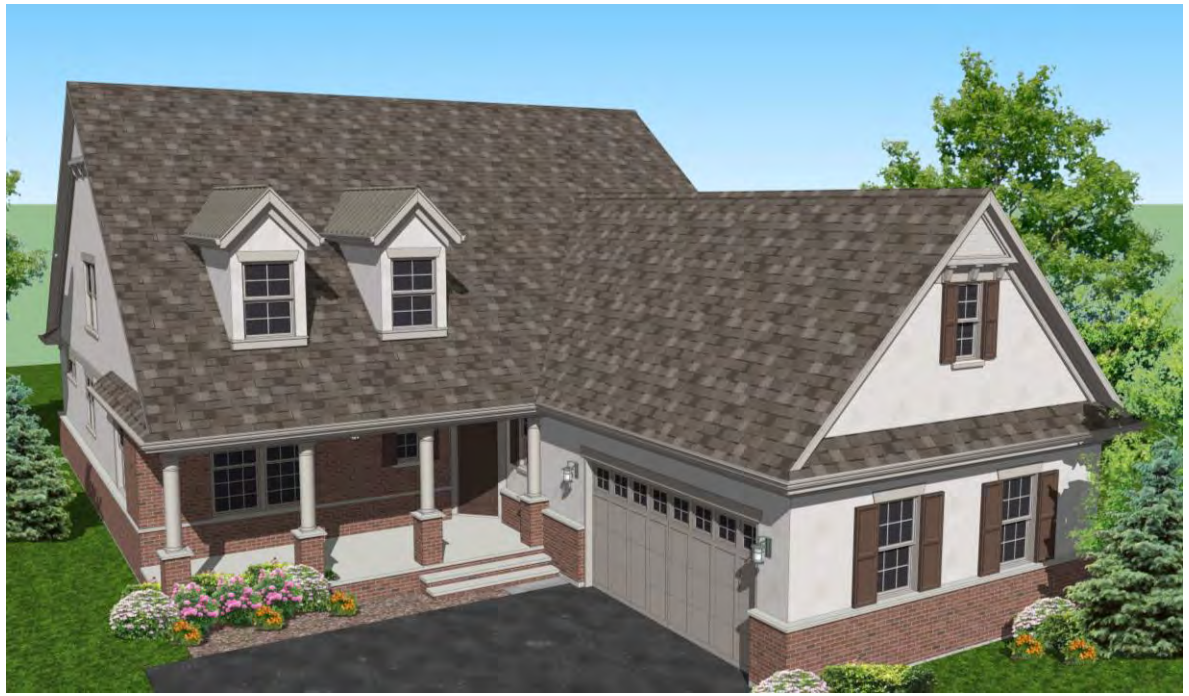
NOTE: A THIRD TORRINGTON ELEVATION WAS NOT PREVIOUSLY APPROVED

Attachment 1

NOTE: REQUESTING TO ADD THE THIRD TORRINGTON ELEVATION IN THE "NANTUCKET STYLE", TO ALLOW FOR MORE ARCHITECTURAL DIVERSITY

HINSDALE MEADOWS – SINGLE FAMILY BUILDING ELEVATION REVISIONS

WOODBRIDGE SHINGLE STYLE



PREVIOUS WOODBRIDGE ELEVATION A

MODEL SPECIFIC REVISIONS FOR WOODBRIDGE PLAN TO MATCH REVISED ARCHITECTURAL STYLE:

- ADDED TRIM DETAILS ON GABLES
- BLUE STONE PORCH IN LIEU OF BRICK
- ADDED BONUS ROOM DORMER ABOVE GARAGE DOOR
- DOUBLE WINDOW WITH TRIM DETAILS IN LIEU OF SINGLE WINDOW & REMOVED SHUTTERS ON FRONT SIDE OVER GARAGE
- FOUR FULL COLUMNS IN LIEU OF HALF COLUMNS ON PORCH, REMOVED BRICK BASE

NOTE: REVISIONS FOR SHAKE SHINGLE ARCHITECTURAL STYLE, APPLICABLE TO ALL SINGLE FAMILY MODEL TYPES INCLUDE:

- HARDIE SIDING IN LIEU OF STUCCO
- LANNONSTONE MASONRY IN LIEU OF BRICK
- REVISED COLORS FOR TRIM DETAILS, GUTTERS/DOWNSPOUT, SOFFIT/FASCIA, AND FRONT ENTRY AND GARAGE DOORS
- COACH LIGHT ON EACH SIDE OF ALL GARAGE DOORS TO BE STANDARD; ARTIST RENDERING MAY NOT SHOW ONE PICTURED
- MIX OF COACH LIGHT OR RECESSED CAN LIGHT AT EACH FRONT ENTRY

Attachment 1

HINSDALE MEADOWS – SINGLE FAMILY BUILDING ELEVATION REVISIONS

WOODBRIDGE COTTAGE STYLE

PREVIOUS WOODBRIDGE ELEVATION B

MODEL SPECIFIC REVISIONS FOR WOODBRIDGE PLAN TO MATCH REVISED ARCHITECTURAL STYLE:

- BLUE STONE PORCH IN LIEU OF BRICK
- ADDED BONUS ROOM DORMER ABOVE GARAGE DOOR
- DOUBLE WINDOW WITH TRIM DETAILS IN LIEU OF SINGLE WINDOW & REMOVED SHUTTERS ON FRONT SIDE OVER GARAGE
- REVISED TRIM DETAIL ON PORCH COLUMNS

Attachment 1

NOTE: REVISIONS FOR SHAKE SHINGLE ARCHITECTURAL STYLE, APPLICABLE TO ALL SINGLE FAMILY MODEL TYPES INCLUDE:

- HARDIE SIDING IN LIEU OF STUCCO
- LANNONSTONE MASONRY IN LIEU OF BRICK
- REVISED COLORS FOR TRIM DETAILS, GUTTERS/DOWNSPOUT, SOFFIT/FASCIA, AND FRONT ENTRY AND GARAGE DOORS
- COACH LIGHT ON EACH SIDE OF ALL GARAGE DOORS TO BE STANDARD; ARTIST RENDERING MAY NOT SHOW ONE PICTURED
- MIX OF COACH LIGHT OR RECESSED CAN LIGHT AT EACH FRONT ENTRY

HINSDALE MEADOWS – DUPLEX VILLA BUILDING ELEVATION REVISIONS

REVISED ELEVATION – ASHLEY SIDE LOAD MODEL

PREVIOUS DUPLEX VILLA ELEVATION – PLAN A

MODEL SPECIFIC REVISIONS FOR VILLA PLANS TO MATCH REVISED ARCHITECTURAL STYLE:

- ADDED GABLE WITH SHED ROOF
- ADDED CORNER TRIM DETAIL
- REVISED PORCH COLUMN DETAIL, ADDED HALF COLUMN WITH BRICK BASE IN LIEU OF FULL COLUMN
- REMOVED BRICK BANDING FLANKING ENTRANCE DOOR AND UNDER PATIO
- REVISED COLUMN DETAIL AT REAR PATIO
- REMOVED SHUTTER

Attachment 4

NOTE: REVISIONS FOR SHAKE SHINGLE ARCHITECTURAL STYLE, APPLICABLE TO DUPLEX VILLAS INCLUDE:

- HARDIE SIDING IN LIEU OF STUCCO
- LANNONSTONE MASONRY IN LIEU OF BRICK
- REVISED COLORS FOR TRIM DETAILS, GUTTERS/DOWNSPOUT, SOFFIT/FASCIA, AND FRONT ENTRY AND GARAGE DOORS
- MIX OF COACH LIGHT OR RECESSED CAN LIGHT AT EACH FRONT ENTRY

HINSDALE MEADOWS – DUPLEX VILLA BUILDING ELEVATION REVISIONS

REVISED DUPLEX VILLA ELEVATION – BECKET MODEL

PREVIOUS DUPLEX VILLA ELEVATION – PLAN B

MODEL SPECIFIC REVISIONS FOR VILLA PLANS TO MATCH REVISED ARCHITECTURAL STYLE:

- REVISED TRIM DETAIL ON GABLES
- REVISED PORCH COLUMN DETAIL, REMOVED LEFT POST, ADDED HALF COLUMN WITH BRICK BASE IN LIEU OF FULL COLUMN
- REMOVED WINDOW IN DEAD SPACE ABOVE A-UNIT GARAGE

Attachment 1

NOTE: REVISIONS FOR SHAKE SHINGLE ARCHITECTURAL STYLE, APPLICABLE TO DUPLEX VILLAS INCLUDE:

- HARDIE SIDING IN LIEU OF STUCCO
- LANNONSTONE MASONRY IN LIEU OF BRICK
- REVISED COLORS FOR TRIM DETAILS, GUTTERS/DOWNSPOUT, SOFFIT/FASCIA, AND FRONT ENTRY AND GARAGE DOORS
- MIX OF COACH LIGHT OR RECESSED CAN LIGHT AT EACH FRONT ENTRY

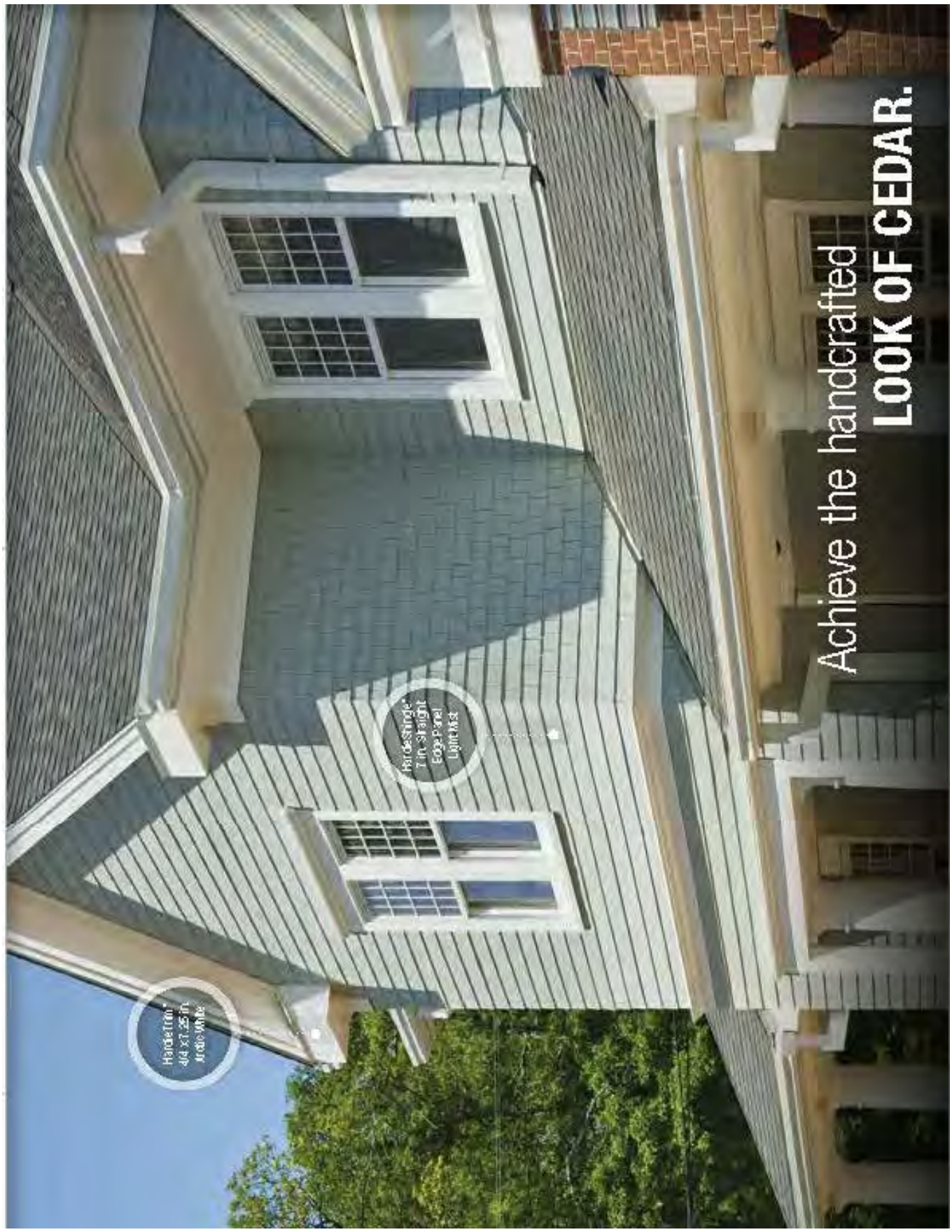
Building Materials
&
Hardie Siding Information

Attachment 1

NOTE:
CHANGES TO BLDG. MATERIALS SHOWN IN RED TEXT

MATERIALS SPECIFIC TO ELEVATION STYLES				
Plan	**Elevation Style**	**Siding**	**Masonry**	
ALL	ALL	Hardie Shingle	Stone	
MATERIALS INFORMATION				
Element	**Material**	**Manufacturer**	**Style**	**Color**
Roof Shingles:	Asphalt	Certainteed Landmark or Equal	Architectural	Driftwood
Metal Roofing:	Aluminum	PAC Clad or Equal	Standing Seam	Dark Bronze
Gutters:	Aluminum	ACM or Equal	5" K-Style	White
Downspouts:	Aluminum	ACM or Equal	3x4	White
Soffit:	Hardie Board	Hardie	Per plan	White
Fascia:	Hardie Board	Hardie	Per plan	White
Rake:	Hardie Board	Hardie	Per plan	White
Trim:				
Vertical	Hardie Board	5/4"	Per plan	Arctic White
Horizontal	Hardie Board	5/4"	Per plan	Arctic White
Windows	Hardie Board	5/4"	Per plan	Arctic White
Doors	Std Brickmold	Pine Brickmold	Per plan	Arctic White
Columns:	Hardie 1x	Carpenter built	Painted per plan	Arctic White
Siding:				
Hardie Shingle	Cementatious Fiber Siding	Hardie	Shingle	Aged Pewter, Night Gray, Gray Slate, & Timber Bark
Masonry:				
Stone	Stone	Illinois Brick	Lannonstone	Chateau Bay Tumbled, Fondu Lac Kensinton, & Rockport Blend
Stone Sills	Cast Stone		Cast Stone	Cast Stone
Heads	Var.	Var.	Var.	
Shutters:	Vinyl	Mid-America or Equal	Per plan	Tuxedo Gray
Railings:	Aluminum	TBD	Prefinished	Dark Bronze
Decking:	Floating	Treated Lumber over EPDM	5/4 x 6	Treated
Brackets:	Fypon	Fypon	Per plan	White
Windows:	Maintenance Free	TBD	Single Hung	White
Doors:				
Sliding Glass	Vinyl	TBD	Insulated per Code	White
Garage	B-Label Steel Door	TBD	Insulated Pan per plan	White
Front Entry	Fiberglass	Therma Tru	2 Panel	TBD

Attachment 1


Hardietrim
4/4 x 7.25 in
Arctic White
Hardieshingle
7 in. Straight
Edge Panel
Light Mist
Achieve the handcrafted
LOOK OF CEDAR.

STRAIGHT EDGE PANEL

Iron Gray

Thickness	1/4 in.
Length	48 in.
Height	15.25 in.
Exposure	7 in.
Pcs./Pallet	86
Sq./Pallet	2
Pcs./Sq.	43.0

NOTE: ARROWS INDICATE THE SELECTED COLOR PALETTE AVAILABLE FOR SIDING

Attachment 1

VILLAGE OF HINSDALE FOUNDED IN 1873

VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant

Name: Hinsdale Meadows, LLC
Address: 2550 Waukegan Road
City/Zip: Glenview, IL 60025
Phone/Fax: (847) 724 8200 / 847 724 8185
E-Mail: mgb@erjames.com

Owner

Name: Hinsdale Meadows, LLC
Address: 2550 Waukegan Road
City/Zip: Glenview, IL 60025
Phone/Fax: (847) 724 8200 / 847 724 8185
E-Mail: jsj@erjames.com

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

Name: BSB Design
Title: Architect
Address: 3436 North Kennicott Suite 100
City/Zip: Arlington Heights, IL 60004
Phone/Fax: (847) 705 / 2200
E-Mail: JMulcrone@BSBDesign.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) None
2)
3)

Attachment 1

II. SITE INFORMATION

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

Property identification number (P.I.N. or tax number): No - change - _____ - _____

Brief description of proposed project: Our application is for a change to the previously approved planned development for Hinsdale Meadows building materials, primarily to use Hardie siding in lieu of stucco.

General description or characteristics of the site: The site has been approved for an age-targeted planned development for 64 homes.

Existing zoning and land use: R-2 Planned Development

Surrounding zoning and existing land uses:

North: 55th Street and R-1 Residential north of 55th.

South: Hospital Campus (R-2) & KLM Park (OS) & R-5

East: Residential - single family homes, not in Hinsdale

West: County Line Road & R-3 Residential west of County Line

Proposed zoning and land use: R-2 Planned Development

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

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

TABLE OF COMPLIANCE - Hinsdale Meadows

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

Note: The proposed Major Adjustment to a Planned Development does not affect the previous Table of Compliance, so all responses below are shown as "N/A"

You may write "N/A" if the application does NOT affect the building/subject property.	Minimum Code requirements	Proposed - Single Family Homes	Proposed - Duplex Homes
Minimum Lot Area (s.f)	N/A	N/A	N/A
Minimum Lot Depth	N/A	N/A	N/A
Minimum Lot Width	N/A	N/A	N/A
Building Height	N/A	N/A	N/A
Building Elevation	N/A	N/A	N/A
Number of Stories	N/A	N/A	N/A
Front Yard Setback	N/A	N/A	N/A
Corner Side Yard Setback	N/A	N/A	N/A
Interior Side Yard Setback	N/A	N/A	N/A
Combination Side Yard Setback	N/A	N/A	N/A
Rear Yard Setback	N/A	N/A	N/A
Maximum Floor Area Ratio (FAR)	N/A	N/A	N/A
Maximum Building Coverage	N/A	N/A	N/A
Maximum Total Lot Coverage	N/A	N/A	N/A
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

CERTIFICATION

The Applicant certifies and acknowledges and agrees that:

A. The statements contained in this application are true and correct to the best of the Applicant's knowledge and belief. The owner of the subject property, if different from the applicant, states that he or she consents to the filing of this application and that all information contained in this application is true and correct to the best of his or her knowledge.

B. The applicant understands that an incomplete or nonconforming application will not be considered. In addition, the applicant understands that the Village may require additional information prior to the consideration of this application which may include, but is not limited to, the following items:

1. Minimum yard and setback dimensions and, where relevant, relation of yard and setback dimensions to the height, width, and depth of any structure.
2. A vehicular and pedestrian circulation plan showing the location, dimensions, gradient, and number of all vehicular and pedestrian circulation elements including rights-of-way and streets; driveway entrances, curbs, and curb cuts; parking spaces, loading spaces, and circulation aisles; sidewalks, walkways, and pathways; and total lot coverage of all circulation elements divided as between vehicular and pedestrian ways.
3. All existing and proposed surface and subsurface drainage and retention and detention facilities and all existing and proposed water, sewer, gas, electric, telephone, and cable communications lines and easements and all other utility facilities.
4. Location, size, and arrangement of all outdoor signs and lighting.
5. Location and height of fences or screen plantings and the type or kink of building materials or plantings used for fencing or screening.
6. A detailed landscaping plan, showing location, size, and species of all trees, shrubs, and other plant material.
7. A traffic study if required by the Village Manager or the Board or Commission hearing the application.

C. The Applicants shall make the property that is the subject of this application available for inspection by the Village at reasonable times;

D. If any information provided in this application changes or becomes incomplete or inapplicable for any reason following submission of this application, the Applicants shall submit a supplemental application or other acceptable written statement containing the new or corrected information as soon as practicable but not less than ten days following the change, and that failure to do so shall be grounds for denial of the application; and

E. The Applicant understands that he/she is responsible for all application fees and any other fees, which the Village assesses under the provisions of Subsection 11-301D of the Village of Hinsdale Zoning Code as amended April 25, 1989.

F. THE OWNER OF THE SUBJECT PROPERTY AND, IF DIFFERENT, THE APPLICANT ARE JOINTLY AND SEVERALLY LIABLE FOR THE PAYMENT OF THE APPLICABLE APPLICATION FEE. BY SIGNING THE APPLICATION, THE OWNER HAS AGREED TO PAY SAID FEE, AND TO CONSENT TO THE FILING AND FORECLOSURE OF A LIEN AGAINST SUBJECT PROPERTY FOR THE FEE PLUS COSTS OF COLLECTION, IF THE ACCOUNT IS NOT SETTLED WITHIN THIRTY (30) DAYS AFTER THE MAILING OF A DEMAND FOR PAYMENT.

On the 15th, day of January, 2018, I/We have read the above certification, understand it, and agree to abide by its conditions.

Signature of applicant or authorized agent	Signature of applicant or authorized agent
Jerry S. James	
Name of applicant or authorized agent	Name of applicant or authorized agent

SUBSCRIBED AND SWORN
to before me this 15th day of
January, 2018.

Sheryl Zentner
Notary Public

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

2017 Version

Attachment 1

VILLAGE OF HINSDALE

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

Application for Certificate of Zoning Compliance

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

Applicant's name: Hinsdale Meadows, LLC

Owner's name (if different): same

Property address: SEC 55th and County Line Road

Property legal description: [attach to this form]

Present zoning classification: R-2, Single Family Residential

Square footage of property: 24.4 acres

Lot area per dwelling: Varies

Lot dimensions: var x var

Current use of property: Approved for Planned Development

Proposed use:
- ☐ Single-family detached dwelling
- ☑ Other: Planned Development

Approval sought:
- ☐ Building Permit
- ☐ Special Use Permit
- ☐ Site Plan
- ☐ Design Review
- ☑ Other: PD Adjustment - Revised Exterior Materials
- ☐ Variation
- ☐ Planned Development
- ☐ Exterior Appearance

Brief description of request and proposal:

Request for PD Adjustment for the use of Hardie siding in lieu of stucco

Plans & Specifications: [submit with this form]

	Provided:	**Required by Code:**
Yards:		
front:		No change
interior side(s)	/	N/C / N/C

Attachment 1

Provided:		Required by Code:
corner side	_____	No change
rear	_____	No change
Setbacks (businesses and offices):		
front:	_____	N/A
interior side(s)	____ / ____	N/A / ____
corner side	_____	N/A
rear	_____	N/A
others:	_____	N/A
Ogden Ave. Center:	_____	N/A
York Rd. Center:	_____	N/A
Forest Preserve:	_____	N/A
Building heights:		
principal building(s):	_____	No change
accessory building(s):	_____	N/A
Maximum Elevations:		
principal building(s):	_____	No change
accessory building(s):	_____	N/A
Dwelling unit size(s):	_____	No change
Total building coverage:	_____	No change
Total lot coverage:	_____	No change
Floor area ratio:	_____	No change
Accessory building(s):	N/A	

Spacing between buildings: [depict on attached plans]

principal building(s):	No change	_____	_____
accessory building(s):	N/A	_____	_____

Number of off-street parking spaces required: N/A
Number of loading spaces required: N/A

Statement of applicant:

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

By: _____
Applicant's signature

Jerry S. James
Applicant's printed name

Dated: 1/30, 2018.

VILLAGE OF HINSDALE

ORDINANCE NO. O2017-52

AN ORDINANCE APPROVING A DETAILED PLAN FOR A PLANNED DEVELOPMENT, ASSOCIATED WAIVERS AND VARIATIONS, AND OTHER RELATED DOCUMENTS, AND APPROVING AND AUTHORIZING EXECUTION OF A DEVELOPMENT AGREEMENT – HINSDALE MEADOWS (SOUTHEAST CORNER OR 55TH STREET AND COUNTY LINE ROAD) – HINSDALE MEADOWS, LLC

WHEREAS, the Village of Hinsdale (the "Village") is a duly constituted and existing municipality within the meaning of Section 1 of Article VII of the 1970 Constitution of the State of Illinois; and

WHEREAS, Hinsdale Meadows Venture, LLC was previously, in Ordinance No. O2017-08, passed and approved on March 7, 2017, given Planned Development Concept Plan approval, as well as a related Special Use permit, for a proposed Planned Development (the "Planned Development") on a 24.5 acre site at the southeast corner of 55th Street and County Line Road, Hinsdale, Illinois (the "Property"), located in the R-2 Single-Family Residential Zoning District, and as legally described in **Exhibit A** attached hereto and made a part hereof; and

WHEREAS, Hinsdale Meadows, LLC (the "Developer"), proposed successor in interest to Hinsdale Meadows Venture, current owner of the Property, now seeks Detailed Plan approval for the Planned Development, and approval of associated waivers and variations and other related documents for the Planned Development (the "Application"); and

WHEREAS, the Application has been referred to the Plan Commission of the Village and has been processed in accordance with the Zoning Code, as amended; and

WHEREAS, following the conclusion of the Public Hearing properly published in *The Hinsdalean* that was opened on August 9, 2017, and concluded on September 13, 2017 (together the "Public Hearing"), the Plan Commission made a motion to recommend approval of the Planned Development Detailed Plan, as well as the various waivers and variations associated with the Detailed Plan for the Planned Development, all as set forth in the Plan Commission's Findings and Recommendation for Plan Commission Case No. A-25-2017 ("Findings and Recommendation"), a copy of which is attached hereto as **Exhibit B** and made a part hereof. The motion was approved by a vote of six (6) in favor and zero (0) opposed, with three (3) members being absent; and

WHEREAS, the President and Board of Trustees of the Village have duly considered the Findings and Recommendation of the Plan Commission, and all of the materials, facts and circumstances affecting the Application, and find that the

Application satisfies the standards set forth in Section 11-603 of the Zoning Code relating to Detailed Plan approval and approval of waivers and variations for the Planned Development. The Detailed Plan for the 64-unit site, Table of Compliance detailing the waivers and variations ("Waivers and Variations") approved as part of the Detailed Plan, and related documents submitted by the Applicant to the Board of Trustees, are all incorporated by reference as **Group Exhibit C** to this Ordinance, and are made a part hereof.

WHEREAS, attached hereto as **Exhibit D** and made part hereof is a Development Agreement between the Developer and the Village, which was contemplated as part of the Planned Development Detailed Plan Approval and which sets forth the terms and conditions pursuant to which the Developer will proceed with the construction of the Planned Development and related Public Improvements (the "Development Agreement"); and

WHEREAS, the President and Board of Trustees of the Village, after due and careful consideration, have determined that construction of the Planned Development in conformance with the Detailed Plan and on the terms and conditions set forth in the Development Agreement will be in the best interests of the Village and the health, safety, morals and welfare of its residents and taxpayers.

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

Section 1: Incorporation. Each whereas paragraph set forth above is incorporated by reference into this Section 1.

Section 2: Approval of Planned Development Detailed Plan, Associated Waivers and Variations, and Other Related Documents for the Hinsdale Meadows Planned Development. The President and Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and the Zoning Code, hereby adopts and approves the Findings of Fact of the Plan Commission attached hereto as **Exhibit B**, and approves the Detailed Plan and associated Waivers and Variations for the Planned Development proposed for the Subject Property located at the southeast corner of 55th Street and County Line Road, Hinsdale, Illinois, legally described in **Exhibit A**, in the R-2 Single-Family Zoning District. The approved Detailed Plan 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, and the public improvements that will serve the units, along with a Table of Compliance detailing the Waivers and Variations for development of the Subject Property, are incorporated by reference as **Group Exhibit C**, and made a part hereof. The Detailed Plan includes a proposed final one-page Site Plan, prepared by BSB Design, Inc. and dated most recently December 5, 2017; the proposed final engineering plans consisting of eighteen (18) pages, prepared by Spaceco, Inc. and dated most

recently August 8, 2017; the proposed final landscape plans consisting of twelve (12) pages labeled Sheets LS2.0, LS2.1, LS 3.1 to LS 3.8, and LS 4.1 to LS 4.2, prepared by BSB Design, Inc. and dated most recently June 15, 2017; and the schematic building elevations and floor plans for the dwelling units, prepared by BSB Design, Inc. and dated most recently January 20, 2017 consisting of seventy-three (73) pages.

In addition, the Village has received and reviewed certain As-Built Plans for public improvements installed on the Property in past years, but never approved or accepted by the Village. Additional waiver or deviation requests relative to the Planned Development, including certain waivers or deviations identified by the Village and Developer through review of As-Built Plans for certain existing public improvements, and waivers and deviations identified and shown on the Final Engineering Plans pertaining to the specifications, sizes and construction standards of certain public improvements, are collectively set forth in an Exhibit to the Development Agreement attached hereto as **Exhibit D** and are also approved.

Section 3: Approval of Development Agreement. Based upon the foregoing, the document entitled "Development Agreement By and Between the Village of Hinsdale and Hinsdale Meadows, LLC," a copy of which is attached hereto as **Exhibit D,** is hereby approved in substantially the form attached, and the Village President and Clerk of the Village, or their designees, are authorized and directed to execute and deliver said Development Agreement and all other instruments and documents that are necessary to fulfill the Village's obligations under the Agreement and to effectuate the Planned Development in conformance with the approvals received, with any final changes to the Development Agreement prior to execution to be approved by the Village President and Village Manager.

Section 4: Conditions.

A. The Developer Hinsdale Meadows, LLC is the proposed successor in interest to Hinsdale Meadows Venture, LLC, the current owner of the Property. The Village has been provided with requested information relative to the substitution of the Developer as the developing entity of the Property, and has been provided with proof of sufficient acquisition and construction financing for the development of the Planned Development. The approvals given to Hinsdale Meadows Venture as applicant in Ordinance No. O2017-08, are, upon approval of this Ordinance, now applicable solely to Developer. The Village acknowledges that, per the terms of the Development Agreement, should the Developer fail to acquire the Property from Hinsdale Meadows Venture within ninety (90) days of

the Property from Hinsdale Meadows Venture within ninety (90) days of the Effective Date of the Development Agreement, or such later date as the parties agree to in writing, the approvals given to the Developer under this Ordinance shall be null and void and of no further force or effect. In such event, the President and Board of Trustees shall repeal this Ordinance, and Ordinance No. O2017-08.

B. The approvals given herein are subject to compliance by the Developer with the timing and other requirements of the Hinsdale Zoning Code relative to the subsequent submission and approval of Final Plans for the Planned Development.

Section 5: Severability and Repeal of Inconsistent Ordinances. Each section, paragraph, clause and provision of this Ordinance is separable, and if any section, paragraph, clause or provision of this Ordinance shall be held unconstitutional or invalid for any reason, the unconstitutionality or invalidity of such section, paragraph, clause or provision shall not affect the remainder of this Ordinance, nor any part thereof, other than that part affected by such decision. All ordinances, resolutions or orders, or parts thereof, in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.

Section 6: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

PASSED this 11th day of December, 2017.

AYES: Trustees Elder, Ripani, Stifflear, Hughes, Posthuma, Byrnes

NAYS: None

ABSENT: None

APPROVED by me this 11th day of December, 2017, and attested to by the Village Clerk this same day.

Thomas K. Cauley, Jr., Village President

ATTEST:

Christine M. Bruton, Village Clerk

ACKNOWLEDGEMENT AND AGREEMENT BY THE DEVELOPER TO THE CONDITIONS OF THIS ORDINANCE:

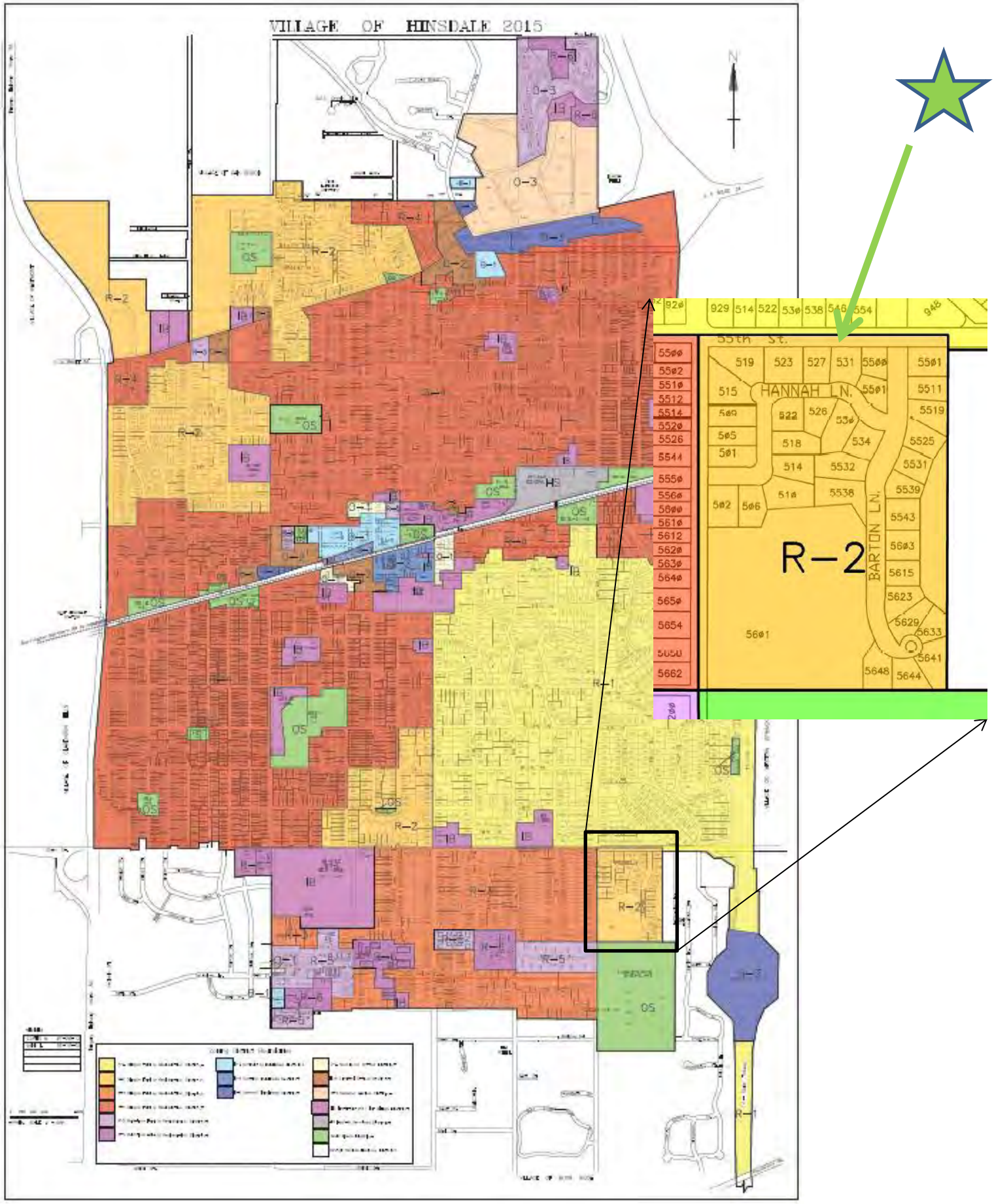
By: HUSDRC MEADOWS, LLC

Its: MANAGER

Date: 12/11, 2017

Exterior Elevation Materials		Hinsdale Meadows		
Date:	9/8/2017			
Home Type:	ALL			
Elevation:	ALL			
MATERIALS SPECIFIC TO ELEVATION STYLES				
Plan	**Elevation Style**	**Siding**	**Masonry**	**Stucco**
ALL	ALL	Hard Finish Stucco	Standard Brick	Hard Finish Stucco
MATERIALS INFORMATION				
Element	**Material**	**Manufacturer**	**Style**	**Color**
Roof Shingles:	Asphalt	Certainteed Landmark or Equal	Architectural	Driftwood
Metal Roofing:	Aluminum	PAC Clad or Equal	Standing Seam	Dark Bronze
Gutters:	Aluminum	ACM or Equal	5" K-Style	Sandstone
Downspouts:	Aluminum	ACM or Equal	3x4	Sandstone
Soffit:	Hardie Board	Hardie	Per plan	SW#7506 Loggia or similar
Fascia:	Hardie Board	Hardie	Per plan	SW#7506 Loggia or similar
Rake:	Hardie Board	Hardie	Per plan	SW#7506 Loggia or similar
Trim:				
Vertical	Hardie Board	5/4"	Per plan	SW#7506 Loggia or similar
Horizontal	Hardie Board	5/4"	Per plan	SW#7506 Loggia or similar
Windows	Hardie Board	5/4"	Per plan	SW#7506 Loggia or similar
Doors	Std Brickmold	Pine Brickmold	Per plan	SW#7506 Loggia or similar
Columns:	Hardie 1x	Carpenter built	Painted per plan	SW#7506 Loggia or similar
Siding:				
Hard Finish Stucco	Stucco		Freestyle	Greyish White 104
Masonry:				
Brick Veneer	Standard Brick	Var.	Standard Brick	Heartland Wyandot
Stone Sills	Cast Stone		Cast Stone	Cast Stone
Heads	Var.	Var.	Var.	
Shutters:	Vinyl	Mid-America or Equal	Per plan	Painted Gray
Railings:	Aluminum	TBD	Prefinished	Dark Bronze
Decking:	Floating	Treated Lumber over EPDM	5/4 x 6	Treated
Brackets:	Fypon	Fypon	Per plan	SW#7506 Loggia or similar
Windows:	Vinyl	TBD	Single Hung	Sandstone
Doors:				
Sliding Glass	Vinyl	TBD	Insulated per Code	Sandstone
Garage	B-Label Steel Door	TBD	Insulated Pan per plan	Desert Tan
Front Entry	Fiberglass	Therma Tru	2 Panel	Painted Gray

Attachment 4: Village of Hinsdale Zoning Map and Project Location



VILLAGE OF Hinsdale Est. 1873

MEMORANDUM

DATE: April 11, 2018

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: 830 N. Madison Street – Salt Creek Club
Major Adjustment Application for Site Plan Changes - Case A-10-2018

Summary

In 2017, staff performed a final inspection of the renovation project at the Salt Creek Club at 830 N. Madison Street, and found it was not consistent with the Major Adjustment site plan approved on January 19, 2016. To this end, the applicant is requesting a Major Adjustment to site plan approval to reflect the removal, relocation, and additions to the subject property, as summarized:

1. Eliminated proposed generator and associated arborvitae (east elevation).
2. Eliminated sand volleyball court and concrete basketball court (north elevation).
3. Reduced number of aborvitae from 21 to 11 (north elevation).
4. Failed to pave the garbage dumpster area at northeast corner of site (still in gravel).
5. Relocated paver patio with canopy (west elevation).
6. Added additional parking space between tennis pavilion and paddle court 1 and one additional parking space near access road to pavilion (the aforementioned "additional" parking spaces are relocated from other areas, there is no net increase or decrease in parking (108 spaces)).
7. Widened asphalt driveway (east elevation).
8. Added new storage shed (12' W x 20' L) for pool supplies (west elevation).
9. Used permeable pavers in-lieu of asphalt for parking lot (north elevation).
10. Installed 6' cedar fence screening along the east side of parking lot.

