



MEETING AGENDA

On June 26, 2020, Governor Pritzker entered the latest in a string of emergency declarations related to the COVID-19 pandemic. In light of that declaration, and consistent with various Executive Orders entered by the Governor, and the recent amendments made to the Open Meetings Act in Public Act 101-640, this meeting will be conducted electronically. The meeting will still be broadcast live on Channel 6 and the Village website.

Public comments are welcome on any topic related to the business of the Plan Commission at Regular and Special Meetings. For public comment procedures for this electronic meeting, please see the bottom of this agenda.

**MEETING OF THE
PLAN COMMISSION
Wednesday, July 8, 2020
7:30 P.M.**

**MEMORIAL HALL – MEMORIAL BUILDING
19 E. CHICAGO AVENUE, HINSDALE, ILLINOIS**

**Note: Due to the ongoing public health emergency, this meeting is being conducted electronically. Memorial Hall remains closed to the public, and no physical public access to the meeting site will be available. See the bottom of this agenda and the Village website on how to participate electronically in this Meeting. A live audio stream of the meeting will be available to the public via Channel 6 or on the Village website
(Tentative & Subject to Change)**

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT (On Non-Agenda Items)

4. MINUTES – June 10, 2020, Plan Commission Meeting

5. FINDINGS AND RECOMMENDATIONS (to be posted on the PC webpage when available)

a) Case A-14-2020 – Village of Hinsdale – Approve Findings and Recommendations related to Plan Commission's consideration of a Village-wide temporary moratorium not to exceed 180-days on the issuance of any demolition permit or other building or zoning approvals involving the demolition of any single family home or building within the Village that either has landmark status or is one of the homes within the Village deemed to be historically "significant" or "contributing" in the 1999 Hinsdale Reconnaissance Survey prepared by Historic Certification Consultants (*This matter was the subject of a public hearing previously held on June 10, June 24 and June 30*)

6. SIGN PERMIT REVIEW

- a)** Case A-17-2020 – 105 E. 1st St. – Klepacki & Blair Orthodontics and OMS Associates Oral Surgery – 2 New Illuminated Wall Signs
- b)** Case A-19-2020 – 13 Grant Square – Yia Yia's Pancake House – New Illuminated Wall Sign

7. PUBLIC HEARING

- a) Case A-40-2019 – Ryan Companies, US Inc. – Map Amendment, Text Amendment and Planned Development Concept Plan to develop 16.8 Acre “IBLP” Site at 707 W. Ogden Ave (Northwest corner of W. Ogden Ave. and Adams St.) for a New 3-story, 330,000 SF, 245-unit Senior and Assisted Living Development and 9 single story duplex villas for Independent Living Seniors. (*continued from the June 10 and June 24, Plan Commission meetings*)

8. SCHEDULE OF PUBLIC HEARING - No discussion will take place except to determine a time and date of hearing.

- a) Case A-20-2020 – McNaughton Development – Planned Development Concept Plan, Special Use Permit and Exterior Appearance/Site Plan to develop 20.9 acres (of 37.1 acre site) at 4S010 Madison Street (North of Ogden Ave. and East of Adams St.) for a 46 Single Family Detached Home Planned Development in the R-2 Single Family Residential District

9. ADJOURNMENT

Public comments are welcome on any topic related to the business of the Plan Commission at Regular and Special Meetings when received by email or in writing by the Village Clerk prior to 4:30 p.m. on the day of the meeting. Emailed comments may be sent to Village Clerk Christine Bruton at cbruton@villageofhinsdale.org. Written comments may be submitted to the attention of the Village Clerk at 19 E. Chicago Avenue, Hinsdale, Illinois 60521. Please include a subject line indicating to which matter your written or emailed comments pertain.

While emailed or written comments or testimony are strongly encouraged, public testimony, comments or cross-examination may also be made by persons who have pre-registered with the Village. Persons may pre-register to provide live public testimony, comments or to cross-exam witnesses by emailing Village Clerk Christine Bruton at cbruton@villageofhinsdale.org prior to 4:30 p.m. on the day of the hearing. Please use the subject line “Pre-Registration” and specify the matter on which you would like to speak when sending your email. Persons who have pre-registered may then phone into the meeting to join the Zoom meeting following the instructions below.

It is recommended that guests join by computer or mobile device for the best experience. Computer and mobile device users may join a meeting by using the free Zoom app.

Join from a computer simply click on this link: <https://rb.gy/orhlzb>

Join from a mobile device simply click on this link: <https://rb.gy/orhlzb>

Or join the ZOOM meeting by phone:

Dial(for higher quality, dial a number based on your current location):

+1 312 626 6799

Webinar ID: 926 0327 8739

Password: 001131

Persons who have pre-registered to provide live testimony, comments or cross-examination on a matter will be called on in the order in which they registered during the portion of the hearing reserved for such public testimony, comments or cross-examination.

All members of the public are requested to keep their written comments or testimony to three pages or less, and speakers are requested to keep their live comments or testimony to five minutes or less. Submissions or comments exceeding those limits may, if time allows and at the discretion of the Chairperson, be presented after all others have had an opportunity to testify, comment or have their comments read.

If you have questions regarding communication to the Commission during the meeting, please contact Assistant Village Manager Brad Bloom at 630.789.7007.

Matters on this Agenda may be continued from time to time without further notice, except as otherwise required under the Illinois Open Meetings Act.

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
June 10, 2020
MEMORIAL HALL
7:30 P.M.**

Plan Commission Chair Cashman called the meeting to order at 7:30 p.m., Wednesday, June 10, 2020, conducted electronically, with a live audio stream of the meeting available to the public via Channel 6 or on the Village website

PRESENT: Steve Cashman, Michelle Fisher, Julie Crnovich, Jim Krillenberger, Troy Unell, Anna Fiascone, Mark Willobee and Gerald Jablonski

ABSENT:

ALSO PRESENT: Chan Yu, Village Planner/ Brad Bloom, Assistant Village Manger/ Robb McGinnis, Director of Community Development and Michael Marrs, Village Attorney and applicants for cases: A-16-2020 and A-40-2019

Findings and Recommendations - Case A-08-2020 – 32 Blaine Street - 32 Blain LLC – Exterior Appearance and Site Plan review to make various improvements to the existing building on the subject property, to be continued to be utilized as a Law Office in the O-1 Specialty Office District.

With no questions or comments, the PC **unanimously approved** the Findings and Recommendations for Case-08-2020, as submitted, 8-0, (0 absent).

Findings and Recommendations - Case A-13-2020 – 908 N. Elm Street – CBRE Property Manager/GA HC REIT II Hinsdale MOB I – Exterior Appearance and Site Plan review to enclose the entrance into the existing office building at 908 N. Elm St. in the O-3 General Office District.

With no questions or comments, the PC **unanimously approved** the Findings and Recommendations for Case-13-2020, as submitted, 8-0, (0 absent).

Sign Permit Review - Case A-16-2020 – 1 Grant Square, Suite 201. – Compass – 1 New Wall Illuminated Sign

The sign applicant reviewed the requested sign by sharing his ZOOM screen, and reviewed the 9 SF, internally illuminated (by white LEDs) flush mounted wall sign that would project 3” from the wall. The sign cabinet would be made from aluminum.

Chairman Cashman commented that it is a nice looking sign.

With no additional comments, the PC **unanimously approved** the sign application, as submitted, 8-0, (0 absent).

Plan Commission Minutes

June 10, 2020

Public Hearing - Case A-14-2020 – Village of Hinsdale – Consideration of a Temporary 180-Day Moratorium on the Issuance of any Demolition Permit or Other Building or Zoning Approvals involving the Demolition of a Single Family Home or building within the Village that either has landmark status or is one of the homes within the Village deemed to be historically “significant” or “contributing” in the 1999 Hinsdale Reconnaissance Survey prepared by Historic Certification Consultants.

Please refer to Attachment 1, for the transcript for Public Hearing Case A-14-2020.

The PC **unanimously continued the public hearing for Case A-14-2020**, 8-0, (0 absent), to the June 24 Special Plan Commission meeting.

Public Hearing - Case A-40-2019 – Ryan Companies, US Inc. – Map Amendment, Text Amendment and Planned Development Concept Plan to develop 16.8 Acre “IBLP” Site at 707 W. Ogden Ave (Northwest corner of W. Ogden Ave. and Adams St.) for a New 3-story, 330,000 SF, 245-unit Senior and Assisted Living Development and 9 single story duplex villas for Independent Living Seniors.

Please refer to Attachment 2, for the transcript for Public Hearing Case A-40-2019.

The PC **unanimously continued the public hearing for Case A-40-2019**, 8-0, (0 absent), to the June 24 Special Plan Commission meeting.

Adjournment

The meeting was adjourned at 11:14 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-14-2020 - Village of Hinsdale -
Consideration of a Village-wide temporary moratorium not to exceed 180 days on the issuance of any demolition permit or other building or zoning approvals involving the demolition of any single-family home or building within the Village that either has landmark status or is one of the homes within the Village deemed to be historically "significant" or "contributing" in the 1999 Hinsdale Reconnaissance Survey prepared by Historic Certification Consultants.

REPORT OF PROCEEDINGS had and testimony taken via Zoom at the Public Hearing of the above-entitled matter before the Hinsdale Plan Commission at 19 East Chicago Avenue, Hinsdale, Illinois, on the 10th day of June, 2020, at the hour of 7:30 o'clock p.m.

BOARD MEMBERS PRESENT VIA ZOOM:

MR. STEPHEN CASHMAN, Chairman;
MS. JULIE CRNOVICH, Member;
MS. ANNA FIASCONE, Member;
MS. MICHELLE FISHER, Member;
MR. GERALD JABLONSKI, Member;
MR. JIM KRILLENBERGER, Member;
MR. TROY UNELL, Member;
MR. MARK WILLOBEE, Member.

<p style="text-align: center;">2</p> <p>ALSO PRESENT VIA ZOOM:</p> <p>MR. ROBB MC GINNIS, Director of Community Development; MR. CHAN YU, Village Planner; MR. MICHAEL MARRS, Village Attorney; MR. BRADLEY BLOOM; Assistant Village Manager/Director of Public Safety</p> <p>ALSO LISTED AS PRESENT VIA ZOOM TELEPHONE CONFERENCE CALL:</p> <p>MS. BARI KESNER, MS. JULIE SUTTON, MR. MARCO PIEMONTE, MS. ALEXA PIEMONTE, MS. ASHLEY BAIRD, MS. PEGGY SAYRE, MS. SUSAN DRISCOLL, MR. THOMAS DRISCOLL, MS. LAURA ROONEY, MS. BECKY LANGBEIN, MS. NANCY HARVEY, MR. DALE KLEBER, MS. SARAH ZIELKER, MS. JEN REENAN, MR. JEFF ALLEN, MR. JIM PRISBY, MS. ALISON RAGO, MR. CHARLIE BRIGDEN, MS. RUTA BRIGDEN, MR. MIKE RYAN MS. SHARON STARKSTON, MS. REBECCA HAASS, MR. DOUGLAS DAY, MR. THOMAS PRAME, MR. MATTHEW BOUSQUETTE, MR. JOHN JACOBES, MS. NANCY JANDA, MR. THOMAS PRAME, MS. EMILY BOWER, MS. JUDITH COLEMAN.</p> <p style="text-align: center;">* * *</p>	<p style="text-align: center;">4</p> <p>1 have called in and these written comments and 2 just work our way through that. And we will 3 call -- 4 MS. FIASCONE: Steve, this is Anna. 5 Just I would like to announce I'm recusing 6 myself from this issue to avoid a conflict of 7 interest. 8 CHAIRMAN CASHMAN: Thank you, Anna. 9 Thank you. I know you had given me the heads-up 10 on that. 11 MS. FIASCONE: Yes. Yes. 12 CHAIRMAN CASHMAN: Yes. I apologize in 13 advance to any of my citizen neighbors that if I 14 mangle your last name. But we will start with 15 Bari Kesner. Bari Kesner? 16 MR. BLOOM: Steve, before we start, can 17 I ask the callers who are on the conference call 18 online to please mute your phones. Callers on 19 the conference call online, please mute your 20 phones. We can hear a lot of background noise 21 and conversations. 22 MS. FISHER: Can we turn up the volume</p>
<p style="text-align: center;">3</p> <p>1 CHAIRMAN CASHMAN: Our next item is one 2 of our two public hearings for tonight. This is 3 Case A-14-2020 from the Village of Hinsdale - 4 Consideration of a Village-wide temporary 5 moratorium not to exceed 180 days on the 6 issuance of any demolition permit or other 7 building or zoning approvals involving the 8 demolition of any single-family home or 9 building within the Village that either has 10 landmark status or is one of the homes within 11 the Village deemed to be historically 12 "significant" or "contributing" in the 1999 13 Hinsdale Reconnaissance Survey prepared by 14 Historic Certification Consultants. 15 So we have an awful lot of interest in 16 this, which is great. We will go through public 17 comments. We have a lot of written comments 18 that were sent in, and we have both email and 19 mail. And then we have I believe 28 callers 20 that have registered to speak. 21 And what I would like to do is we 22 are going to alternate between the people that</p>	<p style="text-align: center;">5</p> <p>1 just a little bit because that might drown out 2 some of the background noise. 3 MR. BLOOM: Yes. We'll see what we can 4 do. 5 CHAIRMAN CASHMAN: So the first person 6 we are trying to hear from is Bari Kesner, 7 K-e-s-n-e-r. 8 MS. KESNER: Yes. 9 CHAIRMAN CASHMAN: Welcome. How are 10 you? 11 MS. KESNER: Great. Thank you. 12 MS. MC KENNA: This is Dawn McKenna. 13 CHAIRMAN CASHMAN: First, I actually 14 mixed up the order of business. If we could 15 just pause for one second. I know we missed 16 something we needed to do here, which was to 17 swear everyone in who is on the conference call. 18 (Conference callers sworn en masse.) 19 CHAIRMAN CASHMAN: All right. Thank 20 you, everybody. 21 MR. DAY: Point of order. Point of 22 order. Doug Day, 33 South Garfield. Point of</p>

<p style="text-align: center;">6</p> <p>1 order.</p> <p>2 CHAIRMAN CASHMAN: What is your name?</p> <p>3 MR. DAY: Doug Day, 33 South Garfield.</p> <p>4 I would like anybody who is living within the</p> <p>5 Historic District designated by the Village,</p> <p>6 they should recuse themselves because of a</p> <p>7 conflict of interest. I know someone has but</p> <p>8 all trustees who are living in that area need to</p> <p>9 recuse themselves.</p> <p>07:45PM 10 MR. MARRS: Can I address that, Steve?</p> <p>11 CHAIRMAN CASHMAN: Yes, please, Mike.</p> <p>12 MR. MARRS: Michael Marrs, I'm the</p> <p>13 village attorney. So persons living within the</p> <p>14 Historic District do not have any kind of</p> <p>15 statutory conflict of interest. So then the</p> <p>16 rule becomes if you feel that you can fairly</p> <p>17 provide guidance on this matter and can make an</p> <p>18 unbiased decision and listen to both sides and</p> <p>19 make your recommendation based on that, you do</p> <p>07:45PM 20 not need to recuse yourself. You are just a</p> <p>21 recommending body in this case trying to provide</p> <p>22 some advice and guidance to the Board of</p>	<p style="text-align: center;">8</p> <p>1 like to hear from Bari Kesner, please. I</p> <p>2 believe she was with the Dawn McKenna Group.</p> <p>3 MS. MC KENNA: This is Dawn McKenna. I</p> <p>4 would like to weigh in at the end after I have</p> <p>5 heard all the facts, please.</p> <p>6 CHAIRMAN CASHMAN: Well, that may not</p> <p>7 even be today. We are trying to take people in</p> <p>8 order so we might not come back to you today.</p> <p>9 MS. MC KENNA: That's okay. I would</p> <p>07:47PM 10 like to listen to all the facts first, please.</p> <p>11 CHAIRMAN CASHMAN: Okay. That's fine.</p> <p>12 MS. MC KENNA: Thank you.</p> <p>13 CHAIRMAN CASHMAN: And Dawn, what's</p> <p>14 your address for the record? What is your home</p> <p>15 address?</p> <p>16 MS. MC KENNA: Oh, my home address is</p> <p>17 15W051 60th Street in Burr Ridge.</p> <p>18 CHAIRMAN CASHMAN: Okay. Thank you.</p> <p>19 And then so now either Chan or</p> <p>07:47PM 20 Robb, I don't know which one is doing it; but we</p> <p>21 will read the written comment into the record.</p> <p>22 MR. MC GINNIS: Sure. Our first one is</p>
<p style="text-align: center;">7</p> <p>1 Trustees at their request.</p> <p>2 And so I appreciate that people may</p> <p>3 feel uncomfortable, but you do not need to</p> <p>4 recuse yourself. This is a common type of thing</p> <p>5 in a Village where we have big parts of the</p> <p>6 Village that are Historic Districts. And if</p> <p>7 everyone recuses themselves, we won't have</p> <p>8 enough people to even move forward on something</p> <p>9 like this.</p> <p>07:46PM 10 CHAIRMAN CASHMAN: Okay. Thank you.</p> <p>11 MR. DAY: Well, you are treading very</p> <p>12 closely on the takings right from the Illinois</p> <p>13 Constitution wherein the Illinois Constitution</p> <p>14 provides that private property shall not be</p> <p>15 taken or damaged for public use without</p> <p>16 compensation. As provided by law, people in the</p> <p>17 District have a vested interest in these issues.</p> <p>18 So I think your ruling is wrong, and I'm just</p> <p>19 stating it for the record.</p> <p>07:46PM 20 MR. MARRS: Okay. I appreciate your</p> <p>21 opinion.</p> <p>22 CHAIRMAN CASHMAN: Okay. So we would</p>	<p style="text-align: center;">9</p> <p>1 from Jane Grimm.</p> <p>2 To whom it may concern: I support</p> <p>3 the proposed 180-day demolition moratorium in</p> <p>4 the Village of Hinsdale as laid out in the</p> <p>5 Village of Hinsdale Notice of Plan Commission</p> <p>6 Public Hearing for a meeting on June 10, 2020,</p> <p>7 at 7:30. The moratorium will allow the Village</p> <p>8 time to consider rules, regulations, zoning,</p> <p>9 etcetera, to preserve our historic homes and the</p> <p>07:48PM 10 special nature of our community. There is a</p> <p>11 great public interest in preserving the historic</p> <p>12 dwellings in our Village. Too many historic</p> <p>13 homes have been demolished and are currently</p> <p>14 being considered for demolition. If too many of</p> <p>15 our historic homes are lost, the entire</p> <p>16 atmosphere of Hinsdale will be changed. It will</p> <p>17 ultimately result in the reduction in the</p> <p>18 property values for those residents that remain.</p> <p>19 In the meantime, the developers who built the</p> <p>07:48PM 20 gigantic new homes will be long gone. Hinsdale</p> <p>21 should be for the benefit of its residents, not</p> <p>22 for the benefit of real estate developers, who</p>

<p style="text-align: center;">10</p> <p>1 just want to make bigger, more expensive houses 2 so they can make a larger profit. 3 I support the 180-day moratorium 4 and urge the Village to consider and approve 5 enforceable regulations that will protect 6 historically significant homes in Hinsdale. 7 Jane Grimm. 8 And then did you want me to kind of 9 read, Steve, one of each? 07:49PM 10 CHAIRMAN CASHMAN: Sure. 11 MR. MC GINNIS: This one is, let's see, 12 I am the current homeowner at 844 South Lincoln, 13 Hinsdale. Angelo and Eleni Malamis. I 14 apologize on the front end for butchering 15 anybody's names. 16 I am the current homeowner of 17 844 South Lincoln, Hinsdale. We purchased this 18 property with the intention to build a new 19 construction home. Due to some unforeseen 09:45AM 20 circumstances, we have decided to sell our 21 property. We are currently under contract with 22 a local Hinsdale homeowner, who is looking</p>	<p style="text-align: center;">12</p> <p>1 indication whatsoever during this time that 2 would prohibit us from building a new home. In 3 addition, based on initial lender home 4 inspections, the home was deemed uninhabitable 5 and in disrepair. Upon receiving the preplan 6 review, we naturally believed it was acceptable 7 to proceed with our plans to build. 8 After feeling comfortable with our 9 extensive due diligence process in part with the 09:51AM 10 Village, we closed on this property with the 11 sole intention of building a new home. If there 12 was any inclination that this was not possible, 13 we would not have proceeded with this purchase 14 or taken on this endeavor. Our potential buyers 15 are concerned with this as well and stated they 16 will not proceed with their plans to purchase 17 844 South Lincoln if they cannot build a new 18 construction home. We have had no formal mail 19 notification or disclosure from the Village 09:52AM 20 prohibiting our plans, yet there remains 21 consternation on the buyer's side on whether 22 this home can be demolished. This will</p>
<p style="text-align: center;">11</p> <p>1 forward to building a new home on 844. We are 2 scheduled to close in 2 weeks' time on June 19, 3 2020. However, there is strong concern and 4 reluctance on the buyer's side to close given 5 the moratorium on home demolition in the Robbins 6 Park Historic District. While we understand and 7 respect the need to protect historically 8 significant homes in Robbins Park, our home on 9 Lincoln Street is outside of the Historic 09:46AM 10 District. We understand there is some 11 discussion as of late regarding which homes will 12 fall into this category outside of the district. 13 However, there are many implications for us and 14 potential buyers who are looking to invest, 15 beautify, and build in Hinsdale. 16 When we purchased this home, my 17 wife and I completed all the necessary due 18 diligence including soil testing, preplan 19 review, and preliminary engineering plans. 09:51AM 20 During our lengthy due diligence process, we 21 determined the various parameters to build a new 22 home on this lot with the Village. There was no</p>	<p style="text-align: center;">13</p> <p>1 undoubtedly jeopardize the closing of this home. 2 Unfortunately, we have been 3 accruing holding costs during the pandemic, 4 which is understandable given the crisis our 5 nation is facing which is out of our control. 6 Now that we have found a buyer, we are at 7 another standstill. We are looking to create a 8 win-win situation for the excited buyers, for us 9 as homeowners/sellers, and for the neighborhood 09:54AM 10 as a whole. We have had some neighbors inquire 11 when we would start the process of knocking down 12 the home and beautifying this corner lot. 13 Since this has all happened 14 unexpectedly and after having purchased this 15 property, we are humbly and respectfully 16 requesting that 844 South Lincoln be exempt from 17 any inhibition to construct a new home on this 18 property since it is demolition quality. 19 Thank you for taking the time to 09:54AM 20 better understand our perspective and the 21 implications this may have on various homeowners 22 in Hinsdale. Since the buyer's attorney just</p>

<p style="text-align: center;">14</p> <p>1 made us aware of this situation, time is of the 2 essence since the scheduled closing is imminent 3 We greatly appreciate your time and 4 kindly request your assistance in resolving this 5 matter. 6 CHAIRMAN CASHMAN: All right. 7 Thank you. Our next speaker would be Julie 8 Sutton at 131 South County Line. Julie Sutton. 9 MS. SUTTON: Hi. This is Julie Sutton. 07:52PM 10 CHAIRMAN CASHMAN: Hi, Julie. 11 MS. SUTTON: I am a Realtor in town. 12 Can you hear me okay? 13 CHAIRMAN CASHMAN: Yes. I can hear 14 you, Julie. 15 I used to be able to hear you. 16 Julie? Julie, we lost you. 17 MS. SUTTON: I apologize. This is 18 Julie Sutton. We had a connection challenge. 19 Am I able to speak? 07:53PM 20 CHAIRMAN CASHMAN: Yes. Yes. I can 21 hear you now. Please proceed. 22 MS. SUTTON: So I just want to say for</p>	<p style="text-align: center;">16</p> <p>1 some of these homes are selling at 60 percent of 2 their average list price. Homes built between 3 1905 and 1922 in this Historic District, they 4 are facing an extreme market time as well. 5 So I just wanted to put the data 6 out there for people to consider that sellers 7 with homes of these ages are already facing 8 significantly lower demand than other homes in 9 town, and I think we all just need to really 07:55PM 10 think about any further restrictions on what it 11 will do to these sellers. 12 MR. KRILLENBERGER: What were the ages 13 of the homes that you are using to accumulate 14 this data? 15 CHAIRMAN CASHMAN: Please, callers that 16 are on the conference call, if you are not 17 speaking, would you please mute your phones. 18 Julie, if you wanted to answer 19 Jim's question. 07:56PM 20 MS. SUTTON: Could you please repeat 21 the question. I couldn't hear. 22 MR. KRILLENBERGER: Yes. Hi, Julie.</p>
<p style="text-align: center;">15</p> <p>1 the record that as a Realtor I am very neutral. 2 I respect both positions on this issue, but I 3 wanted to dive into the data and explore simply 4 the supply and the demand facing this issue. 5 The data will support that there is 6 higher than average market times and lower sales 7 to list ratios for homes that are 75 to 100 and 8 older. These are two big indicators of low 9 demand. These sellers of these homes in many 07:54PM 10 cases are already facing significantly than 11 lower demand and any further restriction on 12 their ability to sell could be very challenging 13 for them. 14 I have all the data that would 15 support this. It's a little bit minutia, shall 16 I go into it or does that suffice? I'm happy to 17 email all of the data. In a nutshell, the 18 median Hinsdale market time has hovered around 19 100 days for 4 consecutive years. Homes that 07:54PM 20 were built between 1893 and 1898 are seeing 21 average market time over multiple years, in some 22 cases 410 to 786 days. In addition to that,</p>	<p style="text-align: center;">17</p> <p>1 This is Jim Krillenberger. Jotting down your 2 statistics, what was the age of the homes that 3 you used to accumulate your data of market time 4 and selling price to list? 5 MS. SUTTON: Sure. So I used the 6 closed MLS data in the Historic District over 7 last handful of years. Your question was 8 specifically what the data was? 9 MR. KRILLENBERGER: What year? You 07:56PM 10 said it at the beginning. I just didn't jot it 11 down. These were -- 12 MS. SUTTON: Right. I broke it up into 13 three different sections. So section one would 14 be homes built between 1893 and 1898. Over the 15 last handful of years, there were four homes; 16 441 East 3rd, 224 East 1st, 120 East 5th, and 17 425 East 3rd. 18 MR. KRILLENBERGER: Okay. Thank you. 19 MS. CRNOVICH: Those four homes saw 07:57PM 20 market times ranging up to 786 days. And two of 21 those homes sold at 60 percent of their original 22 list price. None of these were listed as</p>