Request and Analysis

On August 15, 2006, the Village Board approved a planned development, and concurrent special use permit, exterior appearance and site plan for the Salt Creek Club at 830 N. Madison Street (Attachment 2). On March 17, 2015, the Village Board approved a major adjustment for the Salt Creek Club to partially demolish and construct a new clubhouse (Ordinance O2015-10). On January 19, 2016, the Village Board approved a major adjustment to the clubhouse for the removal of: existing stone and set of windows, and the addition of: HVAC vents, a sliding patio door system, and the inclusion of a back-up generator.

On March 20, 2018, the Village Board referred this major adjustment request to the Plan Commission (PC) for further hearing and review. The Village Board felt the number of requested changes to the site plan was substantial enough for review by the PC.

Process

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

Attachments:

Attachment 1 – Major Adjustment Application and Exhibits (Dated January 29, 2018)
Attachment 2 - Approved Planned Development Ordinance O2006-61 (Dated August 15, 2006)
Attachment 3 - Zoning Map and Project Location
Attachment 4 - Aerial View of 830 N. Madison Street
Attachment 5 - Approved Ordinances O2015-10 (March 17, 2015) and O2016-07 (January 19, 2016)

VILLAGE OF HINSDALE FOUNDED IN 1873

VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant

Name: STEVE WOLSFELD
Address: 830 N Madison St
City/Zip: Hinsdale, IL 60521
Phone/Fax: (630) 323 / 7890
E-Mail: SALTCREEK2@COMCAST.NET

Owner

Name: Salt Creek Club
Address: 830 N Madison, St
City/Zip: Hinsdale, IL 60521
Phone/Fax: (630) 323 / 7890
E-Mail: saltcreek2@comcast.net

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

Name: Vince Caprio
Title: Architect
Address: 106 S Washington St
City/Zip: Hinsdale, IL 60521
Phone/Fax: (630) 323 / 7615
E-Mail: vcaprio@caprioprisby.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) N/A
2)
3)

Attachment 1

II. SITE INFORMATION

Address of subject property: 830 N Madison St, Hinsdale, IL 60521

Property identification number (P.I.N. or tax number): 09 - 022 - 070 - 001

Brief description of proposed project: _____

General description or characteristics of the site: Salt Creek Club is a social, swim . and racquet club.

Existing zoning and land use: A P.U.D. with underlying zoning of O-S

Surrounding zoning and existing land uses:

North: R-2 Single Family Residential District

South: R-2 Single Family Residential District

East: R-2 Single Family Residential District

West: R-2 Single Family Residential District

Proposed zoning and land use: Same as existing

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: 630 N Madison St Hinsdale, IL 60521

The following table is based on the OS Zoning District.

	Minimum Code Requirements	Proposed/Existing Development
	Section 7-210	
Minimum Lot Area (s.f.)	40,000.00 S.F.	388,788.05 S.F.
Minimum Lot Depth	150'	626'
Minimum Lot Width	250'	551' (front) & 659' (rear)
Building Height	30'-0" (Maximum)	17'-8 5/8"
Number of Stories	N/A	N/A
Front Yard Setback	100'-0"	100'-0"
Corner Side Yard Setback	100'-0"	N/A
Interior Side Yard Setback	50'	277' & 344'
Rear Yard Setback	50'	133'
Maximum Floor Area Ratio (F.A.R.)*	20x(388,788.05SF)=77,751.21SF	15,142.50
Maximum Total Building Coverage*	N/A	N/A
Maximum Total Lot Coverage*	N/A	N/A
Parking Requirements	Required spaces: 106	Total Parking Spaces=108
Parking front yard setback	N/A	N/A
Parking corner side yard setback	N/A	N/A
Parking interior side yard setback	N/A	N/A
Parking rear yard setback	N/A	N/A
Loading Requirements	N/A	N/A
Accessory Structure Information	N/A	N/A

* Must provide actual square footage number and percentage.

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

CERTIFICATION

The Applicant certifies and acknowledges and agrees that:

A. The statements contained in this application are true and correct to the best of the Applicant's knowledge and belief. The owner of the subject property, if different from the applicant, states that he or she consents to the filing of this application and that all information contained in this application is true and correct to the best of his or her knowledge.

B. The applicant understands that an incomplete or nonconforming application will not be considered. In addition, the applicant understands that the Village may require additional information prior to the consideration of this application which may include, but is not limited to, the following items:

1. Minimum yard and setback dimensions and, where relevant, relation of yard and setback dimensions to the height, width, and depth of any structure.
2. A vehicular and pedestrian circulation plan showing the location, dimensions, gradient, and number of all vehicular and pedestrian circulation elements including rights-of-way and streets; driveway entrances, curbs, and curb cuts; parking spaces, loading spaces, and circulation aisles; sidewalks, walkways, and pathways; and total lot coverage of all circulation elements divided as between vehicular and pedestrian ways.
3. All existing and proposed surface and subsurface drainage and retention and detention facilities and all existing and proposed water, sewer, gas, electric, telephone, and cable communications lines and easements and all other utility facilities.
4. Location, size, and arrangement of all outdoor signs and lighting.
5. Location and height of fences or screen plantings and the type or kink of building materials or plantings used for fencing or screening.
6. A detailed landscaping plan, showing location, size, and species of all trees, shrubs, and other plant material.
7. A traffic study if required by the Village Manager or the Board or Commission hearing the application.

C. The Applicants shall make the property that is the subject of this application available for inspection by the Village at reasonable times;

D. If any information provided in this application changes or becomes incomplete or inapplicable for any reason following submission of this application, the Applicants shall submit a supplemental application or other acceptable written statement containing the new or corrected information as soon as practicable but not less than ten days following the change, and that failure to do so shall be grounds for denial of the application; and

E. The Applicant understands that he/she is responsible for all application fees and any other fees, which the Village assesses under the provisions of Subsection 11-301D of the Village of Hinsdale Zoning Code as amended April 25, 1989.

F. THE OWNER OF THE SUBJECT PROPERTY AND, IF DIFFERENT, THE APPLICANT ARE JOINTLY AND SEVERALLY LIABLE FOR THE PAYMENT OF THE APPLICABLE APPLICATION FEE. BY SIGNING THE APPLICATION, THE OWNER HAS AGREED TO PAY SAID FEE, AND TO CONSENT TO THE FILING AND FORECLOSURE OF A LIEN AGAINST SUBJECT PROPERTY FOR THE FEE PLUS COSTS OF COLLECTION, IF THE ACCOUNT IS NOT SETTLED WITHIN THIRTY (30) DAYS AFTER THE MAILING OF A DEMAND FOR PAYMENT.

On the 29, day of JANUARY, 2018 I/We have read the above certification, understand it, and agree to abide by its conditions.

Signature of applicant or authorized agent

Signature of applicant or authorized agent

STEVE WOLSFELD

Name of applicant or authorized agent

Name of applicant or authorized agent

SUBSCRIBED AND SWORN to before me this 29th day of January, 2018.

Notary Public

"OFFICIAL SEAL"
EILEEN M. CRANE
Notary Public, State of Illinois
My Commission Expires 02-02-2019

Attachment 1

VILLAGE OF HINSDALE FOUNDED IN 1873

MAJOR ADJUSTMENT TO PLANNED DEVELOPMENT
COMMUNITY DEVELOPMENT DEPARTMENT

***Must be accompanied by completed Plan Commission Application**

Address of proposed request: 830 N Madison St., Hinsdale, IL 60521

Proposed Planned Development request: Revised site adjustment, plantings & add storage shed.

Amendment to Adopting Ordinance Number:

REVIEW CRITERIA:

Paragraph 11-603K2 of the Hinsdale Zoning Code regulates Major Adjustments to a Final Planned Development that are under construction and Subsection 11-603L regulates Amendments to Final Plan Developments Following Completion of Development and refers to Subsection 11-603K. Any adjustment to the Final Plan not authorized by Paragraph 11-603K1 shall be considered to be a Major Adjustment and shall be granted only upon application to, and approval by, the Board of Trustees. The Board of Trustees may, be ordinance duly adopted, grant approval for a Major Adjustment without a hearing upon finding that any changes in the Final Plans as approved will be in substantial conformity with said Final Plan. If the Board of Trustees determines that a Major Adjustment is not in substantial conformity with the Final Plan as approved, then the Board of Trustees shall refer the request to the Plan Commission for further hearing and review.

1. Explain how the proposed major adjustment will be in substantial conformity with said plan.

The existing Salt Creek Club is a social, swim and racquet club. The addition of a storage shed (12'x20'), removal of a sand volleyball and basketball court does not affect the sites permeable area. The parking spaces remain the same as approved.

This is not a request for any waivers from any zoning standards of the O-S District(underlying zoning of the parcel).

It is a wonderful upgrade to the property, the buildings on the property will not be affected. The topography of the property will not be affected and fully meets the spirit of the approved Planned Development.

2. Explain the reason for the proposed major adjustment.

Due to several factors, Salt Creek Club needed additional storage of pool supplies (lane lines, swimming paddle boards, children toys, etc.) and tweaked exterior elevations. The initial forms and shapes of the Exterior Elevations have not changed per approved site plans.
The following is a list of adjustments that were made to each elevation:

East Elevation:

- Not installed due to cost generator pad and Arborvitae.
- Added 5' High Cedar Fencing for screening A/C units behind (12) 5' tall Arborvitaes.
- Add widen Asphalt Driveway for safety reasons to allow cars passing parked cars.

South Elevation:

- No change

West Elevation:

- Add Storage Shed (12' W X 20' L) for storage of pool supplies (lane lines, swimming paddle boards, children pool toys, etc.).
- Relocate (same size) permeable paver patio with removable canopy cover.
- Add additional parking space between Tennis Pavilion and Paddle Court #1.

North Elevation:

- Removal of sand Volleyball Court and concrete Basketball Court. Replace with landscaping and grass sod.
- Added Screen Cedar Fencing at eastside of Permeable Paver Parking Lot to screen view of existing garage.
- The number Arborvitae plants at northside of Permeable Parking Lot was reduce from 21 shown on drawings to 11 due to space constraints, existing trees and bushes and placement of Cedar Screen Fencing.
- Additional parking space added near access road to Tennis Pavilion.
- New Asphalt pavement was not installed in the garbage dumpster area. This area to remain as gravel area.

ZONING INFORMATION

ZONING DISTRICT: OS

LOT CLASSIFICATION: INTERIOR LOT

TOTAL LOT AREA: 388,786.05 SQUARE FEET = 8.93 ACRES

CONFORMANCE: CONFORMING

MAXIMUM BUILDING HEIGHT: 30'-0"
ACTUAL BUILDING HEIGHT: 17'-8 3/4"

MAXIMUM BUILDING ELEVATION: (NOT APPLICABLE)
ACTUAL BUILDING ELEVATION: (NOT APPLICABLE)

EXISTING CLUBHOUSE INFORMATION

	SQ. FT.
1. EXISTING CLUBHOUSE AND CONCRETE PATIO	
EXISTING FIRST FLOOR	4,657.50 S.F.
EXISTING FIRST FLOOR (TO REMAIN)	1,821.85 S.F.
EXISTING FIRST FLOOR (TO BE DEMOLISHED - 61%)	2,835.65 S.F.
CONCRETE PATIO (TO BE DEMOLISHED - 100%)	2,006.85 S.F.

PROPERTY BUILDINGS SQUARE FOOTAGE

	SQ. FT.
1. PROPOSED CLUBHOUSE ADD.	
FIRST FLOOR (NEW + EXIST.)	7,158.66 S.F.
ATTIC (NEW)	2,622.73 S.F.
CONCRETE PATIO ADDITION - NONE EXISTING TO REMAIN AND REPAIRED AND NOT PART OF THE DEMISED NOTED ABOVE.	
2. EXISTING GARAGE	
GARAGE	5,127.77 S.F.
3. EXIST. PADDLE COURT BLDG.	
CELLAR - STORAGE	2,154.18 S.F.
FIRST FLOOR	2,154.18 S.F.
OPEN VIEWING DECK	2,154.18 S.F.
4. STORAGE SHED	
FIRST FLOOR	240.00 S.F.

OCCUPANCY LOADS

1. PROPOSED CLUBHOUSE ADD.	247 (PERSONS)
2. EXISTING GARAGE	0 (PERSONS)
3. EXIST. PADDLE COURT BLDG.	67 (PERSONS)
TOTAL OCCUPANCY LOAD	317 (PERSONS)

PARKING REQUIREMENTS

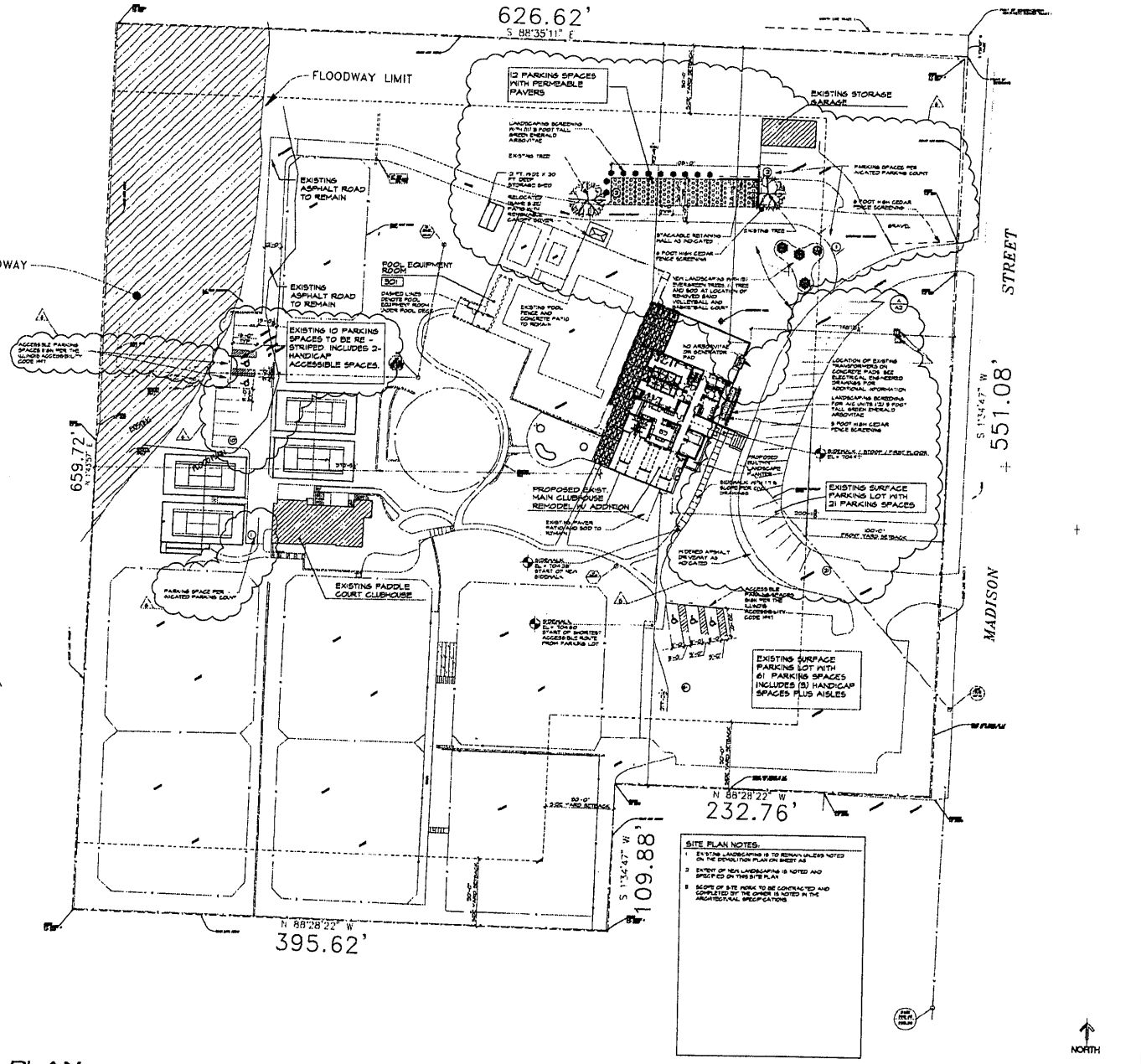
REQUIRED SPACES (5 REQ. TO BE ACCESSIBLE SPACES)	106 (SPACES)
EXISTING SPACES	95 (SPACES)
NEW SPACES PROVIDED	13 (SPACES)
TOTAL PARKING SPACES	108 (SPACES)

MAXIMUM ALLOWABLE FLAR: 50% (388,786.05 S.F.) = 194,393.0 S.F.

ACTUAL FLOOR AREA RATIO: = 15,403 S.F.

OCCUPANCY LOADS - BREAKDOWN

ROOM NAME - ROOM #	SQUARE FT.	OCCUPANTS
1. EXISTING EVENT ROOM - 102	1,416 S.F.	43 OCCUPANTS
2. VESTIBULE - 100 CORRIDOR - 101 RECEPTION/ST - 104 OFFICE - 108 MECHANICAL ROOM - 110 FAMILY BATHROOM - 111 STAIRCASE - 116	1,238 S.F.	9 OCCUPANTS
3. KITCHEN - 106	756 S.F.	4 OCCUPANTS
4. MOMENS LOCKER ROOM - 115	520 S.F.	11 OCCUPANTS
5. MENS LOCKER ROOOM - 117	554 S.F.	1 OCCUPANTS
6. EVENT ROOM #2 - 113 EVENT ROOM BAR - 112	1,628 S.F.	113 OCCUPANTS
PROPOSED BLDG. ADDITION REMODELING TOTAL OCCUPANCY LOAD		247 OCCUPANTS



SITE PLAN NOTES:

1. EXISTING LANDSCAPING IS TO REMAIN UNLESS NOTED ON THE DEMOLITION PLAN ON SHEET A2
2. EXTENT OF NEW LANDSCAPING IS NOTED AND SPECIFIED ON THIS SITE PLAN
3. SCOPE OF SITE WORK TO BE CONTRACTED AND COMPLETED BY THE OWNER IS NOTED IN THE ARCHITECTURAL SPECIFICATIONS

A SITE AND LANDSCAPING PLAN

1" = 30'-0"

oaa morisby
architectural design inc.
123 s. washington street
hinsdale, illinois 60521
ph 630.323.7230
fax 630.323.7232
www.oaamorisby.com

CONTACT: VINCENZO CAPILLO
DRAWN BY: STA. J. KUHN, VINCENZO CAPILLO, JAMES E. PASSI
CHECKED BY: JAMES E. PASSI, VINCENZO CAPILLO

PROJECT #: 15014 AC

DATE ISSUED: 07-31-2015

REVISION DATES:
08-07-2015 PERMIT REV.
08-24-2015 PERMIT REV.
CONTRACT REV.
11-17-2015 AS BUILT REV.

AN ADDITION AND REMODELING FOR
SALT CREEK CLUB
830 NORTH MADISON
HINSDALE, ILLINOIS 60521

SHEET TITLE: SITE AND LANDSCAPING PLAN

SHEET NUMBER: A1 OF 20

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Attachment 1

SCC Site Plan/Exterior Appearance Plan Revisions

	Previously Approved	Requested Change
1a	**East Elevation:** Generator Pad and blocking Arborvitaes.	**East Elevation: No Generator Pad and blocking Arborvitaes.**
1b	**East Elevation:** 5' high Arborvitae to screen of A/C units.	**East Elevation: 5' high cedar fence behind 5' high Arborvitae to screen of A/C units.**
1c	**East Elevation:**	**East Elevation: Widen asphalt driveway to allow cars to safely pass parked cars.**
2a	**West Elevation:** No Storage Shed.	**West Elevation: Add Storage Shed (12'W X 20'L) for storage of pool supplies and toys.**
2b	**West Elevation:** Existing permeable patio paver with removable canopy.	**West Elevation: Relocate existing permeable patio paver with removable canopy.**
2c	**West Elevation:** No parking spot.	**West Elevation: Add 1 additional parking spot between Tennis Pavilion and Paddle Court #1.**
3a	**North Elevation:** Existing sand volleyball court.	**North Elevation: Remove existing sand volleyball court. Replace with landscaping and grass sod.**
3b	**North Elevation:** No cedar fencing screen	**North Elevation: Add cedar fencing to screen existing garage.**
3c	**North Elevation:**21 Arborvitae plants along north side of permeable paver parking lot.	**North Elevation: Do to space constraints, only 11 Arborvitae plants are planted along north side of permeable paver parking lot with the addition of the cedar fencing.**
3d	**North Elevation:** No parking spot located along Tennis Pavilion access road.	**North Elevation: Add 1 parking spot located along Tennis Pavilion access road.**
3e	**North Elevation:** Asphalt pavement below garbage dumpsters.	**North Elevation: Area below garbage dumpsters to remain gravel for permeable soil reasons.**

1a. East Elevation: No Generator Pad and blocking Arborvitaes.
1b. East Elevation: 5' high cedar fence behind 5' high Arborvitae to screen of A/C units.

1c. East Elevation: Widen asphalt driveway to allow cars to safely pass parked cars.

2a. West Elevation: Add Storage Shed (12'W X 20'L) for storage of pool supplies and toys.

2b. West Elevation: Relocate existing permeable patio paver with removable canopy.

2c. West Elevation: Add 1 additional parking spot between Tennis Pavilion and Paddle Court #1.

3a. North Elevation: Remove existing sand volleyball court. Replace with landscaping and grass sod.

3a. North Elevation: Remove existing sand volleyball court. Replace with landscaping and grass sod.

3 e. North Elevation: Area below garbage dumpsters to remain gravel for permeable soil reasons.

VILLAGE OF HINSDALE

ORDINANCE NO. 02006-61

AN ORDINANCE APPROVING A SPECIAL USE PERMIT, PLANNED DEVELOPMENT, SITE PLANS, AND EXTERIOR APPEARANCE PLANS FOR A NEW BUILDING PROJECT AT THE SALT CREEK CLUB LOCATED AT 830 NORTH MADISON STREET (Plan Commission Case No. A-17-2006)

WHEREAS, the Salt Creek Club (the "Applicant") is the legal title owner of the property totaling approximately 8.93 acres in area and commonly known as 830 North Madison Street (the "Subject Property"), which Subject Property is legally described on Exhibit A attached to and made a part of this Ordinance by this reference; and

WHEREAS, the Subject Property is improved with a private membership sports and recreation club, having a club house, detached garage, tennis building, swimming pools, tennis courts and volleyball courts along with an accessory parking lot; and

WHEREAS, the membership sports and recreation club is currently classified in the OS Open Space District pursuant to the Hinsdale Zoning Code; and

WHEREAS, the Applicant proposes the development of a planned development, which would encompass the Subject Property and would also include the removal and replacement of the existing tennis building with an approximate 6,796-square-foot building at the site of the existing membership sports and recreation club on the Subject Property; and

WHEREAS, the Applicant seeks (i) a special use permit and planned development approval authorizing a membership sports and recreation club and a planned development on the Subject Property, (ii) modifications of certain regulations in the Hinsdale Zoning Code to accommodate the existing and proposed building expansion, (iii) site plan approval, and (iv) exterior appearance approval; and

WHEREAS, the Hinsdale Plan Commission conducted a public hearing and deliberated on the application on July 12, 2006, pursuant to notice thereof properly published in the Hinsdale Doings on June 22, 2006, and, after considering all of the testimony and evidence presented at the public hearing, the Plan Commission

recommended approval of the Application subject to numerous conditions and recommendations, all as set forth in the Plan Commission's Findings and Recommendations for PC Case No. A-17-2006, incorporated herein by reference as though fully set forth; and

WHEREAS, the Zoning and Public Safety Committee of the Board of Trustees, at a public meeting on July 19, 2006, considered the Application, the Findings and Recommendations of the Plan Commission, and all of the facts and circumstances related to the Application, and made its recommendation to the President and Board of Trustees; and

WHEREAS, the President and Board of Trustees of the Village of Hinsdale have reviewed the recommendation of the Zoning and Public Safety Committee, the Findings and Recommendation of the Plan Commission, and all of the materials, facts, and circumstances related to the Application, and they find that the Application satisfies the standards set forth in the Hinsdale Zoning Code relating to the requested approvals, but only subject to the conditions set forth in this Ordinance;

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

Section 1. Recitals. The foregoing recitals are incorporated into this Ordinance by this reference as findings of the President and Board of Trustees.

Section 2. Approval of a Special Use Permit for a Membership Sports and Recreation Club and Planned Development. The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and by Sections 11-602 and 11-603 of the Hinsdale Zoning Code, hereby approves a special use permit authorizing a membership sports and recreation club and a planned development on the Subject Property, and approves the planned development detailed plan prepared by J. Michael Meissner Architects P.C. and dated July 15, 2005 in the form attached to, and by this reference incorporated into, this Ordinance as Exhibit B (the "Approved Detailed Plan"). The approvals granted in this Section 3 are subject to the conditions stated in Section 7 of this Ordinance.

Section 3. Approval of Site Plans. The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and by Section 11-604 of the Hinsdale Zoning Code, hereby approves the site plans for the proposed development in the form attached to and by this reference incorporated into this Ordinance as Exhibit B (the "Approved Site Plans"), subject to the conditions stated in Section 6 of this Ordinance.

Section 4. Approval of Exterior Appearance Plans. The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and by Section 11-606 of the Hinsdale Zoning Code, hereby approves the exterior appearance plans for the proposed development in the form attached to and by this reference incorporated into this Ordinance as Exhibit C (the "Approved Exterior Appearance Plans"), subject to the conditions stated in Section 6 of this Ordinance.

Section 5. Modifications of Certain Zoning Code Regulations. The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and by Subsection 11-603H of the Hinsdale Zoning Code, grants to the Applicant the following modification to the Hinsdale Zoning Code, subject to the conditions provided in Section 6 of this Ordinance: Additional off-street parking spaces need not be provided for the proposed new building and the off-street parking shown on the Approved Detailed Plan is approved.

Section 6. Conditions on Approvals. The approvals granted in Sections 2, 3, 4, and 5 of this Ordinance are granted expressly subject to all of the following conditions:

A. No Authorization of Work. This Ordinance does not authorize the commencement of any work on the Subject Property. Except as otherwise specifically provided in writing in advance by the Village, no work of any kind shall be commenced on the Subject Property until all conditions of this Ordinance precedent to such work have been fulfilled and after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law.

B. Compliance with Codes, Ordinances, and Regulations. Except as specifically set forth in this Ordinance, the provisions of the Hinsdale Municipal Code and the Hinsdale Zoning Code shall apply and govern the development of the Subject Property. All such development shall comply with all Village codes, ordinances, and regulations at all times.

C. Compliance with Approved Plans. All development within the Subject Property shall be undertaken only in strict compliance with the Village-approved planned development plans, including without limitation the Approved Site Plans, the Approved Exterior Appearance Plans, and other Village-approved plans.

D. Building Permits. The Applicant shall submit all required building permit applications and other materials in a timely manner to the appropriate parties, which materials shall be prepared in compliance with all applicable Village codes and ordinances.

Section 7. Violation of Condition or Code. Any violation of (i) any term or condition stated in this Ordinance or (ii) any applicable code, ordinance, or regulation of the Village shall be grounds for the immediate rescission by the Board of Trustees of the approvals made in this Ordinance.

Section 8. Severability and Repeal of Inconsistent Ordinances. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the other provisions of this Ordinance, and all ordinances, resolutions or orders, or parts thereof, in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.

Section 9. Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law.

PASSED this 15th day of August 2006.

AYES: TRUSTEES TUGGLE, WILLIAMS, SMITH, ORLER, JOHNSON AND FOLLETT.

NAYS: NONE

ABSENT: NONE

APPROVED this 15th day of August 2006.

Village President

VILLAGE OF HINSDALE ORGANIZED 1873 OFFICIAL SEAL

ATTEST:

Village Clerk

ACKNOWLEDGEMENT AND AGREEMENT BY THE APPLICANT TO THE CONDITIONS OF THIS ORDINANCE:

By: Randall Highley
Its: President

Date: Aug 2, 2006

Psdata/ord&res/pc/2006/a172006 – 830 north Madison salt creek club

Z:\PLS\Village of Hinsdale\Plan Commission\July 12, 2006\a172006 - 830 north madison salt creek club rev.DOC

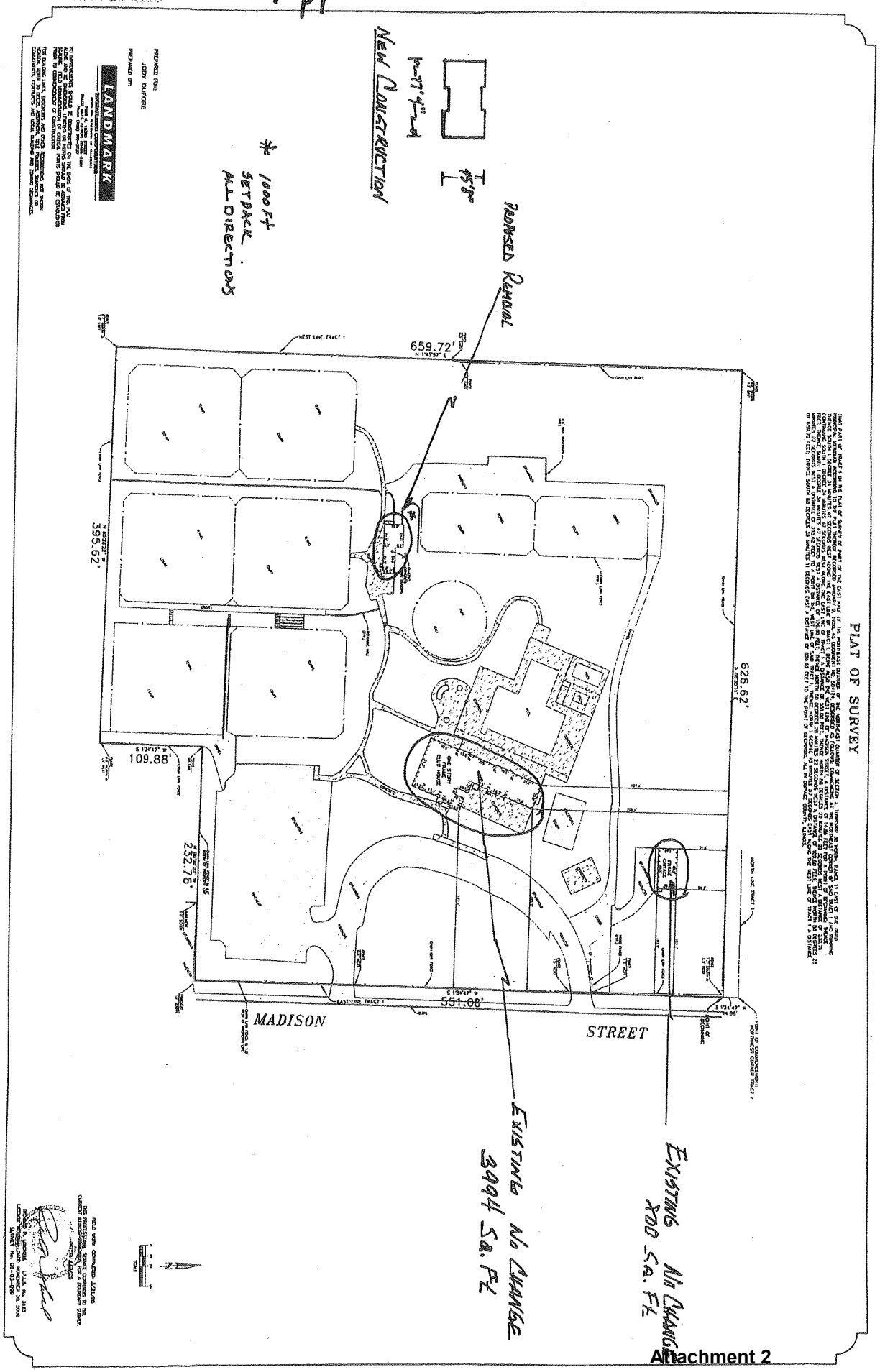
Attachment 2

EXHIBIT A
LEGAL DESCRIPTION

THAT PART OF TRACT 1 IN THE PLAT OF SURVEY OF PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 9, 1950, AS DOCUMENT NO. 584124, DESCRIBED AS FOLLOWS: COMMENNCING AT THE NORTHEAST CORNER OF SAID TRACT 1 AND RUNNING THENCE SOUTH 01 DEGREES 34 MINUTES 47 SECONDS WEST ALONG THE EAST LINE OF TRACT 1, BEING ALSO THE WEST LINE OF MADISON STREET, A DISTANCE OF 14.86 FEET FOR A POINT OF BEGINNING: THENCE CONTINUING SOUTH 01 DEGREES 34 MINUTES 47 SECONDS WEST ALONG THE EAST LINE OF TRACT 1 A DISTNACE OF 551.08 FEET; THENCE NORTH 88 DEGREES 28 MINUTES 22 SECONDS WEST A DISTNACE OF 232.76 FEET; THENCE SOUTH 01 DEGREE 34 MINUTES 47 SECONDS WEST A DISTANCE OF 109.88 FEET; THENCE NORTH 88 DEGREES 28 MINUTES 22 SECONDS WEST A DISTANCE OF 109.88 FEET; THENCE NORTH 88 DGEREES 28 MINUTES 22 SECONDS WEST A DISTANCE OF 395.62 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 1; THENCE NORTH 01 DEGREES 43 MINUTES 57 SECONDS EAST ALONG THE WEST LINE OF TRACT 1 A DISTANCE OF 659.72 FEET; THENCE SOUTH 88 DEGREES 35 MINUTES 11 SECONDS EAST A DISTANCE OF 626.62 FEET TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

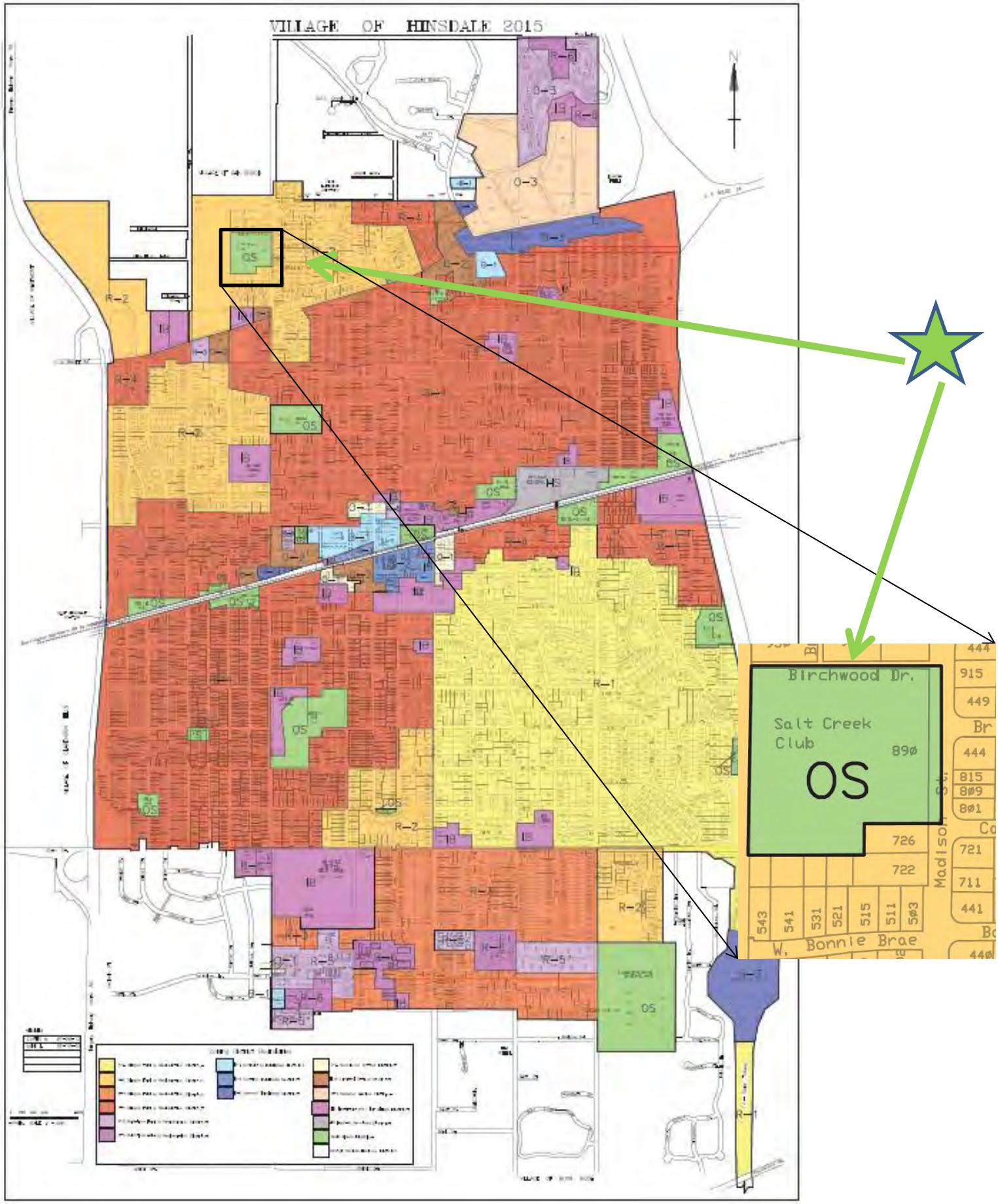
Commonly known as 830 North Madison Street, Hinsdale.

Exhibit B - Approved Detailed Plan
Approved site Plans



Attachment 2

Attachment 3: Village of Hinsdale Zoning Map and Project Location



Attachment 4: Aerial View of 830 N. Madison St. (facing north)

VILLAGE OF HINSDALE

ORDINANCE NO. O2015-10

AN ORDINANCE APPROVING SITE PLANS AND EXTERIOR APPEARANCE PLANS FOR THE CONSTRUCTION OF A NEW CLUBHOUSE ON THE PROPERTY LOCATED AT 830 N. MADISON STREET - SALT CREEK CLUB

WHEREAS, the Village of Hinsdale has received an application (the "Application") for site plan approval and exterior appearance review relative to proposed redevelopment and construction at the membership organization located at 830 N. Madison Street, Hinsdale, Illinois (the "Subject Property"), from applicant Salt Creek Club (the "Applicant"); and

WHEREAS, the Subject Property is located in the Village's OS Open Space District and is improved with a main clubhouse, several pools, tennis courts, paddle courts, a paddle court clubhouse, and several accessory maintenance buildings. The Applicant is a membership organization and seeks to redevelop the site through partial demolition of the existing clubhouse, construction of a new clubhouse, and parking lot resurfacing and striping (collectively, the "Proposed Improvements"). The Proposed Improvements are depicted in the site plan and exterior appearance plans attached hereto as **Exhibit A** and made a part hereof; and

WHEREAS, the Application was considered by the Village of Hinsdale Plan Commission at a public meeting held on February 11, 2015. After considering all of the matters related to the Application, the Plan Commission recommended, on a vote of eight (8) in favor, zero (0) against, and one (1) absent, approval by the Board of Trustees of the Exterior Appearance Plan and Site Plan relative to the Proposed Improvements. The recommendation is set forth in the Plan Commission's Findings and Recommendation in this matter ("Findings and Recommendation"), a copy of which is attached hereto as **Exhibit B** and made a part hereof; and

WHEREAS, the President and Board of Trustees, having considered the Findings and Recommendation of the Plan Commission, find that the Application and Plans satisfy the standards established in both Sections 11-604 and 11-606 of the Hinsdale Zoning Code governing site plans and exterior appearance plans, subject to the conditions stated in this Ordinance.