<p style="text-align: center;">18</p> <p>1 teardowns. They were all listed on the open 2 market on public MLS as existing single-family 3 homes. 4 The second section were homes built 5 between 1905 and 1922. There were six of them. 6 I emailed this. I forwarded this email to the 7 Planning Commission, PC@VillageofHinsdale.org. 8 These addresses were 324 South Elm, 311 South 9 Oak, 219 East 1st, 419 South Oak, 718 South 10 Park, 716 South Oak. Again -- 11 CHAIRMAN CASHMAN: Julie, I think it 12 would be helpful, that could be in the stack of 13 emails that Robb and Chan are going to go 14 through; but we will look for that information. 15 If you could, I would like to make sure we have 16 that information. So, Chan, we could check on 17 that after the meeting to make sure we received 18 that. 19 If not, Julie, we will reach out to 20 you to see if you will send us a copy. We are 21 kind of at the end of 5 minutes. I appreciate 22 your input.</p>	<p style="text-align: center;">20</p> <p>1 this matter. 2 Next I have an email from or a 3 letter from David Peckenpaugh and Robert 4 Peckenpaugh from 429 South County Line Road. 5 My dad, Robert Peckenpaugh, moved 6 our family to Hinsdale in 1959 and purchased 7 this home on County Line in the year 1965. He 8 owned the house and lived there until his death 9 in May 2019. The property was put up for sale 10 in the fourth quarter last year and remains on 11 the market today. 12 Before putting it up for sale, we 13 had an appraisal done indicating there was no 14 real value in the home and that the appraisal 15 was for land only. The Realtors we have worked 16 with agreed and they have both stated the only 17 value in this sale will be the land. After 18 almost a one year time period on the MLS we have 19 had very little interest in the property with 20 only 2 showings. While this was a wonderful 21 home for our family, over the years it has 22 deteriorated inside and out including a</p>
<p style="text-align: center;">19</p> <p>1 MR. JABLONSKI: Can I ask Julie one 2 question before we let her go? 3 CHAIRMAN CASHMAN: Yes. 4 MR. JABLONSKI: At these distressed 5 prices in the last handful of years, has a 6 single home sold to someone who has attempted to 7 rehab it? 8 MS. SUTTON: To my knowledge, all of -- 9 No. Some of these have been rehabbed, but it 10 was after they sat for an extremely long time 11 and they sold at quite a discount. 12 MR. JABLONSKI: Thank you. 13 CHAIRMAN CASHMAN: Thank you, Julie. 14 All right. 15 Robb, did you want to read the 16 next. 17 MR. MC GINNIS: Sure. This is from 18 Jane Hardies. Dear Hinsdale Plan Commissioners: 19 Please vote to approve a demolition moratorium 20 for historic Hinsdale homes to keep the 21 character of our Village intact. 22 Thank you for your consideration in</p>	<p style="text-align: center;">21</p> <p>1 foundation that leaks in multiple areas. We 2 think most would agree that outside of the 3 family memories, there is simply nothing of 4 historical value or character worth saving. As 5 such, if it doesn't sell by the end of the 6 summer, we had planned to tear down the house 7 ourselves to focus on the large, beautiful, 8 open-wooded lot located in a great neighborhood. 9 My brother is a licensed architect 10 and he estimated that it would cost at least 11 \$350,000 to bring the existing home up to the 12 Hinsdale finish and layout standards. The 13 investment, however, would never be paid back as 14 the economics simply are not feasible to make a 15 remodel work at any cost (low ceilings and 16 outdated floor plan). As trustee of my father's 17 trust that owns this property, I have the 18 responsibility to the six beneficiaries to 19 manage and distribute the assets in a timely 20 manner. With all the uncertainties in the 21 economy today, we are trying to make this sale 22 as soon as we can. It appears like the activity</p>

<p style="text-align: center;">22</p> <p>1 is again picking up, so it is important that we 2 are positioned to make a sale. If there is any 3 doubt that the house can be torn down, the value 4 of the property could be negatively affected 5 bringing undue economic hardship to the family. 6 Therefore, on behalf of my 7 siblings, we are asking that 429 South County 8 Line be excluded from the potential temporary 9 moratorium as it is an older home but clearly 10 not of historic value. Thank you for your 11 attention, and I appreciate anything you can do 12 for our cause. 13 CHAIRMAN CASHMAN: All right. Thank 14 you. 15 So our next speakers are Alexa and 16 Marco Piemonte, 419 South Oak. Alexa and Marco 17 Piemonte, 419 South Oak. Yes. Alexa and Marco 18 Piemonte, are you available to speak? These are 19 the residents, the new owners, of 419 south Oak 20 Street. 21 Okay. So not hearing from Alexa or 22 Marco Piemonte, we will move on to Ashley Baird.</p>	<p style="text-align: center;">24</p> <p>1 stick with the callers. The next would be Peggy 2 Sayre, Sayre -- I'm not sure how she says her 3 last name -- with the Dawn McKenna Group. 4 Peggy, are you available to speak? Peggy? Is 5 Peggy -- I don't know if it's Sayre or Sayre 6 from the Dawn McKenna Group. Peggy, are you 7 interested in speaking? 8 MS. MC KENNA: She also just wanted 9 to sign in to listen. Anybody from the Dawn 10 McKenna Group is just here to listen to the 11 facts and support. 12 CHAIRMAN CASHMAN: All right. Thank 13 you very much. 14 The next would be Susan Driscoll at 15 844 South Garfield Street. Susan Driscoll, 16 844 South Garfield Street. Susan, are you 17 available to speak? Susan Driscoll? Susan? 18 One more try, Susan Driscoll, 844 South 19 Garfield, would you like to provide public 20 comment? 21 Okay. Hearing no response, we will 22 move to Laura Rooney from the Bryan Bomba Group.</p>
<p style="text-align: center;">23</p> <p>1 Ashley, can you hear me? Are you available to 2 speak? Ashley Baird, are you available to 3 speak? 4 Brad, are we doing okay on the 5 conference call? Are you able to hear people on 6 the line? 7 MR. BLOOM: I've not heard anyone 8 respond to you. We do have about 30 people on 9 the conference call line now. 10 CHAIRMAN CASHMAN: Okay. So we are 11 listening. We want to hear from Ashley Baird. 12 MR. MARRS: Steve, just for a reminder, 13 if they do come on, make sure they were 14 previously sworn. 15 CHAIRMAN CASHMAN: Ashley? 16 MS. BAIRD: Hello? Yes. I'm here with 17 the Dawn McKenna Group. I'm hear to listen to 18 the facts. I don't want to speak at this point. 19 CHAIRMAN CASHMAN: Okay. All right. 20 Thank you, Ashley. 21 MS. BAIRD: Thank you. 22 CHAIRMAN CASHMAN: Okay. So we will</p>	<p style="text-align: center;">25</p> <p>1 Laura Rooney. 2 MS. ROONEY: Hi, there. I also am just 3 listening in to get more information this 4 evening. Thank you. 5 CHAIRMAN CASHMAN: Okay. Thank you, 6 Laura. 7 Next would be Becky Langbein. 8 Becky Langbein, L-a-n-g-b-e-i-n. There is no 9 address listed. 10 MS. LANGBEIN: Yes. Hi. 11 CHAIRMAN CASHMAN: Were you part of the 12 swearing in? 13 MS. LANGBEIN: Yes. 14 CHAIRMAN CASHMAN: Okay. Thank you. 15 MS. LANGBEIN: Sure. I'm here to speak 16 on behalf of my parents, Bill and Jane 17 Blomquist, who cannot attend tonight for medical 18 reasons. They live at 22 West 5th Street. 19 That's also where I grew up. We submitted a 20 written letter, which I believe will be read 21 later, but I wanted to -- My mom sent a letter, 22 but I wanted to reiterate some of the key points</p>

<p style="text-align: center;">26</p> <p>1 given how misguided we believe the moratorium to 2 be.</p> <p>3 So my parents' home at 22 West 5th 4 Street is very, very old. Its interior design 5 is abysmal versus contemporary standards. It 6 may even be dangerous. And no one would buy 7 this structure without having to put in huge 8 sums of money to upgrade it. The footprint and 9 exterior of the house are outdated and an 10 interior renovation would never meet modern 11 standards. As a result, no regional buyer would 12 purchase my parents' property even if they could 13 not tear down the existing structure.</p> <p>14 As Julie mentioned earlier, as you 15 can see from the recent real estate data, homes 16 up to the age that are being considered for the 17 moratorium are already at a significantly 18 reduced demand. It doesn't take a big stretch 19 of the imagination to predict how much lower 20 demand there would be if such a moratorium were 21 in place. The moratorium could wipe out the 22 equity in the real estate value that my parents</p>	<p style="text-align: center;">28</p> <p>1 Causing financial ruin and personal 2 pain to a minority of homeowners so that others 3 can enjoy the charming history and the character 4 of Hinsdale is not representative of the values 5 of the community that I grew up and that my 6 parents contributed to for the last 35 plus 7 years.</p> <p>8 A demolition moratorium also is 9 going to harm to the value of real estate across 10 Hinsdale. I don't think there is a clear 11 benefit. If there is data that supports that, I 12 would love to hear it during the meeting. I 13 think there is a significant possibility that 14 buyers will fear command-and-control 15 policymaking like the proposed moratorium with 16 very limited notice.</p> <p>17 It endorses the belief that 18 Hinsdale's trapped in the past on other issues 19 in addition to real estate policies especially 20 considering the current zeitgeist. There is 21 potential dilapidation of old homes in the 22 community serving as eyesores. Homes don't last</p>
<p style="text-align: center;">27</p> <p>1 have carefully built up over the decades, over 2 the past 36 years that they have lived in 3 Hinsdale, on the expectation that they could 4 sell to someone who wanted to build a new house 5 on the land.</p> <p>6 A moratorium also means that, if 7 they can't sell their property and can't 8 demolish the existing structure, they would have 9 to put in an astronomical sum of money into 10 their aging home to keep it safe and standing. 11 They need that money for other purposes. As I 12 mentioned, they have lived in Hinsdale in their 13 home for 36 years. My father was an active 14 member of the community. He was a Village Board 15 trustee. He was a Plan Commission member. He 16 was a Zoning Board member. He's been suffering 17 from Parkinson's disease for the last 16 years 18 and requires special medical care at huge 19 personal expense. The financial impact of any 20 longer-term moratorium on demolition would 21 impact the quality and availability of my dad's 22 care and essentially accelerates his death.</p>	<p style="text-align: center;">29</p> <p>1 forever even if certain people listening if you 2 don't live in them would like them to. It could 3 easily contribute to lower home values for 4 everyone in the community.</p> <p>5 I am confident there are other 6 techniques that the Commission and the Village 7 can pursue, and there is likely a win-win 8 solution here that doesn't involve ruining the 9 welfare of community members especially senior 10 citizens like my parents.</p> <p>11 I think the timing of this proposal 12 is highly questionable. Why seek to do 13 financial damage to potential home sellers now 14 while the markets are in turmoil and nonreal 15 estate investment values are highly volatile and 16 often it's been decimated.</p> <p>17 We are on the cusp of the largest 18 recession this country has seen in years. I'm 19 certain that the Commission is not intending to 20 be malicious with this proposal, but it 21 certainly feels that way as you listen to the 22 responses. Causing financial pain and physical</p>

<p style="text-align: center;">30</p> <p>1 suffering to certain members of the community in 2 order to make that drive through the town softer 3 on the eyes for others seems arbitrary and 4 capricious for both myself and my parents. So 5 thank you for your time. 6 CHAIRMAN CASHMAN: Thank you, Becky. 7 Could you repeat the name, the address? Was it 8 22 West? 9 MS. LANGBEIN: Yes. 22 West 5th 10 Street. 11 CHAIRMAN CASHMAN: Thank you very much. 12 MS. LANGBEIN: Thank you. 13 CHAIRMAN CASHMAN: Okay. Robb? 14 MS. PIEMONTE: Excuse me. I'm sorry. 15 This is Alexa Piemonte. I was dropped out of 16 the phone call, I apologize. 17 CHAIRMAN CASHMAN: Okay. Alexa, we are 18 going to read one; and then we will come back to 19 you. 20 MS. PIEMONTE: Sure. Thank you so 21 much. 22 CHAIRMAN CASHMAN: Sure.</p>	<p style="text-align: center;">32</p> <p>1 cliché as a split-level in ten years. Houses 2 designed by beloved architect Harold Zook are 3 fast disappearing. Replacement homes usually 4 have not a hint of the delight inspired by a 5 Zook home. The teardown process also needs to 6 be examined. For example, it has taken three 7 years for the home next door to me to be 8 completed. The older home was purchased in 2017 9 and sat vacant for a year while weeds grew and 10 the property languished. When it was finally 11 demolished, two years went by before it was 12 finished. The constant presence of construction 13 vehicles, noise, as well as six-foot tall weeds 14 and construction dust made the process a 15 nightmare for my family and me. The Village was 16 attentive to our complaints, but the 17 developer/resident should never have been 18 allowed so much time to complete construction. 19 I fully support a moratorium on 20 teardowns. Enough already. Too much of our 21 housing stock and our history is gone. Perhaps 22 there is still time to save the homes of</p>
<p style="text-align: center;">31</p> <p>1 MR. MC GINNIS: This one is from 2 Melissa Ehret. I don't have an address here. 3 In my 26 years living in Hinsdale, 4 I have seen many houses fall to bulldozers. 5 Some were tired old frame houses. Some were 6 1950s ranches. Some were beautiful old 7 structures whose only sin was having been 8 constructed on a large, desirable lot. In many 9 cases, the replacement homes were beautiful and 10 architecturally compatible with neighboring 11 houses. In other situations, the houses were 12 lot-gobbling, vulgar monuments to greed, with no 13 contextual design reference to the neighborhood. 14 And now, it appears three stars in 15 our firmament of historic homes will be 16 demolished. Residences I never thought would be 17 vulnerable to replacement. This. Must. Stop. 18 Our Village has seen too much wanton destruction 19 of homes. Our history is at risk. Homes with 20 charm and character are crashing down for, among 21 other things, ubiquitous white farmhouses that, 22 while currently trendy, will be as much of</p>	<p style="text-align: center;">33</p> <p>1 character from out-of-control developers. Thank 2 you for your attention. 3 The next is from Andrew Running. 4 Andrew and Laura Running of 22 South County 5 Line. We are writing to oppose the proposed 6 180-day moratorium on the issuance of demolition 7 permits for any homes designated in the 1999 8 Hinsdale Reconnaissance Survey (herein after 9 'the 1999 Survey') as being either historically 10 'significant' or 'contributing.' We have lived 11 in Hinsdale since 1993. Teardowns have been a 12 subject of discussion and at times controversy 13 as long as we have lived here. While we would 14 not oppose the enactment of additional voluntary 15 incentives to encourage property owners to 16 preserve houses that truly are historically 17 significant and worthy of preservation, there is 18 no need for a sweeping "demolition moratorium" 19 to accomplish that. To forestall the demolition 20 of three prominent homes, the advocates for this 21 demolition moratorium would ban all demolition 22 permits for the vast majority of homes in the</p>

<p style="text-align: center;">34</p> <p>1 Village that are more than 70 years old. The 2 market for older homes in Hinsdale is already 3 depressed. This moratorium would further 4 depress the market values of the hundreds of 5 affected homes, while accomplishing no 6 commensurate public benefit. 7 The proposed 8 moratorium would apply to all homes designated 9 as either "significant" or "contributing" in the 10 1999 Survey. The overbroad nature of any 11 moratorium that includes all "contributing" 12 homes is apparent from the definitions used in 13 preparing the 1999 Survey. Unlike a 14 'significant' home, a 'contributing' home need 15 not have any "[a]rchitectural merit." A 16 "contributing" home "[d]oes not necessarily 17 possess individual distinction but is a historic 18 structure with the characteristic design and 19 details of its period." (Survey Report at 506) 20 Nor does a "contributing" home have to display 21 anything more than a "a fair degree of 22 integrity..." (Id.)" It just has to have "a</p>	<p style="text-align: center;">36</p> <p>1 29 homes were so classified. So in the Robbins 2 Park Historic District, the proposed moratorium 3 would apply to all but 337 of the 368 homes that 4 were at least 50 years old in 1999 (unless, of 5 course, the home has been torn down since 1999). 6 The 1999 Survey was clearly 7 overinclusive in its identification of 8 "contributing" homes. It is entitled to no 9 weight and should not be the basis for any 10 decisions by the Plan Commission or the Board of 11 Trustees. Our home, 22 South County Line Road, 12 is a good example of the arbitrary and 13 capricious classification in the 1999 Survey. 14 The survey classifies our home as 15 "contributing," presumably because the Survey 16 lists it as having been constructed in 1915. 17 (Our next-door neighbor, 12 South County Line 18 Road, which was constructed by the same builder 19 a few years earlier, is classified as 20 "non-contributing" because the survey 21 erroneously lists it as having been constructed 22 in the "1970s.") The Village arranged for the</p>
<p style="text-align: center;">35</p> <p>1 common design with no particular distinction to 2 set it apart from others of its type." (Id.) 3 But the authors of 4 the 1999 Survey, a firm called Historic 5 Certification Consultants, obviously did not 6 adhere to even these minimal requirements for 7 classifying a home as "contributing" versus 8 "non-contributing." For example, in the 9 neighborhood where we live, the Robbins Park 10 Historic District, the 1999 Survey categorizes 11 only 118 of the 484 structures as 12 "non-contributing." And all but 2 of those 13 118 homes were disqualified from the status 14 review simply because they were built after 15 1950. In other words, of the 368 homes in the 16 Robbins Park Historic District that were more 17 than 50 years old, only two were classified as 18 "non-contributing." All of the rest were 19 classified as either "significant," 20 "contributing" or "potentially contributing." 21 While the "potentially-contributing" homes would 22 not be included in the proposed moratorium, only</p>	<p style="text-align: center;">37</p> <p>1 same consulting firm, Historic Certification 2 Consultants, to prepare another historical 3 survey of our home three years after the 1999 4 Survey. In her July 10, 2002, report, Jennifer 5 Kenny classified our home as non-contributing 6 ("NC"). Ms. Kenny's report listed no 7 "significant features" and no "reason for 8 significance." She classified our home as 9 non-contributing because of the "major 10 alterations and/or addition(s)" that have been 11 made to it. 12 In sum, under the proposed 13 moratorium, our home would be classified as 14 "contributing" and subject to the demolition 15 permit ban, even though the Historic 16 Certification Consultants indiscriminately 17 classified the vast majority of the homes built 18 before 1950 as being either "significant" or 19 "contributing" in its 1999 Survey, and even 20 though three years later the same firm concluded 21 our home was actually "non-contributing." 22 Any future modifications to the</p>

<p style="text-align: center;">38</p> <p>1 Zoning Ordinance and Village Code should focus 2 on incentivizing owners to preserve historic 3 homes that are architecturally significant and 4 distinctive. The Village benefits from the 5 continual renewal of its housing base. If the 6 only attribute that distinguishes a home is its 7 age, the Village should not restrict the right 8 of owners to make the highest and best use of 9 their property.</p> <p>08:36PM 10 For the foregoing reasons, the Plan 11 Commission and the Board of Trustees should not 12 adopt the proposed moratorium. Respectfully 13 submitted, Andrew and Laura Running.</p> <p>14 CHAIRMAN CASHMAN: Okay. Thank you. 15 Now we would like to go back to Alexa Piemonte. 16 Alexa?</p> <p>17 MR. PIEMONTE: My wife and I are here.</p> <p>18 CHAIRMAN CASHMAN: Welcome. Were you 19 guys sworn in when we started this?</p> <p>20 MR. PIEMONTE: Yes.</p> <p>21 MS. PIEMONTE: Yes.</p> <p>22 CHAIRMAN CASHMAN: Okay. Thank you.</p>	<p style="text-align: center;">40</p> <p>1 for us. We would never directly expose our 2 pulmonary-compromised daughter to an environment 3 that would have direct impact on her health.</p> <p>4 Prior to us purchasing the property 5 for \$1.86 million on October 11, 2019, the home 6 was vacant and on the market for almost 3 years. 7 The original listing on January 3, 2017, was for 8 4.3 million. The home sold for 2.5 million less 9 than the original asking price. The selling 10 price reflects obvious value in land and the 11 seller understood that there was not much value 12 in the structure of the home. The home was 13 functionally obsolete.</p> <p>14 Like many young families, we are 15 excited to begin our new chapter with our 16 growing family. We closed on our property on 17 October 11, 2019, and worked diligently with our 18 architect to design our dream home. We 19 submitted our plans in early December. Shortly 20 after submitting our plans we heard about the 21 moratorium. We were not at all concerned about 22 our property being part of the potential</p>
<p style="text-align: center;">39</p> <p>1 Proceed.</p> <p>2 MS. PIEMONTE: Thank you.</p> <p>3 CHAIRMAN CASHMAN: We would like to 4 hear your comment now. Would you like to 5 proceed?</p> <p>6 MS. PIEMONTE: Thank you. Sorry. I 7 heard I think somebody else talking.</p> <p>8 CHAIRMAN CASHMAN: The people on the 9 call, if you are not currently speaking, please 10 mute your phones. Thank you.</p> <p>11 MS. PIEMONTE: We are the homeowners of 12 the property located at 419 South Oak. We never 13 had any intentions to rehab. We purchased the 14 property for land and location. The existing 15 home did not have an architect of record, and 16 there was no indication it was historically 17 marked. The home had been vacant for quite some 18 time and was quite deteriorated. At the time of 19 purchase there was obvious mildew in the 20 basement. Our infant had RSV this last December 21 and living in an older home with evident mildew 22 and inhospitable mold would never be an option</p>	<p style="text-align: center;">41</p> <p>1 moratorium. Our plans were already submitted 2 and our home was not historically marked. We 3 were told our plans would need to be reviewed by 4 the Historical Preservation Committee which 5 consisted of an advisory board. Again, we were 6 not concerned.</p> <p>7 How can a board dictate what 8 homeowners can do with their property? When a 9 home warrants rehab, there have been buyers who 10 have consciously made that choice and have done 11 amazing jobs. It should be the homeowners' 12 decision to have their home historically marked. 13 In our opinion, if the home is historically 14 marked, it then becomes part of the historical 15 preservation.</p> <p>16 Preserving the character of the 17 neighborhood is a very subjective standard. It 18 is not the decision of the preservation board or 19 John Bohnen to make decisions or push his 20 beliefs on others. Time is money as they say. 21 Depriving someone of their property rights even 22 for a short time costs them money. Are you</p>

<p style="text-align: center;">42</p> <p>1 willing to pay homeowners for their lost efforts 2 and costs? 3 We chose to move to Hinsdale for 4 many reasons. Schools, family, environment, 5 safety, and of course the progression of the 6 Village. This process has caused a lot of undue 7 stress to our family in a time when the world 8 already is full of outside stressors. We have 9 been extremely patient and want to move forward 10 with our plans. I would hope this is not the 11 way Hinsdale wants to welcome young new 12 families. The proposed moratorium would be 13 putting Hinsdale's growth in jeopardy. Thank 14 you. Thank you. 15 CHAIRMAN CASHMAN: Thank you. Can I 16 clarify one thing. I think you stated it was 17 originally listed in what year for the 18 4.3 million? 19 MS. PIEMONTE: It was listed on 20 January 3rd of 2017 for 4.3 million. 21 CHAIRMAN CASHMAN: And when did you 22 purchase it?</p>	<p style="text-align: center;">44</p> <p>1 reflect the lower market value so that my taxes 2 are reduced? What other compensation are you 3 offering me to reduce the value of my property? 4 Is it fair that only homes built before a 5 certain year are subject to this arbitrary 6 classification? If you were going to impose a 7 moratorium, at least do it on all Hinsdale 8 residents so that we all suffer equally. 9 I am constantly amazed that a small 10 group of people attempt to impose their values 11 and aesthetics on an entire town. You already 12 have control over approval of new homes. If 13 someone buys my lot, takes down my modest home, 14 and builds a much larger home that you approve, 15 the entire neighborhood benefits. The house 16 will be nicer, it will command a higher market 17 value and pay higher taxes and increase the 18 value of all the other homes in the area. This 19 is called progress. If you think homes should 20 be preserved, either state that when people 21 purchase them, or have the town buy them and pay 22 for the upkeep. Does the town want to pay for</p>
<p style="text-align: center;">43</p> <p>1 MS. PIEMONTE: We purchased it on 2 October 11, 2019, for 1.86 million. 3 CHAIRMAN CASHMAN: October 2019, okay. 4 Thank you very much. Okay, Robb. 5 MS. PIEMONTE: Thank you. 6 MR. MC GINNIS: Okay. Our next one is 7 from Phil Allen. I do not have an address here. 8 I recently learned that the Village 9 is contemplating a moratorium on demolition 10 permits for homes in Hinsdale. As a long-time 11 homeowner whose home is listed as "contributing" 12 in a survey done in 1999, I am shocked that the 13 Village is contemplating an action that will 14 immediately lower the value of my property. 15 When I moved to this town and bought my 16 property, I bought a modest home on a nice plot 17 of land hoping that the land value would support 18 my home value. Your action would immediately 19 reduce the options a buyer would have in 20 purchasing my home. I pay significant taxes 21 because of the size of my lot. Are you going to 22 reassess the homes put under the moratorium to</p>	<p style="text-align: center;">45</p> <p>1 my new roof or boiler while I wait for the 2 moratorium to be lifted? Please respect my 3 property rights and do not impose a moratorium. 4 CHAIRMAN CASHMAN: Thank you, 5 Mr. Allen. 6 MR. MC GINNIS: Next this one is from 7 Vera Shively, Vera and Tom Shively on Washington 8 Street. 9 I am sending this comment in 10 support of the demolition moratorium as proposed 11 by the Village Board of Trustees. 12 My husband and I have been 13 residents of Hinsdale since 1987. The historic 14 charm of the Village influenced the decision to 15 make Hinsdale our home. We have seen many 16 beautiful vintage homes torn down over the 17 years. A demolition moratorium is overdue. It 18 is time to take a breath and consider ways to 19 save some of these homes and, by extension, the 20 character of the Village. Many years ago a 21 Hinsdale resident wrote a letter to the editor 22 of The Doings bemoaning the number of teardowns</p>