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

SECTION 1: Recitals. The foregoing recitals are incorporated into this Ordinance by this reference as findings of the President and Board of Trustees.

SECTION 2: Approval of Site Plan and Exterior Appearance Plan. The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and Sections 11-604 and 11-606 of the Hinsdale Zoning Code, approves the Exterior

Appearance Plan and Site Plan attached to, and by this reference, incorporated into this Ordinance as **Exhibit A** (the "Approved Plans"), relative to the Proposed Improvements, subject to the conditions set forth in Section 3 of this Ordinance.

SECTION 3: Conditions on Approvals. The approvals granted in Section 2 of this Ordinance are expressly subject to all of the following conditions:

A. Compliance with Plans. All work on the Subject Property shall be undertaken only in strict compliance with the Approved Plans attached as **Exhibit A**.

B. Compliance with Codes, Ordinances, and Regulations. Except as specifically set forth in this Ordinance or as otherwise specifically authorized by the Village, the provisions of the Hinsdale Municipal Code and the Hinsdale Zoning Code shall apply and govern all development on, and improvement of, the Subject Property. All such development and improvement shall comply with all Village codes, ordinances, and regulations at all times.

C. Building Permits. The Applicant shall submit all required building permit applications and other materials in a timely manner to the appropriate parties, which materials shall be prepared in compliance with all applicable Village codes and ordinances.

SECTION 4: Violation of Condition or Code. Any violation of any term or condition stated in this Ordinance, or of any applicable code, ordinance, or regulation of the Village, shall be grounds for rescission by the Board of Trustees of the approvals set forth in this Ordinance.

SECTION 5: Severability and Repeal of Inconsistent Ordinances. Each section, paragraph, clause and provision of this Ordinance is separable, and if any section, paragraph, clause or provision of this Ordinance shall be held unconstitutional or invalid for any reason, the unconstitutionality or invalidity of such section, paragraph, clause or provision shall not affect the remainder of this Ordinance, nor any part thereof, other than that part affected by such decision. All ordinances, resolutions or orders, or parts thereof, in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.

SECTION 6: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

ADOPTED this 17th day of March, 2015, pursuant to a roll call vote as follows:

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

NAYS: None

ABSENT: Trustee Hughes

APPROVED by me this 17th day of March, 2015, and attested to by the Village Clerk this same day.

Thomas K. Cauley, Jr., Village President

VILLAGE OF HINSDALE ORGANIZED 1873 OFFICIAL SEAL

ATTEST:

Christine M. Bruton, Village Clerk

ACKNOWLEDGEMENT AND AGREEMENT BY THE APPLICANT TO THE CONDITIONS OF THIS ORDINANCE:

By: _____

Its: Attorney and Agent

Date: March 18, 2015

VILLAGE OF HINSDALE

ORDINANCE NO. O2016-07

AN ORDINANCE APPROVING A MAJOR ADJUSTMENT TO A SITE PLAN AND EXTERIOR APPEARANCE PLAN FOR THE CONSTRUCTION OF A NEW CLUBHOUSE ON THE PROPERTY LOCATED AT 830 N. MADISON STREET - SALT CREEK CLUB

WHEREAS, the Village has previously, through adoption of Ordinance No. O2015-10 on March 17, 2015 (the "Original Ordinance"), approved a Site Plan/Exterior Appearance Plan submitted by Applicant Salt Creek Club for redevelopment of the site at 830 N. Madison Street, Hinsdale, Illinois (the "Subject Property"), through partial demolition of the existing clubhouse, construction of a new clubhouse, and parking lot resurfacing and striping; and

WHEREAS, the Village subsequently received an application (the "Application") for approval of a major adjustment to the final approved Site Plan/Exterior Appearance Plan relative to the exterior clubhouse elevations. Adjustments include the removal of some existing stone, the addition of HVAC vents, the addition of a sliding patio door system, the removal of a set of windows, changes in design for certain patio doors, enlarged dormer windows, and the inclusion of a back-up generator (collectively, the "Proposed Modifications") The Proposed Modifications are indicated in the revised plans from the Applicant attached hereto as **Group Exhibit A** and made a part hereof; and

WHEREAS, the Board of Trustees of the Village have duly considered the Application and Proposed Modifications, and all of the materials, facts and circumstances affecting the Application and Proposed Modifications, and find the Application and Proposed Modifications to be in substantial conformity with the previously approved plans, and that the standards set forth in Section 11-604 and 11-606 of the Zoning Code relating to exterior appearance and major adjustments to previously approved site plans are satisfied.

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

SECTION 1: Recitals. The foregoing recitals are incorporated into this Ordinance by this reference as findings of the President and Board of Trustees.

SECTION 2: Approval of a Major Adjustment to the Site Plan/Exterior Appearance Plan. The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and the Hinsdale Zoning Code, hereby approves the major adjustment to the previously approved Site Plan/Exterior Appearance Plan for the Subject Property at 830 N. Madison in the form of the Proposed Modifications as depicted in the revised plans attached hereto as **Group Exhibit A** and made a part hereof.

Said major adjustment is approved subject to the conditions set forth in Section 3 of this Ordinance. The Original Ordinance is hereby amended to the extent provided, but only to the extent provided, by the approvals granted herein.

SECTION 3: Conditions on Approval. The approval granted in Section 2 of this Ordinance is subject to the following conditions:

A. No Authorization of Work. This Ordinance does not authorize the commencement of any work on the Subject Property. Except as otherwise specifically provided in writing in advance by the Village, no work of any kind shall be commenced on the Subject Property until all conditions of this Ordinance, or the Original Ordinance, precedent to such work have been fulfilled and after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law.

B. Compliance with Plans. All development work on the Subject Property shall be undertaken only in strict compliance with the approval granted herein, and the approved plans and specifications, including the revised plans attached hereto as **Group Exhibit A** and made a part hereof.

C. Compliance with Codes, Ordinances, and Regulations. Except as specifically set forth in this Ordinance and the Original Ordinance, the provisions of the Hinsdale Municipal Code and the Hinsdale Zoning Code shall apply and govern the development of the Subject Property. All such development shall comply with all Village codes, ordinances, and regulations at all times.

D. Building Permits. The Applicant shall submit all required building permit applications and other materials in a timely manner to the appropriate parties, which materials shall be prepared in compliance with all applicable Village codes and ordinances.

SECTION 4: Violation of Condition or Code. Any violation of any term or condition stated in this Ordinance, or of any applicable code, ordinance, or regulation of the Village, shall be grounds for rescission by the Board of Trustees of the approvals set forth in this Ordinance.

SECTION 5: Severability and Repeal of Inconsistent Ordinances. Each section, paragraph, clause and provision of this Ordinance is separable, and if any section, paragraph, clause or provision of this Ordinance shall be held unconstitutional or invalid for any reason, the unconstitutionality or invalidity of such section, paragraph, clause or provision shall not affect the remainder of this Ordinance, nor any part thereof, other than that part affected by such decision. All ordinances, resolutions or orders, or parts thereof, in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.

SECTION 6: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

ADOPTED this 19th day of January, 2016, pursuant to a roll call vote as follows:

AYES: Trustees Elder, Stifflear, Hughes, LaPláca, Saigh

NAYS: None

ABSENT: Trustee Angelo

APPROVED by me this 19th day of January, 2016, and attested to by the Village Clerk this same day.

Thomas K. Cauley, Jr., Village President

ATTEST:

Christine M. Bruton, Village Clerk

ACKNOWLEDGEMENT AND AGREEMENT BY THE APPLICANT TO THE CONDITIONS OF THIS ORDINANCE:

By: (VINCENZO CAPRIO)

Its: ARCHITECT

Date: 01/19/2016, 2016

GROUP EXHIBIT A

SITE PLAN/EXTERIOR APPEARANCE PLAN REVISIONS

(ATTACHED)

ZONING INFORMATION

ZONING DISTRICT: OS

LOT CLASSIFICATION: INTERIOR LOT

TOTAL LOT AREA: 560,756.05 SQUARE FEET = 5.13 ACRES

CONFORMANCE: CONFORMING

MAXIMUM BUILDING HEIGHT: 50'-0"
ACTUAL BUILDING HEIGHT: 17'-0 3/4"

MAXIMUM BUILDING ELEVATION: (NOT APPLICABLE)
ACTUAL BUILDING ELEVATION: (NOT APPLICABLE)

EXISTING CLUBHOUSE INFORMATION

	SQ. FT.
1. EXISTING CLUBHOUSE AND CONCRETE PATIO	
EXISTING FIRST FLOOR	4,651.80 S.F.
EXISTING FIRST FLOOR (TO REMAIN)	1,821.85 S.F.
EXISTING FIRST FLOOR (TO BE DEMOLISHED - 61%)	2,833.95 S.F.
CONCRETE PATIO (TO BE DEMOLISHED - 100%)	2,008.65 S.F.

PROPERTY BUILDINGS SQUARE FOOTAGE

	SQ. FT.
1. PROPOSED CLUBHOUSE ADD.	
FIRST FLOOR (NEW + EXIST.)	7,158.66 S.F.
ATTIC (NEW)	2,622.73 S.F.
CONCRETE PATIO ADDITION - NONE EXISTING TO REMAIN AND REPAIRED AND NOT PART OF THE DEMISED NOTED ABOVE.	
2. EXISTING GARAGE	
GARAGE	812.77 S.F.
3. EXIST. PADDLE COURT BLDG.	
CELLAR - STORAGE	2,154.19 S.F.
FIRST FLOOR	2,154.19 S.F.
OPEN VIEWING DECK	2,154.19 S.F.

OCCUPANCY LOADS

1. PROPOSED CLUBHOUSE ADD.	247 (PERSONS)
2. EXISTING GARAGE	0 (PERSONS)
3. EXIST. PADDLE COURT BLDG.	67 (PERSONS)
TOTAL OCCUPANCY LOAD	317 (PERSONS)

PARKING REQUIREMENTS

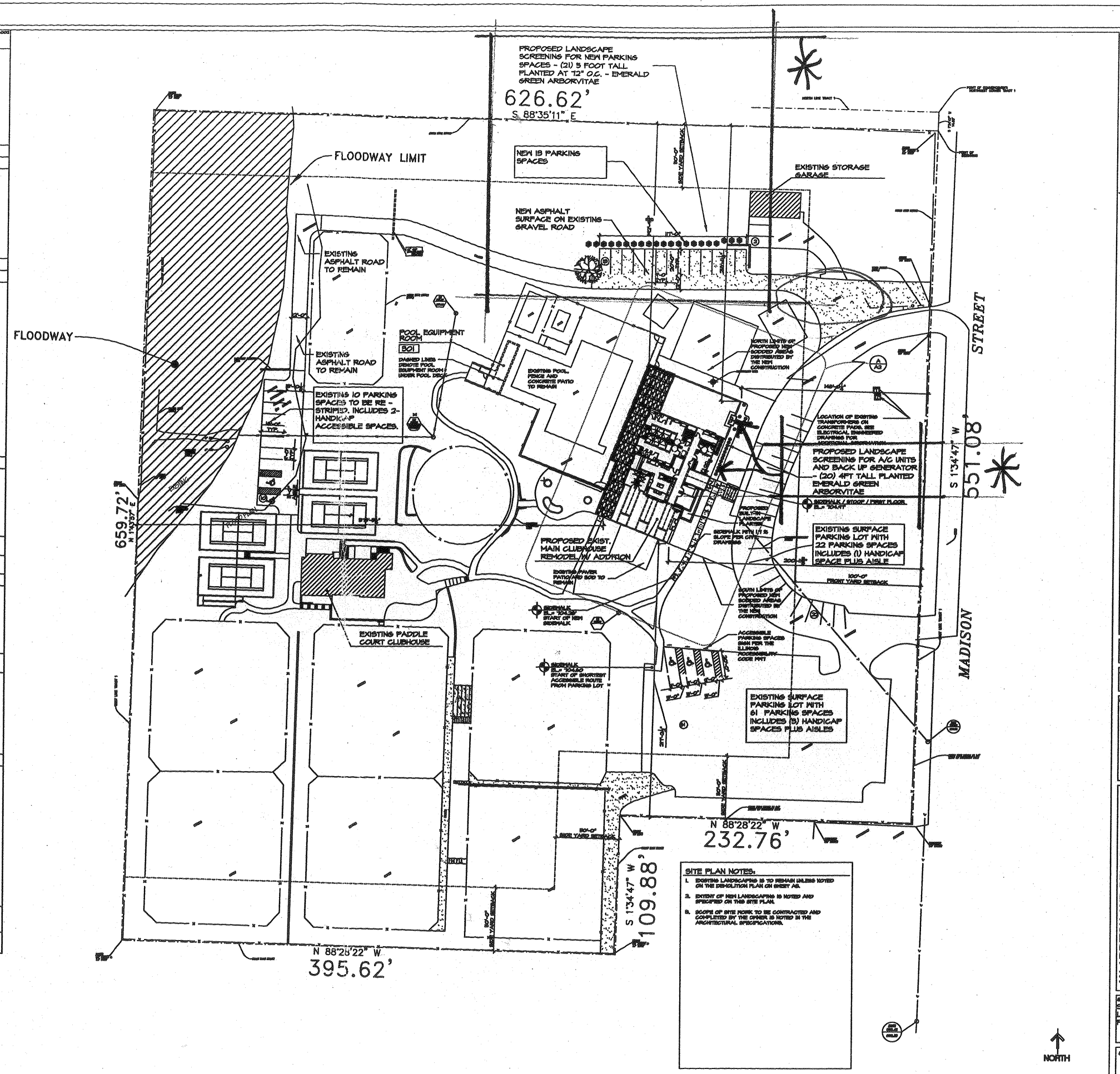
REQUIRED SPACES (5 REQ. TO BE ACCESSIBLE SPACES)	106 (SPACES)
EXISTING SPACES	93 (SPACES)
NEW SPACES PROVIDED	15 (SPACES)
TOTAL PARKING SPACES	108 (SPACES)

MAXIMUM ALLOWABLE F.A.R.: .20 X (560,756.05 S.F.) = 71,797.21 S.F.

ACTUAL FLOOR AREA RATIO: = 14,602.5 S.F.

OCCUPANCY LOADS - BREAKDOWN

ROOM NAME - ROOM #	SQUARE FT.	OCCUPANTS
1. EXISTING EVENT ROOM - 102	1,418 S.F.	49 OCCUPANTS
2. VESTIBULE - 100 CORRIDOR - 101 RECEPTIONIST - 104 OFFICE - 105 MECHANICAL ROOM - 110 FAMILY WASHROOM - 111 STAIRCASE - 116	1,238 S.F.	18 OCCUPANTS
3. KITCHEN - 106	756 S.F.	4 OCCUPANTS
4. WOMENS LOCKER ROOM - 118	520 S.F.	11 OCCUPANTS
5. MENS LOCKER ROOOM - 117	534 S.F.	11 OCCUPANTS
6. EVENT ROOM #2 - 113 EVENT ROOM BAR - 112	1,628 S.F.	113 OCCUPANTS
PROPOSED BLDG. ADDITION REMODELING TOTAL OCCUPANCY LOAD		247 OCCUPANTS



SITE PLAN NOTES:

1. EXISTING LANDSCAPING IS TO REMAIN UNLESS NOTED ON THE DEMOLITION PLAN ON SHEET A6.
2. EXTENT OF NEW LANDSCAPING IS NOTED AND SPECIFIED ON THIS SITE PLAN.
3. SCOPE OF SITE WORK TO BE CONTRACTED AND COMPLETED BY THE OWNER IS NOTED IN THE ARCHITECTURAL SPECIFICATIONS.

SITE AND LANDSCAPING PLAN

A — 1" = 50'-0"

CAPO CORBY architectural design, inc.
130 S. washington street
hinsdale, illinois 60521
ph. 630.325.7324
fax. 630.325.7332
www.capocorbydesign.com

CONTACT: VINCENZO CAPRIO
DRAWN BY: RITA J. RUAN, VINCENZO CAPRIO, JAMES C. PRISBY
CHECKED BY: JAMES C. PRISBY, VINCENZO CAPRIO

PROJECT #: 15014 AC

DATE ISSUED: 07-31-2015

REVISION DATES: 08-31-2015 PERMIT REV.; 09-24-2015 PERMIT REV.

AN ADDITION AND REMODELING FOR:
SALT CREEK CLUB
550 NORTH MADISON
HINSDALE, ILLINOIS 60521

SHEET TITLE: SITE AND LANDSCAPING PLAN

SHEET NUMBER: A1 OF 20

© COPYRIGHT CAPRIO PRISBY ARCHITECTURAL DESIGN, P.C. 2015

VILLAGE OF Hinsdale Est. 1873

MEMORANDUM

DATE: April 11, 2018

TO: Chairman Cashman and Plan Commissioners

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

FROM: Chan Yu, Village Planner

RE: 339 W. 57th Street – T-Mobile Central, LLC – Exterior Appearance and Site Plan Review New Telecommunication Equipment on Village Owned Water Tank at Hinsdale Central High School - Case A-13-2018 – IB Institutional Buildings District

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Summary

The Village of Hinsdale has received an Exterior Appearance/Site Plan application from T-Mobile Central LLC, requesting approval to upgrade and replace (4) existing antennas and adding (4) new remote radio units (RRU). New associated ancillary equipment such as (4) pipe mounts and (8) radio frequency (RF) modules inside an existing cabinet is also proposed. The requested upgrade is to improve network coverage in the area.

Request and Analysis

Per the applicant, the new equipment will match the existing hardware on the water tower. There is a side-by-side comparison of the existing and proposed equipment on Sheet A-2, and before/after proposed elevation photos, both, in Attachment 1. Please note, on Sheet A-2, the (4) existing equipment labeled "TMA" (in red), and proposed (4) equipment labeled "FHFB" and "FRBG" (in blue) function as RRU.

The existing (4) antennas on Sheet A-2 (in red) are mounted together, in front of the aforementioned (4) TMA units. The new antenna plan proposes to replace the (4) existing antennas with (4) new standalone antennas, labeled as: "A-2", "B-2", "C-2", and "D-2". To that end, the request will have a net increase of (4) new RRU units. There are no changes to the subject property elevation and the request will not affect the minimum code requirements as shown in the applicant's table of compliance.

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

Process

Pursuant to Section 11-606, the Chairman of the Plan Commission 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.

Attachments:
Attachment 1 – Exterior Appearance/Site Plan Application and Exhibits
Attachment 2 - Village of Hinsdale Zoning Map and application location
Attachment 3 - Birds Eye View of the Project Location
Attachment 4 – Birds Eye View of Project Location and surrounding area

BARACK FERRAZZANO
Barack Ferrazzano Kirschbaum & Nagelberg LLP

Jack O. Snyder, Jr. | T. 312.629.5111 | jack.snyder@bfkn.com

February 15, 2018

VIA E-MAIL (WITHOUT ENCLOSURES) AND UPS NEXT BUSINESS DAY DELIVERY (WITH ENCLOSURES)

Michael A. Marrs, Esq.
Klein, Thorpe & Jenkins, Ltd.
20 N. Wacker Dr., Ste. 1660
Chicago, IL 60606-2903
Email: mamarrs@ktjlaw.com

Site Address: 339 W. 57th Street, Hinsdale, IL 60521
T-Mobile Site # CH65464A

Re: Eligible Facilities Request to Modify Transmission Equipment at an Existing Base Station located at 339 W. 57th Street, Hinsdale, IL 60521, Dated December 8, 2017 ("Site Proposal")

Mr. Marrs:

My firm represents T-Mobile Central LLC, d/b/a T-Mobile, in connection with this matter. On December 8, 2017, T-Mobile, through NTP Wireless, submitted to your client, the Village of Hinsdale, the Site Proposal. The Site Proposal contained information sufficient to meet the requirements of an Eligible Facilities Request (as defined under 47 C.F.R. § 1.40001), and also contained certain other information submitted to the Village of Hinsdale as a courtesy, as specified therein.

On January 3, 2018, Chan Yu, Hinsdale's village planner, sent an email to Amanda Wegrzyn of NTP Wireless regarding the site proposal, seeking certain additional information and materials as specified below. T-Mobile believes that the information originally submitted with the Site Proposal is sufficient for the Village to complete its review, and does not agree that the additional information requested by Mr. Yu is necessary for such review. Nevertheless, T-Mobile desires to cooperate with the Village

and is willing to submit such information to the Village as a courtesy, and subject to reserving its rights under applicable law as also specified below.

As the Village proceeds with its consideration of this Eligible Facilities Request, please bear in mind that Congress and the Federal Communications Commission, including in Section 6409 of the Middle Class Tax Relief and Job Creation Act of 2012, commonly known as the "Spectrum Act" (codified at 47 U.S.C. § 1455) and the regulation cited above, have provided for a process that substantially limits a local government's scope of review when a wireless communications provider (such as T-Mobile) seeks to modify an existing wireless communications facility. The clear intent of applicable federal law is that modifications such as the ones proposed by T-Mobile in this matter are not subject to a plenary or discretionary review by the Village. Rather, under the regulatory system prescribed by federal law, the Village's review is limited to a determination of whether T-Mobile's submission meets the criteria for an Eligible Facilities Request.

Therefore, please consider the following responses and information in the spirit in which they are intended, *i.e.*, as a gesture of goodwill and an effort to cooperate with the Village by providing information as a courtesy. As further set forth below, these responses, the documents attached in T-Mobile's supplementary submission and all of the information contained therein shall not be construed as T-Mobile's consent to be subject to any approval process or other requirement beyond that which is required for an Eligible Facilities Request under federal law.

Moreover, pursuant to 47 C.F.R. § 1.40001, if the Village believes that the following responses and information are insufficient to satisfy Mr. Yu's January 3, 2018 request, the Village must inform T-Mobile of this within ten (10) days of the Village's receipt of the following information and materials. Also, under 47 C.F.R. § 1.40001, the Village may not request any additional materials or information beyond those identified in Mr. Yu's January 3, 2018 email.

The Village received the Site Proposal on December 11, 2017. Under 47 C.F.R. § 1.40001(c)(2), the Village has sixty (60) days from December 11, 2017 to approve the Site Proposal or to determine that the Site Proposal does not meet the criteria for an Eligible Facilities Request. Assuming (without conceding) that Mr. Yu's January 3, 2018 email constitutes a request for missing documents or information under 47 C.F.R. § 1.40001(c)(3), twenty-three days passed between the Village's receipt of the Site

Proposal and Mr. Yu's email. Accordingly, and pursuant to 47 C.F.R. § 1.40001(c)(3)(ii), once the Village receives the supplemental materials described herein, the Village will have not more than thirty-seven (37) days remaining in the sixty-day period described by 47 C.F.R. § 1.40001(c)(2).

Additional Information and Materials Requested

Mr. Yu's January 3 email requests the items below, denoted in italics. T-Mobile's response to each request is denoted in bold:

1. *Original notarized certification page (7 of the Plan Commission application). The submitted packet certification page was left blank.* **The certification page was left blank in T-Mobile's application because it is not among the required materials for an Eligible Facilities Request; accordingly, the information contained elsewhere in the Plan Commission application form was submitted only as a courtesy. However, in light of the Village's request, T-Mobile is willing to provide the signed certification as a courtesy, provided that such certification shall not be construed as T-Mobile's consent to be subject to any approval process or other requirement beyond that which is required for an Eligible Facilities Request under federal law. The materials enclosed with this letter contain the requested signed certification, submitted together with a reservation of rights.**

2. *Certificate of Zoning Compliance (attached). The information is essentially the same as the Table of Compliance in the Plan Commission application. The fee is $50, please include a check to "The Village of Hinsdale".* **In light of the Village's request, T-Mobile is willing to provide the requested "certificate" and pay the requested fee as a courtesy, provided that such certificate shall not be construed as T-Mobile's consent to be subject to any approval process or other requirement beyond that which is required for an Eligible Facilities Request under federal law. The materials enclosed with this letter contain the requested signed certificate (also submitted with a reservation of rights), and a check for the $50 fee.**

3. *On page 5 of the Plan Commission application, under "Brief description of proposed project", please explain the purpose for the replacement of equipment. For example, is it to increase network capacity, speed, service area etc.?* **In light of the Village's request, T-Mobile is willing to provide the requested explanation as a courtesy, again provided that such explanation shall not be construed as T-Mobile's consent to have such explanation considered as part of the Village's determination as to whether T-Mobile's application meets the criteria of an Eligible Facilities Request. Federal law**

does not require T-Mobile to provide such an explanation as part of an Eligible Facilities Request. The updated Plan Commission Application form contains the requested explanation, which is subject to the reservation of rights submitted therewith.

4. *The net size and weight difference for the proposed new equipment. For example:*

Current Configuration (per sector):
(2) LNX-6512-DS antennas / 48" (Height) x 11.9" (Width) = 571.2 sq. in. x 2 = 1,142.4 sq in
(1) Powerwave 7721 antenna / 51" (Height) x 6" (Width) = 306 sq. in.
Total 1,448.4 sq. in. (Before)

Proposed Configuration (per sector):
(2) SBNHH-1D65A antennas / 55.6" (Height) x 11.9" (Width) = 661.64 sq. in. x 2 = 1,323.3 sq. in.
(2) RRUS 32s / 12.7" (Height) x 7" (Depth-viewed from side) = 84.7 sq.in. x 2 = 169 sq .in.
(1) Raycap / 28.93" (Height) x 15.73" (Width) = 455.1 sq. in
Total 1,947.8 sq. in. (After)

Increase = 499.4 sq. in.

In light of the Village's request, T-Mobile is willing to provide the requested information as a courtesy, <u>provided</u> that such submission of information shall not be construed as T-Mobile's consent to be subject to any approval process or other requirement beyond that which is required for an Eligible Facilities Request under federal law. The information requested has been provided in tables enclosed with this letter.

A complete copy of all materials submitted in connection with the Site Proposal is attached to the UPS copy of this letter, together with the additional, requested materials as described above. NTP Wireless is also sending, pursuant to Mr. Yu's request, 28 copies of the closed materials to Mr. Yu's attention at the Village's offices.

T-Mobile is committed to working cooperatively with you. Please do not hesitate to have the Village's counsel contact me if the Village has any questions.

Sincerely,

Enclosures

BARACK FERRAZZANO
Barack Ferrazzano Kirschbaum & Nagelberg LLP

Jack O. Snyder, Jr. | T. 312.629.5111 | jack.snyder@bfkn.com

December 8, 2017

VIA UPS NEXT DAY DELIVERY

Chan Yu, Village Planner
Village of Hinsdale
19 E. Chicago Ave.
Hinsdale, IL 60521

Site Address: 339 W. 57th Street, Hinsdale, IL 60521
T-Mobile Site # CH65464A

Re: Eligible Facilities Request to Modify Transmission Equipment at an Existing Base Station located at **339 W. 57th Street, Hinsdale, IL 60521** ("Site Proposal")

Dear Mr. Yu:

My firm represents T-Mobile Central LLC, d/b/a T-Mobile, in connection with the matter referenced above. Enclosed within Group Exhibit A is documentation provided by NTP Wireless (which is submitting this Site Proposal) sufficient to satisfy the applicable legal requirements for an Eligible Facilities Request (as defined under 47 C.F.R. § 1.40001). These materials consist of: an Eligible Facilities Request Application Form; an Eligible Facilities Request Certification for Non-Substantial Changes to an Existing Base Station; and Site Plans. Also enclosed, in Group Exhibit B, are certain additional materials provided by NTP Wireless, not required for an Eligible Facilities Request, which are provided as a courtesy to the Village of Hinsdale. These materials consist of: a Village of Hinsdale Plan Commission Application Form; a Village of Hinsdale Exterior Appearance and Site Plan Review Form; and photographic simulations (photosims) of the Site Proposal. Also, because this jurisdiction has not yet developed an Eligible Facilities Request permit application process that complies with Section 6409 of the Middle Class Tax Relief and Job Creation Act of 2012, commonly known as the "Spectrum Act" (Pub. Law No. 112-96, 126 Stat 156) (codified at 47 U.S.C. § 1455), we have included a check for $800.00 (in the amount of the Village's Design Review Application Fee) as an estimate

of what the Village would charge for an Eligible Facilities Request process if such process existed.

My client desires that this process be a cooperative and mutually beneficial one for it and for the Village. Accordingly, if there are any matters that you would like to discuss, please arrange for the Village's counsel to speak with me at your earliest convenience. In any event, I remind you that under applicable law, as set forth in Part C of this letter below, the Village has a limited period of time to respond to this Eligible Facilities Request in writing to ask for additional documentation or information, and ultimately to approve this Eligible Facilities Request before it is deemed granted by operation of law.

The following summarizes the Eligible Facilities Request.

A. T-Mobile is Filing an Eligible Facilities Request

NTP Wireless, on behalf of T-Mobile Central LLC, a Delaware limited liability company, is submitting the attached Eligible Facilities Request application to add, remove, modify, or replace Transmission Equipment at an existing Base Station located at 339 W. 57th Street in Hinsdale, Illinois.

Because federal law now preempts many of the permit application requirements that this jurisdiction would previously have required from an applicant, the materials included in Group Exhibit A provide only the information that federal law allows this jurisdiction to consider when reviewing an Eligible Facilities Request. The materials provided in Group Exhibit B are submitted only as a courtesy, and nothing in them or in their submission to the Village should be construed or treated as an admission that such materials are required to be submitted in connection with this Site Proposal or any Eligible Facilities Request, or construed or treated as a waiver of T-Mobile's rights under the Spectrum Act or any other body of applicable law.

Section 6409(a)(1) of the Spectrum Act mandates that state and local governments "*may not deny, and shall approve, any eligible facilities request for a modification of an existing wireless tower or base station that does not substantially change the physical dimensions of such tower or base station.*" Under Section 6409(a)(2)(A)-(C), an Eligible Facilities Request is any request to modify a Tower or Base Station that involves "collocation of new

[T]ransmission [E]quipment," "removal," or "replacement" of Transmission Equipment (the definition of "Transmission Equipment" is noted below).

B. Why this Eligible Facilities Request Must Be Granted

This Eligible Facilities Request involves an effort to collocate, remove, modify, or replace Transmission Equipment at an existing Base Station operated by an FCC licensed wireless carrier. The existing site meets the Federal Communications Commission ("FCC") definition of a "Base Station."

The list of equipment identified in the Eligible Facilities Request application that will be collocated, removed, or replaced at the Base Station also is Transmission Equipment as determined by the FCC. The FCC has defined Transmission Equipment as equipment "that facilitates transmission for any Commission-licensed or authorized wireless communication service, including, but not limited to, radio transceivers, antennas and other relevant equipment associated with and necessary to their operation, including coaxial or fiber-optic cable, and regular and back-up power supply." This definition includes "equipment associated with wireless communications services including, but not limited to, private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul." (47 C.F.R. § 1.40001(b)(8)).

The FCC, in a Report and Order adopted on October 17, 2014 (and in a subsequent regulation codified at 47 C.F.R. § 1.40001), determined that any modification to an existing telecommunications Base Station within a public right of way that meets the following six criteria does not substantially change the physical dimensions of the existing Base Station and therefore is an Eligible Facilities Request which must be granted:

1. The modifications to the Transmission Equipment do not increase the height of the Base Station by more than 10 percent (10%) or ten (10) feet, whichever is greater.
2. The modifications to the Transmission Equipment do not protrude from the edge of the Base Station by more than six (6) feet.

3. The modifications to the Transmission Equipment do not involve the installation of more than the standard number of equipment cabinets for the technology involved, not to exceed four.
4. The modifications to the Transmission Equipment do not entail any excavation or equipment placement outside the Base Station site.
5. The modifications to the Transmission Equipment do not defeat any existing concealment or stealth-design.
6. The modifications to the Transmission Equipment comply with prior conditions of approval of the Base Station, unless the non-compliance is due to an increase in height, increase in width, addition of equipment cabinets, or new excavation that does not exceed the corresponding "substantial change" thresholds in numbers 1-4.

For this application, according to the Certification of Non-Substantial Changes to an Existing Base Station attached in Group Exhibit A, each of the six review criteria identified by the FCC is met. Accordingly, the modifications to the Transmission Equipment at the Base Station located at 339 W. 57th Street in Hinsdale, Illinois contained in this Eligible Facilities Request fully conform to Section 6409(a) as enacted by Congress and as interpreted by the FCC. This Eligible Facilities Request must be approved **within 60 days**, as required by federal law and FCC implementing regulations.

C. Notice of Federal Law Expedited Permit Processing and Deemed Granted Provisions

Under federal law, an Eligible Facilities Request is deemed granted sixty (60) days after a complete application is filed with a local jurisdiction. If sixty days pass after the submission of T-Mobile's accompanying Eligible Facilities Request and the Village of Hinsdale has not acted to grant or deny the request, it will be deemed granted. At that time, the applicant may advise the Village of Hinsdale that the application has been deemed granted. If the Village of Hinsdale wishes to contest whether the Eligible Facilities Request has been deemed granted, the burden is on the Village of Hinsdale to file a lawsuit in a court of competent jurisdiction within 30 days after receipt of a written communication notifying it that the Eligible Facilities Request has been deemed granted. Failure to file a lawsuit in a timely manner may forever bar this jurisdiction from contesting that this Eligible Facilities Request has been deemed granted.

Also with respect to the FCC's implementing regulations, if the Village of Hinsdale believes that the application is incomplete, the Village must, within 30 days of receiving this application, provide written notice to T-Mobile Central LLC, a Delaware limited liability company (care of Amanda Wegrzyn, NTP Wireless, 125 S. Clark Street, Floor 17, Chicago, IL 60603) that clearly and specifically delineates all missing documents or information. Such a request is limited to documents or information that are reasonably related to determining whether this application meets the criteria for an Eligible Facilities Request.

T-Mobile expressly reserves all rights under federal or state law including, but not limited to, having this permit application approved without undue delay within sixty days in accordance with Section 6409 of the Middle Class Tax Relief and Job Creation Act of 2012, the FCC Wireless Infrastructure Report & Order adopted October 17, 2014, and 47 C.F.R. § 1.40001.

T-Mobile is committed to working cooperatively with you, and all jurisdictions around the country, to secure expeditious approval of requests to modify existing personal wireless service facilities. Please do not hesitate to have the Village's counsel contact me if the Village has any questions.

Sincerely,

Enclosures

GROUP EXHIBIT A

ELIGIBLE FACILITIES REQUEST APPLICATION FORM

Eligible Facilities Request (EFR) Application Form

[Attach this EFR form to the local jurisdiction form used to process cell site modifications.]

Date of Submittal: 11/10/17

Submitted by:

Name: Amanda Wegrzyn

Title: Agent for T-Mobile Central, LLC

Contact information: amanda.wegrzyn@ntpwireless.com, 773-275-5712 ext. 290

Name of Jurisdiction: Village of Hinsdale

Address of Jurisdiction: 19 E. Chicago Ave, Hinsdale, IL 60521

Contact Name for Jurisdiction: Chan Yu, Village Planner

Name of Local Government Permit Application: N/A

Local Government File #: TBD

Street Address of Site: 339 W. 57th St., Hinsdale, IL 60521

Tax Parcel # of Site: 36-6005930

Latitude/Longitude of Site: 42.36451389 / -88.04425

List Each Piece of Transmission Equipment that will be Collocated or Added:

Antenna array: (4) antennas, (4) pipe mounts, (4) remote radio units ("FHFB"), (4) remote radio units ("FRBG"), RF jumpers. Cabinet: (8) new RF modules inside an existing cabinet

List Each Piece of Transmission Equipment that will be Removed:

Antenna array: (4) antennas, (4) tower mounted amplifiers ("TMA"). Cabinet: existing Node B modules will be removed from existing cabinet.

List Cabinets that will be Collocated or Added at the Site:

(1) new Delta Medium site support cabinet

List Cabinets that will be Removed at the Site:

Removal of (1) existing T-Mobile plinth.

Permit Application Deposit Amount: $800

Municipal Consultant Review Fee Deposit (if applicable): TBD

ELIGIBLE FACILITIES REQUEST CERTIFICATION FOR NON-SUBSTANTIAL CHANGES TO AN EXISTING BASE STATION

ELIGIBLE FACILITIES REQUEST CERTIFICATION FOR NON-SUBSTANTIAL CHANGES TO AN EXISTING BASE STATION

"Base Station" means the equipment and non-tower supporting structure at a fixed location that allow Commission-licensed or authorized wireless communications between user equipment and a communications network. The term base station includes any equipment associated with wireless communications services including but not limited to radio transceivers, antennas, coaxial or fiber- optic cables, regular or back up power supply, and comparable equipment. The term existing base station also includes a structure that currently houses or supports an antenna, transceiver or other associated equipment that constitutes part of a base station at the time the application is filed even if the structure was not built solely or primarily to provide such support. "Base Station" includes the relevant equipment in any technological configuration, including small cells and DAS. Remember "Base Station" has two separate meanings: (1) the supporting structure that houses FCC licensed or authorized wireless equipment and (2) the wireless equipment itself. Keep this distinction in mind when calculating a substantial change in physical dimensions.

"Transmission Equipment" means any equipment that facilitates transmission for any FCC licensed or authorized wireless communication service, including but not limited to, radio transceivers, antennas and other relevant equipment associated with and necessary to their operation, including coaxial or fiber-optic cable, and regular and back-up power supply. This definition includes equipment used in any technological configuration associated with any Commission-authorized wireless transmission, licensed or unlicensed, terrestrial or satellite, including commercial mobile, private mobile, broadcast and public safety services, as well as fixed wireless services such as microwave backhaul or fixed broadband.

"Collocation" means the addition, removal or replacement of Transmission Equipment to an existing tower or base station. This means that the existing support structure, be it a tower or a building or some other structure, must presently support FCC licensed or authorized wireless facilities. The FCC further requires that the site (tower, building, or other structure) was previously approved by the appropriate agency of government to house wireless facilities. Illegal wireless installations cannot be the basis for an eligible facilities request. However, if a communications Tower was erected at a time when it was exempt from zoning, the Tower can be modified through the Eligible Facilities Request process even if the Tower is no longer exempt from zoning.

Site Address: 339 W. 57th St., Hinsdale, IL 60521

Existing Facilities

Identify the FCC licensed or authorized wireless equipment that is already located on the existing Base Station at the time this Eligible Facilities Request is filed. (For example, an existing T-Mobile cell site located on rooftop or Verizon antennas side mounted on building exterior, etc.)

Existing T-Mobile Equipment on watertank.

If no FCC licensed or authorized equipment is already located on the existing Base Station, then the facility is not eligible under 6409.