<p style="text-align: right;">46</p> <p>1 that included this catchy line, "Oak Brook is 2 nice, but we don't need it twice." 3 CHAIRMAN CASHMAN: Thank you. The last 4 one was Shively, correct? 5 MR. MC GINNIS: Correct. 6 CHAIRMAN CASHMAN: Looking at our 7 call-in list, the next people to speak would be 8 Nancy Harvey. Nancy Harvey. Hello, Nancy 9 Harvey, are you available to speak? Nancy 10 Harvey, are you available to speak? Nancy 11 Harvey, H-a-r-v-e-y. 12 Okay. Hearing nothing from Nancy, 13 we will move to Dale Kleber. Dale Kleber? 14 Dale, are you on the line? Dale Kleber. 15 Looking for Dale Kleber. Are you interested in 16 speaking? 17 MR. KLEBER: Yes, Steve, I am. I'm 18 sorry. I was talking to you, and I had the 19 phone on mute. 20 CHAIRMAN CASHMAN: Dale, what's your 21 address? 22 MR. KLEBER: I am at 120 East Walnut</p>	<p style="text-align: right;">48</p> <p>1 very significantly created some incentives to 2 encourage certain design features such as open 3 porches, rear garages, etcetera. We changed the 4 teardown flight construction rules and then put 5 a lot of protections in for neighbors. We 6 advocated hiring a Village Planner, which 7 ultimately was done. And in general, we were in 8 favor of preservation efforts for the Village. 9 So I don't know if there are any 10 old CHART members that are on this online 11 meeting, but my comments will probably come as a 12 bit of a surprise and a little bit of a 13 disappointment. I want to start by saying that 14 the proposed moratorium is a spectacularly bad 15 idea. Obviously, time constraints will not 16 permit a lot of detail. But let me just 17 highlight what I think are the six primary 18 reasons why this is a terrible public policy 19 proposal. 20 First of all, the moratorium, as 21 other people spoke to, is a very draconian 22 restriction of individual property rights; and</p>
<p style="text-align: right;">47</p> <p>1 Street. I've been a resident in Hinsdale for 2 29 years. My wife Margie is sitting with me. 3 CHAIRMAN CASHMAN: Okay. 4 MR. KLEBER: I wanted to cover all -- 5 This is a little bit like déjà vu all over again 6 for us. We have been very active in the 7 community. My wife is actually currently the 8 president of District 181. But in 1995 and 9 1997, I led a grassroots group of about 10 750 people, which was known as CHART; and that 11 stood for Citizens of Hinsdale Advocating 12 Responsibility in Teardowns. We received 13 national media attention and were responsible 14 for driving a large number of positive changes 15 in the Hinsdale Zoning Code and Building Code 16 ordinances. We reduced the size of homes going 17 in, you know, overbuilding on small lots. We 18 closed some loopholes in the FAR. We changed 19 side yard, front yard, rear yard setbacks, 20 height and elevation away from a one-size-fits 21 all to have it proportional to lot size. We 22 reduced the perception of bulk. We actually</p>	<p style="text-align: right;">49</p> <p>1 it can lead down a very slippery slope. 2 Moratoriums turn into design review committees, 3 turn into Certificates of Appropriateness, and 4 many other restrictions on property that I don't 5 think is in keeping with the majority of the 6 views in Hinsdale. Again, that's my personal 7 opinion. 8 I can tell you from experience in 9 1995 and 1997 a moratorium is an extremely 10 divisive policy. It absolutely polarized the 11 residents. Friends stopped talking to each 12 other. We had threats made. I was sort of on 13 the side -- I didn't really support a 14 moratorium, but our organization was certainly 15 kind of identified as pushing for that. We had 16 threats on our answering machines. I had my 17 employer Howard Dean was contacted by a builder 18 in the Village who suggested that he fire me 19 because I was spending too much time on CHART. 20 So the third reason is the 21 moratorium is absolutely poorly conceived. It's 22 a very vague proposal. It's founded on a</p>

<div>50</div> <div>1 20-year-old obsolete property survey, which</div> <div>2 other people have said the classification of</div> <div>3 structures as significant or contributing</div> <div>4 appears very arbitrary and capricious. I will</div> <div>5 have a little more on that.</div> <div>6 The proposed moratorium, frankly,</div> <div>7 appears to be a very reactive policy. I don't</div> <div>8 want to use the word knee jerk, but I think it's</div> <div>9 been triggered by these three homes. They are</div> <div>08:32PM 10 beautiful homes from the street, but that's just</div> <div>11 one aspect of the whole decision as to whether a</div> <div>12 home should be torn down or can be preserved. I</div> <div>13 think this is a reactive this policy. It's been</div> <div>14 pushed through. It's been pushed through very</div> <div>15 quickly. I don't think there has been any</div> <div>16 attempt to identify whether there is a consensus</div> <div>17 of the Village or broad support from this. I</div> <div>18 think that, frankly, should come first.</div> <div>19 Somebody else touched on this, that</div> <div>08:32PM 20 a proposed moratorium in a lot of these</div> <div>21 preservation ordinances, if they are in the</div> <div>22 nature of a stick rather than a carrot, it</div>	<div>52</div> <div>1 such a restriction on property rights that it</div> <div>2 absolutely should not be done on Zoom. There</div> <div>3 ought to be full and robust public discussion in</div> <div>4 a live forum. I'm a lawyer as well. I think</div> <div>5 there have been procedural problems. I asked to</div> <div>6 be able to cross-examine witnesses. There are</div> <div>7 no witnesses. And you know, this is a real</div> <div>8 problem, this format.</div> <div>9 Let me go to the heart of the</div> <div>08:34PM 10 problem. I can talk on lots of issues, but the</div> <div>11 heart of the problem is this whole policy is</div> <div>12 founded on the survey that was done. It's</div> <div>13 21-year-old data as we know. The Hinsdale</div> <div>14 Certification Consultant, the firm that did it,</div> <div>15 they don't exist anymore.</div> <div>16 CHAIRMAN CASHMAN: You have to wrap it</div> <div>17 up.</div> <div>18 MR. KLEBER: Okay.</div> <div>19 CHAIRMAN CASHMAN: Sorry.</div> <div>08:34PM 20 MR. KLEBER: The online document I</div> <div>21 reviewed -- There were no individual signed</div> <div>22 report, no credentials. There were no CVs</div>
<div>51</div> <div>1 really asks the owners of historic properties to</div> <div>2 bear all the financial burdens of Village-wide</div> <div>3 preservation efforts.</div> <div>4 If the Village is really serious</div> <div>5 about preserving older homes, historic homes,</div> <div>6 just preserving the charm of the Village, then</div> <div>7 the whole Village should bear that; and that</div> <div>8 might come down to actually line items in the</div> <div>9 budget that may well increase taxes if the</div> <div>08:33PM 10 people are willing to pay for that.</div> <div>11 But I think I have been a party to</div> <div>12 conversations where it seems that people are</div> <div>13 very, certain people are very favorable for</div> <div>14 preservation as long as it doesn't cost them</div> <div>15 anything, as long as it's on somebody else's</div> <div>16 back.</div> <div>17 CHAIRMAN CASHMAN: That's about 4</div> <div>18 minutes.</div> <div>19 MR. KLEBER: What's that, 4 minutes?</div> <div>08:33PM 20 CHAIRMAN CASHMAN: It's been 4 minutes,</div> <div>21 just a heads-up.</div> <div>22 MR. KLEBER: Got it. Lastly, this is</div>	<div>53</div> <div>1 provided. And so there is a highly arbitrary --</div> <div>2 25 percent of the Village was affected. Highly,</div> <div>3 highly arbitrary classification system.</div> <div>4 And I can tell you, I went through</div> <div>5 just on my own unscientific survey on my block.</div> <div>6 I walked it with the survey in my hand. It was</div> <div>7 replete with errors. There were three houses</div> <div>8 that had since been torn down. There was one</div> <div>9 house, there was an address that doesn't even</div> <div>08:35PM 10 exist. And one house was misclassified as being</div> <div>11 a 1935 house when it was actually built in 1998.</div> <div>12 CHAIRMAN CASHMAN: Thank you. We</div> <div>13 appreciate your comments, and I think we get the</div> <div>14 gist. I appreciate you calling and providing</div> <div>15 your input. Thanks, Dale.</div> <div>16 MR. KLEBER: Thank you, Steve.</div> <div>17 CHAIRMAN CASHMAN: Okay. Robb?</div> <div>18 MR. MC GINNIS: Next we have one from a</div> <div>19 former Plan Commission Jim Brody. Jim is on</div> <div>08:35PM 20 North Street. I don't remember his address and</div> <div>21 it's not here.</div> <div>22 As a former member of the Hinsdale</div>

<p style="text-align: center;">54</p> <p>1 Plan Commission, I would like to share my 2 thoughts regarding the possible moratorium on 3 teardowns in the Village. As an architect and 4 consulting engineer, I personally know the 5 significance of older residential and commercial 6 structures. In my career, I have completed due 7 diligence reports on many older commercial 8 facilities, as well as residential, designed and 9 built additions to older homes, and have 10 first-hand knowledge of what it takes 11 financially and physically to bring older 12 properties into the modern age and also be code 13 compliant. 14 In my humble opinion, I believe 15 most individuals don't have the understanding of 16 what it takes to rehab an older residence. The 17 costs of construction usually exceeds what was 18 initially stated, a result of unknown conditions 19 which led to additional expenses and the 20 inevitable change orders by the contractors. I 21 have witnessed many new technological advances 22 in my 40 years in the "building business."</p>	<p style="text-align: center;">56</p> <p>1 to live, but I cannot live my life based on a 2 third party deciding if my home can be 3 demolished or not. The United States was not 4 founded by central planners. Respectfully, Jim 5 Brody. 6 CHAIRMAN CASHMAN: Thank you, 7 Mr. Brody. 8 MR. MC GINNIS: Our next is from Susan, 9 a resident of a historical Zook home in 10 Hinsdale. I do not have an address here. 11 I would love to see our Village 12 preserve its charming history with protecting as 13 many historical homes as possible. It saddens 14 me to see old homes being destroyed regularly. 15 I also think it is not environmentally 16 responsible to tear down and build new. I 17 support any attempts to stop demolition and 18 instead encourage restoration of old homes. 19 It is becoming embarrassing for 20 Hinsdale with the "teardown culture" and I have 21 encouraged friends who are interested in living 22 in historical areas with beautiful architecture</p>
<p style="text-align: center;">55</p> <p>1 Also, another issue is finding qualified 2 tradesmen with knowledge of older homes can be 3 difficult and time-consuming. Charm, afterall, 4 is really having a deep checkbook. 5 We tried to sell our house and were 6 informed by potential buyers it wasn't up to the 7 expectations for Hinsdale. We were then told it 8 was a teardown. Finally today, after 33 years 9 in our 100-year-old house, which I remodeled 10 years ago and now is outdated, and with the land 11 more valuable than the house, I strongly oppose 12 anyone telling me I cannot sell my house to a 13 builder who is reacting to market forces. Why 14 should I be subject to any delay in selling when 15 my neighbor who doesn't have a 100-year-old 16 house can sell in a timely fashion? I want to 17 move on with my life and I don't need government 18 setting a moratorium as to when and if our house 19 can be knocked down. This puts us at a huge 20 disadvantage trying to attract a potential 21 buyer. 22 Hinsdale remains a wonderful place</p>	<p style="text-align: center;">57</p> <p>1 to instead explore communities like Riverside, 2 LaGrange, Western Springs, and Glen Ellyn. 3 Thank you, Susan. 4 CHAIRMAN CASHMAN: Thank you, Susan. 5 Our next caller would be Sarah 6 Zielke, Z-i-e-l-k-e. Sarah Zielke. 7 MS. ZIELKE: Yes. My husband Michael 8 and I are here. We live in the Robbins District 9 and we are just interested in hearing both sides 10 of the argument. 11 CHAIRMAN CASHMAN: Sarah, could you 12 state your address; and then repeat what you 13 said. 14 MS. ZIELKE: Yes. We are at 110, 110 15 East 7th Street. My husband Michael and I live 16 in the Robbins District, and we just dialed in 17 to hear both sides of the argument. 18 CHAIRMAN CASHMAN: Okay. Thank you, 19 Sarah and Michael. 20 MS. ZIELKE: Thank you. 21 CHAIRMAN CASHMAN: Okay. Robb? 22 MR. MC GINNIS: This is from Susan</p>

<p style="text-align: center;">58</p> <p>1 Claffy, 704 West Chicago.</p> <p>2 By signing below I am indicating my</p> <p>3 opposition to the moratorium on teardowns in the</p> <p>4 Robbins Historic District as well as elsewhere</p> <p>5 from the Village of Hinsdale. This moratorium</p> <p>6 was discussed by Tom Cauley at the Village</p> <p>7 Trustees meeting Wednesday, February 26, 2020,</p> <p>8 and also referred to by John Bohnen at the</p> <p>9 Hinsdale Preservation Committee meeting on</p> <p>09:03PM 10 Wednesday, March 4, 2020.</p> <p>11 I am vehemently opposed to the lack</p> <p>12 of notice given to the residents of the Robbins</p> <p>13 Historic District as well as the remainder of</p> <p>14 the Village. I believe that the residents of</p> <p>15 the Robbins Historic District are woefully</p> <p>16 uninformed about the ramifications of the</p> <p>17 Historic District, both positive and potentially</p> <p>18 negative. Information needs to be disseminated</p> <p>19 before any actions are taken so that the</p> <p>09:03PM 20 townspeople can express their support or lack of</p> <p>21 support prior to any action.</p> <p>22 I believe this moratorium has a</p>	<p style="text-align: center;">60</p> <p>1 Avenue.</p> <p>2 CHAIRMAN CASHMAN: Thank you. Okay.</p> <p>3 Let's see here, our next speaker would be Jen</p> <p>4 Reenan, 794 South Elm. Jen Reenan. I apologize</p> <p>5 again if I've been slaughtering people's names.</p> <p>6 Jen, can you hear me? Are you</p> <p>7 commenting? Jen Reenan, R-e-e-n-a-n. Jen</p> <p>8 Reenan, would you like to speak? One more time,</p> <p>9 Jen Reenan, R-e-e-n-a-n, 794 South Elm. Do you</p> <p>08:42PM 10 care to comment?</p> <p>11 Hearing none, we will move on. The</p> <p>12 next would be Jeff Allen. Jeff Allen,</p> <p>13 A-l-l-e-n.</p> <p>14 MR. ALLEN: I'm actually calling in to</p> <p>15 comment on the IBLP Ryan issue.</p> <p>16 CHAIRMAN CASHMAN: Okay. If you want</p> <p>17 to hold, we will get to you. Let me make a note</p> <p>18 of that.</p> <p>19 Also, your public comments is not</p> <p>08:42PM 20 available for that subject as well online.</p> <p>21 CHAIRMAN CASHMAN: Pardon me, Jeff,</p> <p>22 what did you say there about the Ryan project?</p>
<p style="text-align: center;">59</p> <p>1 potentially detrimental impact to property</p> <p>2 values as well as negative economic impact to</p> <p>3 the Village as the Village will no longer be as</p> <p>4 appealing to incoming residents.</p> <p>5 I am in support of the Hinsdale</p> <p>6 Preservation Committee in its mission to</p> <p>7 preserve the character of the town. I welcome</p> <p>8 the process whereby the committee can give</p> <p>9 constructive thoughts and ideas to petitioners</p> <p>09:04PM 10 looking for a Certificate of Appropriateness. I</p> <p>11 support the advisory nature of the committee.</p> <p>12 I certify I am a resident of the</p> <p>13 Village of Hinsdale and have indicated my</p> <p>14 address or, if not, I am signing indicating the</p> <p>15 reason for my interest in this matter. I am</p> <p>16 also certifying that I am at least 18 years of</p> <p>17 age.</p> <p>18 This was part of the survey I</p> <p>19 think.</p> <p>08:40PM 20 CHAIRMAN CASHMAN: Does she have an</p> <p>21 address on there, Robb?</p> <p>22 MR. MC GINNIS: 704 West Chicago</p>	<p style="text-align: center;">61</p> <p>1 MR. ALLEN: Your public comments link</p> <p>2 points to the moratorium .pdf. There is no</p> <p>3 IBLP.</p> <p>4 CHAIRMAN CASHMAN: I'm not sure what</p> <p>5 you are referring to. On the Village website?</p> <p>6 MR. ALLEN: That's correct.</p> <p>7 MR. YU: It is actually there. If you</p> <p>8 go under the Plan Commission website, the date,</p> <p>9 the row that's 6-10-20, you will see agenda</p> <p>08:43PM 10 packet and then the more link. If you click</p> <p>11 more, you will see the Ryan Company additional</p> <p>12 documents as of 4:30 today.</p> <p>13 MR. ALLEN: So mouse over that link,</p> <p>14 and what file name do you see?</p> <p>15 MR. YU: The end of file is called</p> <p>16 Public Comments -- oh -- moratorium. Okay. I</p> <p>17 see. I see what you are saying.</p> <p>18 CHAIRMAN CASHMAN: All right. Thanks,</p> <p>19 Jeff.</p> <p>08:44PM 20 MR. YU: Thank you. We will get that</p> <p>21 sorted.</p> <p>22 CHAIRMAN CASHMAN: And then we will</p>

<p style="text-align: center;">62</p> <p>1 make sure to get you involved, Jeff, so when we</p> <p>2 get to the Ryan portion of the meeting.</p> <p>3 MR. ALLEN: What is your deadline on</p> <p>4 the moratorium till you guys kick it over to</p> <p>5 another date?</p> <p>6 CHAIRMAN CASHMAN: We are going to go</p> <p>7 on this agenda item for another half hour, till</p> <p>8 about 9:15. Then we will take a quick break,</p> <p>9 and then we will start with the Ryan Company's</p> <p>10 application.</p> <p>11 MR. ALLEN: Okay. Thank you.</p> <p>12 CHAIRMAN CASHMAN: Skipping, we will</p> <p>13 go, the next is Jim Prisby, 565 North Vine</p> <p>14 Street. Jim, can you hear me?</p> <p>15 MR. PRISBY: Yes. Hello, everybody.</p> <p>16 CHAIRMAN CASHMAN: Hi, Jim.</p> <p>17 MR. PRISBY: Just checking in tonight</p> <p>18 just to get everybody's opinion, 565 North Vine</p> <p>19 Street. Also, I am a HPC member. So I just</p> <p>20 wanted that out there so everyone knew for</p> <p>21 anyone that did not know.</p> <p>22 Like I said, just checking in,</p>	<p style="text-align: center;">64</p> <p>1 Jim. Robb?</p> <p>2 MR. MC GINNIS: Next is from Phil and</p> <p>3 Renee Mumford at 406 East 3rd Street.</p> <p>4 Dear Village of Hinsdale: No, it</p> <p>5 is not too late for a moratorium. Teardown</p> <p>6 fever began many decades ago.</p> <p>7 Property owners and potential</p> <p>8 buyers should not be forced into historic</p> <p>9 preservation contingencies. All the belly-</p> <p>10 aching about demolition of historic homes seems</p> <p>11 to occur after historic properties have been</p> <p>12 sold. Too late!</p> <p>13 Our opinion is property rights</p> <p>14 supersede historic preservation dreams that</p> <p>15 should have become a reality in, oh, say 1990</p> <p>16 when teardowns began in earnest.</p> <p>17 It's too late, Hinsdale. It's time</p> <p>18 to reconcile with the fact most buyers do not</p> <p>19 want an old relic. They want the location and</p> <p>20 the lot. Just about all of these old relics are</p> <p>21 going for the price of dirt anyway. Look at how</p> <p>22 long the Georgian on Oak and 4th languished for</p>
<p style="text-align: center;">63</p> <p>1 trying to listen in, trying to get everybody's</p> <p>2 opinion. I'm finding that I'm a little dismayed</p> <p>3 at some of the information that's been passed</p> <p>4 around I'm hearing tonight, in some of the</p> <p>5 letters and some of the callers, where there is</p> <p>6 a need for I think better information to be</p> <p>7 spread to the rest of the community about what's</p> <p>8 going on here.</p> <p>9 I will probably get into that a</p> <p>10 little more in the future, as posed to the Board</p> <p>11 of Trustees, take the information tonight and</p> <p>12 kind of formulate something that will be a</p> <p>13 little more accurate than what I'm hearing from</p> <p>14 some people tonight and what I read from some of</p> <p>15 the letters that came out in the package earlier</p> <p>16 today. But for now, I'm just going to listen</p> <p>17 and kind of contribute at a future date.</p> <p>18 CHAIRMAN CASHMAN: Okay. All right.</p> <p>19 Thanks, Jim.</p> <p>20 MR. PRISBY: All right, guys. Take it</p> <p>21 easy. All right.</p> <p>22 CHAIRMAN CASHMAN: All right. Thanks,</p>	<p style="text-align: center;">65</p> <p>1 sale. No one wanted it until the price dropped</p> <p>2 substantially. That is the reality of the</p> <p>3 situation. Sad, but true.</p> <p>4 Seller and buyer should be free of</p> <p>5 an historic preservation contingency. We are</p> <p>6 not in favor of any kind of moratoriums on</p> <p>7 teardowns.</p> <p>8 Next is from Larry Emmons on north</p> <p>9 Garfield Street. I do not have an address.</p> <p>10 CHAIRMAN CASHMAN: North Garfield?</p> <p>11 MR. MC GINNIS: North Garfield.</p> <p>12 CHAIRMAN CASHMAN: Okay. Thank you.</p> <p>13 MR. MC GINNIS: A couple of things.</p> <p>14 Before someone buys a home in Hinsdale and signs</p> <p>15 on the dotted line, he or should be asked what</p> <p>16 they intend to do with the home, if this house</p> <p>17 falls within the landmark status or falls within</p> <p>18 the historic significant category, and advised</p> <p>19 of the Village's stand. As of now, the horse is</p> <p>20 pretty much out of the barn on existing sites.</p> <p>21 I think the Village would lose a lawsuit if they</p> <p>22 prohibit a teardown as it stands now. On</p>

<div>66</div> <div>1 another venue, there are old, vacant houses in</div> <div>2 Hinsdale that should be torn down immediately.</div> <div>3 One is located at 217 North Garfield and another</div> <div>4 at 700 Wilson Lane on the corner. Both homes</div> <div>5 are wrecks. I think the Village should tear</div> <div>6 them down and then charge the builder for the</div> <div>7 demolition cost.</div> <div>8 CHAIRMAN CASHMAN: Okay. Thank you,</div> <div>9 Mr. Emmons.</div> <div>08:48PM 10 And I see here that Jen Reenan is</div> <div>11 available now. Jen, can you hear me?</div> <div>12 MS. REENAN: Yes. Hello. Can you hear</div> <div>13 me?</div> <div>14 CHAIRMAN CASHMAN: Yes. Yes, I can.</div> <div>15 MS. REENAN: Okay, great. I also</div> <div>16 submitted a written statement so I won't speak</div> <div>17 very long because I'm sure you are going to read</div> <div>18 it later. But my name is Jennifer Reenan.</div> <div>19 Currently living at the corner of 7th and Elm.</div> <div>08:48PM 20 But I'm sure that you recall that we, my husband</div> <div>21 and I, are owners of the Orland P. Basset house.</div> <div>22 We had the roof fire a little over two years</div>	<div>68</div> <div>1 So what we can't bring back is the</div> <div>2 architectural integrity of the exterior. And</div> <div>3 that's what I think we really need to focus on.</div> <div>4 Our neighborhood, the Robbins Park District, is</div> <div>5 one of -- I think there are about 2300 historic</div> <div>6 districts in the nation. So they are special,</div> <div>7 right? It's a special neighborhood. But the</div> <div>8 things that make it special is exactly the</div> <div>9 architectural character of the neighborhood, and</div> <div>08:50PM 10 that's what is being lost.</div> <div>11 I don't know what percentage of the</div> <div>12 homes have been lost in the last 20 years; but</div> <div>13 from my understanding, it's been pretty high and</div> <div>14 that trend is going to continue if we don't do</div> <div>15 something about it. And that may be what the</div> <div>16 Village decides, but I will say when we were</div> <div>17 house hunting we -- My husband and I -- my</div> <div>18 grandson, you know. I grew up, my grandfather</div> <div>19 was a truck driver. So we were very blessed to</div> <div>08:51PM 20 have a house like that when we were house</div> <div>21 hunting.</div> <div>22 And to our surprise, we fell in</div>
<div>67</div> <div>1 ago.</div> <div>2 Our house was built in 1898, 1989.</div> <div>3 I have to say, like anyone that drove by our</div> <div>4 house -- I'm pretty sure everyone in the Village</div> <div>5 did -- after the fire probably saw this terrible</div> <div>6 condition it was in at that time. So I have to,</div> <div>7 I have to not laugh but wonder when I hear</div> <div>8 people talk about older homes being kind of past</div> <div>9 the point of repair. I doubt any houses were in</div> <div>08:49PM 10 the state ours was in. And yet, here we are</div> <div>11 getting ready to move back into it in five</div> <div>12 weeks.</div> <div>13 So these houses, and I have been in</div> <div>14 some of them, that are slated for teardowns --</div> <div>15 Because we were kind of house hunting in</div> <div>16 Hinsdale at that time. You know, these houses</div> <div>17 definitely can be restored and rehabilitated and</div> <div>18 made fit without mold, without asbestos,</div> <div>19 without -- kind of with all technologies, bells</div> <div>08:49PM 20 and whistles, you need and want for young</div> <div>21 families. We have wonderful builders and</div> <div>22 architects to make that happen.</div>	<div>69</div> <div>1 love with a historic home. And one of the</div> <div>2 reasons we bought this house was because it was</div> <div>3 in a Historic District. So if I was</div> <div>4 house-hunting 10 years from now and more and</div> <div>5 more of these homes are lost, you may not</div> <div>6 attract buyers that want to preserve historic</div> <div>7 homes. We were under no obligation to save our</div> <div>8 house, and we did because we felt a sense of</div> <div>9 responsibility to the neighborhood, to the</div> <div>08:51PM 10 house, and to the Village; and I wish more</div> <div>11 people that bought these homes felt that as</div> <div>12 well.</div> <div>13 CHAIRMAN CASHMAN: Excellent. Thank</div> <div>14 you, Jen.</div> <div>15 MS. REENAN: Yep.</div> <div>16 CHAIRMAN CASHMAN: Robb?</div> <div>17 MR. MC GINNIS: Okay. Next is from</div> <div>18 Asif Malik. Again, if I step on anyone's name,</div> <div>19 I apologize upfront. 620 South Elm Street.</div> <div>08:52PM 20 I strongly support the proposed</div> <div>21 moratorium to protect Hinsdale's historic homes.</div> <div>22 Next is from Doug Laux at 29 South</div>