Height of Base Station

Height above ground level of the tallest point on the existing base station:104(feet)

Height above ground level of the tallest point of the existing base station after installation of the *proposed equipment:* 104 (feet)

1) Does the height above ground level of the proposed equipment exceed the height of the tallest point on the existing base station by more than 10 percent (10%) or ten (10) feet, whichever is greater?

☐ Yes ☑ No

Width of Base

Station

2) Will any of the proposed equipment protrude from the edge of the support structure by more than six (6) feet?

☐ Yes ☑ No

Excavation or Equipment Placement

3) Will the proposed changes in Transmission Equipment involve excavation or placement of new equipment outside the existing Base Station site or outside any access or utility easements currently related to the site?

☐ Yes ☑ No

Equipment Cabinets

4) Will the proposed modification in Transmission Equipment involve installation of more than the standard number of new equipment cabinets for the technology involved, but not to exceed four?

☐ Yes ☑ No

Concealed or Stealth-Designed Wireless Facilities

5)
   a) Is the existing wireless facility concealed or stealth-designed?

☐ Yes ☑ No

b) If the answer to 5(a) is "Yes," will the proposed modification in Transmission Equipment defeat the existing concealed or stealth-design?

☐ Yes ☑ No

Compliance with Preexisting Conditions of Approval for the Base Station

6)

a) Were there any conditions of approval stated in the original government approval of the Base Station?

☐ Yes ☑ No

b) Will the proposed modification in Transmission Equipment comply with conditions of approval imposed on the Base Station prior to February 22, 2012?

☑ Yes ☐ No

c) If the answer to 6(b) is "No," is the non-compliance due solely to any of the conditions addressed in Questions 1-5 above?

☐ Yes ☐ No

If the answers to questions 1-4 are "No," the answer to either 5(a) or (b) is "No," and the answer to 6(a) is "No" or the answers to either 6(b) or 6(c) are "Yes," then the proposed modifications do not substantially change the physical dimensions of the existing Base Station. Please provide a brief explanation, if necessary, to clarify any answer.

Explanatory Comments (If Needed):

Question No._____

Comment: ----------

This certification is dated this _10 day of NOVEMBER, 20_17_.

Amanda Wegrzyn

Signature

AMANDA WEGRZYN, AS AGENT ON BEHALF OF T-MOBILE CENTRAL, LLC

Name & Title

SITE PLANS

T-Mobile® stick together®

SITE NUMBER:	CH65464A	**JURISDICTION:**	VILLAGE OF HINSDALE
SITE NAME:	HINSDALE WATER TANK	**CITY:**	HINSDALE
SITE TYPE:	WATER TANK	**COUNTY:**	COOK COUNTY

VICINITY MAP

AERIAL MAP

PROJECT DESCRIPTION

NO NEW WATER OR SEWER IS REQUIRED AS FACILITY IS UNMANNED.

EXISTING BUILD OUT:

12 ANTENNAS, 8 RRU MODULES, 4 TMA'S, 6 COVP'S, 4 HCS, 1 SITE SUPPORT CABINET, 6 SYSTEM MODULES & 4 NODE B MODULES IN FCOA CABINET

FINAL BUILD OUT:

12 ANTENNAS, 16 RRU MODULES, 6 COVP'S, 4 HCS, 2 SITE SUPPORT CABINETS, 7 SYSTEM MODULES IN FCOA CABINET

SCOPE OF WORK

- INSTALL (4) NEW FHFB'S (1 PER SECTOR)
- REMOVE EXISTING NODE B MODULES
- INSTALL (4) NEW FRBG'S (1 PER SECTOR)
- REPLACE (4) EXISTING ANTENNAS WITH (4) NEW ANTENNAS (1 PER SECTOR)
- REMOVE (4) EXISTING TMA'S
- INSTALL NEW RF JUMPERS FOR NEW AND RELOCATED RRU'S
- UTILIZE EXISTING HCS CABLES
- REMOVE EXISTING CABINET PLINTH
- INSTALL (1) NEW SITE SUPPORT CABINET
- REPLACE (2) EXISTING UMTS PCS FSME'S WITH (2) NEW UMTS PCS FSMF'S W/ (1) EXISTING FBBA
- INSTALL (1) NEW LTE PCS FSMF W/ NEW FBBC
- INSTALL (2) NEW FBBC'S IN EXISTING LTE AWS/700 FSMF
- INSTALL (1) NEW FBBC IN EXISTING LTE AWS/PCS/700 FSMF
- INSTALL (1) NEW 10A DC BREAKER FOR NEW LTE PCS FSMF
- REPLACE EXISTING CSR 7705 SAR-F/M WITH NEW SAR-A

PROJECT LOCATION

COORDINATES (NAD83):

LAT: 41.78613610°

LONG: -87.93419160°

SITE ADDRESS:

339 W. 57TH STREET
HINSDALE, IL 60521

DATA OBTAINED FROM T-MOBILE RFDS

APPLICABLE CODES

BUILDING CODE: 2009 INTERNATIONAL BUILDING CODE

ELECTRICAL CODE: 2014 COOK COUNTY ELECTRICAL CODE

PROJECT

L700

CONTACTS

APPLICANT

T-MOBILE USA
8550 BRYN MAWR AVE., SUITE 100
CHICAGO, ILLINOIS 60631
TEL: (773) 444-5400
CONTACT: TBD

PROPERTY OWNER CONTACT:

T.B.D.
TEL: T.B.D.
CONTACT: T.B.D.

PROJECT TEAM

ARCHITECT/ENGINEER

W-T COMMUNICATION DESIGN GROUP, LLC
2675 PRATUM AVENUE
HOFFMAN ESTATES, ILLINOIS 60192
PH: (224) 293-6333
FAX: (224) 293-6444
www.wtengineering.com
CONTACT: RYAN MADSEN
PH: (224) 293-6433

STRUCTURAL ENGINEER

THE W-T GROUP, LLC.
STRUCTURAL ENGINEERING DIVISION
2675 PRATUM AVENUE
HOFFMAN ESTATES, IL 60192
TEL: (224) 293-6333
FAX: (224) 293-6444

SHEET INDEX

SHEET NUMBER:	DESCRIPTION:
T-1	TITLE SHEET
T-2	GENERAL NOTES & SPECIFICATIONS
C-1	OVERALL SITE PLAN
C-2	EXISTING & NEW SITE PLANS
A-1	ELEVATION
A-2	ANTENNA PLANS & SCHEDULE
A-3	EQUIPMENT SPECIFICATIONS
A-4	EQUIPMENT SPECIFICATIONS
A-5	EQUIPMENT SPECIFICATIONS
A-6	RF PLUMBING DIAGRAM
GR-1	GROUNDING DETAILS
GR-2	GROUNDING DETAILS

APPROVALS

PENDING APPROVAL OF THE JURISDICTION, THE FOLLOWING PARTIES HAVE REVIEWED THE DESIGN WITHIN THEIR FUNCTIONAL RESPONSIBILITIES AND HAVE APPROVED THIS PROJECT FOR CONSTRUCTION. CONTRACTORS MAY NOT START CONSTRUCTION WITHOUT A NOTICE TO PROCEED (NTP) FROM T-MOBILE.

	PRINT NAME	SIGNATURE	DATE
LANDLORD			
PRECON. MGR			
DEVELOP. MGR			
CONST. INSP.			
A&E MGR			
RF ENGINEER			
OPERATIONS			
ZONING REP			
UTILITIES			

REFERENCED MATERIALS

A SITE WALK WAS NOT PERFORMED FOR THIS SITE PER SCOPE OF WORK. COMPOUND, ELEVATION, SHELTER/EQUIPMENT LAYOUT AND ANTENNA PLANS SHOWN WITHIN THIS SET WERE TAKEN FROM AVAILABLE DOCUMENTS/DRAWINGS.

T-Mobile stick together
8550 BRYN MAWR AVENUE, SUITE 100
CHICAGO, ILLINOIS 60631

PLANS PREPARED BY:
W-T
W-T COMMUNICATION DESIGN GROUP, LLC.
WIRELESS INFRASTRUCTURE
2675 Pratum Avenue
Hoffman Estates, Illinois 60192
PH: (224) 293-6333 FAX: (224) 293-6444
www.wtengineering.com
IL. License No.: 184.007570-0015 Exp: 04/30/19

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SEAL:

JEFFERY S. GUTOWSKY
062-047235
REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

JEFFERY S. GUTOWSKY
PROFESSIONAL ENGINEER
STATE OF ILLINOIS
LICENSE # 062-047235
EXPIRES 11/30/17 SIGNED: 05/25/17

DATE:	DESCRIPTION:	BY:	REV:
05/08/17	FOR CLIENT REVIEW	KLO	A
05/17/17	REVISION	KLO	B
05/25/17	FINALS	RSM	0

SITE INFORMATION:

HINSDALE WATER TANK

CH65464A

339 W. 57TH STREET
HINSDALE, IL 60521
W-T JOB NUMBER: T1700748

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T-1

PLOT SCALE: 1:1 @ 11"x17"

Attachment 1

GENERAL REQUIREMENTS:

1.1 INTENT

1. THESE SPECIFICATIONS AND CONSTRUCTION DRAWINGS ACCOMPANYING THEM DESCRIBE THE WORK TO BE DONE AND THE MATERIALS TO BE FURNISHED FOR CONSTRUCTION.
2. THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO BE FULLY EXPLANATORY AND SUPPLEMENTARY. HOWEVER, SHOULD ANYTHING BE SHOWN, INDICATED OR SPECIFIED ON ONE AND NOT THE OTHER, IT SHALL BE DONE THE SAME AS IF SHOWN, INDICATED OR SPECIFIED IN BOTH.
3. THE INTENTION OF THE DOCUMENTS IS TO INCLUDE ALL LABOR AND MATERIALS REASONABLY NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK AS STIPULATED IN THE CONTRACT.
4. THE PURPOSE OF THE SPECIFICATIONS IS TO INTERPRET THE INTENT OF THE DRAWINGS AND TO DESIGNATE THE METHOD OF THE PROCEDURE, TYPE AND QUALITY OF MATERIALS REQUIRED TO COMPLETE THE WORK.
5. MINOR DEVIATIONS FROM THE DESIGN LAYOUT ARE ANTICIPATED AND SHALL BE CONSIDERED AS PART OF THE WORK. NO CHANGES THAT ALTER THE CHARACTER OF THE WORK WILL BE MADE OR PERMITTED BY THE OWNER WITHOUT ISSUING A CHANGE ORDER.

1.2 CONFLICTS

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL MEASUREMENTS AT THE SITE BEFORE ORDERING ANY MATERIALS OR DOING ANY WORK. NO EXTRA CHARGE OR COMPENSATION SHALL BE ALLOWED DUE TO DIFFERENCE BETWEEN ACTUAL DIMENSIONS AND DIMENSIONS INDICATED ON THE CONSTRUCTION DRAWINGS. ANY SUCH DISCREPANCY IN DIMENSION WHICH MAY BE FOUND SHALL BE SUBMITTED TO THE OWNER FOR CONSIDERATION BEFORE THE CONTRACTOR PROCEEDS WITH THE WORK IN THE AFFECTED AREAS.
2. THE BIDDER, IF AWARDED THE CONTRACT, WILL NOT BE ALLOWED ANY EXTRA COMPENSATION BY REASON OF ANY MATTER OR THING CONCERNING WHICH SUCH BIDDER MIGHT HAVE FULLY INFORMED THEMSELVES PRIOR TO THE BIDDING.
3. NO PLEA OF IGNORANCE OF CONDITIONS THAT EXIST, OR OF DIFFICULTIES OR CONDITIONS THAT MAY BE ENCOUNTERED OR OF ANY OTHER RELEVANT MATTER CONCERNING THE WORK TO BE PERFORMED IN THE EXECUTION OF THE WORK WILL BE ACCEPTED AS AN EXCUSE FOR ANY FAILURE OR OMISSION ON THE PART OF THE CONTRACTOR TO FULFILL EVERY DETAIL OF ALL THE REQUIREMENTS OF THE CONTRACT DOCUMENTS GOVERNING THE WORK.

1.3 CONTRACTS AND WARRANTIES

1. CONTRACTOR IS RESPONSIBLE FOR APPLICATION AND PAYMENT OF CONTRACTOR LICENSES AND BONDS.

1.4 STORAGE

1. ALL MATERIALS MUST BE STORED IN A LEVEL AND DRY FASHION AND IN A MANNER THAT DOES NOT NECESSARILY OBSTRUCT THE FLOW OF OTHER WORK. ANY STORAGE METHOD MUST MEET ALL RECOMMENDATIONS OF THE ASSOCIATED MANUFACTURER.
2. THE BTS MUST BE STORED INSIDE UNTIL THERE IS POWER ON SITE.

1.5 CLEAN UP

1. THE CONTRACTORS SHALL AT ALL TIMES KEEP THE SITE FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THEIR EMPLOYEES AT WORK AND AT THE COMPLETION OF THE WORK, THEY SHALL REMOVE ALL RUBBISH FROM AND ABOUT THE BUILDING AREA, INCLUDING ALL THEIR TOOLS, SCAFFOLDING AND SURPLUS MATERIALS AND SHALL LEAVE THEIR WORK CLEAN AND READY FOR USE.
2. EXTERIOR: VISUALLY INSPECT EXTERIOR SURFACES AND REMOVE ALL TRACES OF SOIL, WASTE MATERIALS, SMUDGES AND OTHER FOREIGN MATTER.
   - A. REMOVE ALL TRACES OF SPLASHED MATERIALS FROM ADJACENT SURFACES.
   - B. IF NECESSARY TO ACHIEVE A UNIFORM DEGREE OF CLEANLINESS, HOSE DOWN THE EXTERIOR OF THE STRUCTURE.
3. INTERIOR: VISUALLY INSPECT INTERIOR SURFACE AND REMOVE ALL TRACES OF SOIL, WASTE MATERIALS, SMUDGES AND OTHER FOREIGN MATTER FROM WALLS/FLOOR/CEILING.
   - A. REMOVE ALL TRACES OF SPLASHED MATERIAL FROM ADJACENT SURFACES.
   - B. REMOVE PAINT DROPPINGS, SPOTS, STAINS AND DIRT FROM FINISHED SURFACES.

1.6 CHANGE ORDER PROCEDURE

1. CHANGE ORDERS MAY BE INITIATED BY THE OWNER AND/OR THE CONTRACTOR INVOLVED. THE CONTRACTOR, UPON VERBAL REQUEST FROM THE OWNER SHALL PREPARE A WRITTEN PROPOSAL DESCRIBING THE CHANGE IN WORK OR MATERIALS AND ANY CHANGES IN THE CONTRACT AMOUNT AND PRESENT TO THE OWNER WITHIN 72 HRS FOR APPROVAL. SUBMIT REQUESTS FOR SUBSTITUTIONS IN THE FORM AND IN ACCORDANCE WITH PROCEDURES REQUIRED FOR CHANGE ORDER PROPOSALS. ANY CHANGES IN SCOPE OF WORK OR MATERIALS WHICH ARE PERFORMED BY THE CONTRACTOR WITHOUT A WRITTEN CHANGE ORDER AS DESCRIBED AND APPROVED BY THE OWNER SHALL PLACE FULL RESPONSIBILITY OF THESE ACTIONS ON THE CONTRACTOR.

1.7 RELATED DOCUMENTS AND COORDINATION

1. GENERAL CARPENTRY, ELECTRICAL AND ANTENNA DRAWINGS ARE INTERRELATED. IN PERFORMANCE OF THE WORK, THE CONTRACTOR MUST REFER TO ALL DRAWINGS. ALL COORDINATION TO BE THE RESPONSIBILITY OF THE CONTRACTOR.

1.8 SHOP DRAWINGS

1. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AS REQUIRED AND LISTED IN THESE SPECIFICATIONS TO THE OWNER FOR APPROVAL.
2. ALL SHOP DRAWINGS SHALL BE REVIEWED, CHECKED AND CORRECTED BY CONTRACTOR PRIOR TO SUBMITTAL TO THE OWNER.

1.9 PRODUCTS AND SUBSTITUTIONS

1. SUBMIT 3 COPIES OF EACH REQUEST FOR SUBSTITUTION. IN EACH REQUEST IDENTIFY THE PRODUCT OR FABRICATION OR INSTALLATION METHOD TO BE REPLACED BY THE SUBSTITUTION. INCLUDE RELATED SPECIFICATION SECTION AND DRAWING NUMBERS AND COMPLETE DOCUMENTATION SHOWING COMPLIANCE WITH THE REQUIREMENTS FOR SUBSTITUTIONS.
2. SUBMIT ALL NECESSARY PRODUCT DATA AND CUT SHEETS WHICH PROPERLY INDICATE AND DESCRIBE THE ITEMS, PRODUCTS AND MATERIALS BEING INSTALLED. THE CONTRACTOR SHALL, IF DEEMED NECESSARY BY THE OWNER SUBMIT ACTUAL SAMPLES TO THE OWNER FOR APPROVAL IN LIEU OF CUT SHEETS.

1.10 QUALITY ASSURANCE

1. ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS

1.11 ADMINISTRATION

1. BEFORE THE COMMENCEMENT OF ANY WORK, THE CONTRACTOR WILL ASSIGN A PROJECT MANAGER WHO WILL ACT AS A SINGLE POINT OF CONTACT FOR ALL PERSONNEL INVOLVED IN THIS PROJECT. THIS PROJECT MANAGER WILL DEVELOP A MASTER SCHEDULE FOR THE PROJECT WHICH WILL BE SUBMITTED TO THE OWNER PRIOR TO THE COMMENCEMENT OF ANY WORK.
2. SUBMIT A BAR TYPE PROGRESS CHART NOT MORE THAN 3 DAYS AFTER THE DATE ESTABLISHED FOR COMMENCEMENT OF THE WORK ON THE SCHEDULE, INDICATING A TIME BAR FOR EACH MAJOR CATEGORY OR UNIT OF WORK TO BE PERFORMED AT SITE, PROPERLY SEQUENCED AND COORDINATED WITH OTHER ELEMENTS OF WORK AND SHOWING COMPLETION OF THE WORK SUFFICIENTLY IN ADVANCE OF THE DATE ESTABLISHED FOR SUBSTANTIAL COMPLETION OF THE WORK.
3. PRIOR TO COMMENCING CONSTRUCTION, THE OWNER SHALL SCHEDULE AN ON-SITE MEETING WITH ALL MAJOR PARTIES. THIS WOULD INCLUDE (THOUGH NOT LIMITED TO) THE OWNER, PROJECT MANAGER, CONTRACTOR, LAND OWNER REPRESENTATIVE, LOCAL TELEPHONE COMPANY, TOWER ERECTION FOREMAN (IF SUBCONTRACTED).
4. CONTRACTOR SHALL BE EQUIPPED WITH SOME MEANS OF CONSTANT COMMUNICATIONS, SUCH AS A MOBILE PHONE OR A BEEPER. THIS EQUIPMENT WILL NOT BE SUPPLIED BY THE OWNER, NOR WILL WIRELESS SERVICE BE ARRANGED.
5. DURING CONSTRUCTION, CONTRACTOR MUST ENSURE THAT EMPLOYEES AND SUBCONTRACTORS WEAR HARD HATS AT ALL TIMES. CONTRACTOR WILL COMPLY WITH ALL SAFETY REQUIREMENTS IN THEIR AGREEMENT.
6. PROVIDE WRITTEN DAILY UPDATES ON SITE PROGRESS TO THE OWNER.
7. COMPLETE INVENTORY OF CONSTRUCTION MATERIALS AND EQUIPMENT IS REQUIRED PRIOR TO START OF CONSTRUCTION.
8. NOTIFY THE OWNER / PROJECT MANAGER IN WRITING NO LESS THAN 48 HOURS IN ADVANCE OF CONCRETE POURS, TOWER ERECTIONS, AND EQUIPMENT CABINET PLACEMENTS.

1.12 INSURANCE AND BONDS

1. CONTRACTOR SHALL AT THEIR OWN EXPENSE CARRY AND MAINTAIN FOR THE DURATION OF THE PROJECT ALL INSURANCE AS REQUIRED AND LISTED AND SHALL NOT COMMENCE WITH THEIR WORK UNTIL THEY HAVE PRESENTED AN ORIGINAL CERTIFICATE OF INSURANCE STATING ALL COVERAGES TO THE OWNER. REFER TO THE MASTER AGREEMENT FOR REQUIRED INSURANCE LIMITS.
2. THE OWNER SHALL BE NAMED AS AN ADDITIONAL INSURED ON ALL POLICIES.
3. CONTRACTOR MUST PROVIDE PROOF OF INSURANCE.

ANTENNA INSTALLATION:

1.1 REQUIREMENTS OF REGULATOR AGENCIES

1. FURNISH U.L. LISTED EQUIPMENT WHERE SUCH LABEL IS AVAILABLE. INSTALL IN CONFORMANCE WITH U.L. STANDARDS WHERE APPLICABLE.
2. INSTALL ANTENNA, ANTENNA CABLES, GROUNDING SYSTEM IN ACCORDANCE WITH DRAWINGS AND SPECIFICATION IN EFFECT AT PROJECT LOCATION AND RECOMMENDATIONS OF STATE AND LOCAL BUILDING CODES, SPECIAL CODES HAVING JURISDICTION OVER SPECIFIC PORTIONS OF WORK. THIS INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING:
   - A. TIA - TELECOMMUNICATIONS INDUSTRY ASSOCIATION TIA-222-G, STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWERS AND ANTENNA SUPPORTING STRUCTURES.
   - B. FAA - FEDERAL AVIATION ADMINISTRATION ADVISORY CIRCULAR AC 70/7460-IH OBSTRUCTION MARKING AND LIGHTING.
   - C. FCC - FEDERAL COMMUNICATIONS COMMISSION RULES AND REGULATIONS FORM 715, OBSTRUCTION MARKING AND LIGHTING SPECIFICATIONS FOR ANTENNA STRUCTURES AND FORM 715A, HIGH INTENSITY OBSTRUCTION LIGHTING SPECIFICATIONS FOR ANTENNA STRUCTURES.
   - D. AISC - AMERICAN INSTITUTE OF STEEL CONSTRUCTION SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS.
   - E. NEC - NATIONAL ELECTRICAL CODE - ON TOWER LIGHTING KITS.
   - F. UL - UNDERWRITER'S LABORATORIES APPROVED ELECTRICAL PRODUCTS.
   - G. IN ALL CASES, PART 77 OR THE FAA RULES AND PARTS 17 AND 22 OF THE FCC RULES ARE APPLICABLE AND IN THE EVENT OF CONFLICT, SUPERSEDE ANY OTHER STANDARDS OR SPECIFICATIONS.
   - H. 2012 LIFE SAFETY CODE NFPA -101.

GENERAL ELECTRIC PROVISION:

1. SUBMITTAL OF BID INDICATES CONTRACTOR IS COGNIZANT OF ALL JOB SITE CONDITIONS AND WORK TO BE PERFORMED UNDER THIS CONTRACT.
2. CONTRACTOR SHALL PERFORM ALL VERIFICATION OBSERVATIONS TEST, AND EXAMINATION WORK PRIOR TO THE ORDERING OF THE ELECTRICAL EQUIPMENT AND THE ACTUAL CONSTRUCTION. CONTRACTOR SHALL ISSUE A WRITTEN NOTICE OF ALL FINDINGS TO THE ARCHITECT LISTING ALL MALFUNCTIONS, FAULTY EQUIPMENT AND DISCREPANCIES.
3. EACH CONDUCTOR OF EVERY SYSTEM SHALL BE PERMANENTLY TAGGED IN EACH PANEL BOARD, PULL BOX, J-BOX, SWITCH BOX, ETC., IN COMPLIANCE WITH OCCUPATIONAL SAFETY AND HEALTH ACT (O.S.H.A.).
4. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, INSURANCE, EQUIPMENT, INSTALLATION, CONSTRUCTION TOOLS, TRANSPORTATION, ETC., FOR A COMPLETE AND PROPERLY OPERATIVE SYSTEM ENERGIZED THROUGHOUT AND AS INDICATED ON DRAWINGS; AS SPECIFIED HEREIN AND/OR AS OTHERWISE REQUIRED.
5. ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND IN PERFECT CONDITION WHEN INSTALLED AND SHALL BE OF THE BEST GRADE AND OF THE SAME MANUFACTURER THROUGHOUT FOR EACH CLASS OR GROUP OF EQUIPMENT. MATERIALS SHALL BE LISTED "U" WHERE SUBJECT TO SUCH APPROVAL. MATERIALS SHALL MEET WITH APPROVAL OF THE DIVISION OF INDUSTRIAL SAFETY AND ALL GOVERNING BODIES HAVING JURISDICTION. MATERIALS SHALL BE MANUFACTURED IN ACCORDANCE WITH APPLICABLE STANDARDS ESTABLISHED BY ANSI, NEMA AND NBFU.
6. ALL CONDUIT INSTALLED SHALL BE SURFACE MOUNTED OR DIRECT BURIAL UNLESS OTHERWISE NOTED.
7. CONTRACTOR SHALL CARRY OUT THEIR WORK IN ACCORDANCE WITH ALL GOVERNING STATE, COUNTY AND LOCAL CODES AND O.S.H.A.
8. CONTRACTOR TO OBTAIN ALL PERMITS, PAY PERMIT FEES, AND BE RESPONSIBLE FOR SCHEDULING INSPECTIONS.
9. COMPLETE JOB SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR AFTER THE DATE OF JOB ACCEPTANCE BY OWNER. ANY WORK, MATERIAL OR EQUIPMENT FOUND TO BE FAULTY DURING THAT PERIOD SHALL BE CORRECTED AT ONCE, UPON WRITTEN NOTIFICATION, AT THE EXPENSE OF THE CONTRACTOR.
10. ALL CONDUIT SHALL HAVE A PULL WIRE OR ROPE.
11. PROVIDE PROJECT MANAGER WITH ONE SET OF COMPLETE ELECTRICAL "AS INSTALLED" DRAWINGS AT THE COMPLETION OF THE JOB, SHOWING ACTUAL DIMENSIONS, ROUTINGS AND CIRCUITS.
12. ALL BROCHURES, OPERATING MANUALS, CATALOGS, SHOP DRAWINGS, ETC., SHALL BE TURNED OVER TO THE OWNER AT JOB COMPLETION.
13. USE T-TAP CONNECTIONS ON ALL MULTI-CIRCUITS WITH COMMON NEUTRAL CONDUCTOR FOR LIGHTING FIXTURES.
14. ALL CONDUCTORS SHALL BE COPPER.
15. ALL CIRCUIT BREAKERS, FUSES AND ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTING SHORT CIRCUIT CURRENT TO WHICH THEY MAY BE SUBJECTED, AND A MINIMUM OF 10,000 A.I.C.
16. THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED AS REQUIRED BY ALL APPLICABLE CODES.
17. PATCH, REPAIR AND PAINT ANY AREA THAT HAS BEEN DAMAGED IN THE COURSE OF THE ELECTRICAL WORK.
18. PENETRATIONS IN FIRE RATED WALLS SHALL BE FIRE STOPPED IN ACCORDANCE WITH APPLICABLE LOCAL BUILDING CODES.
19. WIRE AND CABLE CONDUCTORS SHALL BE COPPER #12 AWG MINIMUM UNLESS SPECIFICALLY NOTED OTHERWISE ON DRAWINGS.
20. GROUNDING CONDUCTORS SHALL BE SOLID TINNED COPPER UNLESS OTHERWISE NOTED.
21. ALL MATERIALS SHALL BE U.L. LISTED.
22. CONDUIT
    - A. RIGID CONDUIT SHALL BE U.L. LABEL GALVANIZED ZINC COATED WITH ZINC INTERIOR AND SHALL BE USED WHEN INSTALLED IN OR UNDER CONCRETE SLABS IN CONTACT WITH THE EARTH, UNDER PUBLIC ROADWAYS, IN MASONRY WALLS OR EXPOSED ON BUILDING EXTERIOR. RIGID CONDUIT IN CONTACT WITH EARTH SHALL BE 1/2 LAPPED WRAPPED WITH HUNTS WRAP PROCESS NO. 3.
    - B. ELECTRICAL METALLIC TUBING SHALL HAVE U.L. LABEL, FITTING SHALL BE GLAND RING COMPRESSION TYPE. EMT SHALL BE USED ONLY FOR INTERIOR RUNS.
    - C. FLEXIBLE METALLIC CONDUIT SHALL HAVE U.L. LISTED LABEL AND MAY BE USED WHERE PERMITTED BY CODE. FITTINGS SHALL BE "JAKE" OR "SQUEEZE" TYPE. SEAL TIGHT FLEXIBLE CONDUIT. ALL CONDUIT SHALL HAVE FULL SIZE EQUIPMENT GROUND WIRE.
    - D. CONDUIT RUNS SHALL BE SURFACE MOUNTED UNLESS INDICATED OTHERWISE. CONDUIT INDICATED SHALL RUN PARALLEL OR AT RIGHT ANGLES TO CEILING, FLOOR OR BEAMS. VERIFY EXACT ROUTING OF ALL EXPOSED CONDUIT WITH THE OWNER PRIOR TO INSTALLING. NO HORIZONTAL CONDUITS SHALL BE BELOW 7'-6" A.F.F. NO BX OR ROMEX CABLE IS PERMITTED.
    - E. PARALLEL UNDERGROUND CONDUIT SHALL BE PVC SCHEDULE 40 (UNLESS NOTED OTHERWISE) AT A MINIMUM DEPTH OF 30" BELOW GRADE - STACKED UNDERGROUND CONDUIT SHALL BE PVC SCHEDULE 40 (UNLESS NOTED OTHERWISE) AT A MINIMUM DEPTH OF 24" BELOW GRADE.
    - F. ABOVE GROUND CONDUIT SHALL BE P.V.C. SCHEDULE 80 (UNLESS NOTED OTHERWISE).
23. ALL ELECTRICAL EQUIPMENT SHALL BE LABELED WITH PERMANENT ENGRAVED PLASTIC LABELS.
24. UPON COMPLETION OF WORK, CONDUCT CONTINUITY, SHORT CIRCUIT, AND FALL OF POTENTIAL GROUND TESTS FOR APPROVAL. SUBMIT TEST REPORTS TO PROJECT MANAGER. CLEAN PREMISES OF ALL DEBRIS RESULTING FROM WORK AND LEAVE WORK IN A COMPLETE AND UNDAMAGED CONDITION.

811®

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REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

JEFFERY S. GUTOWSKY
PROFESSIONAL ENGINEER
STATE OF ILLINOIS
LICENSE # 062-047235
EXPIRES 11/30/17 SIGNED: 05/25/17

DATE:	DESCRIPTION:	BY:	REV.
05/08/17	FOR CLIENT REVIEW	KLO	A
05/17/17	REVISION	KLO	B
05/25/17	FINALS	RSM	0

SITE INFORMATION:

HINSDALE WATER TANK
CH65464A
339 W. 57TH STREET
HINSDALE, IL 60521
W-T JOB NUMBER: T1700746

SHEET TITLE:

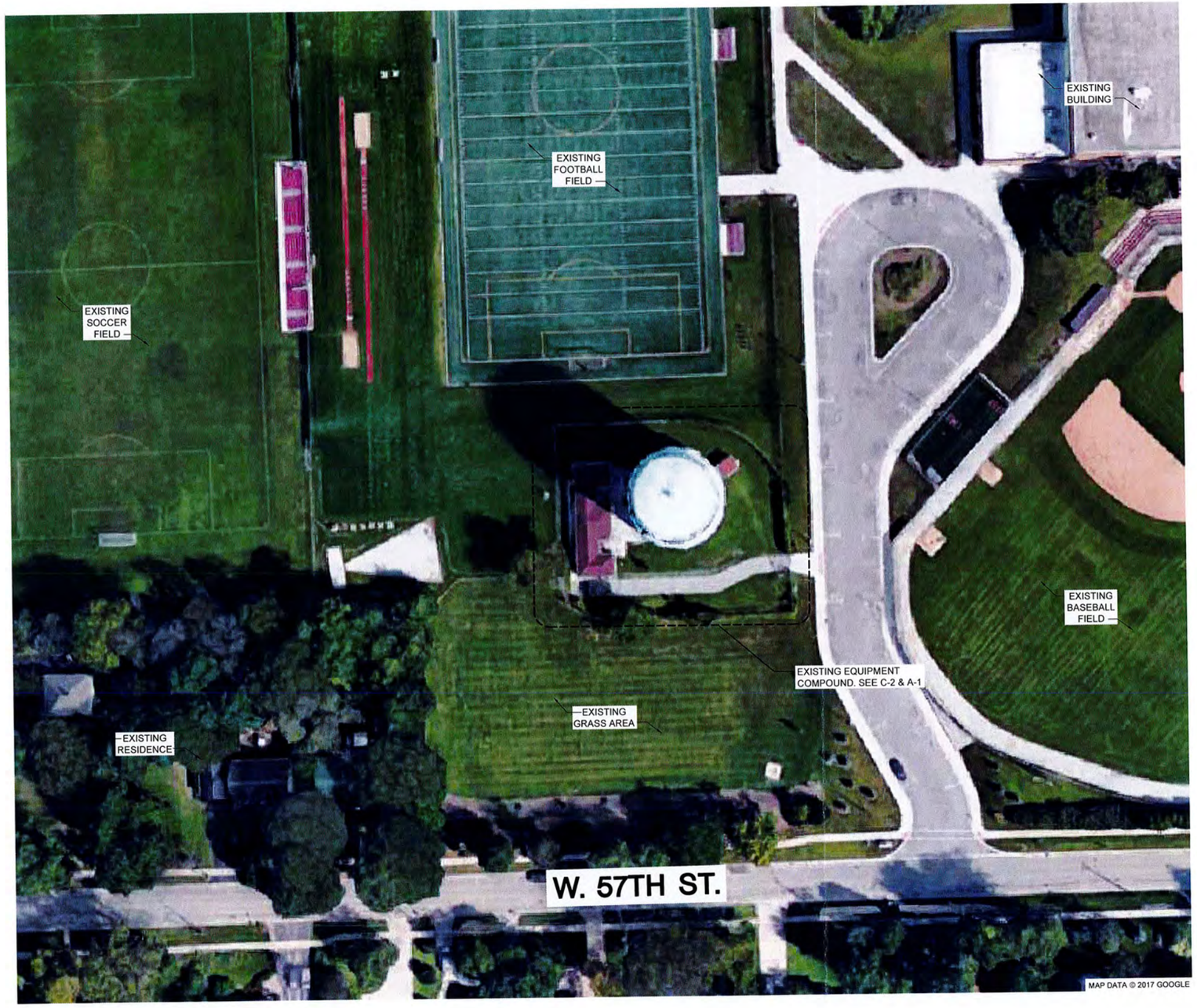
GENERAL NOTES & SPECIFICATIONS

SHEET NUMBER:

T-2

PLOT SCALE: 1:1 @ 11"x17"

Attachment 1



IMPORTANT SITE NOTES:

1. GENERAL CONTRACTOR WILL NOT START CONSTRUCTION UNTIL AFTER THEY HAVE RECEIVED THE PRE-CON PACKAGE AND HAVE A PRE-CON WALK WITH THE PROJECT MANAGER.
2. GENERAL CONTRACTOR TO HIRE PUBLIC (811) AND PRIVATE LOCATING SERVICE IN ORDER TO LOCATE AND PROTECT ALL SURFACE UTILITIES. DO NOT SCALE OFF THESE PLANS FOR ANY BELOW GRADE UTILITIES.
3. CONTRACTOR SHALL VERIFY ALL EXISTING BURIED AND OVERHEAD UTILITIES PRIOR TO EXCAVATION. CONTRACTOR SHALL REPAIR ALL DAMAGED UTILITIES AT HIS OWN COST AND COORDINATE ANY REPAIRS WITH RESPECTIVE UTILITY COMPANY.
4. CONTRACTOR TO VERIFY ALL HEIGHTS AND AZIMUTHS IN FIELD PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY T-MOBILE AND ENGINEERING FIRM OF ANY DISCREPANCIES BEFORE PROCEEDING.
5. CONTRACTOR SHALL RESTORE AND REPAIR ANY DAMAGED AREAS CAUSED BY CONSTRUCTION.

N

OVERALL SITE PLAN | 1

SCALE: 1"=80'-0"

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SITE INFORMATION:

HINSDALE WATER TANK
CH65464A
339 W. 57TH STREET
HINSDALE, IL 60521
W-T JOB NUMBER: T1700748

SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER:

C-1

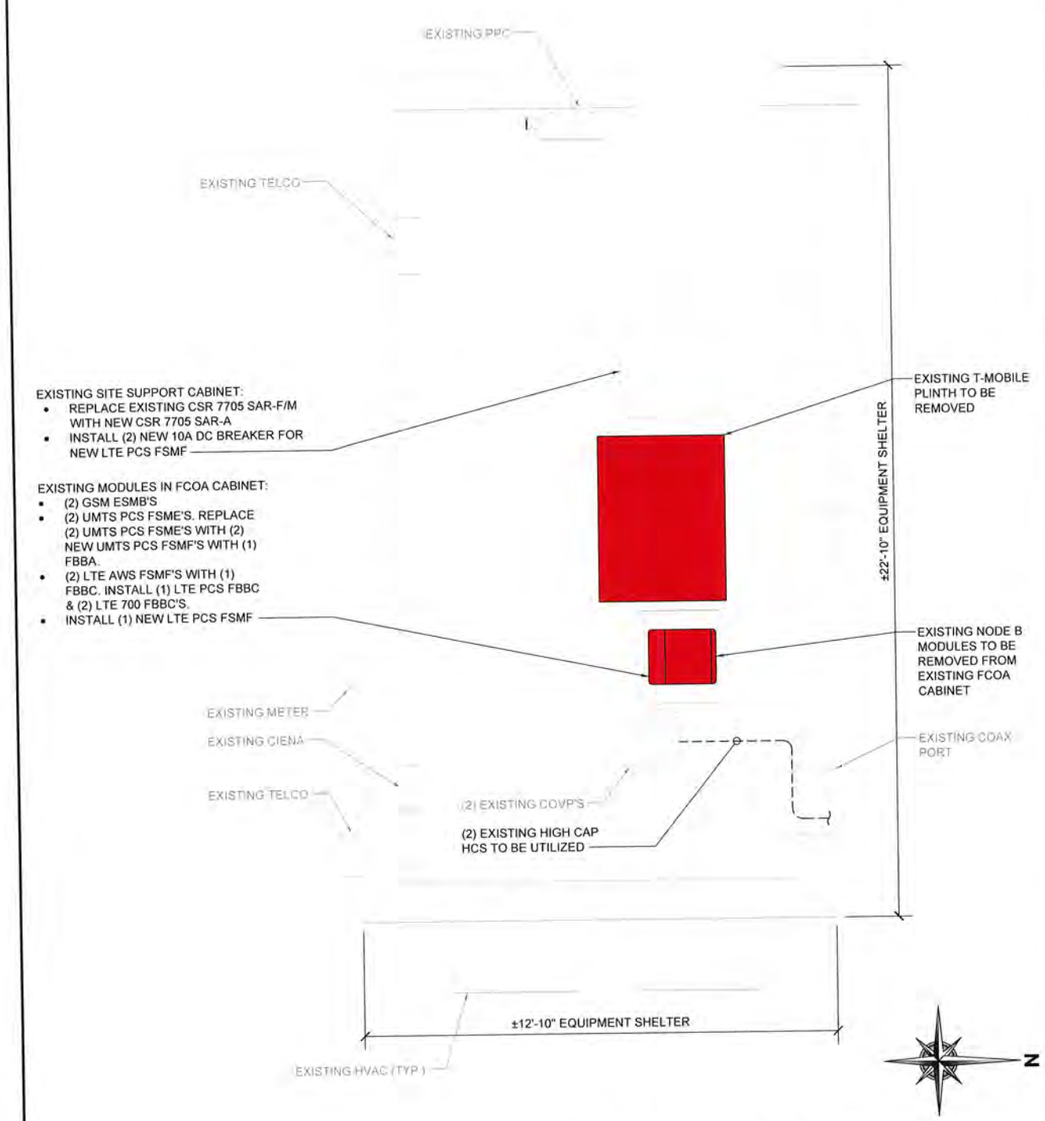
PLOT SCALE: 1:1 @ 11"x17"

Attachment 1

LEGEND

- EXISTING EQUIPMENT
- REMOVED EQUIPMENT
- RELOCATED EQUIPMENT
- NEW EQUIPMENT

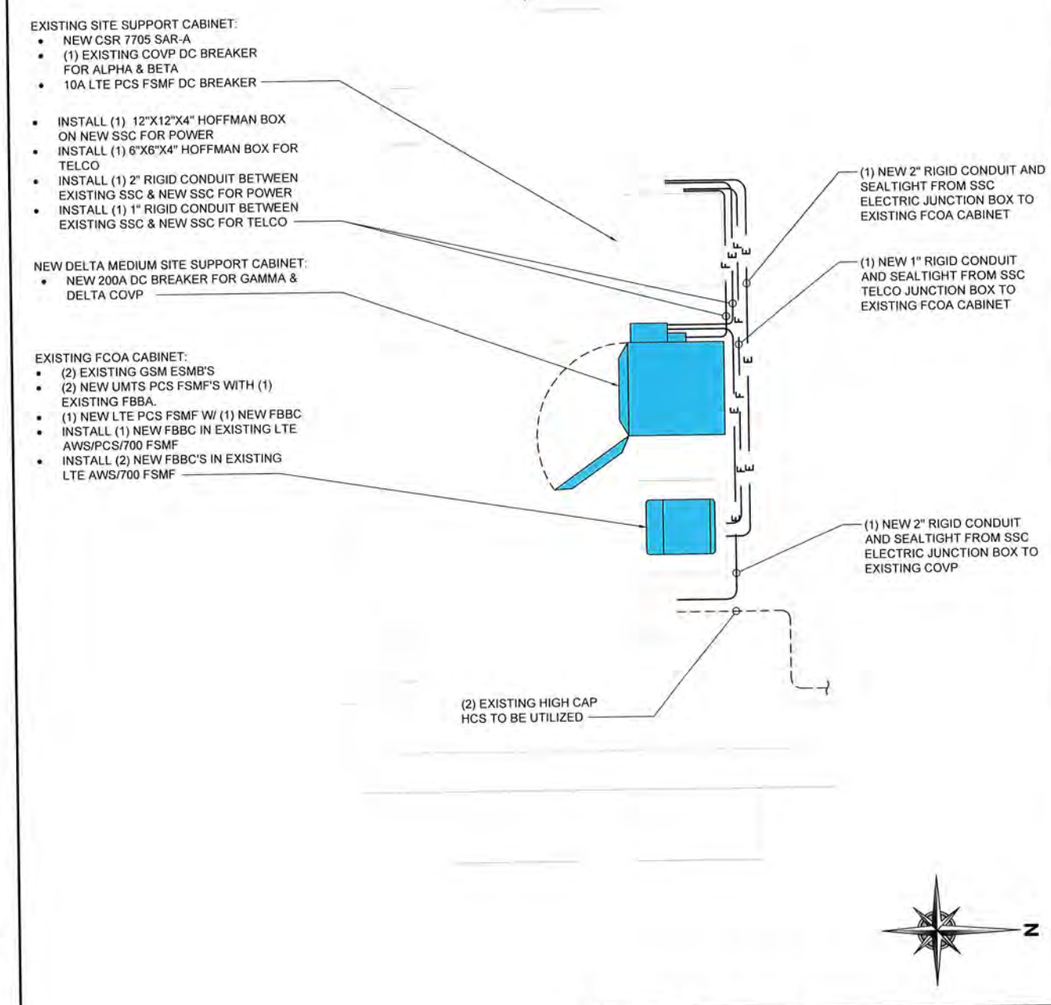
NOTE:
CONTRACTOR TO FIELD VERIFY LOCATION OF FYGA GPS ANTENNA TO BE UTILIZED.



EXISTING SITE PLAN

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

1



NEW SITE PLAN

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

2

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SITE INFORMATION:

HINSDALE WATER TANK

CH65464A

339 W. 57TH STREET
HINSDALE, IL 60521
W-T JOB NUMBER: T1700748

SHEET TITLE:

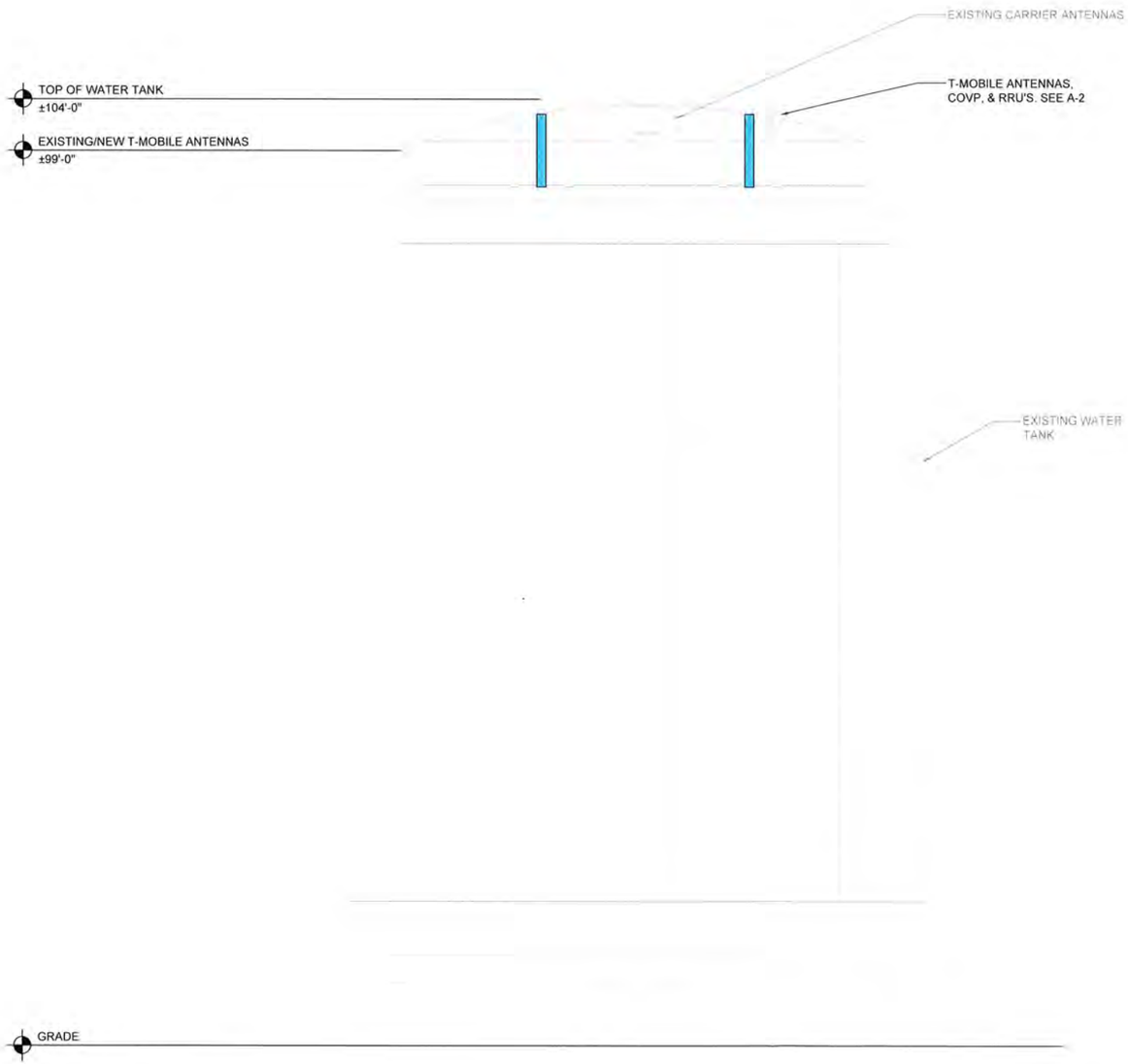
EXISTING & NEW SITE PLANS

SHEET NUMBER:

C-2

PLOT SCALE: 1:1 @ 11"x17"

Attachment 1



LEGEND

- EXISTING ANTENNA
- REMOVED ANTENNA
- RELOCATED ANTENNA
- NEW ANTENNA

IMPORTANT SITE NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING FINAL RF CONFIGURATION AND NOTIFY T-MOBILE AND ENGINEERING FIRM WITH ANY DISCREPANCIES.
2. CONTRACTOR SHALL VERIFY ALL FINAL CONNECTION LOCATIONS WITH T-MOBILE ENGINEER, RF ENGINEER, AND NET-OPS PRIOR TO INSTALLATION.
3. CONTRACTOR TO USE PROPER TORQUE WRENCH WHEN INSTALLING AND TIGHTENING CONNECTORS TO INSURE PROPER FIT.
4. CONTRACTOR TO ARRANGE NEW MODULES/EQUIPMENT TO AVOID INTERFERING WITH SAFETY CLIMB.

NOTE:
A STRUCTURAL ANALYSIS OF THE TOWER OR STRUCTURE HAS BEEN COMPLETED BY THE W-T GROUP, LLC ON 05/25/17. THE LOCATION AND MOUNTING SHOWN IN THE STRUCTURAL ANALYSIS SHALL SUPERSEDE THESE DRAWINGS.

ELEVATION | 1

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

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CH65464A

339 W. 57TH STREET
HINSDALE, IL 60521
W-T JOB NUMBER: T1700748

SHEET TITLE:

ELEVATION

SHEET NUMBER:

A-1

PLOT SCALE: 1:1 @ 11"x17"

Attachment 1

LEGEND

- EXISTING ANTENNA
- REMOVED ANTENNA
- NEW ANTENNA
- REMOVED TMA
- FRIG — EXISTING FRIG
- COVP — EXISTING COVP
- EXISTING FXFB
- NEW FHFB
- NEW FRBG

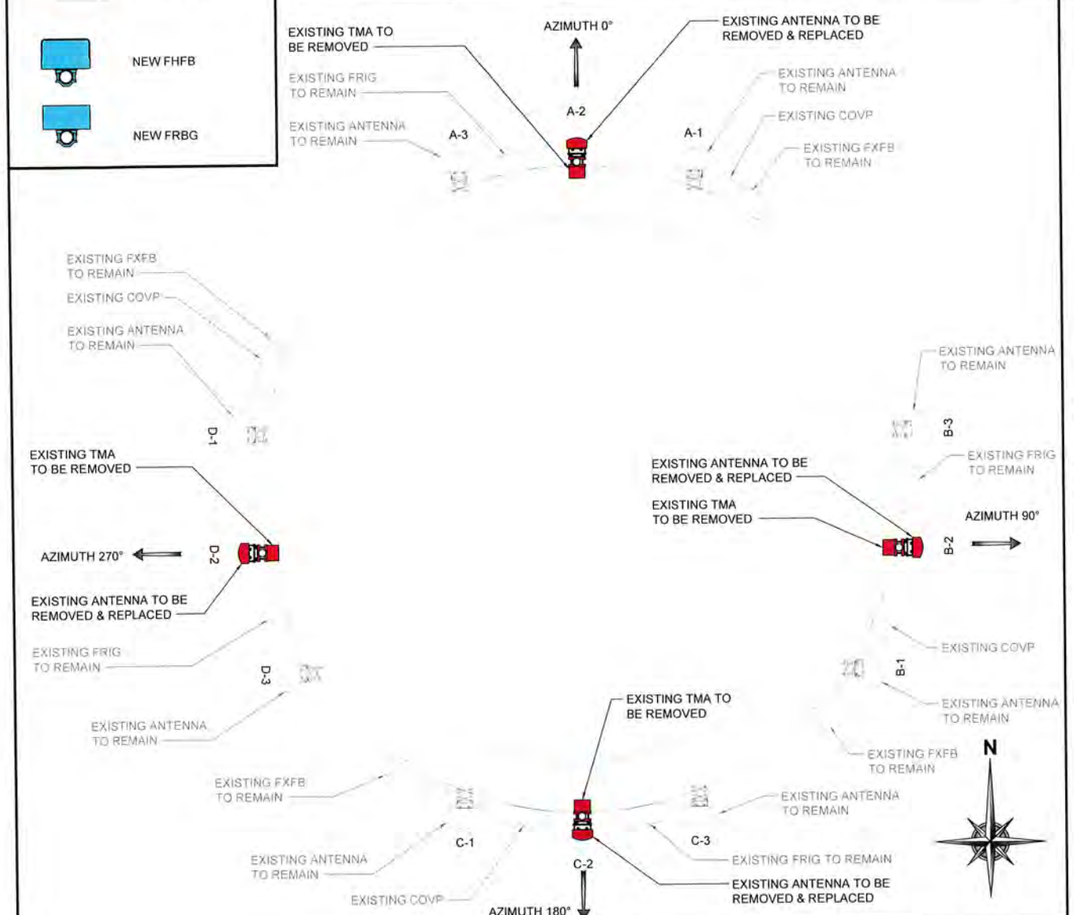
ANTENNA & CABLE SCHEDULE

SECTOR	ALPHA			BETA			GAMMA			DELTA		
LOCATION	A-3	A-2	A-1	B-3	B-2	B-1	C-3	C-2	C-1	D-3	D-2	D-1
TECHNOLOGY	LTE AWS	LTE 700/GSM PCS	LTE-UMTS PCS	LTE AWS	LTE 700/GSM PCS	LTE-UMTS PCS	LTE AWS	LTE 700/GSM PCS	LTE-UMTS PCS	LTE AWS	LTE 700/GSM PCS	LTE-UMTS PCS
AZIMUTH	0°			90°			180°			270°		
RAD CENTER	±99'-0"			±99'-0"			±90'-0"			±99'-0"		
ANTENNA MODEL #	EX. ANDREW TMBXX-6516-A2M	COMMSCOPE SBNH-1D65C	EX. ANDREW TMBXX-6516-A2M	EX. ANDREW TMBXX-6516-A2M	COMMSCOPE SBNH-1D65C	EX. ANDREW TMBXX-6516-A2M	EX. ANDREW TMBXX-6516-A2M	COMMSCOPE SBNH-1D65C	EX. ANDREW TMBXX-6516-A2M	EX. ANDREW TMBXX-6516-A2M	COMMSCOPE SBNH-1D65C	EX. ANDREW TMBXX-6516-A2M
MECHANICAL DOWNTILT	EXISTING	2	EXISTING	EXISTING	2	EXISTING	EXISTING	2	EXISTING	EXISTING	2	EXISTING
ELECTRICAL DOWNTILT	2/2	4/3	5/5	0/0	2/3	5/5	2/2	4/3	5/5	2/2	4/1	3/3
RRU TYPE	EX. FRIG	EX. FXFB FRBG	FHFB	EX. FRIG	EX. FXFB FRBG	FHFB	EX. FRIG	EX. FXFB FRBG	FHFB	EX. FRIG	EX. FXFB FRBG	FHFB
FIBER JUMPER LENGTH	EXISTING	EXISTING/±15'-0"	±15'-0"	EXISTING	EXISTING/±15'-0"	±15'-0"	EXISTING	EXISTING/±15'-0"	±15'-0"	EXISTING	EXISTING/±15'-0"	±15'-0"
RF JUMPER LENGTH	EXISTING	EXISTING/±6'-0"	±6'-0"	EXISTING	EXISTING/±6'-0"	±6'-0"	EXISTING	EXISTING/±6'-0"	±6'-0"	EXISTING	EXISTING/±6'-0"	±6'-0"
HCS & COAX	EXISTING HIGH-CAP HCS	SHARED HCS	SHARED HCS	EXISTING HIGH-CAP HCS	SHARED HCS	SHARED HCS	EXISTING HIGH-CAP HCS	SHARED HCS	SHARED HCS	EXISTING HIGH-CAP HCS	SHARED HCS	SHARED HCS
HCS LENGTH	±200'-0"	-	-	±75'-0"	-	-	±75'-0"	-	-	±200'-0"	-	-

NOTE:
A STRUCTURAL ANALYSIS OF THE TOWER OR STRUCTURE HAS BEEN COMPLETED BY THE W-T GROUP, LLC ON 05/25/17. THE LOCATION AND MOUNTING SHOWN IN THE STRUCTURAL ANALYSIS SHALL SUPERSEDE THESE DRAWINGS.

NOTE:
ANTENNA INFORMATION OBTAINED FROM T-MOBILE RF DATA CONFIGURATION SHEET DATED 03/10/2017. CONTRACTOR TO OBTAIN THE MOST CURRENT RFDS FROM T-MOBILE PRIOR TO CONSTRUCTION

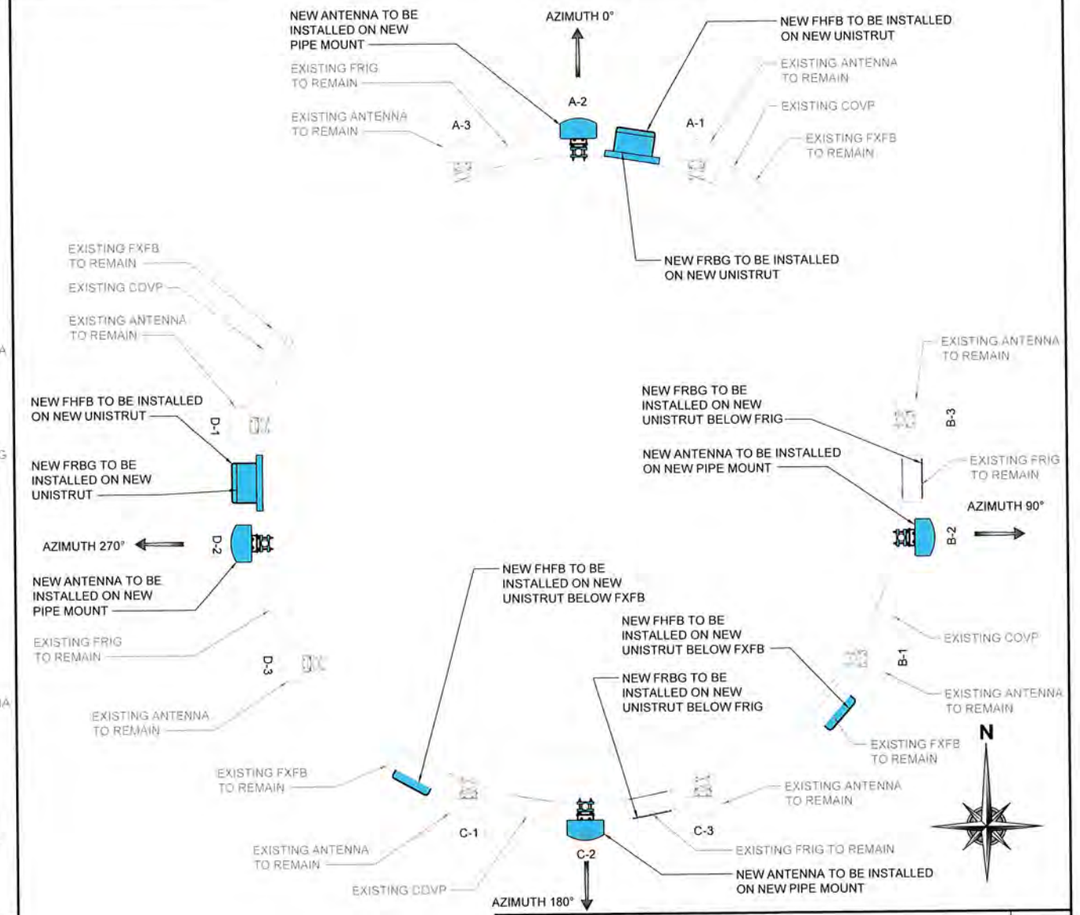
NOTE:
CONTRACTOR TO REPLACE EXISTING ANTENNA MAST PIPE WITH NEW 8'-0" MAST PIPE TO ACCOMMODATE NEW 8'-0" QUAD ANTENNA (TYP. OF 1 PER SECTOR).



EXISTING ANTENNA PLAN

SCALE: NONE

1



NEW ANTENNA PLAN

SCALE: NONE

2

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EXPIRES 11/30/17 SIGNED: 05/25/17

DATE:	DESCRIPTION:	BY:	REV:
05/08/17	FOR CLIENT REVIEW	KLO	A
05/17/17	REVISION	KLO	B
05/25/17	FINALS	RSM	0

SITE INFORMATION:

HINSDALE WATER TANK
CH65464A
339 W. 57TH STREET
HINSDALE, IL 60521
W-T JOB NUMBER: T1700748

SHEET TITLE:

ANTENNA PLANS & SCHEDULE

SHEET NUMBER:

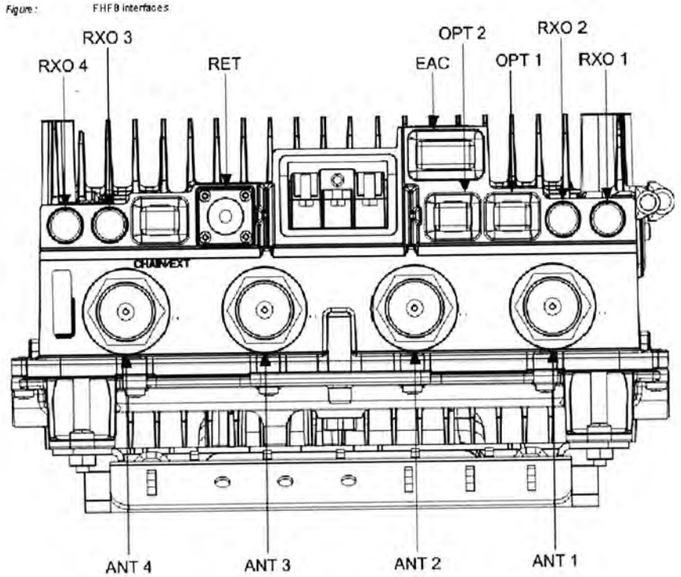
A-2

PLOT SCALE: 1:1 @ 11"x17"

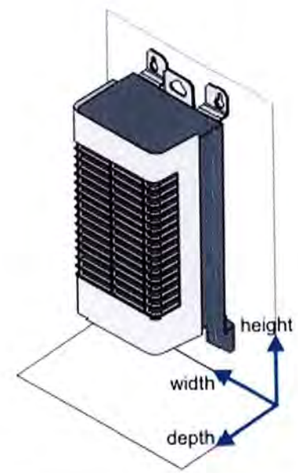
Attachment 1

Interfaces

Figure: FHFB interfaces



Interface	Label on the HW	Number of interfaces	Connector type
Power connector	DC IN	1	3-pole screw terminal
Antenna connector	ANT	4	7/16
RF external connector	Rx EXT	4	QMA
Remote Electrical Tilt	RET	1	8-pin circular
External Alarm Connection	EAC	1	D-sub MDR14
Optical interface	OPT	3	SFP
Local Management Port	LMP	1	2x15 pin header

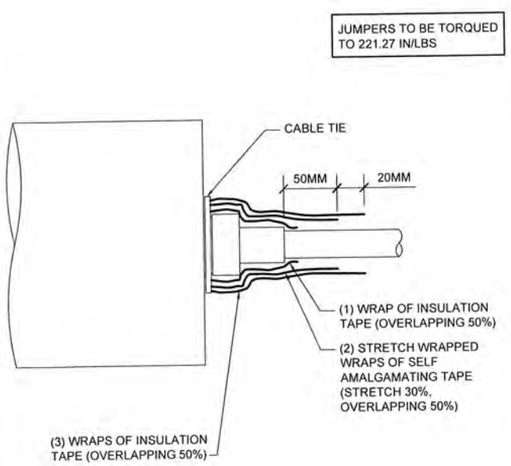


Property	Value
Height	With lower bracket: 872 mm (34.3 in.) Without lower bracket: 637 mm (25.1 in.) Without brackets: 585 mm (23.0 in.)
Depth	200 mm (7.8 in.)
Width	Without solar shield: 320 mm (12.6 in.)
Weight	With lower bracket: 23 kg (51.0 lbs) Without solar shield and mounting shroud: 22 kg (68.5 lbs)

FHFB DETAILS

SCALE: NONE

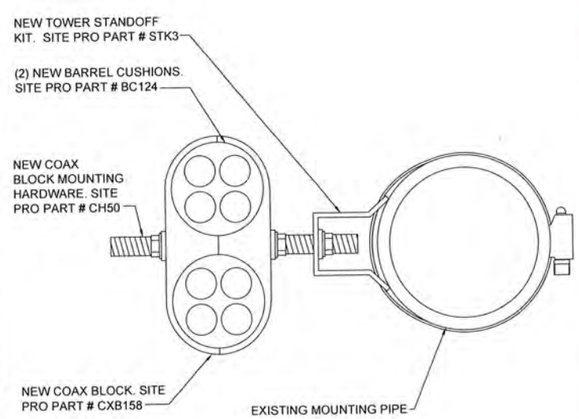
1



RF JUMPER CONNECTION DETAIL

SCALE: NONE

2



RF JUMPER MOUNTING DETAIL

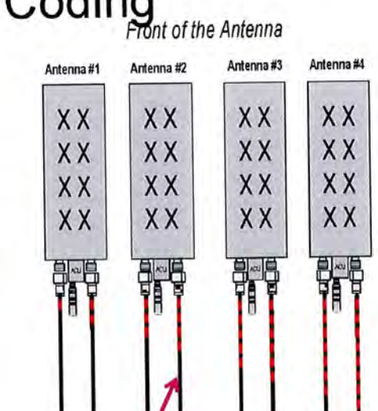
SCALE: NONE

3

Coax Color Coding

- Antennas will be labeled (back of antenna view) Right to left 1 - X ports
- Coax/Jumper lines will be identified by sector color and by number of bands around the coax/jumper

Sector A	Red
Sector B	Green
Sector C	Blue
Sector D	Yellow
Sector E	White
Sector F	Purple
LMU	Brown + Sector Color Bands (1,2)
Fiber ID	Gray
Unused Coax	Pink
Microwave	Orange
PWE T-1's + GPS Downlink cable	ID w/Label Maker



- Example – Coax with *four bands* of *RED* tape will represent *Alpha sector* and *the 4th port of antenna*.

COAX COLOR CODING

SCALE: NONE

4

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HINSDALE, IL 60521
W-T JOB NUMBER: T1700748

SHEET TITLE:

EQUIPMENT SPECIFICATIONS

SHEET NUMBER:

A-3

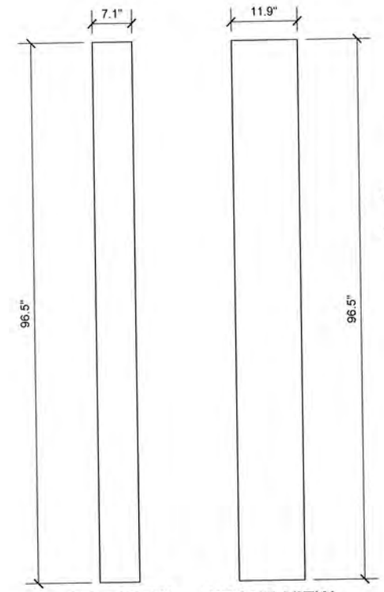
PLOT SCALE: 1:1 @ 11"x17"

Attachment 1

DETAIL NOT USED

SCALE: NONE

1



SIDE VIEW FRONT VIEW

COMMSCOPE ANTENNA SBNH-1D65C

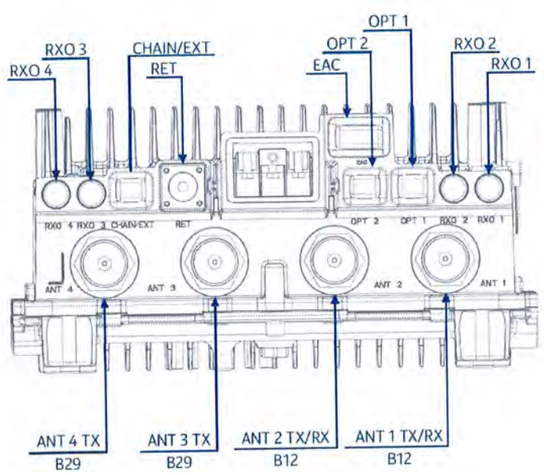
DIMENSIONS, HxWxD: 96.5"x11.9"x7.1"

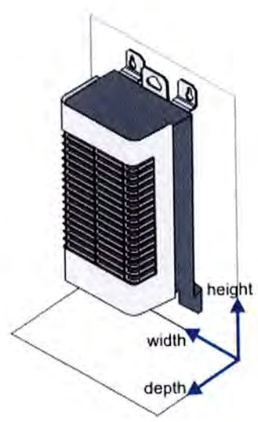
ANTENNA WEIGHT: 49.6 lbs

ANTENNA DETAIL

SCALE: NONE

2





Interface	Label on the HW	Number of interfaces	Connector type
Power connector	DC IN	1	3-pole screw terminal
Antenna connector	ANT	4	7/16"
RF external connector	Rx EXT	4	QMA
Remote Electrical Tilt	RET	1	8-pin circular
External Alarm Connection	EAC	1	D-sub MDR14
Optical interface	OPT1, OPT2, Chain/EXT	3	SFP (6 GB)
Local Management Port	LMP	1	2x15 pin header

Property	Value
Height	With lower bracket: 872 mm (34.3 in.) Without lower bracket: 637 mm (25.1 in.) Without brackets: 583 mm (22.9 in.)
Depth	160 mm (6.3 in.)
Width	Without solar shield: 320 mm (12.6 in.)
Weight	Unit weight: 24 kg (53.0 lbs.) Mounted weight: 26 kg (57 lbs)

FRBG DETAILS

SCALE: NONE

3

T-Mobile
stick together
8550 BRYN MAWR AVENUE, SUITE 100
CHICAGO, ILLINOIS 60631

PLANS PREPARED BY:

W-T
W-T COMMUNICATION DESIGN GROUP, LLC.
WIRELESS INFRASTRUCTURE
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JEFFERY S. GUTOWSKY
PROFESSIONAL ENGINEER
STATE OF ILLINOIS
LICENSE # 062-047235
EXPIRES 11/30/17 SIGNED: 05/25/17

DATE:	DESCRIPTION:	BY:	REV.:
05/08/17	FOR CLIENT REVIEW	KLO	A
05/17/17	REVISION	KLO	B
05/25/17	FINALS	RSM	0

SITE INFORMATION:

HINSDALE WATER TANK

CH65464A

339 W. 57TH STREET
HINSDALE, IL 60521
W-T JOB NUMBER: T1700748

SHEET TITLE:

EQUIPMENT SPECIFICATIONS

SHEET NUMBER:

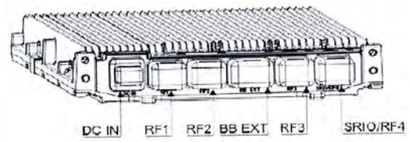
A-4

PLOT SCALE: 1:1 @ 11"x17"

Attachment 1

New baseband sub-module FBBC

Capability	FBBC
DL speed	450 Mbit/s
UL speed	150 Mbit/s
RP3/OBSAI	4x6Gbit/s ports (only one available in RL60)



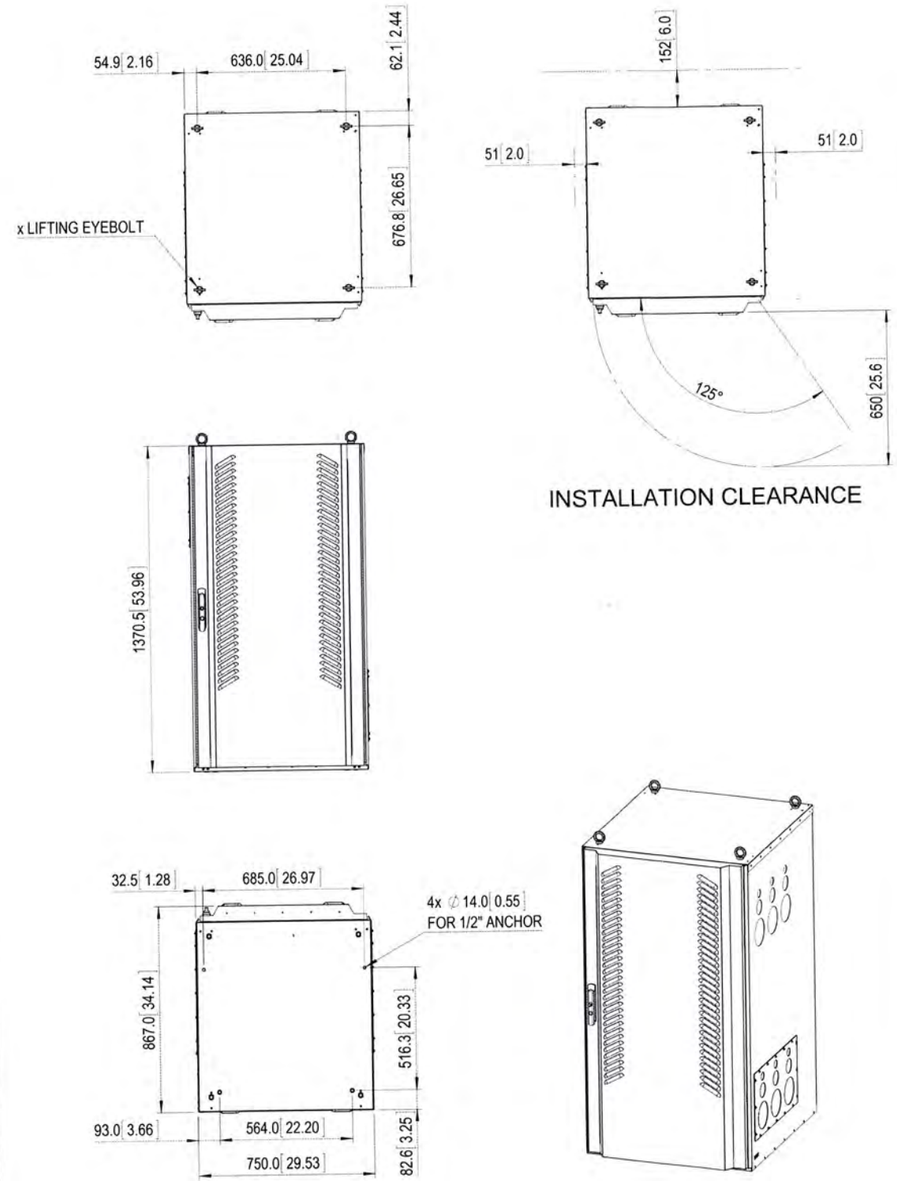
FBBC is 1U high and fits at the bottom of the FSMF chassis

FBBC SUB-MODULE DETAIL | 1

SCALE: NONE

FSMF DETAIL | 2

SCALE: NONE



DELTA MEDIUM CABIENT | 3

SCALE: NONE

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339 W. 57TH STREET
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SHEET TITLE:

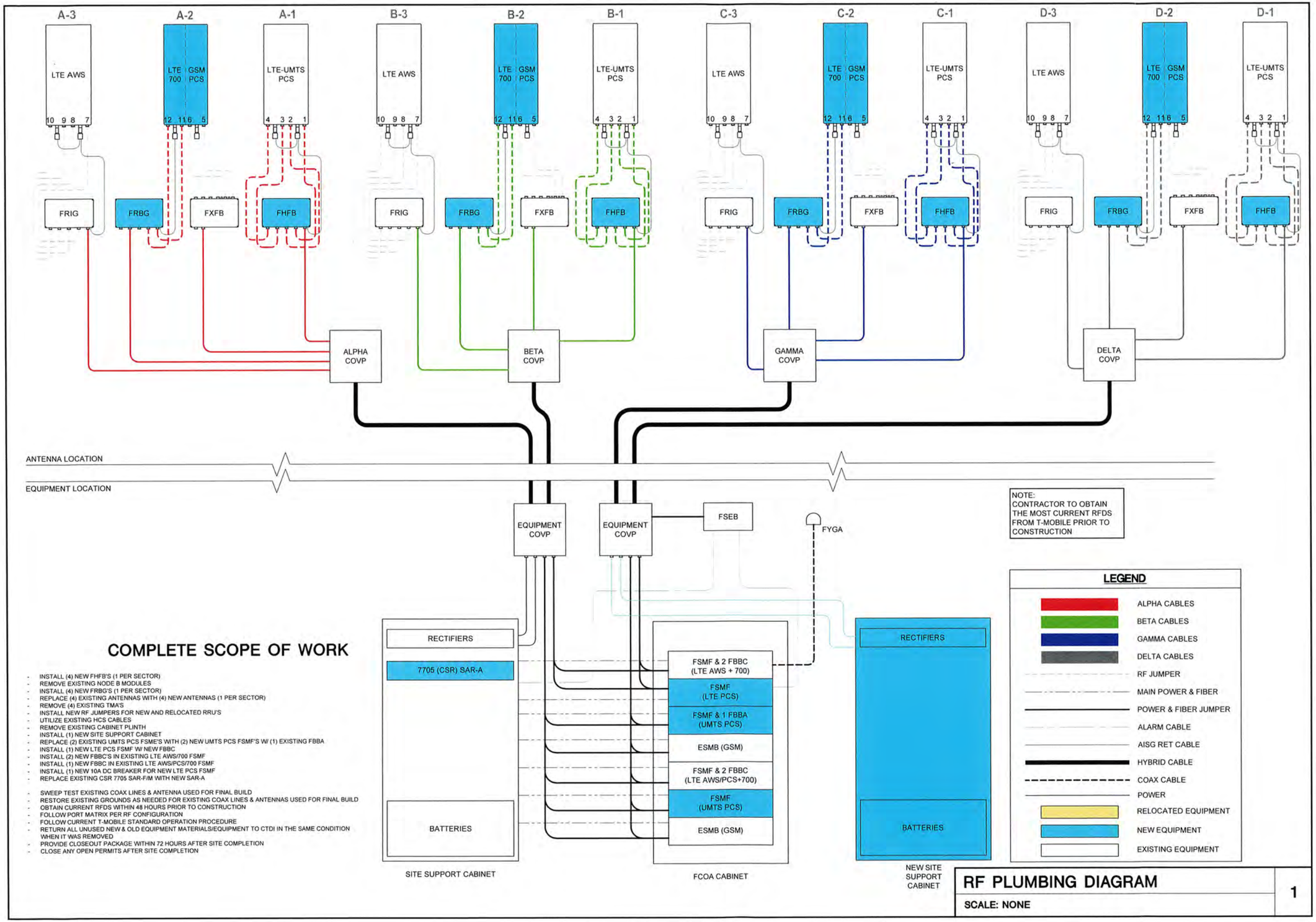
EQUIPMENT SPECIFICATIONS

SHEET NUMBER:

A-5

PLOT SCALE: 1:1 @ 11"x17"

Attachment 1



COMPLETE SCOPE OF WORK

- INSTALL (4) NEW FHFB'S (1 PER SECTOR)
- REMOVE EXISTING NODE B MODULES
- INSTALL (4) NEW FRBG'S (1 PER SECTOR)
- REPLACE (4) EXISTING ANTENNAS WITH (4) NEW ANTENNAS (1 PER SECTOR)
- REMOVE (4) EXISTING TMA'S
- INSTALL NEW RF JUMPERS FOR NEW AND RELOCATED RRU'S
- UTILIZE EXISTING HCS CABLES
- REMOVE EXISTING CABINET PLINTH
- INSTALL (1) NEW SITE SUPPORT CABINET
- REPLACE (2) EXISTING UMTS PCS FSME'S WITH (2) NEW UMTS PCS FSMF'S W/ (1) EXISTING FBBA
- INSTALL (1) NEW LTE PCS FSMF W/ NEW FBBC
- INSTALL (2) NEW FBBC'S IN EXISTING LTE AWS/700 FSMF
- INSTALL (1) NEW FBBC IN EXISTING LTE AWS/PCS/700 FSMF
- INSTALL (1) NEW 10A DC BREAKER FOR NEW LTE PCS FSMF
- REPLACE EXISTING CSR 7705 SAR-F/M WITH NEW SAR-A

- SWEEP TEST EXISTING COAX LINES & ANTENNA USED FOR FINAL BUILD
- RESTORE EXISTING GROUNDS AS NEEDED FOR EXISTING COAX LINES & ANTENNAS USED FOR FINAL BUILD
- OBTAIN CURRENT RFDS WITHIN 48 HOURS PRIOR TO CONSTRUCTION
- FOLLOW PORT MATRIX PER RF CONFIGURATION
- FOLLOW CURRENT T-MOBILE STANDARD OPERATION PROCEDURE
- RETURN ALL UNUSED NEW & OLD EQUIPMENT MATERIALS/EQUIPMENT TO CTDI IN THE SAME CONDITION WHEN IT WAS REMOVED
- PROVIDE CLOSEOUT PACKAGE WITHIN 72 HOURS AFTER SITE COMPLETION
- CLOSE ANY OPEN PERMITS AFTER SITE COMPLETION

RF PLUMBING DIAGRAM | 1

SCALE: NONE

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SHEET TITLE:

RF PLUMBING DIAGRAM

SHEET NUMBER:

A-6

PLOT SCALE: 1:1 @ 11"x17"

Attachment 1

GROUNDING STANDARDS:

1.0 DEFINITIONS

AGB: ANTENNA GROUND BAR

AWG: AMERICAN WIRE GAUGE

CADWELDING: AN EXOTHERMIC WELDING PROCESS WHICH CREATES POSITIVE CONTACT OF POSITIVE CONTACT OF GROUNDING CONDUCTORS

EMT: ELECTRICAL METAL TUBING (LIGHT GAUGE METALLIC CONDUIT)

MGB: MASTER GROUND BAR

PVC: POLYVINYL CHLORIDE CONDUIT

RFI: RADIO FREQUENCY INTERFERENCE

TGB: TOWER GROUND BAR

THWN: LETTER TYPE DESIGNATION FOR CONDUCTOR INSULATION THAT IS A MOISTURE AND HEAT RESISTANT THERMOPLASTIC WITH A MAXIMUM OPERATING TEMPERATURE OF 75 DEGREES CELSIUS OR 167 DEGREES FAHRENHEIT

T/I: TENANT IMPROVEMENT

2.0 BACKGROUND

2.1 AREAS OF CONCERN: WHEN DESIGNING A GROUNDING SYSTEM FOR A MOBILE RADIO FACILITY THERE ARE FOUR INTERRELATED AREAS OF CONCERN. THE BASIC OBJECTIVE FOR EACH IS:

1. LIGHTNING PROTECTION -TO MAINTAIN ALL EQUIPMENT AT THE SAME POTENTIAL DURING A LIGHTNING IMPULSE.
2. RFI FOR NOISE INDUCTION CONTROL -TO ESTABLISH THE LOWEST POSSIBLE IMPEDANCE AMONG ALL EQUIPMENT.
3. ELECTROSTATIC CONTROL -TO REDUCE ELECTROSTATIC DISCHARGE PROBLEMS
4. PERSONNEL SAFETY -TO MAINTAIN A MINIMUM VOLTAGE DIFFERENCE BETWEEN ANY TWO METALLIC OBJECTS WHICH PERSONNEL MIGHT CONTACT SIMULTANEOUSLY.