<p style="text-align: center;">70</p> <p>1 Elm Street. To Whom It May Concern, I will</p> <p>2 preface my comments by saying I first moved to</p> <p>3 Hinsdale in 1978 and have lived in 5 different</p> <p>4 homes in town, 4 of which we owned; and 1 we are</p> <p>5 currently renting as we strive to build our new</p> <p>6 home at 641 South Elm, which we acquired in the</p> <p>7 last year. The first two homes I lived in, one</p> <p>8 in the northeast quadrant and one in the</p> <p>9 northwest quadrant, have both been torn down by</p> <p>09:12PM 10 subsequent owners and replaced. The second of</p> <p>11 those two homes was torn down despite a</p> <p>12 significant renovation we invested in the</p> <p>13 property. While I enjoyed both of those homes,</p> <p>14 the economic value of the land did not make</p> <p>15 either of those homes viable to the new owner,</p> <p>16 and I fully support their decision to replace</p> <p>17 them with a new home to meet their needs and</p> <p>18 justify their investment. The third home we</p> <p>19 acquired was originally offered by the builder</p> <p>09:13PM 20 who owned the property as an either or; we could</p> <p>21 buy the existing home with its large lot, or he</p> <p>22 would subdivide the property, tear down the</p>	<p style="text-align: center;">72</p> <p>1 reluctantly sold that home last year as our kids</p> <p>2 have grown and moved away. As an investment, we</p> <p>3 lost a considerable sum on that home, but as a</p> <p>4 family, we gained priceless memories; so the</p> <p>5 cost was worth it. My wife also restored a</p> <p>6 100-plus year old building for her office at</p> <p>7 110 South Grant, which was literally falling</p> <p>8 over when she bought it. All of this proves we</p> <p>9 are not teardown people as we are often</p> <p>09:15PM 10 portrayed. We are mindful and appreciative of</p> <p>11 the legacy and history of Hinsdale; and we have</p> <p>12 invested heavily, far more than most of our</p> <p>13 detractors, in retaining that history.</p> <p>14 There are homes worth restoring and</p> <p>15 there are those that are not; but that right</p> <p>16 should rest with the property owner, not the</p> <p>17 neighbors, or some well-meaning committee. The</p> <p>18 home on the southwest corner of Elm and 1st,</p> <p>19 which was recently torn down, was previously</p> <p>09:15PM 20 owned by one of the original voices of the</p> <p>21 no-teardown movement, who years ago had the home</p> <p>22 registered as locally significant. However,</p>
<p style="text-align: center;">71</p> <p>1 existing home, and replace it with two homes.</p> <p>2 We initially explored the renovation, but the</p> <p>3 costs were prohibitive. In fact, the previous</p> <p>4 owner had attempted a renovation and abandoned</p> <p>5 it after a significant investment when they</p> <p>6 realized the project was a money pit. We</p> <p>7 ultimately chose to have a new home built on the</p> <p>8 subdivided lot, to the consternation of many,</p> <p>9 who clearly did understand the magnitude and</p> <p>09:13PM 10 uncertainty of a renovation, and clearly had not</p> <p>11 stepped up themselves to take on the huge task</p> <p>12 despite the builder's desire and marketing</p> <p>13 efforts to find someone to renovate the old</p> <p>14 house before reluctantly realizing subdividing</p> <p>15 was the only viable alternative. Next we</p> <p>16 purchased the historic Hinsdale home at 321</p> <p>17 South County Line Road, which was built in 1893.</p> <p>18 We did two major renovations to that property,</p> <p>19 along with investing in countless improvements</p> <p>09:14PM 20 to the property over the years we owned it. In</p> <p>21 fact, we won an award for our efforts from the</p> <p>22 Village for our first renovation. We</p>	<p style="text-align: center;">73</p> <p>1 when he found no buyers for the house, which had</p> <p>2 fallen into total disrepair, he petitioned</p> <p>3 successfully to have that designation removed so</p> <p>4 he could sell the property to a buyer intent on</p> <p>5 building a new home on the property. The buyer</p> <p>6 exercised his right as the new property owner to</p> <p>7 build the home he wanted on land he owned. The</p> <p>8 value of the land supports his decision, as do</p> <p>9 the facts that rats were seen pouring from the</p> <p>09:16PM 10 former house as it was demolished. Likewise,</p> <p>11 the house at 641 South Elm is in total</p> <p>12 disrepair. It was marketed as a teardown</p> <p>13 because it was obvious the house, while blessed</p> <p>14 with some street appeal, is not worth saving.</p> <p>15 It has 8-foot ceilings and cannot meet our needs</p> <p>16 regardless of the dollars spent. Nor does</p> <p>17 restoring it make any economic sense based on</p> <p>18 the cost of the land alone. Old does not always</p> <p>19 equal worth saving. We believe we have the</p> <p>09:17PM 20 right to make that decision ourselves on</p> <p>21 property we own, and we respect the right of</p> <p>22 others to do the same. As long as a building</p>

<p style="text-align: center;">74</p> <p>1 complies with the Village's building codes, 2 owners should be allowed to spend their own 3 money how they believe best meets their family's 4 needs. 5 I do, however, respect and support 6 the committee's desire to provide incentives to 7 individuals trying to save older homes. As 8 those proposals have already been voiced, I do 9 not understand the need to shut down development 10 in town for another six months, especially as 11 the economy attempts to recover as we deal with 12 the impact of Covid 19. We have seen an 13 increase in families fleeing the city due to the 14 pandemic; and I expect that trend to continue, 15 if not accelerate, in light of the recent social 16 turmoil in the city. Let us not chase those 17 families away with a meaningless moratorium, 18 which has already been de facto in place because 19 of the hearings already cancelled. If the delay 20 is to study the financial impact of the 21 incentives on budgeting, rest assured, those who 22 want to buy older homes in this price range will</p>	<p style="text-align: center;">76</p> <p>1 provide public comment? Allison, would you like 2 to provide comment? Allison Rago, are you able 3 to provide comment? Okay. 4 Not hearing a response, let's go to 5 the next, which are Charlie and Ruta Brigden, 6 224 North Park Avenue. Charlie and Ruta 7 Brigden, B-r-i-g-d-e-n. Charlie and Ruta, are 8 you available to speak? 224 North Park. Are 9 you interested in providing public comment? 10 MR. DRISCOLL: Oh, hi. This is Susan 11 Driscoll -- Did you skip me? 12 CHAIRMAN CASHMAN: Sir, could you hold 13 on just a second because I just want to get this 14 other group. If not, I will go back to you 15 because I see we went past you. 16 So Charlie and Ruta Brigden, are 17 you on the line; and would you like to provide 18 public comment? 19 Okay. So, sir, we will go back to 20 Susan Driscoll, 844 South Garfield Street. 21 MR. DRISCOLL: Thank you very much. 22 CHAIRMAN CASHMAN: First, were you part</p>
<p style="text-align: center;">75</p> <p>1 appreciate the break; but those with the 2 financial wherewithal, who are intent on 3 building a new home, will rarely, if ever, be 4 swayed by the dollar amounts of waiving fees and 5 other tax breaks being proposed. 6 Property rights are one of our most 7 sacred rights as an American, and I do not 8 believe those rights should be infringed. It 9 has been portrayed that the new homes being 10 built are not deserving of our town. I refute 11 that statement. Drive around town, many of 12 those new homes will be here for the next 13 hundred years and are in many cases have far 14 more street appeal than the older homes they 15 replaced. Renewal is healthy and thankfully we 16 have many people willing to invest in the future 17 of our wonderful town; do not drive them away. 18 CHAIRMAN CASHMAN: Thank you, Robb. 19 Okay. I believe our next caller 20 will be Allison Rago, R-a-g-o. Allison? Hello, 21 Allison? Allison -- I don't know if it's Rago 22 or Rago, R-a-g-o. Are you able to speak and</p>	<p style="text-align: center;">77</p> <p>1 of the swearing in? Were you sworn in? Were 2 you sworn in with the group at the beginning? 3 MR. DRISCOLL: I'm happy to be sworn 4 in. No, we were not. 5 (Mr. Thomas Driscoll and Ms. Susan 6 Driscoll were sworn.) 7 CHAIRMAN CASHMAN: Your first name, 8 sir? 9 MR. DRISCOLL: Thomas Driscoll. 10 CHAIRMAN CASHMAN: Thomas, okay. Thank 11 you. Okay. Go ahead. 12 MR. DRISCOLL: So, first of all, we 13 appreciate the opportunity to speak at this 14 forum. It's very important for the community, 15 and we are glad that we have the opportunity to 16 talk. We have lived in the Hinsdale Community 17 for years. Before we were on Garfield Street, 18 we were on Washington Street. Lived in two 19 beautiful homes and very appreciative of the 20 opportunity to live in this great community. 21 I think what we want to do is make 22 sure that as we look at this issue -- So what</p>

<p style="text-align: center;">78</p> <p>1 we want to do is make sure that we're realistic</p> <p>2 as we look at this issue. And our community is</p> <p>3 beautiful in terms of the diversity and the</p> <p>4 housing that's here. The diversity includes</p> <p>5 wonderful older homes and newer homes that have</p> <p>6 been built. And you know, my wife Susan and I</p> <p>7 both believe that it's critical that property</p> <p>8 rights are respected. We let the market drive</p> <p>9 what happens. And so you know, if there is a</p> <p>09:02PM 10 great older home that is marketable and can be</p> <p>11 sold, that's outstanding; but we shouldn't put</p> <p>12 in restrictions around zoning or otherwise that</p> <p>13 would require people to take an older home and</p> <p>14 maintain it when it's simply not relevant for</p> <p>15 buyers who are looking for their next beautiful</p> <p>16 home.</p> <p>17 And so the thing we wanted to say</p> <p>18 is that putting in restrictions around historic</p> <p>19 preservation, while it's laudable from the</p> <p>09:03PM 20 preservation perspective, it's problematic in</p> <p>21 terms of preserving the character and relevance</p> <p>22 that Hinsdale has. Those are our comments.</p>	<p style="text-align: center;">80</p> <p>1 it affects your individual property rights!</p> <p>2 With all that Hinsdale has had to</p> <p>3 deal with in the future, including an anemic</p> <p>4 downtown with many empty storefronts, and the</p> <p>5 fact that a massive concrete jungle of a middle</p> <p>6 school was approved and built in the middle of</p> <p>7 our beautiful Village is unconscionable. How</p> <p>8 dare anyone dictate (particularly in a recession</p> <p>9 economy) who the property owner can sell to or</p> <p>09:31PM 10 deny a new structure. This is a complete</p> <p>11 overreach!</p> <p>12 My home is located on the corner of</p> <p>13 7th and Garfield. I love my home, and my</p> <p>14 husband and I raised our 3 children here and</p> <p>15 have made many revisions and upgrades to our</p> <p>16 home. The fact remains, however, that our home</p> <p>17 is over 100 years old and the footprint of our</p> <p>18 house would not be desirable to a young modern</p> <p>19 family. The kitchen is small by all standards</p> <p>09:31PM 20 and there is no family room. Buyers and sellers</p> <p>21 should be able to make their own decisions</p> <p>22 without the interference of a group that would</p>
<p style="text-align: center;">79</p> <p>1 CHAIRMAN CASHMAN: All right. Thank</p> <p>2 you, Mr. Driscoll. Okay. Robb?</p> <p>3 MR. MC GINNIS: Okay. Our next is from</p> <p>4 Colleen Napleton at 920 North York Road,</p> <p>5 Suite 300. Just wanted to send a note to let</p> <p>6 you know that as someone who grew up here,</p> <p>7 currently lives and works in Hinsdale, that I</p> <p>8 support the moratorium to protect the historic</p> <p>9 homes in Hinsdale. Thank you for your time.</p> <p>09:04PM 10 And our next is from Patricia</p> <p>11 Ember. I do not have an address here. As a</p> <p>12 resident of Hinsdale for 34 years, I am very</p> <p>13 disappointed to see us going down this road</p> <p>14 again! I have lived here long enough to have</p> <p>15 been witness to this subject being litigated</p> <p>16 with the residents of Hinsdale about 20 years</p> <p>17 ago. Ironically, one of the most vocal members</p> <p>18 of the past group to protect old homes 20 years</p> <p>19 ago ended up tearing down his own house and</p> <p>09:30PM 20 rebuilding a new home in the Woodlands. That</p> <p>21 old home was located on 3rd and Park. How</p> <p>22 hypocritical! It sounds like a good idea until</p>	<p style="text-align: center;">81</p> <p>1 like to live in the past.</p> <p>2 Many of the new homes that have</p> <p>3 been built over the last 20 years, in my</p> <p>4 opinion, are a huge improvement over the</p> <p>5 preexisting structure. Property rights and</p> <p>6 decisions are best left up to the property owner</p> <p>7 and out of the hands of local government.</p> <p>8 CHAIRMAN CASHMAN: Okay. Thank you,</p> <p>9 Ms. Ember.</p> <p>09:06PM 10 Next caller would be Mike Ryan,</p> <p>11 R-y-a-n. Mike Ryan. Mr. Ryan, are you on the</p> <p>12 phone and interested in providing comment? Mike</p> <p>13 Ryan. Mike? We are looking for Mike Ryan,</p> <p>14 R-y-a-n. Mike Ryan, would you like to provide</p> <p>15 public comment.</p> <p>16 Okay. Not hearing anything from</p> <p>17 Mr. Ryan, we will be move on to the next caller,</p> <p>18 who would be Sharon Starkston,</p> <p>19 S-t-a-r-k-s-t-o-n. Sharon Starkston?</p> <p>09:07PM 20 MS. STARKSTON: Yes. I submitted my</p> <p>21 comments via email so I will let those --</p> <p>22 CHAIRMAN CASHMAN: It was hard to hear</p>

<div>82</div> <div>1 you, Sharon. You are okay with just your email</div> <div>2 submittal?</div> <div>3 MS. STARKSTON: Yes. I submitted by</div> <div>4 email so I will let that stand for my comments</div> <div>5 tonight.</div> <div>6 CHAIRMAN CASHMAN: All right. Thank</div> <div>7 you very much.</div> <div>8 MS. STARKSTON: Thank you.</div> <div>9 MR. PIEMONTE: Hi, there. This is</div> <div>09:07PM 10 419 South Oak, Marco Piemonte. I was hoping</div> <div>11 that I could add a couple of things to what my</div> <div>12 wife said. Is that possible?</div> <div>13 CHAIRMAN CASHMAN: Seeing as how we are</div> <div>14 running out of time, Marco, this is going to go</div> <div>15 probably -- We are at 9:08. This is going to</div> <div>16 have to be continued. If you'd like, you could</div> <div>17 provide comment at the next meeting on June 24.</div> <div>18 MR. PIEMONTE: I will be there.</div> <div>19 CHAIRMAN CASHMAN: Okay. Thank you.</div> <div>09:08PM 20 Let's move to Rebecca Haass.</div> <div>21 Rebecca Haass, H-a-a-s-s. Rebecca Haass.</div> <div>22 MS. HAASS: Hi. Yes, I'm here.</div>	<div>84</div> <div>1 built in the 1930s. It looks very similar to a</div> <div>2 Zook house. It's made by one of his</div> <div>3 contemporaries.</div> <div>4 And when we were buying the house,</div> <div>5 the developer or the seller told us that it was</div> <div>6 between like us and a developer. There was</div> <div>7 nothing wrong with our house besides the fact</div> <div>8 that the last remodel had been in 2000 or 2001.</div> <div>9 We bought here because of that</div> <div>09:10PM 10 charm in that depressed setting. And with it,</div> <div>11 we really wanted to preserve that here and</div> <div>12 that's why we wanted to work with a historic</div> <div>13 significant house. We put the money to raise</div> <div>14 our four children here.</div> <div>15 One of our friends is a Realtor in</div> <div>16 Austin, Texas. She came to visit us last</div> <div>17 November. We were just driving around the</div> <div>18 community. She was looking at everything. It</div> <div>19 was interesting, every new home we passed, all</div> <div>09:10PM 20 the new construction that's the modern white</div> <div>21 farmhouse, which one or two of them is great.</div> <div>22 But when they were taking over the town, she is</div>
<div>83</div> <div>1 CHAIRMAN CASHMAN: Hi, Rebecca. Were</div> <div>2 you sworn in with the group at the beginning?</div> <div>3 MS. HAASS: I was.</div> <div>4 CHAIRMAN CASHMAN: Okay, you were.</div> <div>5 Thank you very much. What is your address,</div> <div>6 Rebecca?</div> <div>7 MS. HAASS: I'm at 441 East 8th Street</div> <div>8 and we're one of the historically significant</div> <div>9 houses. We bought in Hinsdale last year. We</div> <div>09:08PM 10 had looked at a variety of places in the western</div> <div>11 suburbs including Oak Brook and Burr Ridge. But</div> <div>12 they were all just so -- They lacked the charm,</div> <div>13 they lacked everything. We were really just</div> <div>14 drawn to Hinsdale because of the charm, the</div> <div>15 older homes.</div> <div>16 And when we found our house at</div> <div>17 441 East 8th Street, it had been on the market</div> <div>18 for a while; but it needed some updating. But</div> <div>19 who in all honesty doesn't move into a house and</div> <div>09:09PM 20 put their own touch on it. So after some paint</div> <div>21 and a few other minor modifications, we brought</div> <div>22 it up to 2020 even though it was originally</div>	<div>85</div> <div>1 like, oh, like this is exactly what's going up</div> <div>2 in every track housing development in Austin,</div> <div>3 Texas, there. It's a suburb there.</div> <div>4 I'm really fearful that Hinsdale in</div> <div>5 8 years or 10 years or even in 5 years, when you</div> <div>6 look back, and realize that they have turned</div> <div>7 into a suburb of Austin or a suburb of Dallas or</div> <div>8 a suburb of any major city with all these white,</div> <div>9 modern farmhouses. Even though they are very</div> <div>09:11PM 10 nice. They are all, you know, what people want.</div> <div>11 It's really distinctive homes that makes</div> <div>12 Hinsdale special. So that is really something</div> <div>13 that I would like to see preserved.</div> <div>14 So I would love to have a</div> <div>15 moratorium put on the homes before a solution</div> <div>16 can come up with what we can do as a community</div> <div>17 to incentivize people to preserve these homes.</div> <div>18 And I did have a comment. Julie</div> <div>19 Sutton, the Realtor, did the statistics about</div> <div>09:11PM 20 data; but she didn't provide actually how many</div> <div>21 older homes were on the market; so it could be a</div> <div>22 case of lying with statistics, so just something</div>

<div>86</div> <div>1 to consider.</div> <div>2 And then also, our house sat on the</div> <div>3 market for many years because it was greatly</div> <div>4 overpriced. It needs some updating on the</div> <div>5 inside. And, you know, that's why no one bought</div> <div>6 it because they didn't paint after they did the</div> <div>7 initial renovation 20 years ago. But the stuff</div> <div>8 that we did to our house is stuff that we would</div> <div>9 have done to our house were it bought 5 years</div> <div>09:12PM 10 ago. You always want to put your own personal</div> <div>11 touch on it, that doesn't mean you should knock</div> <div>12 the house down and start over. This is my</div> <div>13 comments.</div> <div>14 I also wrote a letter so you will</div> <div>15 hear a little bit more in depth about that in</div> <div>16 the letter that I'm sure will get read.</div> <div>17 CHAIRMAN CASHMAN: Okay. Thank you</div> <div>18 very much, Rebecca.</div> <div>19 Okay. Robb, maybe we can get --</div> <div>09:12PM 20 It's 9:12. Maybe we've got a couple more</div> <div>21 comments. And then if we are not going to get</div> <div>22 through everything tonight, so we would</div>	<div>88</div> <div>1 Lane in the summer of 2001. The house was built</div> <div>2 in 1926 in the Tudor Revival style. Upon</div> <div>3 purchase of the house, we invested significant</div> <div>4 time and money on improvements including new</div> <div>5 electrical/plumbing/HVAC, a new level for a</div> <div>6 master suite, expanded footprint for a new</div> <div>7 dining room, and expanded footprint on the lower</div> <div>8 level to accommodate a living area and bathroom.</div> <div>9 While we both enjoy and appreciate the charm of</div> <div>09:36PM 10 an older home, we also made extensive changes to</div> <div>11 include many modern amenities. At the time we</div> <div>12 purchased the home, several other homes on our</div> <div>13 block were older and we liked the fact that our</div> <div>14 home, despite the improvements, seemed to fit</div> <div>15 the character of the neighborhood.</div> <div>16 We were approached by members of</div> <div>17 the Hinsdale Preservation Commission, and we</div> <div>18 agreed to apply for a local landmark status. At</div> <div>19 the time we thought there was little downside to</div> <div>09:37PM 20 the process, and we were proud of the fact that</div> <div>21 we did not tear down the house but rather</div> <div>22 invested in improvements to update and upgrade</div>
<div>87</div> <div>1 basically look to continue this.</div> <div>2 MR. MC GINNIS: Sure. This is from</div> <div>3 Kimberly Arquilla. I do not have an address.</div> <div>4 They are falling way too fast!</div> <div>5 However, I'm hoping for more leniency when the</div> <div>6 historic homes need updating that the Commission</div> <div>7 will allow remodeling without changing the</div> <div>8 character of the home.</div> <div>9 CHAIRMAN CASHMAN: Okay.</div> <div>09:13PM 10 MR. MC GINNIS: Next we have got one</div> <div>11 from Scott and Robin Strausser at 806 Wilson</div> <div>12 Lane.</div> <div>13 We, Scott and Robyn Strausser, are</div> <div>14 writing this letter in opposition to imposing a</div> <div>15 moratorium on the issuance of a demolition</div> <div>16 permit involving any single-family home that has</div> <div>17 received local landmark status but was not</div> <div>18 considered "significant" or "contributing" in</div> <div>19 the 1999 Hinsdale Reconnaissance Survey.</div> <div>09:35PM 20 Relevant background of our situation and</div> <div>21 rationale for our opposition is outlined below.</div> <div>22 We bought our house on 806 Wilson</div>	<div>89</div> <div>1 many aspects of the home. We also applied for</div> <div>2 landmark status with the State of Illinois but</div> <div>3 were denied due to the several upgrades and</div> <div>4 investments made in the home that in their view</div> <div>5 clearly violated criteria for receiving landmark</div> <div>6 status. While we were disappointed that we</div> <div>7 would not receive a real estate tax "freeze", we</div> <div>8 had no regrets. Once again, while we enjoyed</div> <div>9 not tearing down an old home our priority was</div> <div>09:38PM 10 modernizing the home to include amenities and</div> <div>11 infrastructure that we considered important.</div> <div>12 Since we purchased our home,</div> <div>13 virtually every home on the block has either</div> <div>14 been torn down or significantly renovated and</div> <div>15 expanded. While the homes on our street reflect</div> <div>16 a variety of architectural styles, there is</div> <div>17 absolutely no historic character or consistency</div> <div>18 of style.</div> <div>19 Our children have grown and we are</div> <div>09:38PM 20 considering selling our home over the next few</div> <div>21 years. While we made the decision not to tear</div> <div>22 down our home, a decision of which we have no</div>