2.2 A/C GROUNDING: IN THIS GROUNDING SYSTEM THE A/C SERVICE GROUND SHALL BE KEPT ISOLATED FROM THE EQUIPMENT FRAME WORK AND LIGHTNING PROTECTION GROUND SYSTEMS EXCEPT FOR ONE SPECIFIC POINT. THIS POINT IS THE MAIN GROUNDING POINT OF THE SYSTEM. THIS WOULD TYPICALLY BE CONNECTING THE A/C SERVICE GROUND AT THE COMMERCIAL POWER RISER POLE DISCONNECT/METER BASE TO THE EXTERNAL GROUND RING. ALL GROUNDING CONNECTIONS INSIDE OF CABINETS SHALL BE SCRAPED TO BARE METAL AND COATED WITH NOALOX.

2.3 LIGHTNING CONSIDERATIONS: LIGHTNING DAMAGE OCCURS FROM EITHER INDUCTION OR FROM AN ACTUAL DIRECT STRIKE TO THE BUILDING, USUALLY TAKEN THROUGH THE TOWER AND/OR ANTENNAS. STRIKES TO OTHER NEARBY OBJECTS INDUCE HIGH ENERGY INTO POWER OR TELEPHONE CABLES ENTERING THE BUILDING. THIS TYPE OF EFFECT HISTORICALLY CAUSES MOST OF THE DAMAGE TO THE BUILDING AND ITS CONTENTS.

3.0 STATION GROUNDING SYSTEM

3.1 MATERIALS:

1. #2 AWG, BARE SOLID TINNED COPPER WIRE, FOR ALL EXTERIOR CONDUCTORS AND TOWER GROUND BAR CONDUCTORS OR AS OTHERWISE SPECIFIED. GROUNDS TO THE RF MODULES SHALL BE NO. 6 STANDARD GREEN INSULATED JUMPERS. THE GROUND WIRE TO THE MGB SHALL BE GREEN JACKETED STRANDED #2 TINNED WIRE BURNDY CONNECTED TO THE BUSS BAR AND CONNECTED TO THE GROUND RING ON A GROUND ROD.
2. #2 AWG, INSULATED STRANDED COPPER CABLE IS ACCEPTABLE FOR INTERIOR GROUND BAR CONDUCTORS ON TENANT IMPROVEMENT SITES.
3. 5/8" X 10' GROUND RODS OF SOLID COPPER, STAINLESS STEEL OR COPPER CLAD HIGH STRENGTH STEEL.
4. ABOVE GRADE CONNECTIONS SHALL BE BURNDY HYGROUND COMPRESSION. BELOW GRADE CONNECTIONS SHALL BE EXOTHERMIC WELD OR OTHER APPROVED EXOTHERMIC WELDING SYSTEM FOR BONDING AS SPECIFIED.
5. XIT OR ADVANCED GROUNDING ELECTRODE (AGE), ALL CHEMICAL GROUND RODS SHALL BE UL APPROVED.
6. SOLID COPPER PLATES OF MINIMUM 3'X3'X1/4" SIZE AS SPECIFIED.
7. NOALOX OR APPROVED EQUAL CONDUCTIVE MEDIUM MATERIAL SHALL BE USED IN ALL MECHANICAL CONNECTIONS.
8. #2 AWG STRANDED INSULATED (GREEN) FOR ALL INTERNAL EQUIPMENT GROUNDING.
9. MECHANICAL FASTENERS (I.E., DOUBLE LUGS, SPLIT BOLTS PARALLEL CONNECTORS) SHALL BE BRONZE, BRASS, COPPER OR STAINLESS STEEL AND HAVE NOALOX BETWEEN CONDUCTOR AND CONNECTION.
10. BOLTS, NUTS AND SCREWS USED TO FASTEN MECHANICAL CONNECTORS SHALL BE STAINLESS STEEL WITH STAR TYPE STAINLESS STEEL LOCK WASHERS.
11. ALL LUG TUBE FASTENERS SHALL PROVIDE TWO HOLES TO ALLOW A DOUBLE BOLT CONNECTION.

3.2 MASTER GROUND BAR (MGB): THE PURPOSE OF THE MASTER GROUND BAR IS TO GROUND THE BTS AND ANY OTHER METALLIC OBJECTS AROUND THE BTS. IF AN MGB IS NOT PROVIDED WITH THE BTS, THE MGB SHALL BE AS FOLLOWS: THE MGB IS A COPPER BAR MEASURING 4"W X 24"L X 1/4" LOCATED AS CLOSE TO THE BTS AS POSSIBLE. THE MGB SHALL HAVE A MINIMUM NUMBER OF (28) 3/8" HOLES. GROUND BAR SHALL BE SUPPORTED BY MOUNTING BRACKETS WITH INSULATOR STANDOFFS. (2) #2 TINNED SHALL BE MECHANICALLY ATTACHED (2-HOLE COMPRESSION LUG 3/8" HOLES, 1" CENTER TO CENTER SPACING) TO THE MGB AND DOWN LEADS THEN TAKEN THROUGH CONDUIT TO THE GROUND RING. THIS CONDUCTOR SHALL BE KEPT SEPARATE AND ISOLATED UNTIL TERMINATING AT THE MAIN GROUNDING POINT. (I.E. EXTERIOR GROUND RING OR BUILDING STEEL).

3.3 ANTENNA GROUND BAR (AGB): THE PURPOSE OF THE ANTENNA GROUND BAR IS PRIMARILY FOR LIGHTNING PROTECTION. COAXIAL CABLE IS USUALLY THE ONLY ITEM GROUNDED TO THIS BAR. HOWEVER IT IS ACCEPTABLE TO BOND EXTERIOR, CABLE TRAY, WAVE GUIDE PORTS AND CANTILEVERED WAVE GUIDE BRIDGES TO THE AGB. THE AGB IS A COPPER BAR MEASURING 4"W X 24"L X 1/4". THERE SHALL BE TWO AGBS, ONE LOCATED AT THE TOP OF THE TOWER AT THE START OF THE VERTICAL RUN OF COAX, THE OTHER AT THE BOTTOM OF THE VERTICAL RUN OF COAX BEFORE IT MAKES ITS BEND. (IF THE TOWER IS OVER 200' THERE SHALL BE A THIRD AGB LOCATED AT HE MIDDLE OF THE TOWER).THE AGB SHALL HAVE A MINIMUM OF (28) 3/8" HOLES. GROUND BARS SHALL BE SUPPORTED BY MOUNTING BRACKETS WITH INSULATOR STANDOFFS. USE #2 AWG SOLID TINNED WIRE W/ 2-HOLE SHORT BARREL COMPRESSION LUGS 3/8" HOLES, 1" CENTER TO CENTER SPACING). THIS CONDUCTOR SHALL BE KEPT SEPARATE AND ISOLATED UNTIL TERMINATING AT THE MAIN GROUNDING POINT (I.E. EXTERIOR GROUND RING, OR BUILDING STEEL.)

3.4 SURGE ARRESTOR GROUND BAR: THE PURPOSE OF THE SURGE ARRESTOR GROUND BAR IS FOR LIGHTING PROTECTION. THE SURGE ARRESTOR GROUND BAR IS A BENT (3" X 3") X 1/4" X 24" COPPER BAR. IT IS LOCATED ON THE WAVEGUIDE BRIDGE SUPPORT CLOSEST TO THE EQUIPMENT. ONE FACE OF THE BAR SHALL HAVE A MINIMUM OF (28) 3/8" DIA. HOLES. HOLES SHALL BE IN PAIRS THAT ARE 1" CENTER TO CENTER. THE OTHER FACE SHALL HAVE 3/8" DIA. HOLES AS REQUIRED TO ATTACH AND GROUND COAXIAL SURGE ARRESTORS. THE GROUND BAR SHALL BE SUPPORTED BY MOUNTING BRACKETS WITH INSULATOR STANDOFFS.

3.5 ANTENNA GROUNDING: EACH ANTENNA COAXIAL CABLE SHALL TYPICALLY BE GROUNDED AT THREE POINTS USING A HARD-SHELL COAXIAL CABLE KIT FROM THE MANUFACTURER OF THE ANTENNA CABLE. A TYPICAL INSTALLATION SHALL BE AS FOLLOWS:

A. THE FIRST GROUND CONNECTION SHALL OCCUR AS CLOSE TO THE ANTENNA AS POSSIBLE, BELOW THE FIRST POINT THE COAX CABLE BEGINS TO RUN VERTICAL DOWN THE TOWER. THIS GROUND SHALL TERMINATE DIRECT TO THE TOP AGB. ON A T/I, GROUND TO THE AGB AT THE ANTENNA MOUNTS.

B. THE SECOND GROUND SHALL BE MADE AT THE BOTTOM OF THE VERTICAL RUN OF THE COAXIAL CABLE AS IT TURNS OUT AWAY FROM THE TOWER TOWARDS THE BTS. THIS GROUND SHALL BE TERMINATED AT THE TGB. THE TGB SHALL HAVE TWO (2) LEADS OF #2 AWG BARE TINNED SOLID COPPER WIRE, AND SHALL TERMINATE AT THE TOWER GROUND RING. THESE SHALL BE ENCASED IN PVC PIPE.

C. THE THIRD GROUND SHALL BE ON THE SURGE ARRESTOR. GROUND TO BE ATTACHED TO THE CABLE ON STRAIGHT RUNS (NOT WITHIN BENDS) AND BE WEATHERPROOFED PER THE MANUFACTURER'S SPECIFICATIONS. THE SURGE ARRESTORS SHALL BE GROUNDED TO THE GROUND BAR. THE SAGB SHALL HAVE TWO (2) LEADS OF #2 AWG BARE TINNED SOLID COPPER WIRE, AND SHALL TERMINATE AT THE TOWER GROUND RING. THESE SHALL BE ENCASED IN PVC PIPE.

3.6 EXOTHERMIC WELD & BURNDY CONNECTIONS
EXOTHERMIC WELDS AND BURNDY CONNECTIONS SHALL BOND ALL UNDERGROUND AND DAMP LOCATION CONNECTIONS, SHELTER SKID GROUNDS, TOWER OR MONOPOLE GROUNDS, FENCING CORNER AND GATE POSTS, ANTENNA GROUND BARS, (AGB) SURGE ARRESTER GROUND BAR, AND THE MASTER GROUND BAR (MGB). MECHANICAL CONNECTIONS SHALL BE TYPICALLY USED TO BOND ALL INTERIOR EQUIPMENT, COAX CABLE BRIDGES AND COAXIAL CABLE GROUND KITS. ALL LUG TYPE MECHANICAL CONNECTORS TO THE MGB OR AGB SHALL BE TWO HOLE TYPE CONNECTED WITH STAINLESS STEEL BOLTS AND NUTS WITH STAINLESS STEEL LOCK WASHERS AND NOALOX ON EITHER SIDE OF THE BUSS BAR.

3.7 LIMITS OF BEND RADIUS: IT IS IMPORTANT THAT THE GROUNDING CONDUCTOR CONNECTING THE INSIDE AND OUTSIDE GROUND SYSTEMS BE AS STRAIGHT AS POSSIBLE WITH NO TURN OR BEND SHORTER THAN ONE FOOT RADIUS WITH A THREE FOOT RADIUS PREFERRED. NO RIGHT ANGLE OR SHARP BENDS SHALL BE ALLOWED.

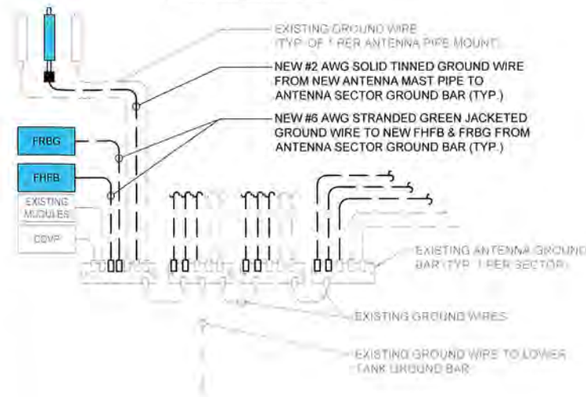
3.8 BONDING PREPARATION & FINISH: ALL SURFACES REQUIRE PREPARATION PRIOR TO BONDING OF EITHER EXOTHERMIC WELD OR BURNDY FASTENERS. GALVANIZED SURFACES SHALL BE GROUND OR SANDED TO THE POINT OF EXPOSING THE STEEL SURFACE BELOW, PRIOR TO BONDING THE GROUND CONDUCTOR. FOR OTHER SURFACES INCLUDING COPPER BUSS BARS ALL PAINT, RUST TARNISH AND GREASE SHALL BE REMOVED PRIOR TO BONDING THE GROUND CONDUCTOR. EXOTHERMIC WELD TYPE BONDS SHALL BE FINISHED WITH THE APPLICATION OF COLD GALVANIZATION AND WHEN APPLICABLE, FINISH PAINTED WITH AN APPROPRIATE COLOR AS REQUIRED. MECHANICAL TYPE BONDS ON BUSS BARS SHALL BE FINISHED WITH THE APPLICATION OF NOALOX OR OTHER APPROVED CONDUCTIVE MEDIUM MATERIAL BETWEEN CONNECTOR AND BUSS BAR. MECHANICAL TYPE BONDS ON ALL OTHER SURFACES SHALL BE FINISHED WITH THE APPLICATION OF COLD GALVANIZATION AND/OR THE APPROPRIATE PAINT TO MATCH AS REQUIRED.

3.9 TESTING: THE OUTSIDE GROUND RING SHALL BE TESTED AFTER INSTALLATION BUT PRIOR TO BACKFILLING THE GROUND RING TRENCH. THE GROUND FIELD RESISTANCE SHALL MEASURE 5 OHMS OR LESS TO GROUND. ANY DIFFICULTY IN ACHIEVING THIS LEVEL OF RESISTANCE MUST BE BROUGHT TO THE ATTENTION OF THE PROJECT MANAGER. THE RESISTANCE TO GROUND SHALL BE MEASURED USING THE FALL OF POTENTIAL METHOD. TESTING SHALL BE PERFORMED BY AN OWNER PROVIDED INDEPENDENT TESTING LABORATORY FROM WHICH A WRITTEN REPORT SHALL BE PRODUCED FOR REVIEW BY THE PROJECT MANAGER.

3.10 GENERAL NOTES:

1. ALL ELECTRICAL WORK SHALL CONFORM TO THE NATIONAL ELECTRICAL CODE.
2. ALL GROUNDING SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE.
3. ALL ELECTRICAL ITEMS SHALL BE U.L. APPROVED OR LISTED.
4. CONTRACTOR TO OBTAIN ALL PERMITS, PAY PERMIT FEES, AND BE RESPONSIBLE FOR SCHEDULING INSPECTIONS.
5. PROVIDE ALL LABOR AND MATERIAL DESCRIBED ON THIS DRAWING, AND ALL ITEMS INCIDENTAL TO COMPLETING AND PRESENTING THIS PROJECT AS FULLY OPERATIONAL.
6. GROUNDING CONNECTIONS SHALL BE EXOTHERMIC TYPE ("EXOTHERMIC WELD") TO ANTENNA MASTS, AND THE GROUND BARS. REMAINING GROUNDING CONNECTIONS SHALL BE COMPRESSION FITTINGS.
7. GROUND COAXIAL CABLE SHIELDS AT BOTH ENDS WITH COAX CABLE GROUNDING KITS & INSTALL WEATHER PROOFING KIT AT EACH CONNECTION.
8. ALL EQUIPMENT FURNISHED BY OTHERS SHALL BE PROVIDED WITH PROPER MOTOR STARTERS, DISCONNECTS, CONTROLS, ETC. BY THE ELECTRICAL CONTRACTOR UNLESS SPECIFICALLY NOTED OTHERWISE. THE ELECTRICAL CONTRACTOR SHALL INSTALL AND COMPLETELY WIRE ALL ASSOCIATED EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S WIRE DIAGRAMS AND AS REQUIRED FOR A COMPLETE OPERATING INSTALLATION. ELECTRICAL CONTRACTOR SHALL VERIFY AND COORDINATE ELECTRICAL CHARACTERISTICS AND REQUIREMENTS OF EQUIPMENT PRIOR TO ROUGH-IN OF CONDUIT AND WIRING TO AVOID CONFLICTS WHERE APPLICABLE.
9. GROUNDING CONDUCTORS SHALL BE COPPER OR SOLID TINNED COPPER. ALL CONNECTIONS MADE BELOW GRADE SHALL BE SOLID TINNED COPPER. ALL CONNECTIONS ABOVE GRADE STRANDED IS PERMITTED.
10. ALL EXOTHERMIC WELDS ABOVE FINISHED GRADE SHALL BE PAINTED WITH CO-GALVANIZED ZINC ENRICHED PAINT TO MATCH COLOR OBJECT BONDED TO.
11. CONNECT COAX GROUND KITS TO MASTER GROUND BAR AT BASE OF TOWER.
12. CONNECT COAX GROUND KITS TO GROUND BUS AT TOP OF TOWER.
13. CONNECT RF MODULE GROUND TO GROUND BUS AT TOP OF TOWER.
14. PLAN DRAWINGS SHOWN HEREIN DO NOT NECESSARILY DEPICT ELECTRICAL REQUIREMENTS OF INDIVIDUAL EQUIPMENT AND DEVICES SUCH AS THE EQUIPMENT GROUNDING REQUIREMENTS, POWER REQUIREMENTS AND TELCO RACEWAY REQUIREMENTS.
15. PLAN DRAWINGS SHOWN HEREIN ARE DIAGRAMMATIC AND DO NOT NECESSARILY DEPICT THE EXACT EQUIPMENT QUANTITIES, LOCATION, LAYOUT AND CONFIGURATION. REFER TO ARCHITECTURAL PLANS FOR EXACT EQUIPMENT LOCATION, LAYOUT AND CONFIGURATION.
16. NUMBER OF ANTENNAS REPRESENTED IN THIS DETAIL ARE FOR SHOWING CLARITY OF GROUND SYSTEM REQUIREMENTS ONLY. SEE RF INFO FOR ANTENNA QUANTITY.
17. CONTRACTOR TO 'NOALOX' ALL CONNECTIONS TO GROUND BARS.

TYPICAL ANTENNA SECTOR



LEGEND

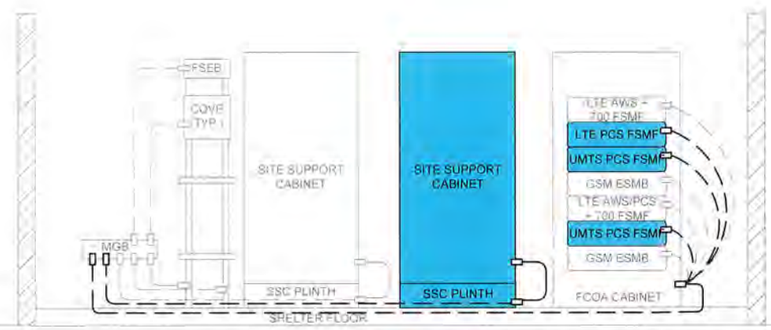
- NEW GROUNDING WIRE
- EXISTING GROUNDING WIRE
- EXOTHERMIC WELD
- MECHANICAL CONNECTION/DOUBLE HOLE LUG TYPE CONNECTION
- EXISTING ANTENNA/EQUIPMENT
- RELOCATED ANTENNA/EQUIPMENT
- NEW ANTENNA/EQUIPMENT

NOTES:

- SYSTEM MODULES TO SYSTEM MODULE PLINTH: #6 AWG STRANDED GREEN JACKETED GROUND WIRE
- DELTA SSC TO SSC PLINTH: #2 AWG STRANDED GREEN JACKETED GROUND WIRE
- SSC PLINTH TO GROUND RING: #2 AWG SOLID TINNED COPPER GROUND WIRE IN 1/2" NON-METALLIC SEALTIGHT, AND CAULKED.
- FSEB TO MASTER GROUND BAR: #6 AWG STRANDED GREEN JACKETED GROUND WIRE
- COVP TO MASTER GROUND BAR: #2 AWG STRANDED GREEN JACKETED GROUND WIRE
- UNISTRUT COVP/FSEB FRAME TO GROUND RING: #2 AWG SOLID TINNED COPPER GROUND WIRE IN 1/2" NON-METALLIC SEALTIGHT, AND CAULKED.

NOTE:
RESTORE EXISTING GROUNDS AS NEEDED FOR EXISTING COAX LINES AND ANTENNAS USED FOR FINAL BUILD.

NOTE:
CONTRACTOR TO INSTALL/REPLACE NEW OR MISSING GROUND BARS AS REQUIRED.



GROUNDING RISER

SCALE: NONE

1

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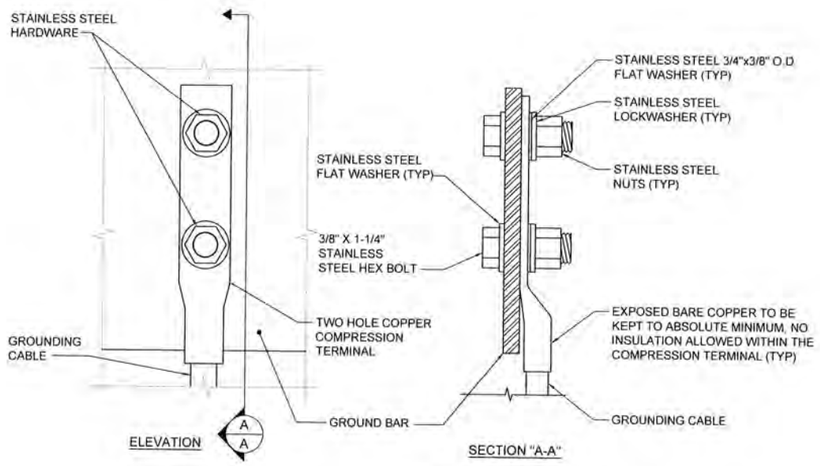
GROUNDING DETAILS

SHEET NUMBER:

GR-1

PLOT SCALE: 1:1 @ 11"x17"

Attachment 1



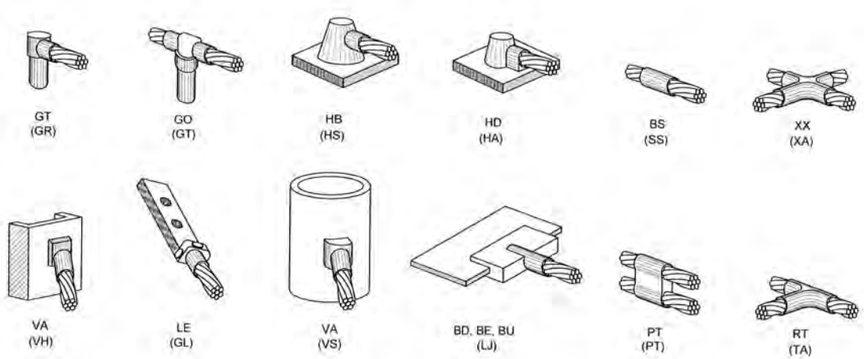
1. OXIDE INHIBITING COMPOUND TO BE USED AT ALL LOCATIONS
2. NO CRIMPING OF SOLID #2. USE EXOTHERMIC WELD ONLY

GROUND BAR CONNECTION DETAIL

SCALE: NONE

1

NOTE:
THE FOLLOWING SYMBOLS SHOWN ARE HARGER ULTRAWELD EXOTHERMIC CONNECTIONS WITH PART NUMBERS BELOW. THESE CONNECTIONS MAY BE CROSS-REFERENCED WITH CADWELD CONNECTIONS WHICH ARE SHOWN IN PARENTHESIS.



EXOTHERMIC WELD TYPES

SCALE: NONE

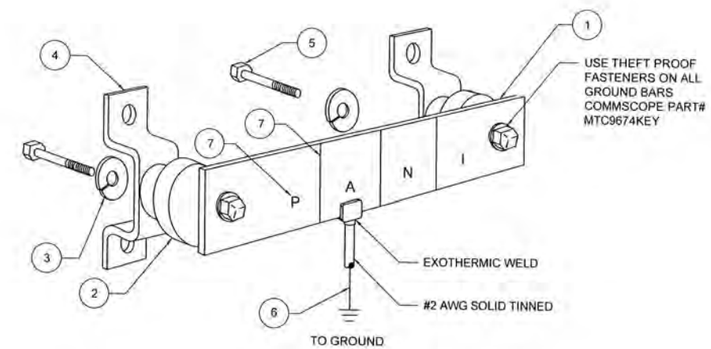
2

KEY NOTES:

1.	1/4" THK ELECTRICAL TINNED GROUND BAR HARGER OR APPROVED EQUAL. HOLE CENTERS TO MATCH NEMA DOUBLE LUG CONFIGURATION
2.	INSULATORS (UNLESS NOTED OTHERWISE)
3.	3/8" STAINLESS STEEL LOCKWASHERS
4.	WALL MOUNTING BRACKET
5.	3/8" STAINLESS STEEL BNLF BOLTS
6.	EXOTHERMICALLY WELD #2 AWG BARE TINNED SOLID COPPER CONDUCTOR TO GROUND BAR. ROUTE CONDUCTOR TO BURIED GROUND RING AND PROVIDE PARALLEL EXOTHERMIC WELD
7.	CONTRACTOR SHALL USE PERMANENT MARKER TO DRAW THE LINES BETWEEN EACH SECTION AND LABEL EACH SECTION ("P", "A", "N", "I") WITH 1" HIGH LETTERS

NOTES:
-EXTERIOR GROUND BARS TO BE TIN PLATED
-HARDWARE SHALL BE STAINLESS STEEL
-CONTRACTOR SHALL GROUP INCOMING WIRES
-CONTRACTOR TO APPLY 'KOPR-SHIELD' TO ALL CONNECTIONS

NOTE:
CONTRACTOR TO INSTALL/REPLACE NEW OR MISSING GROUND BARS AS REQUIRED.



EACH GROUND CONDUCTOR TERMINATING ON ANY GROUND BAR SHALL HAVE AN IDENTIFICATION TAG ATTACHED AT EACH END THAT WILL IDENTIFY ITS ORIGIN AND DESTINATION

SECTION "P" - SURGE PRODUCERS

- COLLECTOR GROUND BAR
- GENERATOR FRAMEWORK (IF AVAILABLE)
- TELCO GROUND BAR
- COMMERCIAL POWER COMMON NEUTRAL/GROUND BOND
- FIBER GROUND BAR
- EQUIPMENT ROOM COLLECTOR GROUND BAR
- HVAC
- RECTIFIER FRAMES

SECTION "A" - SURGE ABSORBERS

- INTERIOR GROUND RING
- EXTERNAL EARTH GROUND FIELD (BURIED GROUND RING)
- METALLIC COLD WATER PIPE (IF AVAILABLE)
- BUILDING STEEL (IF AVAILABLE)
- AC POWER

SECTION "N" - NON-ISOLATED GROUND ZONE EQUIPMENT

- MISCELLANEOUS NON-ISOLATED GROUND ZONE EQUIPMENT
- CABLE TRAY SYSTEM
- EQUIPMENT FRAMES
- BATTERY RACKS
- DC POWER

SECTION "I" - ISOLATED GROUND ZONE

- ISOLATED EQUIPMENT FRAMES
- ISOLATED GROUND BAR - IGB

GROUND BAR DETAIL

SCALE: NONE

3

T-Mobile
stick together
8550 BRYN MAWR AVENUE, SUITE 100
CHICAGO, ILLINOIS 60631

PLANS PREPARED BY:

W-T
W-T COMMUNICATION DESIGN GROUP, LLC.
WIRELESS INFRASTRUCTURE
2675 Prairie Avenue
Hoffman Estates, Illinois 60192
PH: (224) 293-6333 FAX: (224) 293-6444
www.wtengineering.com
IL License No. 184.007570-0015 Exp: 04/30/19

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SEAL:

JEFFERY S. GUTOWSKY
062-047235
REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

JEFFERY S. GUTOWSKY
PROFESSIONAL ENGINEER
STATE OF ILLINOIS
LICENSE # 062-047235
EXPIRES 11/30/17. SIGNED: 05/25/17

DATE:	DESCRIPTION:	BY:	REV:
05/08/17	FOR CLIENT REVIEW	KLO	A
05/17/17	REVISION	KLO	B
05/25/17	FINALS	RSM	0

SITE INFORMATION:

HINSDALE WATER TANK
CH65464A
339 W. 57TH STREET
HINSDALE, IL 60521
W-T JOB NUMBER: T1700748

SHEET TITLE:

GROUNDING DETAILS

SHEET NUMBER:

GR-2

PLOT SCALE: 1:1 @ 11"x17"

Attachment 1

GROUP EXHIBIT B

VILLAGE OF HINSDALE
PLAN COMMISSION APPLICATION FORM

VILLAGE OF HINSDALE

VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant

Name: T-Mobile Central LLC
Address: 8550 W. Bryn Mawr Ave.
City/Zip: Chicago, IL 60631
Phone/Fax: ( ) /
E-Mail:

Owner

Name: Village of Hinsdale
Address: 19 East Chicago Ave.
City/Zip: Hinsdale, IL 60521
Phone/Fax: (630) 789-7000 /
E-Mail:

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

Name: W-T Communication Design Group
Title: Architect/Engineer
Address: 2675 Pratum Avenue
City/Zip: Hoffman Estates, IL 60192
Phone/Fax: (224) 293-6333 /
E-Mail: Ryan.Madsen@wtengineering.com

Name: Jack O. Snyder, Jr.
Title: Associate, Barack Ferrazzano Kirschbaum & Nagelberg LLP
Address: 200 W. Madison St., Suite 3900
City/Zip: Chicago, IL 60606
Phone/Fax: (312) 629-5111 /
E-Mail: jack.snyder@bfkn.com

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

1)

2)

3)

Attachment 1

II. SITE INFORMATION

Address of subject property: 339 W. 57th Street, Hinsdale, IL 60521

Property identification number (P.I.N. or tax number): 36 - 60 - 05 - 930

Brief description of proposed project: Replacement of cellular equipment, including antennas and associated ancillary equipment on a watertank owned by the Village of Hinsdale. Proposed addition of eight (8) remote radio units.

General description or characteristics of the site: Cellular equipment located on a watertank owned by the Village of Hinsdale.

Existing zoning and land use: IB, Institutional Buildings District

Surrounding zoning and existing land uses:

North: R-4/R-2

South: R-3/R-5

East: R-3

West: R-6

Proposed zoning and land use: N/A - no proposed 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: 339 W. 57th Street

The following table is based on the IB Zoning District.

	Minimum Code Requirements	Proposed/Existing Development
Minimum Lot Area (s.f.)	350,000 sf	N/A
Minimum Lot Depth	250'	N/A
Minimum Lot Width	200'	N/A
Building Height	Max: 40'	N/A
Number of Stories	N/A	N/A
Front Yard Setback	35'	N/A
Corner Side Yard Setback	35'	N.A
Interior Side Yard Setback	25'	N/A
Rear Yard Setback	25'	N/A
Maximum Floor Area Ratio (F.A.R.)*	0.50	N/A
Maximum Total Building Coverage*	N/A	N/A
Maximum Total Lot Coverage*	N/A	N/A
Parking Requirements	N/A	N/A
Parking front yard setback	N/A	N/A
Parking corner side yard setback	N/A	N/A
Parking interior side yard setback	N/A	N/A
Parking rear yard setback	N/A	N/A
Loading Requirements	N/A	N/A
Accessory Structure Information	N/A	No change

* Must provide actual square footage number and percentage.

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

CERTIFICATION

The Applicant certifies and acknowledges and agrees that:

A. The statements contained in this application are true and correct to the best of the Applicant's knowledge and belief. The owner of the subject property, if different from the applicant, states that he or she consents to the filing of this application and that all information contained in this application is true and correct to the best of his or her knowledge.

B. The applicant understands that an incomplete or nonconforming application will not be considered. In addition, the applicant understands that the Village may require additional information prior to the consideration of this application which may include, but is not limited to, the following items:

1. Minimum yard and setback dimensions and, where relevant, relation of yard and setback dimensions to the height, width, and depth of any structure.
2. A vehicular and pedestrian circulation plan showing the location, dimensions, gradient, and number of all vehicular and pedestrian circulation elements including rights-of-way and streets; driveway entrances, curbs, and curb cuts; parking spaces, loading spaces, and circulation aisles; sidewalks, walkways, and pathways; and total lot coverage of all circulation elements divided as between vehicular and pedestrian ways.
3. All existing and proposed surface and subsurface drainage and retention and detention facilities and all existing and proposed water, sewer, gas, electric, telephone, and cable communications lines and easements and all other utility facilities.
4. Location, size, and arrangement of all outdoor signs and lighting.
5. Location and height of fences or screen plantings and the type or kink of building materials or plantings used for fencing or screening.
6. A detailed landscaping plan, showing location, size, and species of all trees, shrubs, and other plant material.
7. A traffic study if required by the Village Manager or the Board or Commission hearing the application.

C. The Applicants shall make the property that is the subject of this application available for inspection by the Village at reasonable times;

D. If any information provided in this application changes or becomes incomplete or inapplicable for any reason following submission of this application, the Applicants shall submit a supplemental application or other acceptable written statement containing the new or corrected information as soon as practicable but not less than ten days following the change, and that failure to do so shall be grounds for denial of the application; and

E. The Applicant understands that he/she is responsible for all application fees and any other fees, which the Village assesses under the provisions of Subsection 11-301D of the Village of Hinsdale Zoning Code as amended April 25, 1989.

F. THE OWNER OF THE SUBJECT PROPERTY AND, IF DIFFERENT, THE APPLICANT ARE JOINTLY AND SEVERALLY LIABLE FOR THE PAYMENT OF THE APPLICABLE APPLICATION FEE. BY SIGNING THE APPLICATION, THE OWNER HAS AGREED TO PAY SAID FEE, AND TO CONSENT TO THE FILING AND FORECLOSURE OF A LIEN AGAINST SUBJECT PROPERTY FOR THE FEE PLUS COSTS OF COLLECTION, IF THE ACCOUNT IS NOT SETTLED WITHIN THIRTY (30) DAYS AFTER THE MAILING OF A DEMAND FOR PAYMENT.

On the _____, day of _____, 2_____, I/We have read the above certification, understand it, and agree to abide by its conditions.

N/A – certification not required pursuant to federal law

Signature of applicant or authorized agent	Signature of applicant or authorized agent
Name of applicant or authorized agent	Name of applicant or authorized agent

SUBSCRIBED AND SWORN
to before me this _____ day of
_____, _____.

_____
Notary Public

VILLAGE OF HINSDALE

CERTIFICATION OF PROPER NOTICE

REGARDING APPLICATION FOR PUBLIC HEARINGS AND MEETINGS

I, N/A – certification not required pursuant to federal law, being first duly sworn on oath, do hereby certify that I caused written notice of the filing of my application for a public hearing and or meeting to be given to owners of record of property within 250 feet of any part of the subject property. I further certify that I gave such notice in the form required by the Village (Certified Mail) and that I gave such notice on _____.

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

By: _____

Name: _____

Address: _____

Subscribed and sworn to before me

This _____ day of _____, _____.

By: _____
Notary Public

VILLAGE OF HINSDALE
EXTERIOR APPEARANCE AND SITE PLAN REVIEW FORM

VILLAGE OF HINSDALE FOUNDED IN 1873

COMMUNITY DEVELOPMENT DEPARTMENT
EXTERIOR APPEARANCE AND SITE PLAN REVIEW CRITERIA

Address of proposed request: 339 W. 57th St., 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.

   The proposed work will not change the quantity of the open space between buildings or setback spaces between street and facades.

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

   All new materials will match the quality and color of the existing material previously determined to be suitable to blend in with 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 proposed equipment is consistent with the design of the existing equipment. All new equipment will match in color, placement, and size. Therefore, there will be no impact on the character of the neighborhood.

Attachment 1

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.

   All existing and proposed equipment is located on top of the water tank. T-Mobile will continue to follow standard maintenance procedures. The site development will have no impact on traffic patterns, landscaping or access.

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

   All new equipment will be installed at the same height of the existing T-Mobile equipment (99').

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.

   There will be no change to the front facade of the tank.

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

   N/A

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.

   There will be no change to the rhythm of solids to avoids in front facades.

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

   There will be no change to the rhythm of spacing and buildings on streets.

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

    There will be no change to the rhythm of entrance porch and other projections.

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

    All new materials will match the quality and color of the existing material previously determined to be suitable to blend in with 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: There will be no change to roof shape.

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: There will be no change to a building facade or associated appurtenances.

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.

There will be no change to the scale of the structure.

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.

There will be no change to the directional expression of the front elevation.

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

All new materials will match the quality and color of the existing material previously determined to be suitable to blend in with the existing adjacent structures.

REVIEW CRITERIA – Site Plan Review

Below are the criteria that will be used by the Plan Commission and Board of Trustees in determining is the application 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.

   Per Section 7-109 of Chapter 7 of the Zoning Code, all cellular installations shall be installed on an existing structure whenever possible. This installation was previously approved for use.

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

   There will be no change to any existing easements or 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.

   The proposed equipment will be consistent with all existing features of the site.

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

   The proposed equipment will not affect the use or enjoyment of surrounding properties.

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

   The proposed equipment will not affect traffic.

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

   There will be no screening 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.

   All proposed equipment is consistent with the existing use.

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.

   The proposed equipment will not affect drainage or erosion systems.

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

    The proposed equipment will utilize the existing utility systems at the property.

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.

    The modification of cellular equipment will not adversely affect the public health, safety, or general welfare of the residents of Hinsdale. A majority of users rely on their mobile phones as their primary source of communication. Connectivity will allow users to connect to emergency services quickly.

PHOTOGRAPHIC SIMULATIONS OF THE SITE PROPOSAL

CH65464A

339 W. 57th St.
Hinsdale, IL 60521

View Arrow

T · · Mobile

W-T
W-T COMMUNICATION DESIGN GROUP, LLC
WIRELESS INFRASTRUCTURE

COPYRIGHT© 2017 W-T COMMUNICATION DESIGN GROUP, LLC.

Disclaimer: This photo simulation is an artist's depiction of a future installation. The actual construction may vary slightly in size, layout, color and texture from this simulation.

Attachment 1

CH65464A

339 W. 57th St.
Hinsdale, IL 60521

Facing West

Disclaimer: This photo simulation is an artist's depiction of a future installation. The actual construction may vary slightly in size, layout, color and texture from this simulation.

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Attachment 1

CH65464A

339 W. 57th St.
Hinsdale, IL 60521

Facing West

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PYRIGHT © 2011 W-T COMMUNICATION DESIGN GROUP, LLC.

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CH65464A

339 W. 57th St.
Hinsdale, IL 60521

Facing Southeast

T · ·Mobile·

EXISTING

W-T
W-T COMMUNICATION DESIGN GROUP, LLC
WIRELESS INFRASTRUCTURE

Attachment 1

CH65464A

339 W. 57th St.
Hinsdale, IL 60521

Facing Southeast

Attachment 1

© W-T COMMUNICATION DESIGN GROUP, LLC.

Attachment 1

© 2011 W-T COMMUNICATION DESIGN GROUP, LLC.

VILLAGE OF HINSDALE

PLAN COMMISSION APPLICATION FORM

Attachment 1

VILLAGE OF HINSDALE

VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant

Name: T-Mobile Central LLC
Address: 8550 W. Bryn Mawr Ave.
City/Zip: Chicago, IL 60631
Phone/Fax: ( ) /
E-Mail:

Owner

Name: Village of Hinsdale
Address: 19 East Chicago Ave.
City/Zip: Hinsdale, IL 60521
Phone/Fax: (630) 789-7000 /
E-Mail:

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

Name: W-T Communication Design Group
Title: Architect/Engineer
Address: 2675 Pratum Avenue
City/Zip: Hoffman Estates, IL 60192
Phone/Fax: (224) 293-6333 /
E-Mail: Ryan.Madsen@wtengineering.com

Name: Jack O. Snyder, Jr.
Title: Associate, Barack Ferrazzano Kirschbaum & Nagelberg LLP
Address: 200 W. Madison St., Suite 3900
City/Zip: Chicago, IL 60606
Phone/Fax: (312) 629-5111 /
E-Mail: jack.snyder@bfkn.com

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

1)

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II. SITE INFORMATION

Address of subject property: 339 W. 57th Street, Hinsdale, IL 60521

Property identification number (P.I.N. or tax number): 36 - 60 - 05 - 930

Brief description of proposed project: Replacement of cellular equipment, including antennas and associated ancillary equipment on a watertank owned by the Village of Hinsdale. Proposed addition of eight (8) remote radio units. The purpose of this proposed L700 project is to improve network coverage throughout the Chicago metro area.

General description or characteristics of the site: Cellular equipment located on a watertank owned by the Village of Hinsdale.

Existing zoning and land use: IB, Institutional Buildings District

Surrounding zoning and existing land uses:

North: R-4/R-2

South: R-3/R-5

East: R-3

West: R-6

Proposed zoning and land use: N/A - no proposed change.

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  Special Use Requested: _____
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	Minimum Code Requirements	Proposed/Existing Development
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Corner Side Yard Setback	35'	N/A
Interior Side Yard Setback	25'	N/A
Rear Yard Setback	25'	N/A
Maximum Floor Area Ratio (F.A.R.)*	0.50	N/A
Maximum Total Building Coverage*	N/A	N/A
Maximum Total Lot Coverage*	N/A	N/A
Parking Requirements	N/A	N/A
Parking front yard setback	N/A	N/A
Parking corner side yard setback	N/A	N/A
Parking interior side yard setback	N/A	N/A
Parking rear yard setback	N/A	N/A
Loading Requirements	N/A	N/A
Accessory Structure Information	N/A	No change

* Must provide actual square footage number and percentage.

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

CERTIFICATION

The Applicant certifies and acknowledges and agrees that:

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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 7, day of February, 2018, I/We have read the above certification, understand it, and agree to abide by its conditions.

Amanda Wegrzyn
Signature of applicant or authorized agent

Amanda Wegrzyn, NTP Wireless,
as agent on behalf of T-Mobile Central LLC
Name of applicant or authorized agent

Certification subject to attached reservation of rights.
Signature of applicant or authorized agent

Name of applicant or authorized agent

SUBSCRIBED AND SWORN
to before me this 7 day of
February, 2018.

Erin R. Liesenfeld
Notary Public

"OFFICIAL SEAL"
ERIN R. LIESENFELD
Notary Public, State of Illinois
My Commission Expires 07-27-2019

Attachment 1

VILLAGE OF HINSDALE

CERTIFICATION OF PROPER NOTICE

REGARDING APPLICATION FOR PUBLIC HEARINGS AND MEETINGS

I, N/A – certification not required pursuant to federal law, being first duly sworn on oath, do hereby certify that I caused written notice of the filing of my application for a public hearing and or meeting to be given to owners of record of property within 250 feet of any part of the subject property. I further certify that I gave such notice in the form required by the Village (Certified Mail) and that I gave such notice on _____.

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

By: _____

Name: _____

Address: _____

Subscribed and sworn to before me

This _____ day of _____, _____.

By: _____
Notary Public

T-MOBILE

RESERVATION OF RIGHTS – PLAN COMMISSION APPLICATION FORM AND CERTIFICATION

NTP Wireless, on behalf of T-Mobile Central LLC (d/b/a T-Mobile), has caused a signed and notarized Plan Commission Application Certification ("Certification") to be submitted to the Village of Hinsdale ("Village"). As stated in the Certification (which appears at page 7 of the Plan Commission Application form to which this Reservation of Rights is attached), the Certification is submitted only in connection with, and is subject to, this Reservation of Rights.

T-Mobile reserves all rights in connection with the Plan Commission Application form and Certification to which this Reservation of Rights is attached. Such rights include, but are not limited to: all rights under Section 6409 of the Middle Class Tax Relief and Job Creation Act of 2012, commonly known as the "Spectrum Act" (Pub. Law No. 112-96, 126 Stat 156) (codified at 47 U.S.C. § 1455); all rights under the FCC Wireless Infrastructure Report & Order adopted October 17, 2014; all rights under 47 C.F.R. § 1.40001; and all rights under any other applicable law.

Nothing in the Certification or in the submission of the Plan Commission Application form to which this Reservation of Rights is attached shall be construed as, or as giving, T-Mobile's consent to be subject to any approval process or proceeding or other requirement beyond that which is required for an Eligible Facilities Request (as defined under 47 C.F.R. § 1.40001). T-Mobile does not agree that a signed Certification is required under the laws governing Eligible Facilities Requests, and accordingly has only caused the Certification to be submitted as a courtesy.

With respect to the updated explanation for the Site Proposal (as defined in the December 8, 2017 letter sent to the Village by T-Mobile's counsel) provided in page 5 of the Plan Commission Application form, T-Mobile further states as follows: such explanation shall not be construed as T-Mobile's consent, and T-Mobile does not consent, to have such explanation be considered as part of the Village's determination as to whether T-Mobile's application meets the criteria of an Eligible Facilities Request. Federal law does not require T-Mobile to provide such an explanation as part of an Eligible Facilities Request. T-Mobile reserves all rights not to have such explanation be considered by the Village as part of the Village's determination as to whether the Site Proposal meets the criteria of an Eligible Facilities Request.

With respect to Paragraph A of the Certification, T-Mobile further states as follows: The Certification is submitted on behalf of T-Mobile only, and not on behalf of any other entity. To the extent that "owner of the subject property" refers to T-Mobile's landlord at the site in question, T-Mobile states that its landlord is the Village, and that the Certification is not submitted on behalf of the Village.

With respect to Paragraph B of the Certification, T-Mobile further states as follows: Pursuant to 47 C.F.R. § 1.40001, the Village may not request any additional materials or information beyond those identified in the January 3, 2018 email sent by Chan Yu, Village Planner (the "Yu Email").

Accordingly, nothing in the Certification shall be construed as, or as giving, T-Mobile's consent to provide any additional information beyond that which has already been provided and the materials submitted in response to the Yu Email. Moreover, pursuant to 47 C.F.R. § 1.40001, the Village must consider the materials submitted in connection with the Site Proposal as an Eligible Facilities Request according to the laws that govern Eligible Facilities Requests. T-Mobile reserves all rights not to submit any additional information beyond the information submitted in connection with the Site Proposal and/or in response to the Yu Email.

With respect to Paragraph D of the Certification, T-Mobile further states as follows: while T-Mobile will continue to endeavor to cooperate with the Village, and may supplement or update the information provided in connection with the Eligible Facilities Request, nothing in the Certification shall be construed as, or as giving, T-Mobile's consent to provide any additional information beyond that which has already been provided and the materials submitted in response to the Yu Email. T-Mobile further states that because the Village must act upon the Eligible Facilities Request within the time period provided for in 47 C.F.R. § 1.40001 (or else the Eligible Facilities Request shall be deemed granted by operation of law), it does not anticipate any changes to the information provided before the deadline for the Village to act upon the Eligible Facilities Request. T-Mobile reserves all rights not to submit any additional information beyond the information submitted in connection with the Site Proposal and/or in response to the Yu Email.

With respect to Paragraph E of the Certification, T-Mobile further states as follows: T-Mobile has already tendered an $800 application fee for the Eligible Facilities Request. As stated in the above-referenced December 8, 2017 letter, such fee is an estimate of what the Village would charge for an Eligible Facilities Request process if such process existed. In the Yu Email, an additional fee of $50 in connection with the Village's request for an Application for Certificate of Zoning Compliance (such application is addressed by a separate reservation of rights). Because this was the only fee requested in the Yu Email, T-Mobile believes that no further fees are required by the Village in connection with this Eligible Facilities Request. Accordingly, nothing in the Certification shall be construed as, or as giving, T-Mobile's consent to pay any additional fees beyond the $800 fee paid in connection with the original submission of the Site Proposal and the $50 fee paid in response to the Yu Email. T-Mobile reserves all rights not to submit any additional fees beyond the fees submitted in connection with the Site Proposal and/or in response to the Yu Email.

With respect to Paragraph F of the Certification, T-Mobile further states as follows: T-Mobile refers to its statements above with respect to Paragraph E of the Certification. Accordingly, Accordingly, nothing in the Certification shall be construed as, or as giving, T-Mobile's consent to be held liable for, or the filing or foreclosure of a lien for nonpayment of, any additional fees beyond the $800 fee paid in connection with the original submission of the Site Proposal and the $50 fee paid in response to the Yu Email. T-Mobile reserves all rights to dispute any obligation, and/or to contest any lien, arising out of a demand for any additional fees beyond the fees submitted in connection with the Site Proposal and/or in response to the Yu Email.

APPLICATION FOR CETIFICATE OF ZONING COMPLIANCE

Attachment 1

VILLAGE OF HINSDALE

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

Application for Certificate of Zoning Compliance

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

Applicant's name: Amanda Wegrzyn, NTP Wireless, agent on behalf of T-Mobile Central LLC

Owner's name (if different): Village of Hinsdale

Property address: 339 W. 57th Street, Hinsdale, IL 60521

Property legal description: [attach to this form]

Present zoning classification: IB, Institutional Buildings

Square footage of property: 350,000

Lot area per dwelling: N/A

Lot dimensions: ____ x ____

Current use of property: Water tank

Proposed use:
- ☐ Single-family detached dwelling
- ☐ Other: _____

Approval sought:
- ☐ Building Permit
- ☐ Special Use Permit
- ☐ Site Plan
- ☐ Design Review
- ☐ Other: _____
- ☐ Variation
- ☐ Planned Development
- ☐ Exterior Appearance

Brief description of request and proposal:

Replacement of existing cellular equipment to improve network coverage in the Chicago metro area.

Plans & Specifications: [submit with this form]

	Provided:	**Required by Code:**
Yards:		
front:	N/A	35'
interior side(s)	N/A /	25' /

Attachment 1

	Provided:	Required by Code:
corner side	N/A	35'
rear	N/A	25'
Setbacks (businesses and offices):	N/A	
front:		
interior side(s)	/	/
corner side		
rear		
others:		
Ogden Ave. Center:		
York Rd. Center:		
Forest Preserve:		
Building heights:		
principal building(s):	N/A	40'
accessory building(s):	15'	
Maximum Elevations:		
principal building(s):	103'	
accessory building(s):	N/A	
Dwelling unit size(s):	N/A	N/A
Total building coverage:	N/A	N/A
Total lot coverage:	N/A	N/A
Floor area ratio:	N/A	N/A
Accessory building(s):	No change to existing 12'-10"x22'-10" equipment shelter.	
Spacing between buildings:	[depict on attached plans]	
principal building(s):	N/A	
accessory building(s):		

Number of off-street parking spaces required: N/A
Number of loading spaces required: N/A

Statement of applicant:

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

By: Amanda Wegrzyn
Applicant's signature

Amanda Wegrzyn
Applicant's printed name

Affirmation subject to attached reservation of rights.

Dated: 2/12, 2018.

Attachment 1

T-MOBILE

RESERVATION OF RIGHTS – APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE

NTP Wireless, on behalf of T-Mobile Central LLC (d/b/a T-Mobile), has caused a signed Application for Certificate of Zoning Compliance ("Zoning Application") to be submitted to the Village of Hinsdale ("Village"). As stated in the "Statement of applicant" (which appears at page 2 of the Zoning Application form to which this Reservation of Rights is attached), as affirmed by the signatory thereon, such affirmance, together with the Zoning Application, is submitted only in connection with, and is subject to, this Reservation of Rights.

T-Mobile reserves all rights in connection with the Zoning Application to which this Reservation of Rights is attached. Such rights include, but are not limited to: all rights under Section 6409 of the Middle Class Tax Relief and Job Creation Act of 2012, commonly known as the "Spectrum Act" (Pub. Law No. 112-96, 126 Stat 156) (codified at 47 U.S.C. § 1455); all rights under the FCC Wireless Infrastructure Report & Order adopted October 17, 2014; all rights under 47 C.F.R. § 1.40001; and all rights under any other applicable law.

Nothing in the Zoning Application shall be construed as, or as giving, T-Mobile's consent to be subject to any approval process or proceeding or other requirement beyond that which is required for an Eligible Facilities Request (as defined under 47 C.F.R. § 1.40001). T-Mobile does not agree that a signed Zoning Application is required under the laws governing Eligible Facilities Requests or that the Village may require a Certificate of Zoning Compliance from T-Mobile in connection with this Eligible Facilities Request. Accordingly, T-Mobile has only caused the Zoning Application to be submitted as a courtesy. T-Mobile reserves all rights not to have the Zoning Application considered by the Village as part of the Village's determination as to whether the Site Proposal (as defined in the December 8, 2017 letter sent to the Village by T-Mobile's counsel) meets the criteria of an Eligible Facilities Request.

T-Mobile further states as follows: while T-Mobile has provided the information available to it in response to the information sought through the Zoning Application, and believes that the information provided in the Zoning Application is accurate and complete (except for information deemed not applicable by T-Mobile, each denoted by an "N/A"), T-Mobile does not believe that the information contained in the Zoning Application is necessary for the Village to determine whether the Site Proposal meets the criteria of an Eligible Facilities Request.

SITE PROPOSAL NET SIZE AND WEIGHT DIFFERENCE

Attachment 1

CH65464A - NET SIZE OF SITE PROPOSAL

Existing:

Qty.	Type of Equipment	Model	Height (in)	Width (in)	Sq. In. Subtotal	Sq. In. Total
8	Antenna	TMBXX-6516-A2M	84.1	12	1009.2	8073.6
4	Antenna	TMBX-6516-R2M	60.1	6.6	396.66	1586.64
4	Distribution Box	COVP	20.38	16.08	327.7104	1310.8416
4	Remote Radio Unit	FRIG	20.1	15.2	305.52	1222.08
4	Remote Radio Unit	FXFB	19.4	22.1	428.74	1714.96
4	Tower Mounted Amplifiers	ETT19V2S12UB	9.4	7.3	68.62	274.48
						14182.60

Proposed:

Qty.	Type of Equipment	Model	Height (in)	Width (in)	Sq. In. Subtotal	Sq. In. Total
8	Antenna	TMBXX-6516-A2M	84.1	12	1009.20	8073.60
4	Antenna	SBNH-1D65C	96.6	11.9	1149.54	4598.16
4	Distribution Box	COVP	20.38	16.08	327.71	1310.84
4	Remote Radio Unit	FRIG	20.1	15.2	305.52	1222.08
4	Remote Radio Unit	FXFB	19.4	22.1	428.74	1714.96
4	Remote Radio Unit	FHFB	25.1	12.6	316.26	1265.04
4	Remote Radio Unit	FRBG	25.1	12.6	316.26	1265.04
						19449.72

Net:	5267.12

The tallest point of the existing installation is 84.1" above the structure. The tallest point of the proposed installation is 96.6". This is a net increase of 12.5". In addition, no proposed equipment will protrude from the edge of the tank by more than six (6) feet.

Attachment 1

CH65464a - NET WEIGHT OF SITE PROPOSAL

Existing:

Qty.	Type of Equipment	Model	Weight per unit (lbs)	Weight Total
8	Antenna	TMBXX-6516-A2M	34.6	276.80
4	Antenna	TMBX-6516-R2M	11.2	44.80
4	Distribution Box	COVP	19.0	76.00
4	Remote Radio Unit	FRIG	57.3	229.20
4	Remote Radio Unit	FXFB	55.1	220.40
4	Tower Mounted Amplifiers	ETT19V2S12UB	13.9	55.60
				902.80

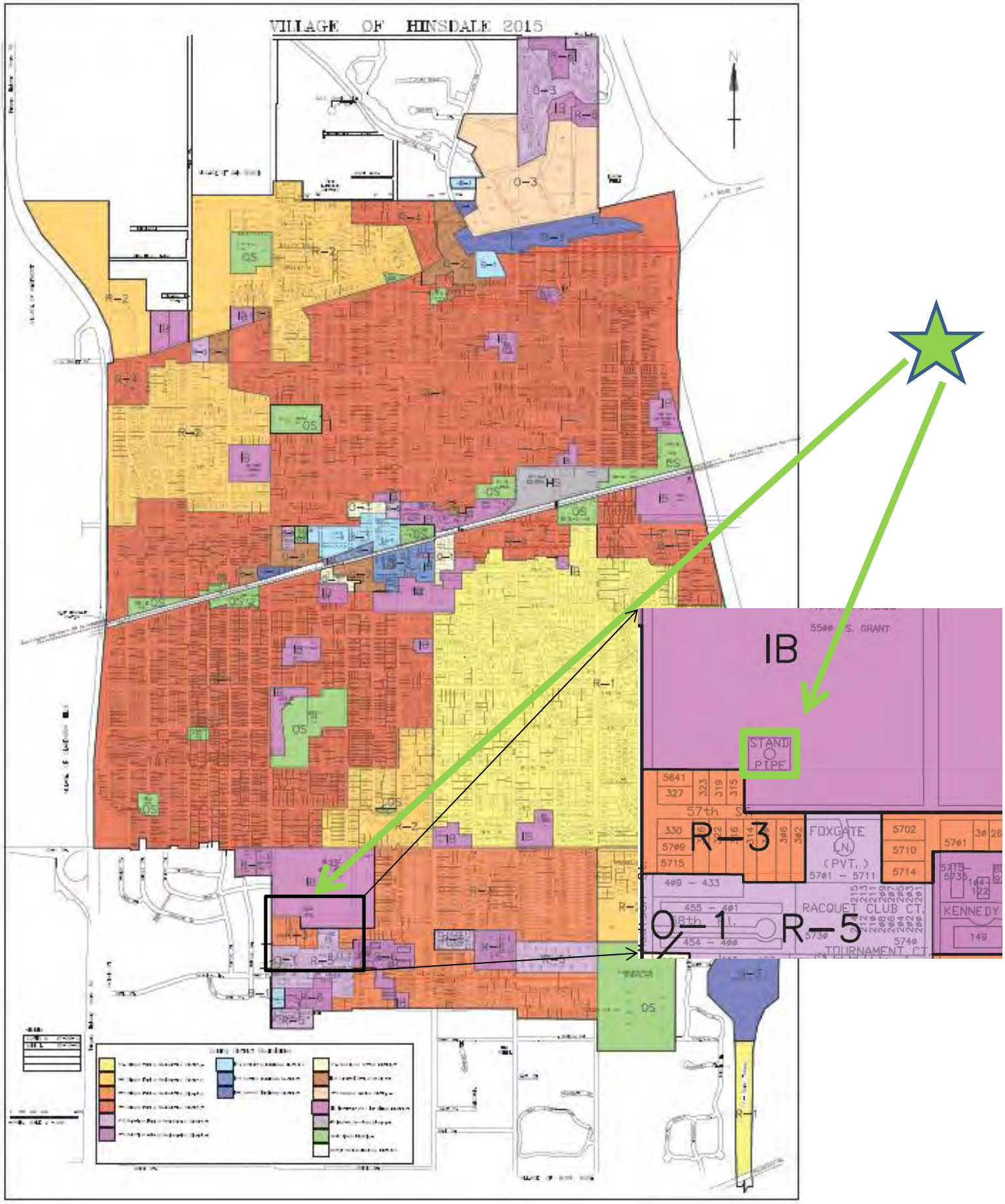
Proposed:

Qty.	Type of Equipment	Model	Weight per unit (lbs)	Weight Total
8	Antenna	TMBXX-6516-A2M	34.6	276.80
4	Antenna	SBNH-1D65C	49.6	198.40
4	Distribution Box	COVP	19.0	76.00
4	Remote Radio Unit	FRIG	57.3	229.20
4	Remote Radio Unit	FXFB	55.1	220.40
4	Remote Radio Unit	FHFB	51.0	204.00
4	Remote Radio Unit	FRBG	57.0	228.00
				1432.80

Net:	530.00

Attachment 1

Attachment 2: Village of Hinsdale Zoning Map and Project Location



Attachment 3: 339 W. 57th Street - Birds Eye View

N

N

Attachment 4: Birds Eye View of Project Location and surrounding area. (facing north)

Attachment 4

VILLAGE OF Hinsdale Est. 1873

MEMORANDUM

DATE: April 11, 2018

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 – Exterior Appearance and Site Plan Review
Relocation of New Air Handling Unit Condensers to the Rear of the Building, adjacent to the R-5 Multiple Family Residential District (Eve Assisted Living)
Case A-15-2018 – B-1 Community Business District

Summary

The Village of Hinsdale has received an Exterior Appearance/Site Plan application from The Architects Partnership, on behalf of Chase Bank, requesting approval to relocate the existing location for air handling unit condensers from the south parking lot area to the rear of the building at 4 N. Washington Street, in the B-1 Community Business District. The rear of the building, the north side of the subject property, is adjacent to the Eve Assisted Living building, in the R-5 Multiple Family Residential District.

Request and Analysis

The current condenser unit location for the former Northern Trust Bank is at the south west corner of the subject property, west of the Chicago Avenue parking lot entrance. The proposed new condenser location is behind the building, on the north side of the subject property, and adjacent to the south property line of Eve Assisted Living. The proposed new location is not visible from Chicago Avenue.

There is an existing 6' wood fence on the north property line, and the applicant is proposing to construct: a new 2' retaining wall, a new 6' wood fence (in addition to the existing 6' wood fence), and install acoustical fabric blankets on the interior of the new 6' wood fence. Due to the grade difference between Chase Bank and Eve Assisted Living, the new 2' retaining wall and new 6' wood fence (8' total) will not be taller than the existing 6' wood fence.

Per the Code, the south lot line (Chicago Ave.) is the corner side yard, and the east lot line (Washington St.) is the front yard. Thus, the proposed condenser location is considered the interior side yard. The B-1 District side yard setback is 10', and the new units are proposed to be 10'-7" from the side yard lot line. A fence is permitted in the side yard setback per Section 6-111(H)(7)(j).

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.

Attachments:

Attachment 1 – Exterior Appearance/Site Plan Application and Exhibits
Attachment 2 - Village of Hinsdale Zoning Map and application location
Attachment 3 - Street View of Project Location from Washington Street
Attachment 4 - Birds Eye View of 4 N. Washington Street and Project Location
Attachment 5 - Parcel Map of 4 N. Washington Street

VILLAGE OF HINSDALE FOUNDED IN 1873

VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant

Name: Lisa Fedorczyk - The Architects Partnership

Address: 200 South Michigan Avenue

City/Zip: Chicago, Illinois 60604

Phone/Fax: (312) 583 9800 x.45 / 312-583-9890 fax

E-Mail: fedorczyk@tapchicago.com

Owner

Name: JPMorgan Chase Bank. NA (jane healy)

Address: 10 South Dearborn

City/Zip: Chicago, Illinois 60603

Phone/Fax: (312) 325.3320 / 312-256-9282 fax

E-Mail: jane.e.healy@chase.com

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

Name: Terron Wright- The Architects Partnership

Title: Sr. Project Manager

Address: 200 South Michigan Avenue

City/Zip: Chicago, Illinois 60604

Phone/Fax: (312) 583 9800 x.45 / 312-583-9890 fax

E-Mail: fedorczyk@tapchicago.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) Chan Yu, Village Planner.

2) Joyce Kacmarcik, Plan Reviewer. [plan application #P17-6563]

3) _____

II. SITE INFORMATION

Address of subject property: 4 North Washington Street, HInsdale Illinois 60521

Property identification number (P.I.N. or tax number): 09 - 01 - 331 - 010

Brief description of proposed project:

Relocation of new air handling unit condensers from permitted location adjacent parking lot to the rear (north facade) of building. Provide a new fence enclosure with acoustical blankets.

General description or characteristics of the site:

Existing masonry building with landscaping on north and south facades. Asphalt parking lots on east and west facade.

Existing zoning and land use: B-1

Surrounding zoning and existing land uses:

North: R-5 South: B2

East: IB West: O2

Proposed zoning and land use: B-1_EXISTING BUILDING AND SITE - NO CHANGE

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

- [x] Site Plan Approval 11-604
- [ ] Design Review Permit 11-605E
- [x] 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: 4 North Washington Street, HInsdale Illinois 60521

The following table is based on the B-1 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)	EXISTING/NO CHANGE	13653.75 SQ. FT.	N/A
Lot Depth	EXISTING/NO CHANGE	82.5 FT.	N/A
Lot Width	EXISTING/NO CHANGE	165.50 FT.	N/A
Building Height	EXISTING/NO CHANGE	50 FT.	N/A
Number of Stories	EXISTING/NO CHANGE	2	N/A
Front Yard Setback	N/A	N/A	N/A
Corner Side Yard Setback	N/A	N/A	N/A
Interior Side Yard Setback	10'-0"	13'-0"	CU-3 (10'-7")
Rear Yard Setback	N/A	N/A	N/A
Maximum Floor Area Ratio (F.A.R.)*	EXISTING/NO CHANGE	EXISTING/NO CHANGE	N/A
Maximum Total Building Coverage*	EXISTING/NO CHANGE	EXISTING/NO CHANGE	N/A
Maximum Total Lot Coverage*	EXISTING/NO CHANGE	EXISTING/NO CHANGE	N/A
Parking Requirements	NEW LEASABLE AREA 3998 SQ.FT. / 250 = 16 SPACES REQ. 10 SPACES EXISTING	10 SPACES EXISTING	N/A
Parking front yard setback	EXISTING/NO CHANGE	EXISTING/NO CHANGE	N/A
Parking corner side yard setback	EXISTING/NO CHANGE	EXISTING/NO CHANGE	N/A
Parking interior side yard setback	EXISTING/NO CHANGE	EXISTING/NO CHANGE	N/A
Parking rear yard setback	EXISTING/NO CHANGE	EXISTING/NO CHANGE	N/A
Loading Requirements	EXISTING/NO CHANGE	EXISTING/NO CHANGE	N/A
Accessory Structure Information	N/A	N/A	N/A

* Must provide actual square footage number and percentage.

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

The building and site are existing. The original Building Permit application was for interior renovation and upgrade to existing hvac systems. The exterior site work (the relocation of permitted condenser units) is the reason for this application. There will be no other changes to the site except for the relocation of condenser units to the north facade.

CERTIFICATION

The Applicant certifies and acknowledges and agrees that:

A. The statements contained in this application are true and correct to the best of the Applicant's knowledge and belief. The owner of the subject property, if different from the applicant, states that he or she consents to the filing of this application and that all information contained in this application is true and correct to the best of his or her knowledge.

B. The applicant understands that an incomplete or nonconforming application will not be considered. In addition, the applicant understands that the Village may require additional information prior to the consideration of this application which may include, but is not limited to, the following items:

1. Minimum yard and setback dimensions and, where relevant, relation of yard and setback dimensions to the height, width, and depth of any structure.
2. A vehicular and pedestrian circulation plan showing the location, dimensions, gradient, and number of all vehicular and pedestrian circulation elements including rights-of-way and streets; driveway entrances, curbs, and curb cuts; parking spaces, loading spaces, and circulation aisles; sidewalks, walkways, and pathways; and total lot coverage of all circulation elements divided as between vehicular and pedestrian ways.
3. All existing and proposed surface and subsurface drainage and retention and detention facilities and all existing and proposed water, sewer, gas, electric, telephone, and cable communications lines and easements and all other utility facilities.
4. Location, size, and arrangement of all outdoor signs and lighting.
5. Location and height of fences or screen plantings and the type or kink of building materials or plantings used for fencing or screening.
6. A detailed landscaping plan, showing location, size, and species of all trees, shrubs, and other plant material.
7. A traffic study if required by the Village Manager or the Board or Commission hearing the application.

C. The Applicants shall make the property that is the subject of this application available for inspection by the Village at reasonable times;

D. If any information provided in this application changes or becomes incomplete or inapplicable for any reason following submission of this application, the Applicants shall submit a supplemental application or other acceptable written statement containing the new or corrected information as soon as practicable but not less than ten days following the change, and that failure to do so shall be grounds for denial of the application; and

E. The Applicant understands that he/she is responsible for all application fees and any other fees, which the Village assesses under the provisions of Subsection 11-301D of the Village of Hinsdale Zoning Code as amended April 25, 1989.

F. THE OWNER OF THE SUBJECT PROPERTY AND, IF DIFFERENT, THE APPLICANT ARE JOINTLY AND SEVERALLY LIABLE FOR THE PAYMENT OF THE APPLICABLE APPLICATION FEE. BY SIGNING THE APPLICATION, THE OWNER HAS AGREED TO PAY SAID FEE, AND TO CONSENT TO THE FILING AND FORECLOSURE OF A LIEN AGAINST SUBJECT PROPERTY FOR THE FEE PLUS COSTS OF COLLECTION, IF THE ACCOUNT IS NOT SETTLED WITHIN THIRTY (30) DAYS AFTER THE MAILING OF A DEMAND FOR PAYMENT.

On the 12th, day of March, 2018, I/We have read the above certification, understand it, and agree to abide by its conditions.

Signature of applicant or authorized agent	Signature of applicant or authorized agent
Lisa Fedorczyk	
Name of applicant or authorized agent	Name of applicant or authorized agent

SUBSCRIBED AND SWORN to before me this 12 day of March, 2018.

Notary Public

DAVID LEBIKE
Official Seal
Notary Public – State of Illinois
My Commission Expires Sep 21, 2021

2017 Version

DAVID LEBIKE
Official Seal
Notary Public – State of Illinois
My Commission Expires Sep 21, 2021

VILLAGE OF HINSDALE FOUNDED IN 1873

COMMUNITY DEVELOPMENT DEPARTMENT
EXTERIOR APPEARANCE AND SITE PLAN REVIEW CRITERIA

Address of proposed request: 4 North Washington Street Hinsdale, Illinois 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.

   Depth from exist bldg. to exist fence is 17'-6"; rear setback is10'-0". New fence is 7'-6" from the exist fence & will allow ample light & open space between the properties

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

   Exist fence is wood, exist bldg.brick. New privacy fence wood w/acoustical fabric batts applied to the interior,new retain wall brick masonry. Materials are commerical grade.

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

   The new retaining wall will match the existing retaining wall. The new 6'-0" high wood privacy fence will enclose the new equipment from sight lines. The new fence will not extend beyond the height of the existing fence between the properties.

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.

   The new retaining wall will maintain the existing landscaping. Any landscaping disturbed will be replaced with in kind species in size and height. The proposed location does not impact pedestrian or vehicular traffic.

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

   The proposed retaining wall and new privacy fence will not be higher than the existing privacy fence on the north property line. Retaining wall height 24" + 6'-0" fence = 8'-0" max.

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

   N/A all proposed work is at the rear facade (North Elevation)

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

   N/A the propose work is site work and will not impact windows.

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

   N/A all proposed work is at the rear facade (North Elevation)

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.

   All proposed work is at the rear facade (North Elevation). The space adjoins the existing parking lot on the west. The proposed fence is of the same material as the existing fence.

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

    N/A

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 proposed fence is a wood fence with a masonry retaining wall as a base. The existing building is masonry. The existing fence at the north property line is a wood privacy fence.

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.

The proposed work is at the rear facade (North Elevation). The proposed fence would extend 10'-2" north of the existing rear facade. Existing landscaping along the existing wood fence and trees are to remain.

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

N/A

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 proposed masonry retaining wall will match the existing retaining wall. The proposed wood privacy fence will provide an acoustical solution to the sound emitted by the relocated equipment when operational. The addition of the acoustical blankets within the enclosure will reduce the sound emitted by the equipment.

REVIEW CRITERIA – Site Plan Review

Below are the criteria that will be used by the Plan Commission and Board of Trustees in determining is the application 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.

   N/A

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

   The proposed enclosure (privacy fence) falls within the 10'-0" rear yard setback; but the new mechanical equipment does not encroach on the setback.

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.

   Room for natural light and open space remains.

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

   The relocated mechanical condensers will be enclosed within a privacy fence with acoustical blankets located on the interior of the enclosure to absorb sound.

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 privacy fence will be similar in style and material to the existing privacy fence on the north property line. The proposed privacy fence enclosure will be no higher that the existing fence.

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.

   The proposed enclosure allows for access to service the relocated equipment. Access to the existing space around the enclosure is not affected.

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

   The proposed retaining wall will control erosion and drainage from the north property. Currently there are drainage issues on the existing property due to the pitch of the existing landscape. The retaining wall with drainage tile will allow water to seek impervious areas for site drainage.

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 - the existing utilities will not be impacted. The existing utility meter access located on the north facade of the building will not be impacted.

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

2 A0.5 EXISTING AHU AT ADJ. PROPERTY
FOR REFERENCE

SITE PLAN GENERAL NOTES:

- ANY LANDSCAPED AREAS, INCLUDING GRASS, THAT IS DAMAGED DURING CONSTRUCTION SHALL BE RESTORED TO ITS ORIGINAL CONDITION.
-

SITE PLAN NOTES:

SP-01 REMOVE ALL EXISTING ASPHALT (INCLUDING TOP AND BASE COURSE) AT BOTH PARKING LOTS. PROVIDE AND INSTALL NEW ASPHALT 2" TOP COURSE WITH 2" BINDER COURSE INCLUDING CRUSHED ROCK AND COMPACTED SUBGRADE. PROVIDE AND/OR MODIFY AND/OR COMPACT EXISTING BASE COURSE TO PITCH TO EXISTING CATCH BASINS. STRIPE ENTIRE PARKING LOT AS SHOWN ON PLAN. FOLLOW STATE OF ILLINOIS AND LOCAL JURISDICTION GUIDELINES FOR STRIPING REQUIREMENTS. STANDARD PARKING STALLS TO BE 4" WHITE STRIPING AND THE ACCESSIBLE PARKING STALL/AISLE TO BE 4" YELLOW STRIPES.