<p style="text-align: right;">90</p> <p>1 regrets, why should potential new buyers be</p> <p>2 denied the opportunity if it is in their</p> <p>3 interest? Our house, if anything, detracts from</p> <p>4 the more contemporary style of the other homes</p> <p>5 in our neighborhood. In addition, the Illinois</p> <p>6 Historic Preservation Agency concluded that the</p> <p>7 changes we made to the home upon purchase</p> <p>8 significantly altered the characteristics of the</p> <p>9 Tudor Revival style and our home was not</p> <p>09:39PM 10 considered "significant" or "contributing" in</p> <p>11 the 1999 local survey.</p> <p>12 In conclusion, we are strongly</p> <p>13 opposed to the idea of a moratorium that could</p> <p>14 potentially preclude a family from purchasing a</p> <p>15 locally landmarked home that is not considered</p> <p>16 to be "significant" by the State of Illinois or</p> <p>17 the local Reconnaissance Survey. Respectfully.</p> <p>18 Scott and Robyn Strausser.</p> <p>19 CHAIRMAN CASHMAN: Thank you very much.</p> <p>09:16PM 20 All right. At this point since</p> <p>21 it's basically 9:15, I would like to have a</p> <p>22 motion to continue this public hearing to our</p>	<p style="text-align: right;">92</p> <p>1 CHAIRMAN CASHMAN: Do I have a second?</p> <p>2 MS. CRNOVICH: Second.</p> <p>3 CHAIRMAN CASHMAN: Chan, will you call</p> <p>4 a vote, please.</p> <p>5 MR. YU: Sure. Commissioner Krillen-</p> <p>6 Berger?</p> <p>7 MR. KRILLENBERGER: Aye.</p> <p>8 MR. YU: Commissioner Fisher?</p> <p>9 MS. FISHER: Aye.</p> <p>09:18PM 10 MR. YU: Thank you.</p> <p>11 Commissioner Jablonski?</p> <p>12 MR. JABLONSKI: Aye.</p> <p>13 MR. YU: Chairman Cashman?</p> <p>14 CHAIRMAN CASHMAN: Aye.</p> <p>15 MR. YU: Commissioner Crnovich?</p> <p>16 MS. CRNOVICH: Aye.</p> <p>17 MR. YU: Commissioner Willobee?</p> <p>18 MR. WILLOBEE: Aye.</p> <p>19 MR. YU: Commissioner Unell?</p> <p>09:18PM 20 MR. UNELL: Aye.</p> <p>21 MR. YU: And Commissioner Fiascone?</p> <p>22 MS. FIASCONE: Aye.</p>
<p style="text-align: right;">91</p> <p>1 special meeting on June 24 so we can continue to</p> <p>2 hear public comment. And then we are able to</p> <p>3 wrap that up and have some discussion and</p> <p>4 review.</p> <p>5 Do I have a motion to continue?</p> <p>6 MR. DRISCOLL: Pardon me, Steve. Why</p> <p>7 does this need to be continued? Why is this</p> <p>8 taking so long? This has been going on for</p> <p>9 months.</p> <p>09:16PM 10 CHAIRMAN CASHMAN: We have another item</p> <p>11 on the agenda.</p> <p>12 MR. DRISCOLL: The hearing has been</p> <p>13 delayed time and time again. Why is this taking</p> <p>14 so long? Why are we waiting till June 24 to</p> <p>15 resolve this matter?</p> <p>16 CHAIRMAN CASHMAN: We have other items</p> <p>17 on the agenda and scheduling a special meeting</p> <p>18 is the best we can do.</p> <p>19 So do I have a motion to continue</p> <p>09:17PM 20 Case A-14-2020 to our June 24 special Plan</p> <p>21 Commission meeting?</p> <p>22 MR. JABLONSKI: I move.</p>	<p style="text-align: right;">93</p> <p>1 MR. YU: Thank you.</p> <p>2 CHAIRMAN CASHMAN: I would like to call</p> <p>3 for a short recess so people can use the</p> <p>4 restroom, have a drink of water. And we will</p> <p>5 move to agenda item case A-40-2020.</p> <p>6 MR. KLEBER: This is Dale Kleber. I</p> <p>7 have a point of order, Steve. It goes to a</p> <p>8 question I asked earlier of the Village, and it</p> <p>9 never was answered either then or tonight. And</p> <p>09:19PM 10 that is when is there going to be an opportunity</p> <p>11 to cross-examine?</p> <p>12 The public notice here of the</p> <p>13 hearing indicated there would be opportunity for</p> <p>14 cross examination, which is appropriate when you</p> <p>15 are looking at this kind of potential taking</p> <p>16 under the 5th and 14th Amendment. So I don't</p> <p>17 know, I don't want to put you on the spot.</p> <p>18 Maybe your lawyer could respond to me. We</p> <p>19 didn't get an ability to cross-examine tonight.</p> <p>09:19PM 20 A lot of conclusions were made by people without</p> <p>21 really talking about the numbers. Sure, any</p> <p>22 house can be renovated; but at what cost. Those</p>

<p style="text-align: right;">94</p> <p>1 kind of cross examination questions were not 2 allowed. 3 And even more importantly, the 4 actual survey, the reconnaissance survey that is 5 the absolute foundation of this entire proposal, 6 there are no experts in attendance that I can 7 tell who are in a position to defend the 8 conclusions in this and to be subject to cross 9 examination. 10 So I guess what I'm asking 11 respectfully is when will that, this question 12 about cross-examination, and the validity of the 13 survey, when will those types of questions be 14 addressed and the Village for cross-exam? 15 CHAIRMAN CASHMAN: Michael, do you want 16 to respond to that? 17 MR. MARRS: Mr. Kleber, so as you noted 18 when you were giving your testimony, there 19 hasn't really been any witnesses put forth one 20 way or the other on this. There has just been a 21 large amount of public comment. That's just 22 kind the nature of this particular item.</p>	<p style="text-align: right;">96</p> <p>1 I understand your comments about 2 the survey. I guess what I would say about the 3 survey is the Board gave -- If you watched the 4 Board meeting, they gave some very broad 5 direction as to what the Plan Commission should 6 look at in terms of -- You know, they didn't 7 just limit it to the Historic Districts. They 8 said, well, let's just throw it to the Plan 9 Commission to get some input about whether this 10 should include significant, significant and 11 other homes around the Village outside of the 12 Historic Districts as well. 13 And when we were trying, working 14 with staff trying to address how best to do 15 that, the survey is really the thing that 16 provides at least some skeletal formation of 17 what is contributing, what is significant in the 18 Village, in addition to the landmark homes in 19 the Historic Districts. 20 So we are not relying on it. But 21 when we do a public notice, we have to create 22 these categories that give the Plan Commission</p>
<p style="text-align: right;">95</p> <p>1 The Board gave direction to the 2 Plan Commission to get community input on 3 whether or not a moratorium on demolition should 4 be imposed. And if so, what are parameters on 5 that, how long and on what properties. Neither 6 of those things lends themselves particularly to 7 factual presentations. It's really more of a 8 community show of hands. 9 To the extent that cross- 10 examination would be appropriate in this 11 context, it really would take place when someone 12 has presented facts underlying their testimony. 13 If someone was to say, you know, the additional 14 protections of significant homes in the 15 community will increase property values by such 16 and such percent, that's a factual statement and 17 is appropriate for cross examination. But if 18 somebody is just saying, In my opinion, you 19 know, a strong landmarking program will increase 20 property values, that is not a factual 21 statement, that's just an opinion. Almost 22 exclusively that's what we heard tonight.</p>	<p style="text-align: right;">97</p> <p>1 something to work with in terms of what are they 2 going to put the moratorium on. They don't have 3 to do it Village-wide. They don't have to 4 follow that survey. They could limit it to the 5 Historic Districts. They could limit it to just 6 landmarked homes if they wanted. But we had to 7 do a notice that was as broad as what the 8 Village Board was looking for, and the survey 9 provided that structure. 10 So you know, if you want to put in 11 testimony at the continued meeting about the 12 survey, you are quite welcome to. We have heard 13 a number of people saying in their opinion 14 certain things about it are not accurate; and 15 you are welcome to do that, too. 16 CHAIRMAN CASHMAN: Thanks, Michael. 17 MR. KLEBER: If I may, briefly. Thank 18 you, Michael. If I may briefly, a couple points 19 in rebuttal. The people that testified today 20 are, in fact, witnesses. I heard a mixture of 21 opinion and feelings and fact. A lot of those, 22 you know, any good opinion is based on fact. So</p>

<p style="text-align: center;">98</p> <p>1 if somebody throws out an opinion and it's not 2 supported by facts, and that becomes evident on 3 cross examination, that's important. You can't 4 just dismiss this and say, oh, these are just 5 opinions and they don't really, aren't really 6 subject to any kind of scrutiny or cross 7 examination; so that's number one.</p> <p>8 Number two, the public notice, this 9 is not just a broad brush, hey, let's 10 get-together and talk about the potential of a 11 moratorium. This is a very specific proposal. 12 It talked about 180-day moratorium. It talked 13 about the basis upon which the moratorium was 14 linked to the Reconnaissance Survey. So it was, 15 it had very much specifics in it.</p> <p>16 Now, I agree, there is a lot of 17 vagueness in it. It's not a full-blown 18 ordinance draft, but this was a very specific 19 proposal. And the ability to really advise and 20 inform the Village Board of Trustees would 21 depend upon I think a fairly robust and open 22 discussion of some of these issues.</p>	<p style="text-align: center;">100</p> <p>1 MR. KLEBER: The Village needs to 2 answer the question and set out the procedure 3 for cross examination according to the very 4 public notice that they issued. Thank you.</p> <p>5 CHAIRMAN CASHMAN: Thank you. Thanks, 6 Dale. Okay.</p> <p>7 MALE SPEAKER: Mr. Chairman, one 8 separate point of order. For the people that 9 were in queue to speak today that got missed, 10 will you be keeping that as the order of 11 preference for the next meeting?</p> <p>12 CHAIRMAN CASHMAN: Yes. The next 13 person in the queue was Thomas Prame. Yes.</p> <p>14 So let's take a brief break. And 15 then we will resume and go to the next case, 16 which is case A-40-2019. Do we need to call a 17 motion, Michael, for that?</p> <p>18 MR. MARRS: Why don't you set a 19 specific number of minutes and then a motion and 20 second to stand in recess. It doesn't have to 21 be a roll call. It can just be a voice vote.</p> <p>22 CHAIRMAN CASHMAN: Okay. We will give</p>
<p style="text-align: center;">99</p> <p>1 So my question is somebody decided 2 to rely on a 20-year-old document as the entire 3 basis for this proposed ordinance, and I would 4 like to be able to question who that was and 5 what was the basis for that, and also get into 6 more specifics of the survey. I mean the 7 survey, frankly, should be in evidence. And we 8 ought to be able --</p> <p>9 This is another reason why Zoom 10 meetings are not particularly the right process 11 for this. We ought to be able to look at the 12 survey. I didn't have time in five minutes, but 13 there are some statements in there that 14 basically absolutely say that the objective of 15 the survey was not to support this kind of 16 moratorium. I mean it says that explicitly.</p> <p>17 CHAIRMAN CASHMAN: Okay. Thank you, 18 Dale. We really need to move on.</p> <p>19 MR. KLEBER: I'm going to stop. I've 20 got you, I'm going to wind up right now.</p> <p>21 CHAIRMAN CASHMAN: Thank you. Please 22 do.</p>	<p style="text-align: center;">101</p> <p>1 3 minutes. It's 9:27. So all in favor? Aye. 2 (A chorus of ayes.)</p> <p>3 CHAIRMAN CASHMAN: Any opposed? 4 (No response.)</p> <p>5 CHAIRMAN CASHMAN: We will see you at 6 9:30 and we will move to the next, the Ryan 7 Company. Thank you for your patience. We will 8 move to your item.</p> <p>9 * * *</p> <p>10 (Whereupon the above-entitled 11 hearing was continued to June 24, 12 2020, at 7:30 p.m.)</p> <p>13 14 15 16 17 18 19 20 21 22</p>

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

I, JANICE H. HEINEMANN, CSR, RDR, CRR,
do hereby certify that I am a court reporter
doing business in the State of Illinois, that I
reported in shorthand the testimony given at the
hearing of said cause, and that the foregoing is
a true and correct transcript of my shorthand
notes so taken as aforesaid.



Janice H. Heinemann CSR, RDR, CRR
License No. 084-001391

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

BEFORE THE VILLAGE OF HINSDALE
PLAN COMMISSION

In the Matter of:

Case A-40-2020 - Ryan Companies, US Inc. - Map Amendment, Text Amendment and Planned Development Concept Plan to develop 16.8 Acre "IBLP" site at 707 W. Ogden Ave (Northwest corner of W. Ogden Ave. and Adams St.) for a new 3-story, 330,000 SF, 245-unit senior and assisted living development and 9 single-story duplex villas for independent living seniors.

REPORT OF PROCEEDINGS had and testimony
taken via Zoom at the Public Hearing of the
above-entitled matter before the Hinsdale Plan
Commission at 19 East Chicago Avenue, Hinsdale,
Illinois, on the 10th day of June, 2020, at the
hour of 9:36 o'clock p.m.

BOARD MEMBERS PRESENT VIA ZOOM:

MR. STEPHEN CASHMAN, Chairman;
MS. JULIE CRNOVICH, Member;
MS. ANNA FIASCONE, Member;
MS. MICHELLE FISHER, Member;
MR. GERALD JABLONSKI, Member;
MR. JIM KRILLENBERGER, Member;
MR. TROY UNELL, Member;
MR. MARK WILLOBEE, Member.

<p style="text-align: center;">2</p> <p>ALSO PRESENT VIA ZOOM:</p> <p>MR. ROBB MC GINNIS, Director of Community Development; MR. CHAN YU, Village Planner; MR. MICHAEL MARRS, Village Attorney; MR. BRADLEY BLOOM; Assistant Village Manager/Director of Public Safety; MR. DAVE ERICKSON, Ryan Companies, Vice President of Real Estate Development; MR. BRANDON RAYMOND, Ryan Companies, Director of Real Estate Development; MR. BRIAN PUGH, PFB Architects; MR. MATT NORTON, Burke, Warren, MacKay & Serritella, P.C.; MR. PETER REINHOFER, V3 Companies.</p> <p>ALSO LISTED AS PRESENT VIA ZOOM TELEPHONE CONFERENCE CALL:</p> <p>MS. BARI KESNER, MS. JULIE SUTTON, MR. MARCO PIEMONTE, MS. ALEXA PIEMONTE, MS. ASHLEY BAIRD, MS. PEGGY SAYRE, MS. SUSAN DRISCOLL, MR. THOMAS DRISCOLL, MS. LAURA ROONEY, MS. BECKY LANGBEIN, MS. NANCY HARVEY, MR. DALE KLEBER, MS. SARAH ZIELKER, MS. JEN REENAN, MR. JEFF ALLEN, MR. JIM PRISBY, MS. ALISON RAGO, MR. CHARLIE BRIGDEN, MS. RUTA BRIGDEN, MR. MIKE RYAN, MS. SHARON STARKSTON, MS. REBECCA HAASS,</p>	<p style="text-align: center;">4</p> <p>1 President of Real Estate Development from Ryan 2 Companies; Brandon Raymond, Director of Real 3 Estate Development, Ryan Companies; Ryan Wagner 4 from V3 Companies, civil engineering and traffic 5 study; and Brian -- 6 Brian, I don't know how to say your 7 last name. Pugh? 8 MR. PUGH: It's Pugh. 9 CHAIRMAN CASHMAN: -- Pugh from PFB 10 Architects; Tom Jeziorski of PFB Architects, and 11 then Matt Norton from Burke, Warren, MacKay & 12 Serritella, P.C.; then finally, Peter Reinhofer 13 from V3 Companies. 14 So if you could, I will let Jan 15 swear you in. 16 (Witnesses sworn en masse.) 17 CHAIRMAN CASHMAN: Well, thank you, 18 everybody and welcome. Appreciate your 19 patience, quite a robust agenda today. I 20 appreciate you staying. I'm sorry we ran a bit 21 late of my target from 9:15. 22 So with that, if you would like to</p>
<p style="text-align: center;">3</p> <p>1 MR. DOUGLAS DAY, MR. THOMAS PRAME, 2 MR. MATTHEW BOUSQUETTE, MR. JOHN JACOBES, 3 MS. NANCY JANDA, MR. THOMAS PRAME, 4 MS. EMILY BOWER, MS. JUDITH COLEMAN. 5 6 * * * 7 CHAIRMAN CASHMAN: Our next item is 8 the second public hearing tonight. It's 9 Case A-40-2020 - Map Amendment, Text Amendment 10 and Planned Development Concept Plan to develop 11 16.8 Acre "IBLP" site at 707 W. Ogden Ave 12 (Northwest corner of W. Ogden Ave. and Adams 13 St.) for a new 3-story, 330,000 SF, 245-unit 14 senior and assisted living development and 15 9 single-story duplex villas for independent 16 living seniors. 17 If we could, I thought I had a 18 listing here of the group. Let me just 19 double-check that. This is who I believe is on 20 the line, and then basically we will have Jan 21 swear you all in. 22 I have David Erickson, Vice</p>	<p style="text-align: center;">5</p> <p>1 present your case. And, please, state your name 2 and who you are with for Jan. And then also if 3 you want to share your screen, Chan can do that 4 for you so you can make your presentation. 5 MR. ERICKSON: Very good. Thank you, 6 Chairman and Commissioners, for the time this 7 evening. My name is Dave Erickson with Ryan 8 Companies. The address is 111 Shuman Boulevard, 9 Naperville, Illinois, 60563. And with me I have 10 got V3 Companies, who is our civil engineer and 11 traffic consultant; PFB Architects, who is the 12 architect; and then Matt Norton, who is the 13 representative from the legal counsel side. 14 Again, I appreciate the 15 opportunity. I'm going to go ahead and try 16 sharing my screen. Okay. Does that work? 17 CHAIRMAN CASHMAN: Yes. 18 MR. YU: Yes. 19 MR. ERICKSON: Okay. Great. We are 20 here to talk about a senior residential 21 development, redevelopment of the IBLP property. 22 This was recommended by the Village Board in</p>

<p style="text-align: center;">6</p> <p>1 January, and we have been revising our plan 2 since then; and we are happy to present it. So, 3 again, thanks for your time on this late 4 evening.</p> <p>5 Ryan Companies, who is the company 6 I work for, will be the co-owner. We're the 7 developer and we will also be the builder for 8 this property. We are headquartered in 9 Minneapolis, regionally headquartered in 10 Naperville locally. We have about 1600 11 employees so a very strong sponsorship in front 12 of you today.</p> <p>13 As you know, the location is the 14 corner of Adams and Ogden and then Route 83 to 15 the west. Institute in Basic Life Principles is 16 the current owner. Ryan Companies is the 17 contract purchaser. It's 16.8 acres. The 18 current building is 2 stories as you look at it 19 from Ogden and 3 stories in the rear.</p> <p>20 For the record, I want to make it 21 clear that we are presenting this evening the 22 west side of Adams. There has been a plan</p>	<p style="text-align: center;">8</p> <p>1 Hinsdale. It's a quality sponsorship, Ryan 2 Companies, as I explained earlier; and then the 3 cosponsor is Life Care Services. They are 4 headquartered out of Des Moines, Iowa. They are 5 the second largest operator of seniors housing 6 in the country privately held. We have done 7 about 10 projects together over the past 8 7 years. We have full confidence in them as an 9 operator. They are also going to be part owner.</p> <p>10 What we are presenting today is 11 245-units of senior housing. Of that 245, 12 135 is independent senior housing, 70 is 13 assisted, and then 40 memory care suites; so you 14 have the full continuum of care on this 15 property. In the far northwest portion of the 16 property, which I will show you in a minute, we 17 are also including 17 senior living villas. And 18 another point of reference, the entire property 19 once it's built out will have 60 percent green 20 space.</p> <p>21 Like I said, the last meeting was 22 in January with the Village Board. We have</p>
<p style="text-align: center;">7</p> <p>1 that's been circulated to neighbors -- I'm not 2 sure who circulated that -- that shows a plan on 3 the east side of Adams. I believe it showed a 4 4-story condo building; that is not what we are 5 presenting.</p> <p>6 In full disclosure, after the 7 January board meeting, then we approached IBLP 8 and got the contract, the land under contract on 9 the east side of Adams. So we do currently have 10 the front portion of that property on the east 11 side of Adams under contract; but we have not 12 submitted any plans to the Village, it does not 13 involve a 4-story condo building. What we are 14 presenting today is just on the west side of 15 Adams, which is a senior living community.</p> <p>16 CHAIRMAN CASHMAN: There definitely was 17 some confusion out there so I'm glad you 18 prefaced this.</p> <p>19 MR. ERICKSON: Good. Again, this is 20 16.8 acres. We are here to replace the existing 21 IBLP property that's there today. This would be 22 a \$95 million investment into the Village of</p>	<p style="text-align: center;">9</p> <p>1 listened to the Village Board, and we have 2 updated our plans based on the feedback we 3 received. Here are five items that we focused 4 on.</p> <p>5 One was setbacks. We increased the 6 setback from Ogden Avenue from 39.5 feet to 7 50 feet. We increased the building setback from 8 Adams Street to the east from 35 feet to 50 9 feet. We also looked at the height. There was 10 a strong feedback that 4 stories of height, even 11 though it's 250 feet from Ogden Avenue, was 12 undesirable. So we, along with PFB Architects, 13 we looked at the architecture and were able to 14 get that height back down to 3 stories maximum. 15 We do have 2 stories of height along Ogden 16 Avenue.</p> <p>17 We also looked at the architecture. 18 In January we presented more of a Craftsman- 19 style architecture. What you are seeing today 20 is more a Georgian expression. We took a look 21 at the public benefit amongst all the other 22 public benefits that we listed in January. We</p>

<p style="text-align: center;">10</p> <p>1 were also able to contribute \$250,000 for the 2 Village, which would go towards the local parks. 3 And then we updated the name. 4 There is confusion on the name, Clarendale next 5 to Clarendon Hills; so it's not named Clarendale 6 anymore. 7 For the record, I want to state 8 there is need for senior housing in this 9 location. Within a 15-minute drive, there are 09:44PM 10 over 23,000 seniors age 75 or over. So that is 11 a lot of seniors in the area. We have looked at 12 the supply in the area. We feel very 13 comfortable and confident that there is a need 14 or we wouldn't be here today or proposing a 15 \$95 million investment if we didn't believe in 16 it. 17 Some of the advantages that 18 Hinsdale Senior Residences will have over others 19 is this is new construction with the latest 09:45PM 20 amenities. It's a great location, good 21 accessibility off of Ogden and Route 83 to the 22 west. And it has the continuum of care,</p>	<p style="text-align: center;">12</p> <p>1 north. That's the boundary between Hinsdale and 2 Oak Brook. There is a road to the north called 3 Cheval Drive. Cheval Drive and the homes along 4 Cheval Drive's in Oak Brook. 5 MR. YU: Excuse me for one second. 6 Your slide is stuck on one. I don't know if 7 it's the same way for everyone else. 8 CHAIRMAN CASHMAN: I only see the first 9 slide, yes. 09:46PM 10 MR. ERICKSON: Okay. Is that better? 11 MR. YU: You are on slide 8, though. 12 MR. ERICKSON: Okay. Well, that's 13 where I was at. I can go back and give you some 14 visuals if that helps; but hopefully, I 15 described it well enough. 16 CHAIRMAN CASHMAN: Just quickly go back 17 if there were any visuals. We heard what you 18 said about them. 19 MR. ERICKSON: Yes. The only visual 09:47PM 20 here for market needs, do you see this slide? 21 CHAIRMAN CASHMAN: Yes. 22 MR. ERICKSON: This depicts the</p>
<p style="text-align: center;">11</p> <p>1 independent living, assisted living, and memory 2 care. 3 It's not an easy property to 4 develop. We feel confident we can do it, but 5 about 23 percent of the property is covered in 6 floodplain, floodway, wetlands. So we have to 7 design around that. There are stormwater 8 challenges. There is actually a culvert under 9 the existing building, and so we are able to 09:45PM 10 design around that. V3 feels confident they 11 have a design that works for that. 12 There is environmental remediation. 13 It is an older building, not historic but older 14 building, so we do have to account for that. 15 There is a lot of topography on the site, and 16 then vehicular access during peak hours, we will 17 explain that in a minute, but we feel how we can 18 address that. 19 Shown on the screen is a site plan. 09:46PM 20 To the north is Oak Brook. And I don't know if 21 you can see, but there is a red line to the 22 north of our proposed building, and then it jogs</p>	<p style="text-align: center;">13</p> <p>1 15-minute drive time, which I will explain. 2 CHAIRMAN CASHMAN: Okay. 3 MR. ERICKSON: This is a picture of the 4 property showing the floodplain boundaries and 5 the drainageway that goes underneath the 6 existing building. 7 CHAIRMAN CASHMAN: Okay. 8 MR. ERICKSON: And now we are on 9 slide 8. 09:47PM 10 CHAIRMAN CASHMAN: Thanks, Dave. 11 MR. ERICKSON: Okay. Appreciate it, 12 Chan. 13 So this red line to the north 14 depicts the boundary between Oak Brook and 15 Hinsdale. So like I said, Cheval Drive is in 16 Oak Brook. The home along Cheval Drive is in 17 Oak Brook. Our building is between 2 and 18 3 stories of height. Currently there are 2 curb 19 cuts along Adams to serve IBLP. The curb cut 09:48PM 20 that's closest to the intersection of Ogden and 21 Adams we'll be vacating, we're removing that 22 curb cut. We will be using that curb cut that's</p>

<p style="text-align: center;">14</p> <p>1 furthest to the north going to the property.</p> <p>2 Parking, V3 will explain that in a</p> <p>3 little bit. Stormwater, V3 will also address</p> <p>4 that. Pedestrian path, we are proposing to</p> <p>5 connect our pedestrian path to the north and</p> <p>6 then also to the green space to the east. We</p> <p>7 are also proposing a pedestrian path, goes</p> <p>8 around a good portion of the building and then</p> <p>9 also up to Cheval Drive.</p> <p>09:48PM 10 Once this is all built up, there</p> <p>11 should be a loop up to that Cheval Drive. You</p> <p>12 see this slide, Cheval Drive? There were two</p> <p>13 letters in the public record for this that</p> <p>14 address Cheval Drive. And IBLP owns all the</p> <p>15 homes along Cheval Drive except one of the</p> <p>16 homes, which is right here. So Ryan is the</p> <p>17 contract purchaser of all those homes except</p> <p>18 that one, and so we would be able to design</p> <p>19 around that property.</p> <p>09:50PM 20 The letter references Cheval Drive</p> <p>21 is not under the ownership of IBLP. That's an</p> <p>22 item that is between IBLP and that owner, but I</p>	<p style="text-align: center;">16</p> <p>1 MR. ERICKSON: Again, if Oak Brook</p> <p>2 approves it and title is cleaned up, the answer</p> <p>3 is yes.</p> <p>4 CHAIRMAN CASHMAN: Okay. Thank you.</p> <p>5 MR. ERICKSON: You are welcome. Okay.</p> <p>6 I would like to hand it over to Ryan Wagner and</p> <p>7 Peter Reinhofer to talk about civil engineering.</p> <p>8 MR. WAGNER: Good evening. Thanks,</p> <p>9 Dave, and thanks to the Commission for taking</p> <p>09:51PM 10 the time tonight.</p> <p>11 I would like to kind of run through</p> <p>12 here onscreen the parking for the development.</p> <p>13 What is shown in front of you is the site plan</p> <p>14 annotated to show the distribution of parking</p> <p>15 across the site. There will be 40 garage spaces</p> <p>16 on the east side of the site with visitor and</p> <p>17 resident and employee parking distributed around</p> <p>18 the north and west side of the property.</p> <p>19 The chart to the right, the first</p> <p>09:52PM 20 section depicts what is Ryan Company's</p> <p>21 historical demand for parking at similar senior</p> <p>22 facilities across the country. As shown there,</p>
<p style="text-align: center;">15</p> <p>1 will say today that we are asking for approval</p> <p>2 for the main building and the villas. And in</p> <p>3 order to build these villas in the northwest</p> <p>4 corner, there needs to be clear title of Cheval</p> <p>5 Drive and we need to get approval from Oak Brook</p> <p>6 to extend Cheval Drive.</p> <p>7 So we are asking for approval to</p> <p>8 build those villas. But if you think of it is a</p> <p>9 phase 1/phase 2 of how we build it, we would</p> <p>09:50PM 10 move forward with the main building that's not</p> <p>11 contingent on Cheval Drive. And if we get</p> <p>12 Oak Brook approval and if we get title cleaned</p> <p>13 up, then we would move forward and build the</p> <p>14 villas.</p> <p>15 That also includes the pedestrian</p> <p>16 path that we are showing that extends up to the</p> <p>17 north and then along Cheval Drive. Again, if we</p> <p>18 get Oak Brook approval and get title cleaned up,</p> <p>19 then we would build that path along Cheval</p> <p>09:51PM 20 Drive.</p> <p>21 CHAIRMAN CASHMAN: So basically that</p> <p>22 one single-family home would remain?</p>	<p style="text-align: center;">17</p> <p>1 they have found that 196 parking spaces meets</p> <p>2 the demand in their facilities. Our project is</p> <p>3 providing 204 parking spaces as presented today.</p> <p>4 The second section on the right</p> <p>5 there is the parking breakdown based on the</p> <p>6 Zoning Code. Our understanding from the Code</p> <p>7 shows that 228 parking spaces would be required</p> <p>8 by code for the property.</p> <p>9 As shown here today, the south</p> <p>09:53PM 10 portion of the property alone provides 204</p> <p>11 parking spaces. So we are requesting a variance</p> <p>12 on a phase 1 basis for a 24-parking stall</p> <p>13 deficit if you will.</p> <p>14 The next slide kind of puts</p> <p>15 together the whole picture of what's before you</p> <p>16 today of both phase 1 and phase 2. And when we</p> <p>17 analyze the Zoning Code and pull phase 2 into</p> <p>18 that as well, we show that 245 parking spaces</p> <p>19 would be required for the overall project. And</p> <p>09:53PM 20 with the parking that would be provided for</p> <p>21 those villas, it would meet the overall parking</p> <p>22 requirement by providing 255 total parking</p>