SP-02 INSTALL NEW ASPHALT PAVEMENT TO COMPLY WITH SECTION 502.4 OF THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN. NO PORTION OF THE NEW ACCESSIBLE PARKING STALL AND ITS ASSOCIATED ACCESS AISLE SHALL HAVE A SLOPE STEEPER THAN 2.0% (1:48).

SP-03 THE TRANSITION BETWEEN NEW ASPHALT AND EXISTING CONCRETE GUTTER AND/OR SIDEWALK SHALL HAVE A VERTICAL LEVEL CHANGE NO GREATER THAN 1/4" IN HEIGHT.

SP-04 PROVIDED BY SIGNTECH (OWNERS VENDOR) NEW ACCESSIBLE PARKING SIGN. 2"x3"x1/8" RECTANGULAR ALUMINUM POST WITH ALUMINUM CAP. IN 8" DIA CONCRETE PIER AT 42" DEEP. THE SIGN POST TO HAVE 2'-9" EMBEDMENT. PAINT ALL EXPOSED SURFACES DARK NICKEL, MATTHEWS MP #18248, GLOSS FINISH. ADA SIGN TO BE SIDE MOUNTED, 80" AFG MEASURED TO THE BOTTOM OF THE LOWEST SIGN. THE SIGN SHALL INCLUDE THE WORDS "VAN ACCESSIBLE" AND MINIMUM FINE SIGN PER THE AMOUNT DICTATED BY THE LOCAL JURISDICTION. SEE THE CHASE STANDARDS FOR ADDITIONAL REQUIREMENTS.

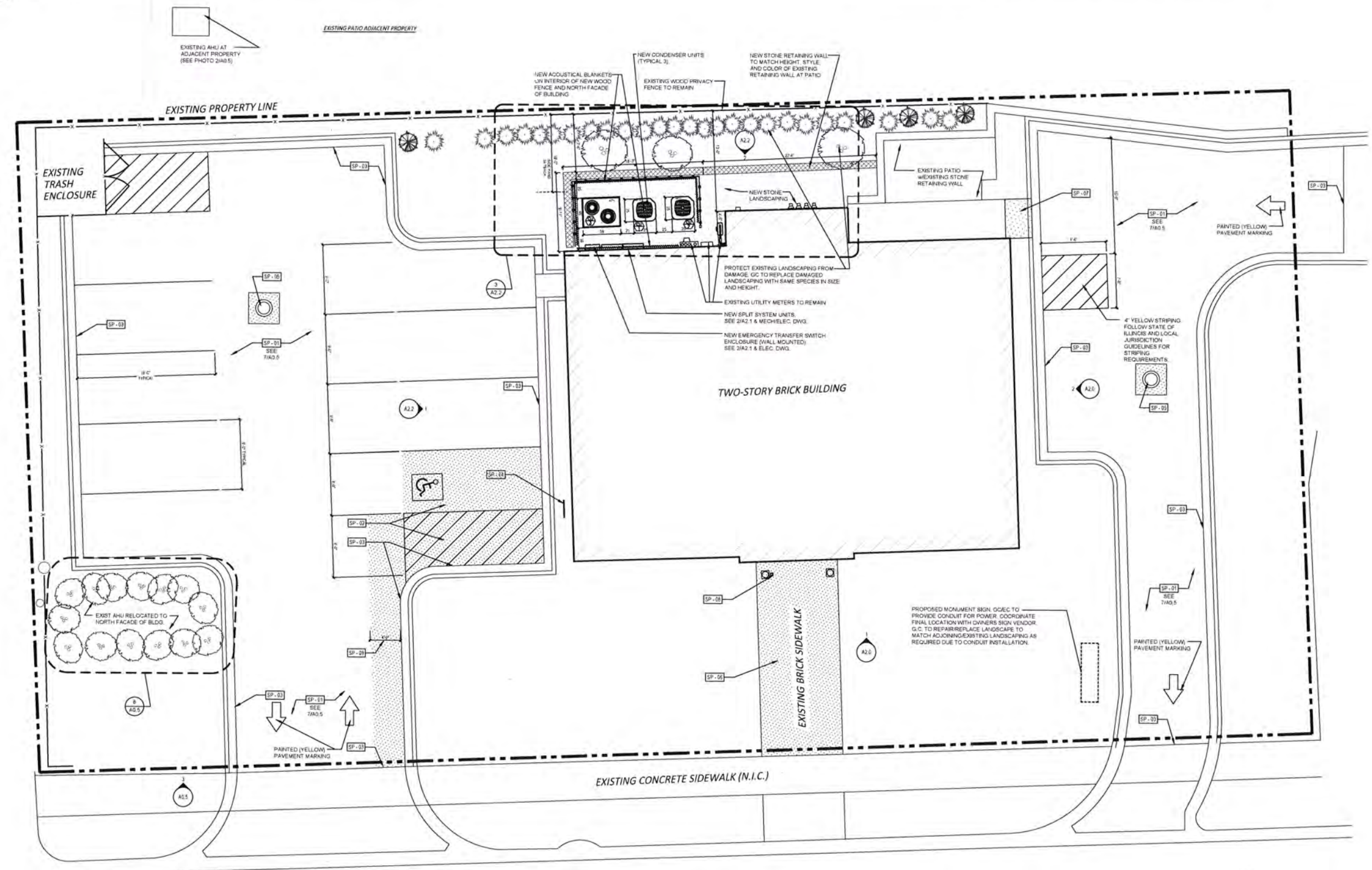
SP-05 AT CATCH BASINS PROVIDE AND INSTALL 6" 4000 PSI CONCRETE WITH 4"x4" WWF 10 GAUGE. 4'-0" x 4'-0" SQUARE OF CONCRETE CENTERED ON CATCH BASIN. SLOPE CONCRETE TO DRAIN. ALIGN NEW ASPHALT WITH SURFACE OF NEW CONCRETE.

SP-06 REMOVE AND RESET THE EXISTING BRICK PAVERS IN ORDER TO PROVIDE AN ADA COMPLIANT LANDING AT THE ENTRANCE DOOR. THE LANDING MUST BE 60" MIN. OUT FROM THE FACE OF THE DOOR AND MUST BE NO STEEPER THAN 2.0% SLOPE IN ALL DIRECTIONS. THE REMAINDER OF THE BRICK SIDEWALK MUST MAINTAIN A RUNNING SLOPE NO STEEPER THAN 5.0% AND A CROSS SLOPE NO STEEPER THAN 2.0%. CONTRACTOR TO DETERMINE EXTENT OF PAVER RE-WORK IN ORDER TO ACHIEVE PROPER SLOPES. G.C. SHALL NOTIFY THE AOR IF THESE SLOPES CANNOT BE ACHEIVED DUE TO THE OVERALL RISE FROM THE PUBLIC SIDEWALK TO THE VESTIBULE FINISH FLOOR.

SP-07 G.C. TO CONFIRM EXISTING SLOPES AT THE CURB RAMP. IF THE CURB SLOPE IS STEEPER THAN 8.3%, SAW CUT AND REMOVE PORTION OF CURB RAMP IN ORDER TO PROVIDE ADA COMPLIANT CURB SLOPE NO GREATER THAN 8.3%. NOTE, THE RAMP PORTION OF THE CURB RAMP MUST MAINTAIN A SLOPE NO GREATER THAN 8.3% AS WELL.

SP-08 NEW DOOR ACTUATOR BUTTON & CARD SWIPE MOUNTED TO NEW BOLLARD. SEE DOOR SCHEDULE.

SP-09 INSTALL NEW ASPHALT PAVEMENT TO COMPLY WITH SECTION 401 OF THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN. NO PORTION OF THE NEW ASPHALT ALONG THE ACCESSIBLE ROUTE SHALL HAVE A RUNNING SLOPE NO STEEPER THAN 5.0% AND A CROSS SLOPE NO STEEPER THAN 2.0%



1 A0.5 ARCHITECTURAL SITE PLAN
3/16" = 1'-0"

CHASE

DOWNTOWN HINSDALE
RETAIL BANKING CENTER
4 NORTH WASHINGTON STREET
HINSDALE, ILLINOIS 60521

ARCHITECT/ ENGINEER OF RECORD
tap The Architects Partnership

SEAL

ISSUE	DATE	DESCRIPTION
1	01 - 10 - 2018	ISSUE FOR CONSTRUCTION
	03 - 08 - 2018	PLAN COMMISSION REVIEW

PROJECT INFORMATION BLOCK

JOB #	17011
DATE:	08.01.2017
DRAWN BY:	LF
CHECKED BY:	TM

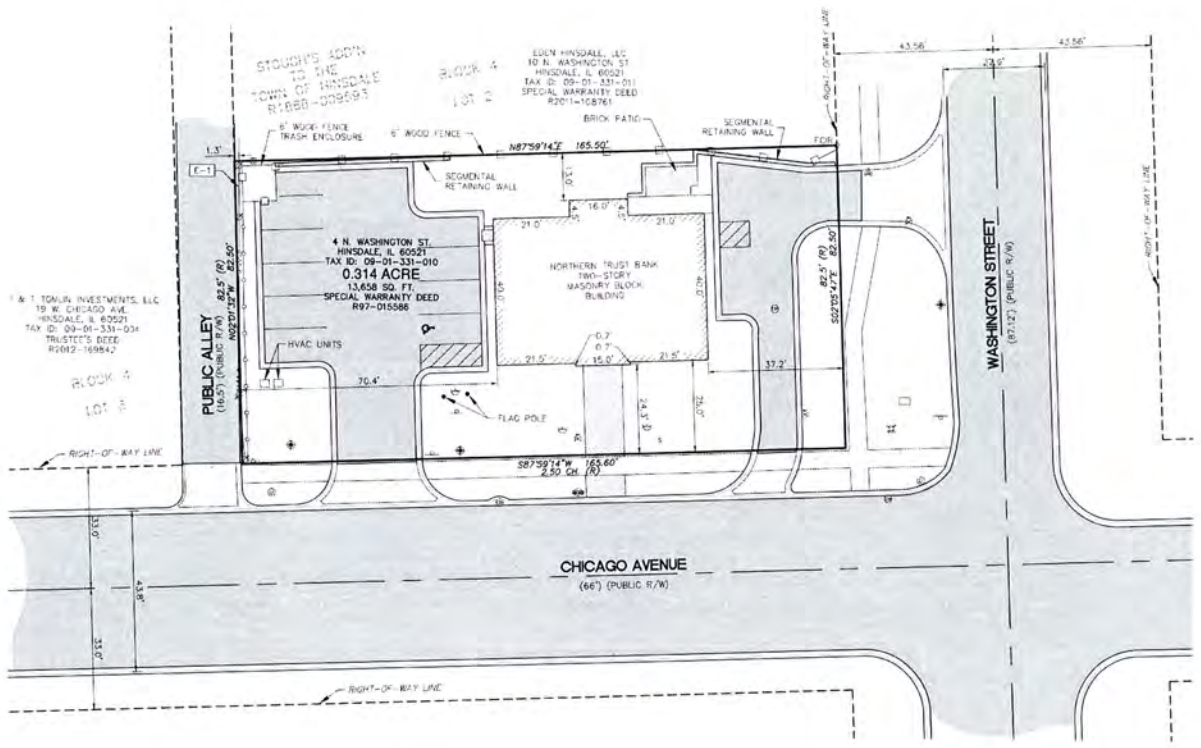
SHEET TITLE
ARCHITECTURAL SITE PLAN

SHEET NUMBER
A0.5

Attachment 1

ALTA/NSPS LAND TITLE SURVEY

PART OF LOT 2, BLOCK 4, STOUGH'S ADDITION TO THE TOWN OF HINSDALE,
PART OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11 EAST
OF THE THIRD PRINCIPAL MERIDIAN, VILLAGE OF HINSDALE, DUPAGE COUNTY, ILLINOIS



VICINITY MAP
NOT TO SCALE

N

DESCRIPTION:

(PER CHICAGO TITLE INSURANCE COMPANY COMMITMENT FILE NO. 1700958PWL, WITH AN EFFECTIVE DATE OF JUNE 7, 2017)

The land referred to in this Commitment is described as follows:

THE SOUTH 82.5 FEET OF LOT 2 IN BLOCK 4 IN STOUGH'S ADDITION TO THE TOWN OF HINSDALE, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 29, 1868 AS DOCUMENT 0693, IN DUPAGE COUNTY, ILLINOIS.

SURVEYORS NOTES:

1. THE BEARING BASIS FOR THE SITE IS ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD #83) U.S. FOOT.
2. DATE OF SURVEY: AUGUST 22, 2017.
3. SOME FEATURES SHOWN ON SURVEY MAY BE OUT OF SCALE FOR CLARITY.
4. DIMENSIONS ON THIS SURVEY ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED.
5. SQUARE FOOTAGE:
   A. GROSS LAND AREA OF PARCEL
      0.314 ACRE, (13,658 SQUARE FEET)
   B. NET LAND AREA OF PARCEL (DOES NOT INCLUDE ROAD RIGHT-OF-WAY)
      N/A – NO ROAD RIGHT-OF-WAY LOCATED ON PARCEL
6. AS PERTAINING TO GENERAL REQUIREMENTS, 4. RECORDS RESEARCH – THE CURRENT RECORD DESCRIPTIONS OF ADJOINERS, RECORDS WERE RESEARCHED BY METRO CONSULTING ASSOCIATES (NOT PROVIDED) ON AUGUST 17, 2017.

SCHEDULE B II EXCEPTIONS:

(PER CHICAGO TITLE INSURANCE COMPANY COMMITMENT FILE NO. 1700958PWL, WITH AN EFFECTIVE DATE OF JUNE 7, 2017)

1-19	NOT A SURVEY MATTER
20	Leaking Underground Storage Tank Environmental Notice recorded June 17, 2005 as Document Number R2005-127114. **(AFFECTS SUBJECT PROPERTY)(BLANKET EASEMENT-NOT PLOTTED)**
21	Leaking Underground Storage Tank Environmental Notice recorded June 17, 2005 as Document Number R2005-127115. **(AFFECTS SUBJECT PROPERTY)(BLANKET EASEMENT-NOT PLOTTED)**
22	NOT A SURVEY MATTER

ENCROACHMENTS:

E-1	OVERHEAD UTILITIES ENCROACH ONTO THE SUBJECT PROPERTY TO THE MAXIMUM EXTENT OF 1.3 FEET LOCATED ON THE WEST SIDE OF THE SUBJECT PROPERTY. MAY OR MAY NOT CONSTITUTE AN ENCROACHMENT.

SURVEYORS CERTIFICATE:

To: (i) JPMorgan Chase Bank, National Association, a national banking association, (ii) Chicago Title Insurance Company; (iii) The Architects Partnership, Ltd. and (iv) 4 North Washington, Hinsdale, L.L.C. an Illinois limited liability company.

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. The fieldwork was completed on August 22, 2017.

Jeffrey S. Evans, PS
Professional Surveyor No. 3473
JEvans@MetroCA.net

Dated: 08/23/2017

JEFFREY S. EVANS
3473
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
NAPERVILLE, ILLINOIS

LEGEND

	EX. PROPERTY LINE		EX. OVERHEAD ELECTRIC
	EX. PLATTED LOT LINE		EX. UTILITY POLE
	EX. CURB/PAVEMENT		EX. GROUND LIGHT
	EX. WOOD FENCE		EX. PARKING METER
	EX. SIGN		EX. CONCRETE
	EX. LIGHT POLE		EX. BRICK PAVERS
	EX. MONITOR WELL		EX. ASPHALT
	EX. HYDRANT		
	EX. WATER VALVE		
	EX. SANITARY MANHOLE		
	EX. SANITARY MANHOLE	(R)	RECORD DISTANCE
	EX. STORM INLET/CATCH BASIN	(M)	FIELD MEASURED DISTANCE
	EX. GAS VALVE		FOUND MONUMENTATION AS NOTED
	EX. TELEPHONE RISER		

CONSTRUCTION SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

811 Know what's below. Call before you dig.

1 / A0.6 ALTA SURVEY (FOR REFERENCE)
N.T.S.

N

REV: | DATE: | ISSUED FOR:

METRO CONSULTING ASSOCIATES
Relationships | Reputation | Results
800.525.6016 www.metroca.net

CLIENT NAME: THE ARCHITECTS PARTNERSHIP, LTD.

ALTA/NSPS LAND TITLE SURVEY
4 NORTH WASHINGTON STREET
PART OF LOT 2, BLOCK 4, STOUGH'S ADDITION
VILLAGE OF HINSDALE, DUPAGE COUNTY,
ILLINOIS

GRAPHIC SCALE
0' 10' 20' 40'
SCALE: 1" = 20'
(24"x36" DRAWINGS ONLY)

MCA JOB #	1051-17-8289
DATE:	08/23/2017
DRAWN BY:	JU
CHECK BY:	TM
PM:	BO
BOOK/CREW:	BS
SECTION:	1
TOWNSHIP:	38N
RANGE:	11E
COMMUNITY:	HINSDALE
COUNTY:	DUPAGE
SHEET:	1 OF 1

CHASE

DOWNTOWN HINSDALE
RETAIL BANKING CENTER
4 NORTH WASHINGTON STREET
HINSDALE, ILLINOIS 60521

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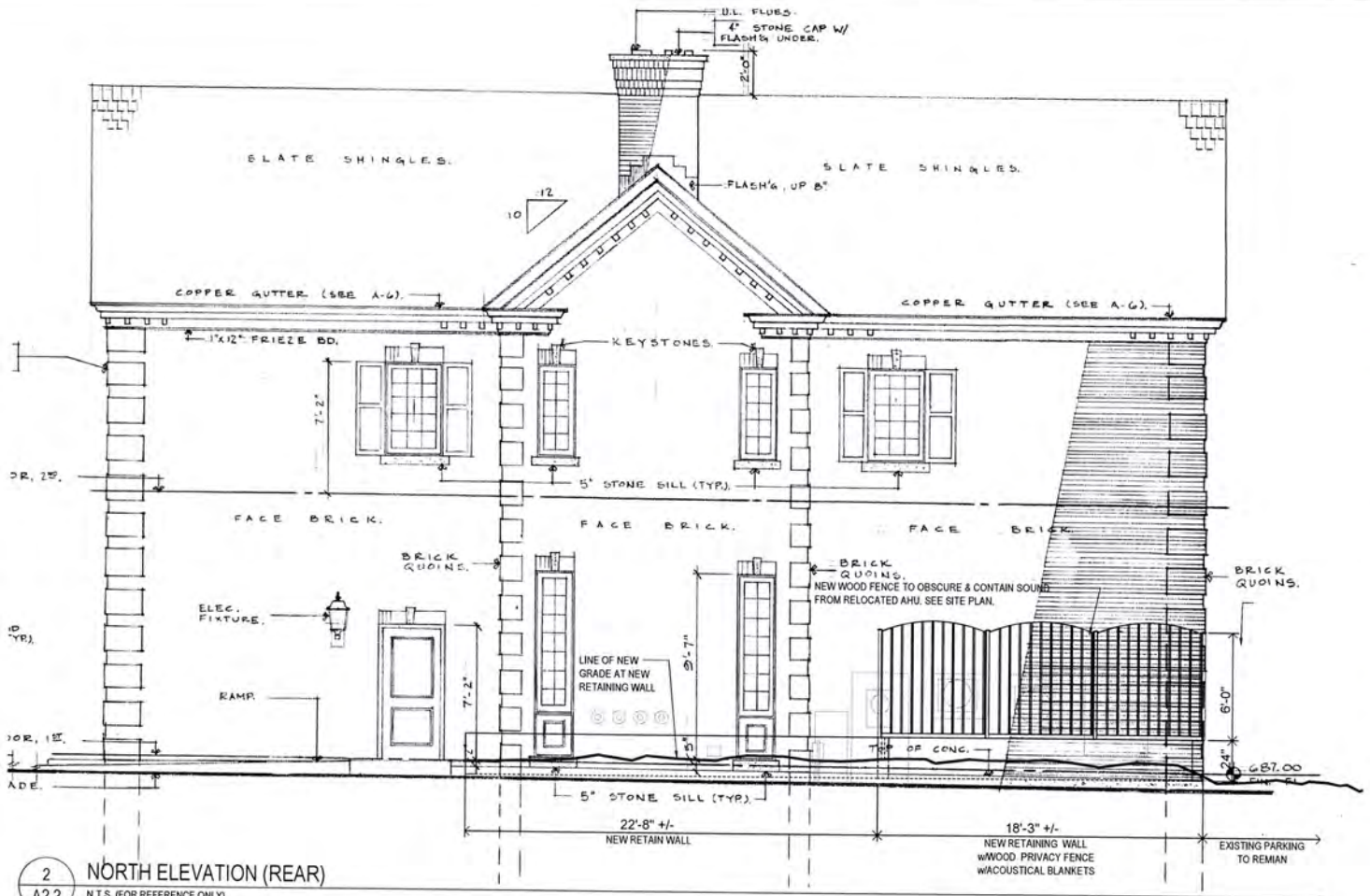
DRAWN BY:	LF
CHECKED BY:	TM

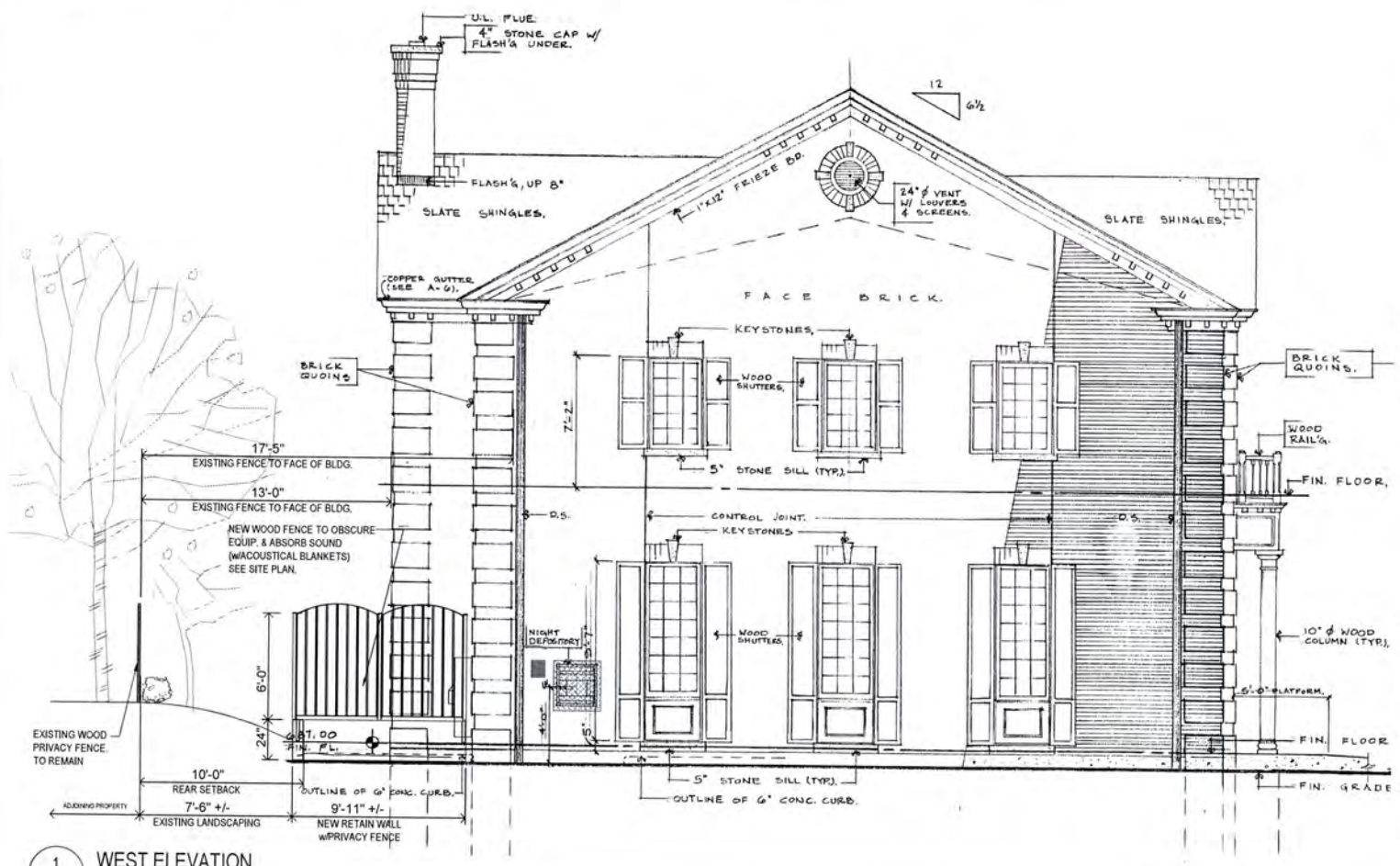
SHEET TITLE
ALTA SURVEY

SHEET NUMBER
A0.6

Attachment 1



2 A2.2 NORTH ELEVATION (REAR)
N.T.S. (FOR REFERENCE ONLY)

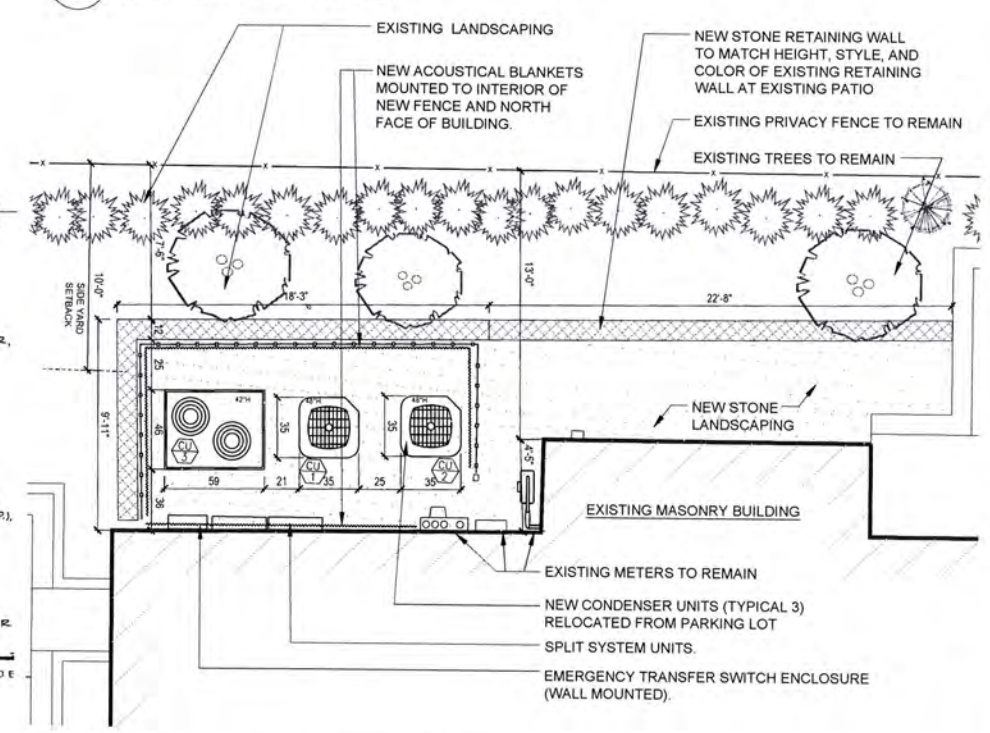


1 A2.2 WEST ELEVATION
N.T.S. (FOR REFERENCE ONLY)

6 A2.2 PROPOSED ACOUSTICAL BLANKET PRODUCT [APPLICATIONS]
(FOR REFERENCE)

5 A2.2 PROPOSED LOCATION OF RELOCATED AHU
(FOR REFERENCE - NORTH ELEV. LOOKING EAST)

4 A2.2 EXIST PATIO (TO REMAIN)
(FOR REFERENCE - NORTH ELEV. LOOKING NORTHWEST)



3 A2.2 PARTIAL SITE PLAN AT AHU RELOCATION
N.T.S. (FOR REFERENCE ONLY) SEE A0.5 FOR FULL SITE PLAN

CHASE

DOWNTOWN HINSDALE
RETAIL BANKING CENTER
4 NORTH WASHINGTON STREET
HINSDALE, ILLINOIS 60521

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CHECKED BY:	TM

SHEET TITLE
EXTERIOR ELEVATIONS
AHU ENCLOSURE

SHEET NUMBER
A2.2

Attachment 1

Acoustical® SOLUTIONS
For every environment of your life.

2420 Grenoble Road
Richmond, VA 23294
Toll Free: 800-782-5742

Technical Data Sheet

ABBC-13EXT AudioSeal® Exterior Sound Blanket

DESCRIPTION

The ABBC-13EXT AudioSeal® Exterior Sound Blanket is a barrier backed panel used to block and absorb sound for exterior applications.

The blanket is an exterior grade barrier backed composite (BBC), consisting of UV and tear resistant vinyl coated polyester facing. The facing is quilted on environmentally sustainable 1-2 inch fiberglass batting with Gore® Tenara® thread. It also has a reinforced 1 lb / sq ft mass loaded vinyl barrier bonded to one side.

These blankets are a combination of sound blocking and sound absorbing material. The sound attenuation blankets are constructed with grommets across the top and Velcro® along the vertical edges of the blankets for easy installation and layering. The exterior grade ABBC-13EXT is great for use in outdoor environments where extended lifespan and durability is required.

TECHNICAL CHARACTERISTICS

SIZE: 54" x 96"
Up to 54" x 20'

THICKNESS: 1", 2" (Standard)
4" (Special Order)

CONSTRUCTION: UV resistant heavy-duty vinyl coated polyester faced quilted fiberglass backed with a one pound per square foot reinforced mass loaded vinyl sound barrier

FACING COLOR: Grey, Tan (Standard)
Black, Off-White (Special Order)

BARRIER COLOR: Grey, Tan (Standard)
Olive, Blue (Special Order)

WEIGHT (P.S.F.): 1.2 (1"), 1.45 (2"), 2.9 (4")

TEMP RANGE: -20 deg. F to 180 deg. F

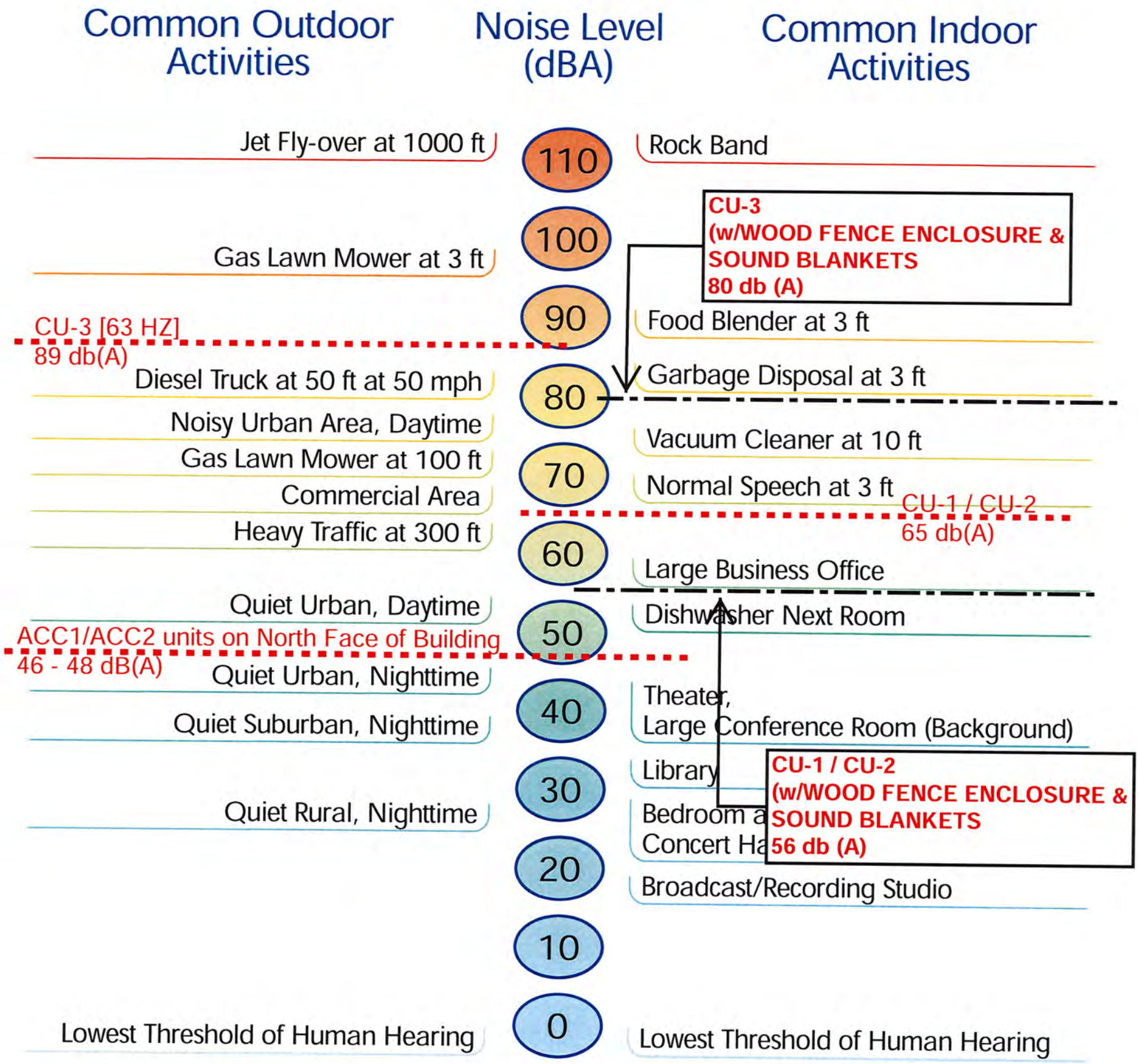
SOUND ABSORPTION (ASTM C 423)

Thickness	125 Hz	250 Hz	500 Hz	1000 Hz	2000 Hz	4000 Hz	NRC
1"	0.18	0.68	0.74	0.72	0.42	0.29	0.65
2"	0.45	0.96	0.87	0.66	0.47	0.28	0.75
4"	0.67	1.05	0.97	0.84	0.86	0.52	0.95

SOUND TRANSMISSION LOSS (ASTM E90 & E413)

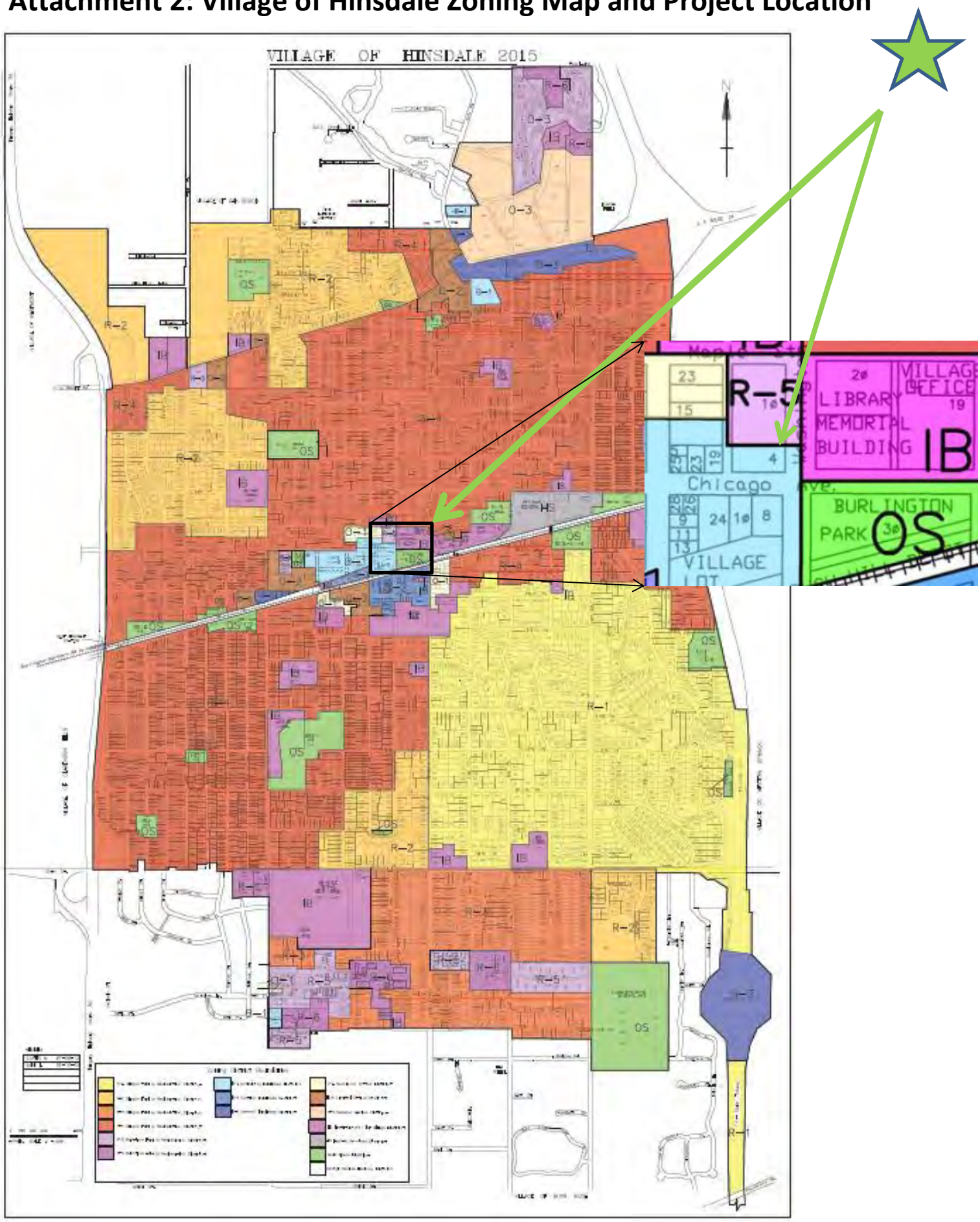
Thickness	125 Hz	250 Hz	500 Hz	1000 Hz	2000 Hz	4000 Hz	STC
1"	15	17	28	40	45	52	29
2"	14	20	32	41	42	41	33
4"	16	21	30	41	52	56	34

LOUDNESS COMPARISON CHART (dBA)



An increase of 3 dBA is barely perceptible to the human ear.

Attachment 2: Village of Hinsdale Zoning Map and Project Location



Attachment 3: Street View of 4 N. Washington Street (facing west)

Attachment 3

Attachment 4: Birds Eye View of 4 N. Washington Street (facing north east)

Proposed New Location

Attachment 4

Attachment 5: Parcel Map of 4 N. Washington Street