<p style="text-align: center;">18</p> <p>1 spaces.</p> <p>2 So the overall project that's</p> <p>3 before you today wouldn't meet the Zoning Code</p> <p>4 requirement; but on a standalone basis, as we</p> <p>5 showed on that first slide, the phase 1 would</p> <p>6 require or would come up short on its own</p> <p>7 merits. That's what we have got for parking</p> <p>8 here.</p> <p>9 At this point I would like to turn</p> <p>09:54PM 10 it -- Well, my apologies. The slide in front</p> <p>11 of you here kind of gives a comparison of other</p> <p>12 properties throughout the country, similar</p> <p>13 Clarendale products. And really, the main</p> <p>14 takeaway here in that far-right column is the</p> <p>15 parking stalls per unit; and the fact that what</p> <p>16 we have proposed here today is well inline with</p> <p>17 the other properties that Ryan Companies has</p> <p>18 developed.</p> <p>19 Now we will take a look at traffic.</p> <p>09:54PM 20 And for this portion, I would like to turn it</p> <p>21 over to Peter Reinhofer, who is our traffic</p> <p>22 engineering project manager at V3 Companies.</p>	<p style="text-align: center;">20</p> <p>1 was 4:30 p.m. to 5:30 p.m.</p> <p>2 We coordinated with the Chicago</p> <p>3 Metropolitan Agency for Planning, CMAP. They</p> <p>4 are the metropolitan planning organization for</p> <p>5 the Chicagoland area. We were able to get</p> <p>6 roadway growth rates from the long-range models</p> <p>7 to estimate future traffic volumes both at the</p> <p>8 intersection of Ogden and Adams and then along</p> <p>9 the local streets also.</p> <p>09:56PM 10 We also took into account the</p> <p>11 potential development of some of the vacant</p> <p>12 properties on the east side of Adams Street</p> <p>13 assuming for right now that they were</p> <p>14 single-family homes. We also added traffic on</p> <p>15 top of the growth rates to account for potential</p> <p>16 future development along Adams Street to the</p> <p>17 east and to the north.</p> <p>18 For the traffic analysis, we</p> <p>19 analyzed the intersection of Ogden Avenue and</p> <p>09:57PM 20 Adams Street as well as the driveway on Adams</p> <p>21 Street and then also the intersection of Cheval</p> <p>22 and Adams. During the existing scenario, a</p>
<p style="text-align: center;">19</p> <p>1 MR. REINHOFER: Thanks, Ryan. Good</p> <p>2 evening. My name is Peter Reinhofer with V3</p> <p>3 Companies, and we conducted the traffic impact</p> <p>4 study for the proposed redevelopment of the</p> <p>5 site.</p> <p>6 Like any typical traffic study, we</p> <p>7 start off with first collecting weekday a.m. and</p> <p>8 weekday p.m. peak period traffic counts. We</p> <p>9 collected traffic counts at the intersection of</p> <p>09:55PM 10 Ogden Avenue and Adams Street and then observed</p> <p>11 traffic along Adams Street to the north of</p> <p>12 Ogden.</p> <p>13 We collected data on Thursday,</p> <p>14 August 22, 2019. We selected the peak periods</p> <p>15 to be consistent with the traditional peak hours</p> <p>16 for arterial roadways like Ogden Avenue. We</p> <p>17 want to find out when the most traffic is on the</p> <p>18 adjacent roadways and any new development or</p> <p>19 redevelopment would have the greatest impact to</p> <p>09:56PM 20 traffic during those times. We found that the</p> <p>21 morning peak hour was the typical commuter time,</p> <p>22 7:45 a.m. to 8:45 a.m. The evening peak hour</p>	<p style="text-align: center;">21</p> <p>1 future without project scenario for this</p> <p>2 analysis, we went out to the year 2028. And</p> <p>3 then we also looked at a future with project</p> <p>4 scenario. One of the first things we did was we</p> <p>5 looked at the need for left- and right-turn</p> <p>6 lanes at the intersection of Ogden and Adams, as</p> <p>7 well as the site driveways. We used the IDOT,</p> <p>8 Illinois Development of Transportation has some</p> <p>9 documented criteria that they use to determine</p> <p>09:57PM 10 if turn lanes are warranted at intersections.</p> <p>11 We went through the warrant analysis, which is</p> <p>12 in the traffic study. And using those criteria,</p> <p>13 turn lanes are not warranted at the intersection</p> <p>14 or at the site driveways.</p> <p>15 The next thing we did was look at,</p> <p>16 conducted a capacity analysis, looking at the</p> <p>17 delays for each of the intersections for each of</p> <p>18 the scenarios at Ogden and Adams, as well as the</p> <p>19 site driveways. And as you can see on the</p> <p>09:58PM 20 attached table, the first table there we -- The</p> <p>21 project will add less than 2 seconds of average</p> <p>22 delay during the weekday -- I'm sorry -- less</p>

<p style="text-align: right;">22</p> <p>1 than 1 second of delay for the eastbound left</p> <p>2 turn on Ogden to go north on Monroe Street</p> <p>3 during both the morning and evening peak hours.</p> <p>4 CHAIRMAN CASHMAN: Excuse me, Peter?</p> <p>5 MR. REINHOFER: Yes.</p> <p>6 CHAIRMAN CASHMAN: Where I'm still</p> <p>7 seeing the vehicular access during peak hour</p> <p>8 slide, were you moving to another slide?</p> <p>9 MR. REINHOFER: No. This is the table</p> <p>09:58PM 10 that I was describing.</p> <p>11 CHAIRMAN CASHMAN: I just wanted to</p> <p>12 make sure you haven't moved on.</p> <p>13 MR. REINHOFER: Yes, sorry. All my</p> <p>14 stuff is on one slide. I tried to keep it as</p> <p>15 concise as I can.</p> <p>16 So, yes, we had very little delay</p> <p>17 to the eastbound left turn to go north onto</p> <p>18 Adams during both the typical morning and</p> <p>19 evening commuter peak hours, which is when the</p> <p>09:59PM 20 most traffic is on the roadways.</p> <p>21 For the southbound approach on</p> <p>22 Adams for vehicles that wanted to turn onto</p>	<p style="text-align: right;">24</p> <p>1 building. If that was, let's say, an office</p> <p>2 use, this redevelopment would generate less</p> <p>3 traffic than if that building was occupied as an</p> <p>4 office use. You'd see about 55 less trips</p> <p>5 during the morning peak hour and 26 less trips</p> <p>6 during the evening peak hour. Just wanted to</p> <p>7 show if an office user came in and wanted to use</p> <p>8 the existing building the amount of trips that</p> <p>9 they would be generating compared to what it is</p> <p>10 that we are generating.</p> <p>10:00PM 11 CHAIRMAN CASHMAN: Excuse me, Peter.</p> <p>12 Could I ask you a question about that.</p> <p>13 MR. REINHOFER: Yes.</p> <p>14 CHAIRMAN CASHMAN: You were talking</p> <p>15 about the level of service, the delays.</p> <p>16 MR. REINHOFER: Yes.</p> <p>17 CHAIRMAN CASHMAN: And you explained in</p> <p>18 the traffic study that there are six</p> <p>19 designations from A to F.</p> <p>10:01PM 20 MR. REINHOFER: Yes.</p> <p>21 CHAIRMAN CASHMAN: And was that, you</p> <p>22 were just referring to, worst case, like</p>
<p style="text-align: right;">23</p> <p>1 Ogden, turn left or right to go eastbound or</p> <p>2 westbound, we had less than 2 seconds during the</p> <p>3 morning peak hour and then about 9.5 seconds</p> <p>4 during the evening peak hour. All of these</p> <p>5 delays are within the limits that are acceptable</p> <p>6 to the Illinois Department of Transportation for</p> <p>7 their intersections.</p> <p>8 And then the second table at the</p> <p>9 bottom is a comparison. I just want to point</p> <p>09:59PM 10 out that typically this type of residential</p> <p>11 development, senior living, typically generates</p> <p>12 less traffic when compared to other potential</p> <p>13 land uses. Obviously, you don't have the same</p> <p>14 demand for residents to leave for work, you</p> <p>15 know, in the morning, come home in the evening,</p> <p>16 have a lot of additional trips throughout the</p> <p>17 day that a typical like single-family use would</p> <p>18 have.</p> <p>19 CHAIRMAN CASHMAN: Right.</p> <p>10:00PM 20 MR. REINHOFER: And then if you also,</p> <p>21 to kind of compare it to what the existing site</p> <p>22 is, right now there is the 91,000-square foot</p>	<p style="text-align: right;">25</p> <p>1 southbound being 9.5 seconds. Is that the</p> <p>2 D rating?</p> <p>3 MR. REINHOFER: Yes, yes. So that the</p> <p>4 southbound approach during the p.m. peak hours,</p> <p>5 the level of service D, which is acceptable to</p> <p>6 IDOT as well as most municipalities. I know</p> <p>7 everyone always hears, Level of service D, oh,</p> <p>8 my gosh, D is terrible. They kind of equate the</p> <p>9 level of service A through F to grade levels in</p> <p>10:01PM 10 school and it's usually not the case. Usually</p> <p>11 having a level of service D is more than</p> <p>12 acceptable particularly during a peak hour along</p> <p>13 an arterial like Ogden Avenue.</p> <p>14 CHAIRMAN CASHMAN: If it was an F, what</p> <p>15 would the delay be if you had something up to</p> <p>16 like an F?</p> <p>17 MR. REINHOFER: The delay for an F for</p> <p>18 an unsignalized intersection, if I remember</p> <p>19 correctly, I think it's 45 seconds. I actually</p> <p>10:02PM 20 have a table here. I should know this. I only</p> <p>21 have only been doing this for --</p> <p>22 CHAIRMAN CASHMAN: That's okay.</p>

<p style="text-align: center;">26</p> <p>1 Because when I was looking at the table that was</p> <p>2 in our packet and I saw that D, I was assuming</p> <p>3 it was a longer delay than with the 9.5-second</p> <p>4 delay.</p> <p>5 MR. REINHOFER: So the 9.5 seconds is</p> <p>6 the increase in delay. So if nothing were to</p> <p>7 happen in the next 8 years, go out to 2028, you</p> <p>8 would have the southbound delay would be just</p> <p>9 over 19 seconds. With the addition of the trips</p> <p>10 generated by this development would be at</p> <p>11 28.5 seconds.</p> <p>12 CHAIRMAN CASHMAN: So it's an increase?</p> <p>13 MR. REINHOFER: Right.</p> <p>14 CHAIRMAN CASHMAN: So right now it's</p> <p>15 like a 10-second delay, and we are talking about</p> <p>16 it being like 19.5 seconds?</p> <p>17 MR. REINHOFER: Yes. So right now</p> <p>18 it's, yeah, about 10 seconds.</p> <p>19 CHAIRMAN CASHMAN: So then the F would</p> <p>20 be --</p> <p>21 MR. REINHOFER: I'm sorry. It's about</p> <p>22 16 seconds right now currently. I apologize.</p>	<p style="text-align: center;">28</p> <p>1 interrupt, one point of clarification. A level</p> <p>2 of service E in an unsignalized intersection is</p> <p>3 35 to 50 seconds, and anything more than</p> <p>4 50 seconds of delay is a level of service F.</p> <p>5 CHAIRMAN CASHMAN: Okay. So that makes</p> <p>6 sense. So if this was an F, you are talking</p> <p>7 about between a minute, two minutes, to be able</p> <p>8 to make a turn?</p> <p>9 MR. REINHOFER: Yes. I think about a</p> <p>10 minute or longer.</p> <p>11 CHAIRMAN CASHMAN: Okay. Thank you.</p> <p>12 MR. WILLOBEE: This is Mark. Can I ask</p> <p>13 a specific question on that while we are on this</p> <p>14 slide?</p> <p>15 MR. REINHOFER: Sure.</p> <p>16 MR. WILLOBEE: How does that account</p> <p>17 for a cumulative effect of delays? So if cars</p> <p>18 are stacking up because the delays get longer,</p> <p>19 is that just the car right at the stop sign</p> <p>20 ready to turn?</p> <p>21 MR. REINHOFER: No. That's the average</p> <p>22 delay of a vehicle when they pull up and once</p>
<p style="text-align: center;">27</p> <p>1 CHAIRMAN CASHMAN: 16? Oh.</p> <p>2 MR. REINHOFER: 15.8.</p> <p>3 MR. YU: Peter, real quick. You keep</p> <p>4 mentioning 2028, the year. It says 2026, is</p> <p>5 that a typo?</p> <p>6 CHAIRMAN CASHMAN: Where is that, in</p> <p>7 the packet?</p> <p>8 MR. YU: No, on the PowerPoint. It</p> <p>9 says 2026.</p> <p>10 MR. REINHOFER: It should be 2028.</p> <p>11 MR. YU: Okay.</p> <p>12 MR. REINHOFER: That's my fault, sorry.</p> <p>13 We looked at complete development of both the</p> <p>14 IBLP -- the existing building redevelopment and</p> <p>15 then also the attached single-families or</p> <p>16 attached multifamilies on Cheval Drive, which as</p> <p>17 I mentioned are the next phase. We went out a</p> <p>18 little bit further to account for the</p> <p>19 multiphase, multiphasing, of this development.</p> <p>20 MR. YU: Thank you.</p> <p>21 CHAIRMAN CASHMAN: So there is --</p> <p>22 MR. REINHOFER: And I'm sorry to</p>	<p style="text-align: center;">29</p> <p>1 they stop, whether there are no cars in front of</p> <p>2 them or six cars in front of them, over the</p> <p>3 course of the 60 minutes the, whatever, the</p> <p>4 80 or 90 southbound vehicle trips that are</p> <p>5 occurring, each one of those will have an</p> <p>6 average delay of 28.6 seconds.</p> <p>7 MR. WILLOBEE: Okay, thank you.</p> <p>8 MR. REINHOFER: Some may pull right up</p> <p>9 and make a right turn and not have any delay;</p> <p>10 and some may have 30, 40 seconds of delay</p> <p>11 waiting to make a left turn based off the</p> <p>12 signals at the Illinois 83 ramp and at Monroe</p> <p>13 Street.</p> <p>14 MR. WILLOBEE: Thank you.</p> <p>15 MR. REINHOFER: That's the average</p> <p>16 delay for all the vehicles making that</p> <p>17 southbound approach.</p> <p>18 MR. JABLONSKI: Jerry Jablonski with a</p> <p>19 question here. I've spent time visiting quite a</p> <p>20 bit at assisted living facilities and a lot of</p> <p>21 visitors are seniors. A senior making a left</p> <p>22 onto Ogden coming southbound on Adams, at rush</p>

<p style="text-align: center;">30</p> <p>1 hour no one follows the speed limit. Have you 2 given any thoughts about accident impacts? 3 MR. REINHOFER: I mean it's hard to 4 determine the amount of accidents that could 5 occur, particularly when we are talking about a 6 certain subsection of the population. I think 7 that would be something that we'd want to keep 8 an eye on in the future. I know that the 9 Village police department, as well as IDOT, 10 since Ogden Avenue is an IDOT-maintained 11 roadway, will monitor traffic accidents 12 occurring at their intersections. They will 13 look at previous years and determine if there is 14 an accident or a high crash location, then IDOT 15 will try to look at alternatives to try to fix 16 that. Obviously, no one wants to create a 17 safety hazard. 18 MS. FISHER: So this is something that 19 is concerning just in that area. Correct me if 20 I'm wrong, Monroe and Ogden right now has a no 21 turn on left sign during peak rush hours 22 because -- I mean I've lived here for over ten</p>	<p style="text-align: center;">32</p> <p>1 surely appreciate it if you could look into that 2 more. 3 MR. REINHOFER: Okay. Absolutely. 4 CHAIRMAN CASHMAN: Peter, another thing 5 regarding that intersection. Looking at the -- 6 This is in the packet. I think it was between 7 your figures, your drawings regarding existing 8 and proposed. And looking at figure 8, I 9 believe it's future with project traffic volume? 10 MR. REINHOFER: Yes. 11 CHAIRMAN CASHMAN: It looks like you 12 are projecting the majority of people southbound 13 to take a right-hand turn and head west. 14 MR. REINHOFER: Correct. 15 CHAIRMAN CASHMAN: Could you speak to 16 that, like the current traffic and destinations? 17 MR. REINHOFER: Sure. 18 CHAIRMAN CASHMAN: It's, obviously, 19 easier to turn right there than make a left-hand 20 turn in my mind. 21 MR. REINHOFER: Correct. So we 22 developed or estimated the number of left turns</p>
<p style="text-align: center;">31</p> <p>1 years; and I mean on both hands I've seen 2 crashes, like bad crashes, on Ogden there. 3 You're going to be in the same situation. If 4 somebody is trying to pull out, whether it's 5 rush hour or not, and take a left onto Ogden, 6 the chances of you getting nailed are going to 7 increase with more traffic. So this is a very 8 really concern and a very really concern for the 9 neighbors. Even getting onto 83, I know what 10 our speed limit is. But when you see the green 11 light, people are gunning to get onto the 12 highway. So I appreciate the numbers; but you 13 know, the neighbors' concerns are very real with 14 the traffic issues. 15 I also would just urge you to talk 16 to the police department about what measures 17 they've taken, literally right across the street 18 from you guys, because there have been a ton of 19 accidents. And I think it's decreased with the 20 sign, but people still don't and they turn and 21 the next thing you know -- I mean I can hear it 22 from my house. And I think a lot of folks would</p>	<p style="text-align: center;">33</p> <p>1 and right turns based on existing traffic 2 patterns for southbound traffic on Adams. The 3 current -- Sorry, I didn't have a chance to 4 find my report. It's all over the place. 5 The current traffic for the 6 southbound, like during the evening peak hour, 7 it's 50 right turns and 4 left turns. I think 8 most people know that it's going to be very 9 difficult to make a southbound left turn at an 10 unsignalized intersection at Ogden. I think 11 several Commissioners mentioned there is a lot 12 of traffic out there and maybe not all of them 13 follow the current speed limits. 14 So we used the existing travel 15 patterns for Adams Street to estimate the future 16 travel patterns of future travel patterns of 17 traffic generated from that site. We also did 18 assign some of the traffic to the north assuming 19 that some drivers may not feel comfortable 20 trying to make a left turn or even a right turn 21 onto Ogden during the peak hours. So I think we 22 did assign less than 5 trips I believe traveling</p>

<p style="text-align: center;">34</p> <p>1 to the north to I believe -- Is that Spring 2 Street, I believe, up to the north that gets you 3 over to 31st Street? 4 CHAIRMAN CASHMAN: Yes, Spring Road. 5 MR. REINHOFER: Or even to York. If 6 you go up north and then turn right on Spring, 7 you can get over to York street for people that 8 may not feel comfortable trying to make a left 9 turn on Ogden. 10:10PM 10 CHAIRMAN CASHMAN: Right, because there 11 are restrictions at 31st Street and Spring Road 12 during certain times of the day. 13 MR. REINHOFER: Yes. Right. 14 CHAIRMAN CASHMAN: And I can see, if 15 you are trying to go, like say you were trying 16 to get to 294, if you realize it was difficult 17 coming off any street to go eastbound during 18 rush hour, that you could basically go westbound 19 to get on 83, go north and get on 88, and then 10:11PM 20 work your way to 294. 21 MR. REINHOFER: Correct. Work your way 22 south, correct. Yes. There are other options</p>	<p style="text-align: center;">36</p> <p>1 MR. ERICKSON: Okay, any other 2 questions? 3 CHAIRMAN CASHMAN: No. Thank you. 4 MR. REINHOFER: Absolutely. 5 CHAIRMAN CASHMAN: We may have some 6 more later. 7 MR. ERICKSON: Certainly. I'd like to 8 hand it over to Brian Pugh and Tom Jeziorski 9 with PFB Architects with the project. 10:12PM 10 CHAIRMAN CASHMAN: Brian, right now, if 11 I could just have it, right now my screen kind 12 of -- I can see the speakers but the screen 13 itself is kind of black. 14 MR. PUGH: Do you see it now? 15 CHAIRMAN CASHMAN: No. I see your 16 mouse, but I don't see an image. I would 17 recommend you try stop sharing and share again. 18 MR. PUGH: Yes, that's what I'm doing. 19 Thank you. 20 CHAIRMAN CASHMAN: There we go. 21 MR. ERICKSON: Did that work? Good. 22 Tom and Brian, take it away.</p>
<p style="text-align: center;">35</p> <p>1 for that, correct. Good point taken. 2 MS. CRNOVICH: I have a question. 3 Julie Crnovich. Does your study include 4 employees? 5 MR. REINHOFER: It does, yes, 6 employees. Residents, employees, and visitors, 7 as well as deliveries. 8 MS. CRNOVICH: What about any traffic 9 heading like south, like using Madison or 10:11PM 10 Monroe? Is there going to be any traffic on the 11 residential streets? 12 MR. REINHOFER: If there is, I think it 13 would be a very low number. I think most 14 visitors, most employees, are going to be 15 traveling from a little further away than the 16 residential development to the south. I don't 17 want to say there won't be any; but we feel that 18 most of the traffic will be regional traffic 19 coming from more than a mile away that would be 10:11PM 20 using Ogden Avenue, Illinois 83, 294, or 88 to 21 get to and from the site. 22 MS. CRNOVICH: Thank you.</p>	<p style="text-align: center;">37</p> <p>1 MR. PUGH: Great. This is Brian Pugh, 2 Associate Principal with PFB Architects. I'm 3 going to be walking through some of the site 4 massing and architectural expression that's 5 proposed for the building. We wanted to start 6 off by highlighting some of the topics that Dave 7 had discussed at the beginning of this 8 presentation. 9 Primarily we want to use this slide 10:14PM 10 to highlight the massing. This is a zoomed-in 11 view of the proposed development with areas of 12 2-story building running parallel with Ogden 13 Avenue -- 14 We just lost your screen again, 15 Dave. 16 MR. PUGH: We wanted to highlight areas 17 of 2-story building along Ogden Avenue. That 18 building does step up to 3 stories as you get 19 further from Ogden Avenue, but we wanted to have 10:14PM 20 that lower section with lower sloped roofs to 21 really keep the massing more in line with the 22 residential nature of this area of Hinsdale.</p>

<p style="text-align: center;">38</p> <p>1 Additionally, Dave alluded to some</p> <p>2 of the topography and natural landscaping of the</p> <p>3 site. It's something we wanted to take</p> <p>4 advantage of, certainly along the western extent</p> <p>5 of the site there is an extensive berm and some</p> <p>6 very nice mature trees that will allow us to</p> <p>7 obscure taller portions of the building as you</p> <p>8 travel along Ogden Avenue eastbound.</p> <p>9 We did respect some comments to</p> <p>10:15PM 10 pull the building further away from Ogden and</p> <p>11 Adams Street that did allow us to have more</p> <p>12 green area, as well as landscaping around the</p> <p>13 perimeter of the building. We want to highlight</p> <p>14 how the parking layout has evolved on this</p> <p>15 property. You see the majority of the parking</p> <p>16 that's oriented to the north of the building,</p> <p>17 that would be screened from Ogden Avenue by the</p> <p>18 building itself, as well as parking along the</p> <p>19 western extent of the property adjacent to</p> <p>10:15PM 20 Route 83. That berm that we spoke of obscuring</p> <p>21 portions of the building is also a great way to</p> <p>22 hide that parking from surrounding</p>	<p style="text-align: center;">40</p> <p>1 you get away from Ogden along Adams.</p> <p>2 If you could move to the next</p> <p>3 slide, Dave. This is a view from Ogden and the</p> <p>4 Route 83 onramp. You see in the foreground of</p> <p>5 the rendering the large berm and a number of</p> <p>6 mature trees along this side of the building.</p> <p>7 Additionally, we want to note that</p> <p>8 the roof forms are very regular. And we have</p> <p>9 the lower sloped roof to maintain a comparable</p> <p>10:17PM 10 mean roof height for the 2-story sections of the</p> <p>11 building with the existing structure that is out</p> <p>12 there today.</p> <p>13 We are introducing a number of hip</p> <p>14 roof elements around the building with accents</p> <p>15 of gables that work with that contemporary</p> <p>16 Georgian style and help to break up the roof</p> <p>17 mass as viewed from Ogden.</p> <p>18 You can move to the next slide.</p> <p>19 This is a view looking south. This is the north</p> <p>10:17PM 20 elevation of the building or the primary entry</p> <p>21 point for the building. Again, symmetrical</p> <p>22 forms and punched openings are a consistent</p>
<p style="text-align: center;">39</p> <p>1 neighborhoods. All of these work to assist in</p> <p>2 cutting down on any light coming from parking</p> <p>3 lots or headlights off of cars, both work to cut</p> <p>4 that down significantly.</p> <p>5 Dave, if you want to jump to the</p> <p>6 next slide, we can start looking at the building</p> <p>7 architecture. As Dave alluded to, the current</p> <p>8 building that you see on the screen pulls a lot</p> <p>9 of identifiable features from the Georgian style</p> <p>10:16PM 10 of architecture. We consider that this is a</p> <p>11 slightly more contemporary twist on Georgian</p> <p>12 with more subdued detailing for the building.</p> <p>13 You see a lot of symmetrical forms that you are</p> <p>14 going to see on the following slides as well.</p> <p>15 And really punched window openings are going to</p> <p>16 be a unifying feature across all of the</p> <p>17 elevations of the building. I think that this</p> <p>18 view does actually a really good job of</p> <p>19 highlighting the generous green areas and</p> <p>10:16PM 20 substantial landscaping around the building. It</p> <p>21 also shows a stepping from a 2-story structure</p> <p>22 along Ogden Avenue up to 3 stories the further</p>	<p style="text-align: center;">41</p> <p>1 theme around this structure. Pediments and</p> <p>2 pilasters are located at many balconies as well</p> <p>3 as the main entry point of the building.</p> <p>4 I think that this is also a good</p> <p>5 slide to speak to the mix of materials that we</p> <p>6 are proposing. This is predominantly brick</p> <p>7 veneer masonry and fiber cement siding, and we</p> <p>8 are using those two materials to undulate up and</p> <p>9 down across the facade to create visual</p> <p>10:18PM 10 interest, movement, a bit more rhythm than you</p> <p>11 would see in a traditional Georgian structure,</p> <p>12 which is why we consider it a more contemporary</p> <p>13 twist on that theme. We think it's an effective</p> <p>14 way to break up longer stretches of the facade</p> <p>15 as well.</p> <p>16 The slide that Dave has clicked to</p> <p>17 now, we wanted to show more of a real-world view</p> <p>18 of the proposed development against the current</p> <p>19 view that you would see. Now, this is taken</p> <p>10:18PM 20 about 600 feet east of the property along Ogden</p> <p>21 Avenue. This is looking back towards Adams</p> <p>22 Street. The left side, the view of the current</p>

<p style="text-align: center;">42</p> <p>1 building. The right side, the view of the 2 proposed development where we have a 2-story 3 building stepping to 3-story the further right 4 that you move in the image. 5 We touched on building materials. 6 I think that the only thing that we would like 7 to add to this description is that the brick 8 fiber cement siding, architectural shingles, and 9 window systems depicted here are all compatible 10 with the Georgian style that we are depicting. 11 We think it lends itself to a very timeless 12 aesthetic for the structure, and the types of 13 materials that we have chosen we have utilized 14 in the past. They are we consider no- 15 maintenance materials and really enhance the 16 longevity of the structure. 17 I think the last thing we want to 18 talk to, we spent a lot of time on the exterior 19 design of the building. We also want to touch 20 on some of the interior spaces that we are 21 continuing to design and program as we evolve 22 the exterior of building. And this is touching</p>	<p style="text-align: center;">44</p> <p>1 emergency situations. So as they follow the 2 infection control procedures and protocols every 3 day to prevent the spread of this illness, we 4 believe this makes senior living communities one 5 of the safer places for seniors to live. We've 6 partnered with LCS, like I said, about ten times 7 in the past. They are class A in senior living 8 operations. We have full confidence in them to 9 take care of our seniors. 10 MR. JABLONSKI: Could you provide 11 actual numbers by the next meeting? 12 CHAIRMAN CASHMAN: Yes. Dave, would 13 you be able to report on the facilities that you 14 and LCS are managing together and just what 15 their experiences are currently with Covid? 16 MR. ERICKSON: I can give you some more 17 specifics at the next meeting for sure. 18 CHAIRMAN CASHMAN: And then for Brian, 19 I'm kind of curious, with those new challenges, 20 if you are looking at this differently, looking 21 at designs and trying to design some aspects 22 that help?</p>
<p style="text-align: center;">43</p> <p>1 on some of the amenity spaces that we are 2 planning throughout, a lot of which are modern 3 and hospitality oriented. These include large, 4 upscale dining options throughout the building; 5 movie theater; arts and crafts room; exercise 6 and wellness center. V3 also noted 40 spaces, 7 40 garage spaces within the building. 8 MR. JABLONSKI: May I ask a question. 9 It's Jerry Jablonski. All the amenities are 10 nice, but the health and safety of residents in 11 Hinsdale I think is paramount. Could you 12 address the experience in Covid, the number of 13 cases and deaths with LCS, your operator, on a 14 nationwide basis if it's 32,000 residents? And 15 also include a detail on the Ryan-LCS 16 partnerships. Thank you. 17 MR. ERICKSON: Yes. This is Dave. I 18 will address that one. The Covid-19 pandemic 19 has presented, obviously, unique challenges to 20 the entire senior living industry. But 21 professionally managed senior living providers 22 already have significant plans in place for</p>	<p style="text-align: center;">45</p> <p>1 MR. PUGH: And we continue as these 2 evolve. We do quite a bit of work in the 3 hospital systems as well. But we will work with 4 our MEP partners to look at the design of the 5 air-handling system as well. I think that that 6 would be an important feature as we move forward 7 in the design of the facility. 8 CHAIRMAN CASHMAN: Okay. Thanks, 9 Jerry. 10 MR. ERICKSON: One detail, a lot more 11 touchfree faucets and features in the building; 12 but we can give you some more specifics at the 13 next meeting. 14 CHAIRMAN CASHMAN: Okay. Thank you. 15 MR. KRILLENBERGER: This is Jim 16 Krillenberger. I'm not sure whether our next 17 meeting will be in person. But as far as the 18 building materials go, it would be nice to 19 figure out how to have samples, even if you 20 could have one on Zoom, if we do it by Zoom next 21 time with the specific colors especially the 22 brick.</p>

<p style="text-align: center;">46</p> <p>1 CHAIRMAN CASHMAN: Yes. Jim, I think</p> <p>2 that's a good point. I had it in my notes. If</p> <p>3 it was possible, Dave, it could be delivered to</p> <p>4 Chan or to Robb at the Village Hall. Robb has</p> <p>5 been manning the Village Hall. We would then</p> <p>6 give the Commissioners the opportunity to stop</p> <p>7 by there and see them in person.</p> <p>8 MR. ERICKSON: Absolutely. We will do</p> <p>9 that for sure.</p> <p>10:23PM 10 MR. KRILLENBERGER: You mentioned they</p> <p>11 are veneer brick?</p> <p>12 CHAIRMAN CASHMAN: Is this a full</p> <p>13 nominal 4-inch brick in depth?</p> <p>14 MR. PUGH: Correct. It would be a full</p> <p>15 nominal brick with a cavity wall and wood stud</p> <p>16 backup. So that's the type of system we are</p> <p>17 looking at, not a thin brick application but a</p> <p>18 full-bed brick.</p> <p>19 CHAIRMAN CASHMAN: Thanks.</p> <p>10:24PM 20 Questions? Okay.</p> <p>21 MR. ERICKSON: I do have about two or</p> <p>22 three more minutes of our presentation if that's</p>	<p style="text-align: center;">48</p> <p>1 approval; and then recommendation to the Board</p> <p>2 or a positive vote to the Board in the future.</p> <p>3 The zoning modifications, they were</p> <p>4 provided in the application. They are on the</p> <p>5 screen. I'm not going to read them. It does</p> <p>6 include the \$250,000 contribution to the Village</p> <p>7 for the park. There are some details of when we</p> <p>8 would like to do construction. The bulk</p> <p>9 regulation table, which I will show on the next</p> <p>10:25PM 10 screen, shows some of the variations between R-2</p> <p>11 and the proposed. We didn't compare it to IB</p> <p>12 even though a good portion of the property is</p> <p>13 IB. It gets a little confusing to mesh those</p> <p>14 two together. So we just focused on R-2 versus</p> <p>15 our proposed.</p> <p>16 As you can see, there are some</p> <p>17 variations including lot area, side yard</p> <p>18 setbacks, rear yard setbacks by the senior</p> <p>19 villas. Our main building conforms to rear yard</p> <p>10:26PM 20 setbacks, FAR, the parking depending on how you</p> <p>21 look at it as V3 explained, and then the height.</p> <p>22 These are some of the zoning bulk regulations</p>
<p style="text-align: center;">47</p> <p>1 okay.</p> <p>2 CHAIRMAN CASHMAN: Yes. Absolutely.</p> <p>3 MR. ERICKSON: Okay. Thank you,</p> <p>4 Chairman.</p> <p>5 So real quickly, the benefits and</p> <p>6 it runs through the zoning detail. So on the</p> <p>7 screen -- Can you see the zoning map on the</p> <p>8 screen?</p> <p>9 CHAIRMAN CASHMAN: Yes.</p> <p>10:24PM 10 MR. ERICKSON: Just making sure you can</p> <p>11 see that. This shows the current zoning map.</p> <p>12 As you can see, a good portion of the property</p> <p>13 is currently zoned IB, Institutional Building,</p> <p>14 in the far west. The northwestern portion of</p> <p>15 the property is currently zoned R-2.</p> <p>16 Our zoning requests are to rezone</p> <p>17 the property to R-2 and then to R-2PD. The</p> <p>18 second request is a Zoning Code Text Amendment</p> <p>19 to reduce the minimum of lot area for a PD from</p> <p>10:25PM 20 20 acres to 15 acres. And then the third</p> <p>21 request is a Special Use Permit, planned</p> <p>22 development, site plan, exterior appearance</p>	<p style="text-align: center;">49</p> <p>1 that we are complying with. Notably the maximum</p> <p>2 amount of stories, 3 stories. We are reading</p> <p>3 that, maximum lot coverage, some setbacks.</p> <p>4 And then public benefits. We are</p> <p>5 going to provide a lot of jobs, about 400 jobs</p> <p>6 during construction, 95 full-time equivalent</p> <p>7 jobs once we are fully stabilized. This is</p> <p>8 going to be high-quality, market-rate senior</p> <p>9 housing that provides a continuum of care that</p> <p>10:27PM 10 meets the demand of the growing aging</p> <p>11 population.</p> <p>12 It is going to improve the</p> <p>13 stormwater management in the area. We are going</p> <p>14 to have to go through Du Page County for</p> <p>15 approvals and to the Village for approvals.</p> <p>16 There will not be any negative impact upstream</p> <p>17 or downstream of our property. It's notable</p> <p>18 that right now there is no stormwater management</p> <p>19 system on the property, and we are going to have</p> <p>10:27PM 20 to provide that in our proposal.</p> <p>21 Replacing an aging building with an</p> <p>22 upscale senior community, a large investment in</p>

<p style="text-align: center;">50</p> <p>1 the Village. It's notable that this is going to</p> <p>2 add quite a bit of revenue into the Village and</p> <p>3 to the schools with no impact to the schools.</p> <p>4 Obviously, no kids in our community. And we</p> <p>5 mentioned the donation or contribution to the</p> <p>6 Village.</p> <p>7 So, in summary, appreciate your</p> <p>8 giving us your time this evening, letting us</p> <p>9 present. I know it's late but we are excited</p> <p>10 about this development. It's a challenging</p> <p>11 property to develop. We are very confident we</p> <p>12 can do that. We feel like we are the right</p> <p>13 group to do that. It's going to meet a need</p> <p>14 that's currently in the marketplace. We are</p> <p>15 going to invest a lot of money into the Village</p> <p>16 of Hinsdale and do it right.</p> <p>17 And we respectfully request a</p> <p>18 positive vote when you are ready to the Village</p> <p>19 Board. So again, thank you for your time and</p> <p>20 appreciate any questions you have.</p> <p>21 MS. CRNOVICH: I have one comment.</p> <p>22 CHAIRMAN CASHMAN: Julie, yes, if you</p>	<p style="text-align: center;">52</p> <p>1 .pdf site plan mostly that I believe just</p> <p>2 focuses on the east side of Adams that has Ryan-</p> <p>3 McNaughton in the title block and that really</p> <p>4 stirred up a lot of concern in that area</p> <p>5 especially because I believe it showed an</p> <p>6 extension of Bonnie Brae through to Adams. It</p> <p>7 showed more single-family homes.</p> <p>8 MR. ERICKSON: Right.</p> <p>9 CHAIRMAN CASHMAN: So as a Village and</p> <p>10 as a Plan Commission, one of our goals is to try</p> <p>11 to keep your proposal and McNaughton separate</p> <p>12 so it is clear and it isn't confusing to people.</p> <p>13 But I do think a neighbor meeting would really</p> <p>14 help because on larger projects like this it</p> <p>15 just allows the neighbors a chance to speak to</p> <p>16 you and to share what their concerns are or you</p> <p>17 even come back to us so I think that would be</p> <p>18 very helpful.</p> <p>19 MS. CRNOVICH: I had one other</p> <p>20 question. Do you plan on having a loading dock</p> <p>21 for the building?</p> <p>22 MR. ERICKSON: Yes. I'm going to</p>
<p style="text-align: center;">51</p> <p>1 have questions for the applicant.</p> <p>2 MS. CRNOVICH: Yes, please. We have</p> <p>3 had a lot of letters from residents as you know.</p> <p>4 I think there is a lot of misinformation</p> <p>5 circulating. I was wondering if you had</p> <p>6 considered meeting with the neighbors like via</p> <p>7 Zoom to give them a presentation, take their</p> <p>8 questions. I think that would be very helpful</p> <p>9 if you could do that before our next meeting,</p> <p>10 which doesn't give you much time.</p> <p>11 MR. ERICKSON: Yes. That's a great</p> <p>12 comment, and I'm 100 percent onboard to do that.</p> <p>13 I appreciate that because it is clear in the</p> <p>14 letters that there was confusion on what was</p> <p>15 being presented. I would like to listen to the</p> <p>16 neighbors a little more.</p> <p>17 MS. CRNOVICH: Thank you.</p> <p>18 CHAIRMAN CASHMAN: That could be done</p> <p>19 in a very informal way, basically dropping</p> <p>20 mailings and setting up some situation where you</p> <p>21 could meet or whatever; but I think it would</p> <p>22 help a lot. I know for sure there is a very old</p>	<p style="text-align: center;">53</p> <p>1 attempt to go back to the site plan and,</p> <p>2 hopefully, you can see it. Can you see the site</p> <p>3 plan?</p> <p>4 MS. CRNOVICH: Yes.</p> <p>5 MR. ERICKSON: Okay. Good. So the</p> <p>6 west side of the building is where the employees</p> <p>7 would park. The loading dock is right here. So</p> <p>8 our main entrance is in the middle of the</p> <p>9 building on the north side, and then our loading</p> <p>10 is on the north side also. There will be a</p> <p>11 screen wall between that loading dock and the</p> <p>12 main parking area.</p> <p>13 MS. CRNOVICH: Okay, thank you. And</p> <p>14 one other question I had. Were you going to</p> <p>15 talk about the landscaping plan at this</p> <p>16 presentation or --</p> <p>17 MR. ERICKSON: Yes, good question. The</p> <p>18 landscape, both the tree preservation plan and</p> <p>19 the landscape -- Well, the site plan really</p> <p>20 addresses the landscape plan. It was provided</p> <p>21 in your packet. We are going to meet code on</p> <p>22 the landscaping. One notable thing about</p>

<p style="text-align: center;">54</p> <p>1 landscaping and tree preservation, on the 2 southwest corner of the property at the 3 interchange of 83 and Ogden there are some 4 mature evergreen trees there right now. And the 5 plan, the plan is to keep those mature evergreen 6 trees at that corner.</p> <p>7 CHAIRMAN CASHMAN: On that, the 8 preliminary tree removal plan in our packet, it 9 shows that cluster there and then the other 10 large cluster of existing trees being basically 11 between the main building and the villas. So 12 one question I had relating to that. If for 13 some reason you were not able to get clear title 14 and resolve the issues along Cheval -- I don't 15 know if it's Lane -- would you look to construct 16 the villas that are on the west end of that 17 extension and then connect it to the roadway to 18 the south? Or what would be the -- Do you have 19 any idea how you would approach that?</p> <p>10:33PM 20 MR. ERICKSON: Yes. We would have to 21 work with V3 on the feasibility of that because 22 that's crossing floodway. So we would have to</p>	<p style="text-align: center;">56</p> <p>1 it's going to be filled with water and flooding 2 24/7. It's during a heavy, heavy rain that it's 3 used for comp storage. So we would be tearing 4 down the homes along the south side of Cheval 5 and putting up naturalized plantings and that 6 sort of thing.</p> <p>7 MR. WILLOBEE: I guess, how are you -- 8 MS. FISHER: I'm sorry. Steve, I just 9 want on time, is it okay if I ask a couple of 10 questions?</p> <p>11 CHAIRMAN CASHMAN: No, absolutely. I 12 would like to get as much feedback tonight. I 13 don't think we are going to get through 14 everything. I have a lot of questions. But as 15 much as possible, I think it would be helpful to 16 the Ryan Companies.</p> <p>17 MS. FISHER: I just have two main 18 areas. The first area just does deal with the 19 tree plan. That area is adorned with beautiful 20 mature trees and weeping willows. And Dave, 21 please correct me if I'm wrong, but my 22 preliminary read of the tree plan has over</p>
<p style="text-align: center;">55</p> <p>1 address that with V3 at the time.</p> <p>2 MR. WILLOBEE: On a similar note, 3 Steve, I have question on the floodplain/ 4 floodway. So your compensatory storage is in 5 Oak Brook or I'm assuming the two locations are, 6 I'm assuming, for all of the impacts for 7 Oak Brook and Hinsdale to the floodplain. What 8 happens if you don't get Oak Brook approval for 9 putting the compensatory storage right there?</p> <p>10:33PM 10 MR. ERICKSON: Well, it doesn't require 11 any zoning approval. It's part of engineering 12 approval just like we have to give to the 13 Village of Hinsdale and just like we have to 14 give to Du Page County. So that's all tied to 15 engineering approvals.</p> <p>16 MS. FISHER: Can that be reassessed? I 17 mean, again, it's Oak Brook. But I mean that 18 poor lady's house is smack dab in the middle of 19 that area. Perhaps those flood areas should be 20 on your property by your villas.</p> <p>10:34PM 21 MR. ERICKSON: Yes. We will take that 22 under consideration. Flood area doesn't mean</p>	<p style="text-align: center;">57</p> <p>1 240 trees being clearcut from the property. You 2 know, that is concerning I think to residents of 3 that area and to just the makeup of that land in 4 general. If some of the stuff might have to be 5 taken down because they are unhealthy but that 6 just seems to be in my opinion an alarmingly 7 high number of trees being removed.</p> <p>8 CHAIRMAN CASHMAN: Just a clarification 9 on that tree removal plan, there is -- I don't 10 know how many -- there are a lot of them that 11 don't have the species listed and they are not 12 graded. Are those the ones actually located in 13 Oak Brook? I'm just wondering. It seems like 14 some have the detailed information and some 15 don't, and I was just guessing that that's 16 because those are not in Hinsdale.</p> <p>17 MR. ERICKSON: Yes. Chairman and 18 Commissioner, I would like to come back at the 19 next meeting with some details on that, that 20 would give us ratios of what trees are good, 21 which ones aren't, how much is in Hinsdale, how 22 much is in Oak Brook if you don't mind.</p>

<p style="text-align: right;">58</p> <p>1 CHAIRMAN CASHMAN: That would be</p> <p>2 helpful.</p> <p>3 MR. ERICKSON: Thank you.</p> <p>4 MS. FISHER: Thank you. And my second</p> <p>5 question has to do with density. We have all</p> <p>6 heard a lot of comments about the density of</p> <p>7 this project and the size. We all heard the</p> <p>8 word behemoth used. I'm trying to just put</p> <p>9 things in perspective. You're, obviously,</p> <p>10 looking at the development; right?</p> <p>11 So I looked up the Clarendale of</p> <p>12 Mokena has 156 units, the Clarendale of Addison</p> <p>13 has 188, and the Clarendale of Algonquin has</p> <p>14 106. Here we have 245. Is there any way we</p> <p>15 could scale it down to be inline with those</p> <p>16 numbers?</p> <p>17 MR. ERICKSON: Yes, I'm still here. We</p> <p>18 will look at that. I would like to note that</p> <p>19 they are not all in that below-200 range. We</p> <p>20 have got one in Chicago right now that's over</p> <p>21 250 units, one in Arizona that's 288, one in</p> <p>22 Missouri that's 281. But this isn't like a</p>	<p style="text-align: right;">60</p> <p>1 MR. ERICKSON: Maybe a few months ago</p> <p>2 that would have been a nice trip.</p> <p>3 I'd probably say the local ones are</p> <p>4 Mokena, Algonquin, and Addison, and then</p> <p>5 Schererville over in Indiana. They are all</p> <p>6 similar as far as quality. That's why I'd</p> <p>7 probably point you to Algonquin if I picked one,</p> <p>8 but they are all very similar.</p> <p>9 MS. FISHER: When was Algonquin built?</p> <p>10 MR. ERICKSON: Algonquin, I believe it</p> <p>11 was 2016 or '17 plus or minus a year.</p> <p>12 MS. FISHER: I'm only asking these</p> <p>13 questions, I'm trying to figure out just like at</p> <p>14 year 1 and year 3 what were your occupancy</p> <p>15 rates. Just so that we might have an idea of</p> <p>16 what we would be looking at numbers-wise of</p> <p>17 where you are at, what your goals are. I think</p> <p>18 that would be important to just digest how many</p> <p>19 people are going to be expected to be in these</p> <p>20 units.</p> <p>21 MS. FIASCONE: Yes, Michelle, along</p> <p>22 those same lines -- and I got cut off so I'm</p>
<p style="text-align: right;">59</p> <p>1 unique size development. It's what we've done</p> <p>2 in the past, but we will look at the number of</p> <p>3 units and get back to you.</p> <p>4 MS. FISHER: So just with respect to</p> <p>5 your units that are just local to us, which one</p> <p>6 would be most similar to what you are proposing</p> <p>7 here in Hinsdale?</p> <p>8 MR. ERICKSON: As far as quality or</p> <p>9 size or --</p> <p>10 MS. FISHER: Correct, apples to apples.</p> <p>11 What have you already put in place in this area</p> <p>12 that would be similar to what you are proposing</p> <p>13 to have in Hinsdale?</p> <p>14 MR. ERICKSON: Probably -- this isn't</p> <p>15 local -- Chandler is a good comparable as far as</p> <p>16 quality.</p> <p>17 CHAIRMAN CASHMAN: Where is that?</p> <p>18 MR. ERICKSON: Chandler, Arizona. It's</p> <p>19 not even close to here.</p> <p>20 CHAIRMAN CASHMAN: Sounds like we</p> <p>21 need --</p> <p>22 MS. CRNOVICH: Take a road trip.</p>	<p style="text-align: right;">61</p> <p>1 sorry if you already said this -- just how you</p> <p>2 determine the need in the numbers there.</p> <p>3 CHAIRMAN CASHMAN: You have the demand</p> <p>4 analysis in the packet. On the June 24 meeting</p> <p>5 I would love to have you present that in detail.</p> <p>6 There is a lot of information there, but that's</p> <p>7 an important thing. Obviously, you said you</p> <p>8 wouldn't be doing this project if you thought it</p> <p>9 wasn't a smart investment; but if we could just</p> <p>10 go through that report, I think that would</p> <p>11 really help the Commissioners and help them hear</p> <p>12 there is more about that.</p> <p>13 MR. ERICKSON: Absolutely, Chairman,</p> <p>14 will do.</p> <p>15 CHAIRMAN CASHMAN: Anna, any other</p> <p>16 questions or comments?</p> <p>17 MS. FIASCONE: For me, I think this is</p> <p>18 an entryway into the Village. We have discussed</p> <p>19 that for a few other projects and we discussed</p> <p>20 that the aesthetics are very important</p> <p>21 especially if it's going to be the entry into</p> <p>22 the Village. I think it should be consistent</p>

<p style="text-align: center;">62</p> <p>1 with the Hinsdale character. It feels very 2 large to me as you are driving into Hinsdale. I 3 don't know if, you know, we can blend that more 4 with a better landscaping plan. I also think 5 the view from Ogden should be possibly maybe all 6 brick veneer just from the view from Ogden just 7 to be a little more consistent with the 8 character.</p> <p>9 And we talked, you guys talked a 10 little bit about it feels a little more modern 11 than the normal Georgian. And I just, I think 12 that it feels almost apartment-ish and I do not 13 mean to discredit the architects. It just does 14 not feel like Hinsdale, the entryway to Hinsdale 15 so --</p> <p>16 MR. ERICKSON: Yes. I appreciate that 17 feedback. One of the goals is -- Sometimes if 18 you plaster the whole building with brick, it 19 can get too institutional. So there is a 20 balance there we try to strike, but I appreciate 21 that feedback.</p> <p>22 MS. FIASCONE: I get that. I can see</p>	<p style="text-align: center;">64</p> <p>1 pretty special to the folks over there. And if 2 there is some type of sanctuary or something 3 that, you know, memorializes and keeps faith the 4 beauty of that area, I think it would be really 5 important to residents there to have that 6 essence.</p> <p>7 CHAIRMAN CASHMAN: One thing, just a 8 question to Robb and Chan, I think when -- I 9 would have to go back and check. When we were 10 looking at concept plans, I don't think we got 11 into landscape plans at that stage. I thought 12 it was later in the detail plan. But can you 13 clarify for that for me?</p> <p>14 MR. YU: Yes. They usually have been 15 typically just the landscaping that's shown in 16 site plan, not so much of a detail plan where a 17 forester would look at it in detail.</p> <p>18 CHAIRMAN CASHMAN: Okay. Jim? 19 MR. KRILLENBERGER: No comments right 20 now, thanks.</p> <p>21 CHAIRMAN CASHMAN: Jerry? 22 MR. JABLONSKI: I have got a couple</p>
<p style="text-align: center;">63</p> <p>1 that. But of course, there are all-brick 2 buildings that have some stone and whatnot on 3 it+++++++++. 4 That break it up, and it just feels a little 5 more substantial I guess. But I would like to 6 see the materials, that would be really helpful.</p> <p>7 CHAIRMAN CASHMAN: Julie or Michelle? 8 I just want to make sure everyone 9 has a chance. Do you have any other comments 10 regarding --</p> <p>11 MS. CRNOVICH: I did with the 12 landscaping. I would like to see something that 13 goes in with the site that's not your 14 generic-type landscaping, maybe like think out 15 of the box and do something like a butterfly 16 garden. Something like when grandchildren visit 17 their grandparents, something they can enjoy, 18 something that draws them outside. I think 19 that's really important.</p> <p>20 MR. ERICKSON: Thank you. 21 MS. FISHER: It would just be along the 22 same lines of Julie. You know, that area is</p>	<p style="text-align: center;">65</p> <p>1 thoughts. Going back to traffic, I'm assuming 2 all this traffic analysis was not additive with 3 what we added with Kensington Academy. I seem 4 to remember those traffic conversations being 5 somewhat contentious about looping around. Is 6 there any way we can make, if it hasn't been 7 included, the impact of Kensington Academy into 8 this traffic study?</p> <p>9 Second, take a good hard look at 10 Kensington Academy and think about what I think 11 Anna is trying to say. I think we had a 12 unanimous vote for the facade of that building, 13 and I think that represents what a lot of people 14 would like to see on a gateway building.</p> <p>15 And third, I still think 140 units 16 is too many. I know you made it smaller. And 17 when Michelle pointed out that a lot of your 18 other properties in Illinois start with a one, I 19 would like to see it smaller.</p> <p>20 MR. ERICKSON: Thank you. 21 CHAIRMAN CASHMAN: Troy? 22 MR. UNELL: No, I agree with the</p>

<p style="text-align: center;">66</p> <p>1 comments others have had. I just have one 2 question. I know we are just speaking about the 3 portion of the development that is west of Adams 4 Street tonight. But I wanted to understand, is 5 there going to be a development east of Adams? 6 And if there is, are we going to be able to look 7 at that in totality; or is that going to be a 8 separate matter that we are going to evaluate 9 separately?</p> <p>10:45PM 10 CHAIRMAN CASHMAN: I believe at this 11 point it would be a separate matter. I have 12 seen some preliminary drawings. I don't think 13 anything has been formally submitted. But the 14 numbers that, I think it was Peter, the traffic 15 engineer, was talking about, which is around 16 40 something units, preliminary site plan I saw 17 with McNaughton had, I believe, 42 single-family 18 units, about 20 something on Adams and then 19 another 20 on Madison; but they were not 10:46PM 20 connected. But I do not know what has been 21 proposed at all south of the pond and along, you 22 know, Ogden Avenue towards the corner of Madison</p>	<p style="text-align: center;">68</p> <p>1 traffic patterns based on existing. I don't 2 know that that has merit. This is a whole 3 different user than what is coming off of Adams 4 right now, you know, whole different traffic 5 patterns. So I don't know that you can base it 6 on existing traffic patterns.</p> <p>7 I really think those long left-turn 8 lanes are long right now. I think people are 9 going to head north on Adams and come back down 10:47PM 10 to Madison and hit the light there and wait too 11 long. So I really want to understand, want to 12 understand all that.</p> <p>13 And then one question, I think it 14 was in your last slide, this is from a water 15 resource perspective, my background. There is a 16 dam in that creek. It doesn't appear -- and V3 17 maybe can comment on this -- that it provides 18 any flood control. Is there an opportunity to 19 remove that dam to improve water quality? And 10:48PM 20 that's one consideration there.</p> <p>21 And then have you guys evaluated 22 using green infrastructure for stormwater</p>
<p style="text-align: center;">67</p> <p>1 because that's also property as part of the 2 Institute in Basic Life Principles.</p> <p>3 MR. UNELL: Okay. Thanks. That's all 4 I have. Thank you.</p> <p>5 CHAIRMAN CASHMAN: Mark? 6 MR. WILLOBEE: Thanks, Steve. So, 7 again, I mentioned my comment about compensatory 8 storage. I would like to understand a little 9 better about how that -- Because the project is 10:46PM 10 contingent on that in my opinion. So I 11 understand how that approval process happens 12 with Oak Brook, and I understand what you said 13 as far as just being an engineering approval. 14 But how are you guys going to Oak Brook for the 15 approval of that portion of it? I would like to 16 understand that interplay a little better.</p> <p>17 With respect to the traffic study, 18 I agree with Jerry on the Kensington, that was 19 one of my notes, does it account for Kensington 10:47PM 20 traffic patterns that weren't in play when you 21 guys did the traffic study.</p> <p>22 I also want the projection of</p>	<p style="text-align: center;">69</p> <p>1 management on this property? I see you have 2 underground detention and detention ponds, but 3 are there other opportunities for green 4 infrastructure and improved water quality on the 5 site?</p> <p>6 And then my last two comments. I 7 think on one of your requests you requested the 8 mean height of 43 feet. Is that the average 9 between the 2-story and the 3-story?</p> <p>10:48PM 10 MR. PUGH: There is actually two mean 11 heights that we have. The 3-story section is at 12 42 feet. The 2-story section is 31 feet 9.</p> <p>13 MR. WILLOBEE: All right. Thank you. 14 And then just regarding landscaping, I think 15 renderings are becoming more and more important 16 in how we and people make decisions. So I would 17 just ask that the renderings be realistic with 18 respect to what you all plan to show in your 19 landscape plan. So we can see a lot of the 10:49PM 20 trees, screening in front. You know, again, I 21 just ask that those be realistic to what, to how 22 we make decisions as a Commission. Those are my</p>

<p style="text-align: right;">70</p> <p>1 points, Steve, for now.</p> <p>2 CHAIRMAN CASHMAN: Okay.</p> <p>3 MR. ERICKSON: Thank you.</p> <p>4 CHAIRMAN CASHMAN: We have questions</p> <p>5 here. This is looking at the packet. One</p> <p>6 requirement of the planned development is to</p> <p>7 provide an increased amount of open space. And</p> <p>8 some information that I would like to see in</p> <p>9 here -- and I just could not find, and I</p> <p>10:49PM 10 apologize if it's -- It's 280 pages. I don't</p> <p>11 see in either the site drawings or in the</p> <p>12 narrative the current percentage of green space.</p> <p>13 So I would like to see that documented on</p> <p>14 basically what's currently there taking the</p> <p>15 property, how much of that is pervious, how much</p> <p>16 is impervious. There is a chart on the</p> <p>17 engineer's site plan drawing C3.0, there is like</p> <p>18 a site summary chart. And near the top, it</p> <p>19 lists impervious area, pervious area. I would</p> <p>10:50PM 20 really like to see existing. So if you list</p> <p>21 what the existing information is and what the</p> <p>22 proposed is because, you know, that's an</p>	<p style="text-align: right;">72</p> <p>1 different zoning requirements. Parking is one</p> <p>2 that if it's wrong it's a nightmare. It's</p> <p>3 clearly wrong at Manor Care. It's a problem for</p> <p>4 not only Manor Care but the neighboring</p> <p>5 business, for Hinsdale Orthopaedics. It's just</p> <p>6 been a nightmare. They have people parking</p> <p>7 offsite.</p> <p>8 So I was curious when it comes to</p> <p>9 parking what you are showing, the extent of the</p> <p>10:52PM 10 underground parking area, could that be enlarged</p> <p>11 to accommodate more parking to get those 24</p> <p>12 spaces, some creative civil engineering work?</p> <p>13 Peter and Brian, I know you guys are creative</p> <p>14 civil engineers. Is there a way you can</p> <p>15 integrate some additional parking around this</p> <p>16 site to allow, to apply that? I think it would</p> <p>17 be -- This is one commissioner speaking, but I</p> <p>18 think it would go a long way to helping the</p> <p>19 proposal because when parking is wrong it's an</p> <p>10:52PM 20 obvious problem, and it's impossible to fix</p> <p>21 after the fact. So I'm kind of curious on the</p> <p>22 parking. Let me go back here.</p>
<p style="text-align: right;">71</p> <p>1 important consideration for the Plan Commission.</p> <p>2 We have literally with planned developments had</p> <p>3 people knock down a wing of a building to</p> <p>4 increase open space. And now that's something I</p> <p>5 would like to have shown in that chart.</p> <p>6 Same with in that chart it would be</p> <p>7 nice to list the required versus proposed. Your</p> <p>8 slide show, and I'm glad you had that, that</p> <p>9 showed information that we don't have in our</p> <p>10:51PM 10 packet. Actually, the packet doesn't -- It</p> <p>11 only lists the provided parking, it doesn't list</p> <p>12 the calculations. And you know, when I was</p> <p>13 looking at it, I guess I was pretty close</p> <p>14 because I figured you were about 23 spaces</p> <p>15 short.</p> <p>16 We have had real parking issues</p> <p>17 with Manor Care across the street, I mean</p> <p>18 severe. I really would like to find a way not</p> <p>19 to have a variance related to parking. A lot of</p> <p>20 these other things I think make a lot of sense</p> <p>21 with the planned development because we are</p> <p>22 looking at greatest solution to the site so</p>	<p style="text-align: right;">73</p> <p>1 MR. JABLONSKI: Just on your parking</p> <p>2 point, fewer units would address that formula.</p> <p>3 CHAIRMAN CASHMAN: Well, that's true.</p> <p>4 So it's a balancing act. Let me go back. In</p> <p>5 your packet, this is your kind of zoning summary</p> <p>6 and it starts with minimum front yard. There is</p> <p>7 an asterisk at the bottom. And it says, The</p> <p>8 proposed modification is a minimum measurement.</p> <p>9 This was related to minimum front yard. The</p> <p>10:53PM 10 proposed modification's minimum measurement from</p> <p>11 the front of the lot to the curb of the nearest</p> <p>12 edge of the sidewalk as this case may be.</p> <p>13 Then when I looked at the site plan</p> <p>14 that we are referring to, those dimensions on</p> <p>15 there, unless I'm reading them wrong, appear to</p> <p>16 be measuring from the property line. This is</p> <p>17 what I'd expect.</p> <p>18 So I don't know if this was a</p> <p>19 leftover from a previous, you know, from one of</p> <p>10:53PM 20 your initial meetings with the Board of Trustees</p> <p>21 and just needs to be updated. But if you could</p> <p>22 look at that chart, that I think that just needs</p>

<p style="text-align: center;">74</p> <p>1 to be modified or clarified. I would really 2 like to know what it needs because it confuses 3 me. And I don't, I would not be in favor of the 4 Village changing how we measure front yards. We 5 had a challenge in another area where there was 6 a private road, and they were measuring from the 7 center of the road and that became a nightmare. 8 So I would like to stay away from -- 9 MR. ERICKSON: Understood. 10 CHAIRMAN CASHMAN: The FAR, I think 11 it's important to show what the calculation is 12 because you can show the facts of that. And .46 13 is almost double. Though, again, I look at this 14 differently. It's a planned development so I 15 think that's where we have to have some leeway, 16 but I think that would be important to show 17 that. 18 I'm curious, just this is related 19 to the Hinsdale portion along Cheval Drive. Is 20 there an existing -- It appears at least to be 21 a house north of your west villas? And it 22 looked like that original roadway connected down</p>	<p style="text-align: center;">76</p> <p>1 an enclosed courtyard. And then, obviously, it 2 steps back, a 3 story. I personally would 3 rather see that area, that be an open courtyard, 4 and that connection there be eliminated. And 5 then instead replace those units in that space 6 you had there by closing off one of the -- the 7 southwest courtyard, which is open, because that 8 one is really going to be hidden by the berm. 9 When you look at it at the intersection, I don't 10 even know if you can really see what's going on 11 there. But I think it would really change and 12 address some of these concerns about visual 13 mass. 14 Because the most obvious view of 15 this building is actually from the south and 16 from Ogden. And back to some of the 17 Commissioners' comments, it's the entry into the 18 town. So I would just be interested in seeing 19 if that's something you could study as possibly 20 removing and opening up that -- It would be the 21 east courtyard to the south and then basically 22 closing off the one to the west and see if that</p>
<p style="text-align: center;">75</p> <p>1 here to this property? So I just would like 2 some clarification on that. It looks like -- I 3 was looking at a satellite photo, and it looks 4 like you still have access to a road to the 5 north? But it's straight north of those 9 6 villas on the west. 7 Regarding some of the questions 8 regarding the floodplain compensatory storage, I 9 just would like to have some idea of what you 10 are proposing as far as -- Because there are, 11 obviously, I'm guessing, dry bed retention 12 areas. What type of landscaping? Are there 13 some naturalized, some natural approaches, that 14 address some of the comments that Julie had and 15 Mark had? Kind of curious to hear about that. 16 When it comes to the mass, and this 17 is where some of the comments other 18 Commissioners have had, I personally think 19 that -- I was glad to see the changes of the 20 4-story going away. I have a concern about the 21 exposure along Ogden and basically the east 22 portion. There is a 2-story wing there and then</p>	<p style="text-align: center;">77</p> <p>1 would work with your requirements. 2 Regarding the stormwater, and it 3 was nice to see that V3 addressed it. There is 4 that strange creek that actually originates in 5 Clarendon Hills, goes under 83, then goes 6 through the neighborhood south of Ogden, and 7 then goes under the building. I would just like 8 to get some specifics on the size of the current 9 culvert and the plans. I saw on the preliminary 10 site plan a rerouting that around the building. 11 In heavy rain events, that basically, north of 12 Ogden, that basically floods; that can't move 13 enough water, so the size of the current culvert 14 is not adequate. And even there has been water 15 in the roadway. My concern is if we go with the 16 completely underground piped connection to kind 17 of the creek to the north of your access road, 18 what in a really bad event are we going to 19 somehow force water back into that neighborhood? 20 And there are homes right there. And I just, I 21 have seen it in really bad conditions. I just 22 think that's something I would like your</p>

<p style="text-align: center;">78</p> <p>1 engineers to kind of focus on and make sure that 2 we have not only adequate size to that but in a 3 really bad event that is beyond your 4 calculations that there is some opportunity for 5 that to overflow onto the grade or whatever and 6 not backup into that neighborhood. 7 I was curious, also, if you had any 8 meetings or discussion with our fire department. 9 And as far as them looking at the site plan, 10:59PM 10 turning radii for their vehicles. I was 11 wondering if they would want to see, even though 12 there are those mature evergreens that are in 13 the southwest corner, are they interested in a 14 fire lane, dedicated fire lane or something? 15 It's something we need to get into later in 16 detail design, but I would like you to at least 17 make sure you're investigating that. 18 I'm not certain if you are going to 19 be able to demonstrate that you're increasing 10:59PM 20 open space. And then that, I saw the -- I was 21 pleased to see at least change and something 22 being offered as far as that \$250,000 donation</p>	<p style="text-align: center;">80</p> <p>1 site plan, and then we will continue. We talked 2 about parking. I was curious and I didn't see 3 this in the traffic studies, I may have missed 4 it. Just analyzing the intersection of Adams 5 and Ogden as far as site lines and turning, it 6 would be nice if you could indicate that. My 7 gut says you have decent site lines. But then 8 when I see the rendering with the very large 9 monument sign, I would almost think you don't 11:01PM 10 have any site line. So I don't believe -- I'm 11 assuming that signage is not part of this 12 application. That's usually done separately, 13 but it's just something that's, especially with 14 this turning, would be crucial. 15 For Brian or Ryan, pardon me, Ryan. 16 No, I guess it was Peter. When it came to 17 turning warrants, I know that it's not a whole 18 lot of traffic; but I was wondering if 19 southbound on Adams, if you did have a dedicated 11:02PM 20 right-turn lane if that would impact those 21 delays because now people that, say, would be 22 turning left, you could split them into two</p>
<p style="text-align: center;">79</p> <p>1 to the parks. But this area north of Ogden in 2 Hinsdale is void of any parks. So families 3 there, imagine having a stroller and trying to 4 cross Ogden. It's kind of shame, but basically 5 we have certain areas in our town and our parks 6 and recs department will help you with that. 7 But this is an area where I really think a park 8 would be helpful, an opportunity here with 9 McNaughton that I don't know that they have 11:00PM 10 proper open space. And maybe there is some 11 opportunity in what I would call the -- what 12 would be that be -- the northeast corner of 13 Adams and Ogden. Something that could happen 14 from there up to that and start at the pond that 15 would help with open space and allow a park. I 16 think a parkway that was connected by a footpath 17 over to Bonnie Brae would allow all that entire 18 neighborhood over by Salt Creek the ability to 19 basically walk a stroller over there and go to a 11:00PM 20 playground or something. Something for you to 21 consider, just an idea I have regarding that. 22 And I have just a few more on the</p>	<p style="text-align: center;">81</p> <p>1 lanes so they are not all queued up; and could 2 that possibly help. But maybe that's a 3 situation that would never be allowed because 4 it's an IDOT intersection and doesn't meet 5 warrants, but if you could just let us know on 6 that. 7 I have some other architectural 8 comments. I'll just give you something to chew 9 on so you have this. I definitely like, there 11:03PM 10 was a good step in the right direction pulling 11 away from the Craftsman style to this. I think 12 it's much more reflective of Hinsdale. It's 13 really just more of some of the details. I was 14 glad to see the pallet, I think that's helpful. 15 In looking at Georgian revival or Colonial 16 revival, there are a few details where I would 17 be interested in looking at possibly some 18 alternatives with the same structure but gave 19 some alternatives. You have these projections. 11:03PM 20 I was glad to see the hip roof because that's 21 typical of Georgian with the gables. The gable 22 details, I would like to see more true to a</p>

<p style="text-align: center;">82</p> <p>1 Georgian detail where there is not siding there 2 or more dental moldings, more details that might 3 be, may be not -- This looks just to me, I 4 don't know if I'd call it contemporary, this 5 seems almost a little bit watered down. But I 6 almost wonder, especially when I looked at 7 these, some of these elevations, the elevations 8 is an idea of taking -- Because right now you 9 have on, well, you don't have gables, you have a 10 mix of siding. You have brick up to the 2nd 11 story, where it's a 3-story portion. 12 I'd be kind of curious to see if 13 you -- A typical Georgian would be more 14 sometimes masonry buildings. If you have 15 masonry brick and then an item like this where 16 it's a porch, where you have these covered 17 patios and these porches, that would typically 18 maybe be Ionic columns, maybe four columns. And 19 then you wouldn't have masonry there, but you 20 would have more wood detail there. So that 21 would contrast to what would be adjacent to it, 22 which would be brickwork. I would just be</p>	<p style="text-align: center;">84</p> <p>1 maintenance-free materials. I think that might 2 look differently there. I notice some large 3 windows behind it. I'm not sure what those are 4 for there, going up into the attic space, that 5 might be a large gathering space, whatever. But 6 I kind of would like to see more study on that. 7 I'm glad you went the Georgian or 8 Colonial route. I think that's a good move in 9 the right direction. But I really think the 10 biggest challenge I have is that the east part 11 of Ogden I think that just appears to me as a 12 really massive solid wall. There are some other 13 renderings I think you had in the previous Board 14 package where you could see that a little 15 better. And I think that by somehow opening up 16 that one courtyard, it would just totally change 17 the perception there. Because the courtyard 18 that's more to the west that steps back, I 19 really think it breaks up visually. When you 20 would be driving there, you wouldn't even 21 realize how big the building is because you 22 would only see those wings coming out. And if</p>
<p style="text-align: center;">83</p> <p>1 curious to see how that would work. I think it 2 might -- 3 I like your attempt to scale things 4 down because this is a very large structure. 5 And where you have groups of windows, there are 6 cases in the elevation where you have 4 windows 7 and they are grouped together with siding, I 8 would almost prefer to see that all masonry. 9 I would kind of be interested to 10 see and investigate these typical projections 11 because the columns are quite massive. The 12 detail at the main entry I would really like 13 that to be studied some more. There is two, you 14 have two columns on the outside at the gables. 15 Then there are two in the middle that come up 16 and really don't seem to be supporting 17 something. I almost preferred it in the 18 Craftsman approach because it looked lighter to 19 me and not so heavy visually. So I kind of, I 20 would be interested in I think the idea of maybe 21 looking at these gable projections more as, not 22 wood, a cement board approach and</p>	<p style="text-align: center;">85</p> <p>1 you need to replace the units you need for your 2 program on the west side, I don't think anyone 3 would really know other than the residents. So 4 whether that's possible or not, I think that's 5 something worth studying. 6 We talked about samples. We could 7 come look at those. And I think it's 11:07. I 8 really appreciate you staying as long as you did 9 and listening to our comments. What I would 10 like to do is continue this meeting. We had, 11 let me look, we had written comments, people are 12 calling in. We had Jeff Allen. 13 I don't know if I want to get to 14 public comment in case the Commissioners feel 15 they have more questions until we continue this 16 meeting. Any thoughts, Commissioners? 17 MR. KRILLENBERGER: Yes. We will 18 probably have more comments. 19 CHAIRMAN CASHMAN: I mean it's a big 20 package. I want to make sure everyone has -- 21 that we give Dave and his team meaningful 22 comments. I really appreciate the time, effort,</p>

<p style="text-align: center;">86</p> <p>1 expense, you have made investments. I know this 2 started back in 2019 I think is when I first 3 heard of your involvement in this. So I think, 4 you know, I appreciate it. I think Jeff 5 actually wrote in also, if I remember, looking 6 at the letters. So we definitely will get to 7 public comment at our next meeting. 8 But what I would like to do is 9 maybe hear a motion to continue this to June 24. 11:08PM 10 And then at that meeting my intention was to 11 basically flip the order, since you were patient 12 tonight, and have you guys go first on the 13 public hearings and then take up the moratorium 14 issue second. 15 And I also think this will give 16 people an opportunity, after seeing this 17 presentation tonight, they might chime in for 18 our next meeting and make some more comments. 19 If you can somehow reach out to 11:08PM 20 neighbors, that will be fantastic and help 21 address some of the rumors that are going 22 around.</p>	<p style="text-align: center;">88</p> <p>1 appreciate everybody who has been on the line 2 and waiting patiently. Sorry we didn't get to 3 you, but we will have opportunities on the 24th 4 for everybody. 5 CHAIRMAN CASHMAN: Brad, are you able 6 to tell me how many people are on hold right 7 now? 8 MR. BLOOMBERG: Currently we have six 9 people on hold. 11:10PM 10 CHAIRMAN CASHMAN: I really appreciate 11 your patience. And hopefully, you were able to 12 hear some things tonight and definitely we will 13 hear from you at the next meeting and put it on 14 the agenda. Again, we will read both written 15 comments and give people the opportunity to call 16 and speak. 17 Commissioners, any other comments 18 before we call for a motion to continue? 19 MS. CRNOVICH: Dave, I had one more 11:10PM 20 quick comment. 21 CHAIRMAN CASHMAN: Sure. 22 MS. CRNOVICH: I really like what you</p>
<p style="text-align: center;">87</p> <p>1 CHAIRMAN CASHMAN: Michael? 2 MR. MARRS: If we could also note that 3 at the next meeting members of the public will 4 have an opportunity to ask questions directly. 5 CHAIRMAN CASHMAN: Oh, yes. I don't 6 know if you were on our previous call. In this 7 case, there is a lot of information here. I 8 would like to, when we reconvene, to have you 9 look at that financial analysis you did that's 11:09PM 10 part of our packet. Those are some comments 11 that I believe are in some of our written 12 comments. So I think that would be helpful if 13 you presented that because then when people have 14 a comment they could ask a questions on that. 15 MR. YU: Also, I just wanted to 16 clarify. Sorry for jumping in. As mentioned 17 earlier, the link on the website, that's been 18 corrected since 9:11 p.m. So the public 19 comments for the IBLP is on there now. 11:09PM 20 CHAIRMAN CASHMAN: Okay. Michael, 21 anything else? 22 MR. MARRS: I think that covers it. I</p>	<p style="text-align: center;">89</p> <p>1 had to say about a park being on the other side 2 of Ogden. For over 20 years, I have been 3 hearing how there is a lack of park over there. 4 Maybe somehow, I know you are going to give a 5 cash contribution to the parks, maybe instead 6 you could do something with a park. Just an 7 idea if you could come up with something. 8 CHAIRMAN CASHMAN: While you have the 9 excavators pushing dirt around. 11:11PM 10 MS. CRNOVICH: Sorry, it's late. I 11 can't even talk anymore. 12 MR. KRILLENBERGER: Isn't it a 13 traditional public benefit, if you are building 14 something, I think it was a housing subdivision, 15 you make a bunch of houses and then you give a 16 part -- 17 CHAIRMAN CASHMAN: That's a good 18 comment. When we looked at Hinsdale Meadows, 19 they created two parks within that development 11:11PM 20 and then are basically doing work in Katherine 21 Legge park to regrade and level out those soccer 22 fields that are floating sideways. So they did</p>

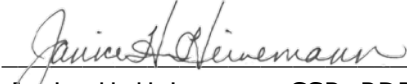
<p style="text-align: right;">90</p> <p>1 two things for public benefit. It was basically</p> <p>2 two parks and then that, there is a path</p> <p>3 connection to Katherine Legge. And then it was,</p> <p>4 we talked about dog parks. We talked about</p> <p>5 plenty of stuff back in that project, but it</p> <p>6 ended up being the grading of Katherine Legge I</p> <p>7 think on the east side.</p> <p>8 MS. CRNOVICH: Even a passive park</p> <p>9 would be nice over there because it's so</p> <p>10 beautiful, it's so natural. I think you would</p> <p>11 get a lot of enjoyment out of something like</p> <p>12 that.</p> <p>13 CHAIRMAN CASHMAN: I think that's even</p> <p>14 in some of the comments we will read at the next</p> <p>15 meeting. It's a beautiful area. You go up</p> <p>16 Adams, you go up Madison, and the whole area of</p> <p>17 Fullersburg Woods. It's unique because there is</p> <p>18 a lot of woods. It's a lot of natural</p> <p>19 topography. The existing pond there is really</p> <p>20 unique. So maybe there is an opportunity.</p> <p>21 Maybe it isn't a playground, a typical</p> <p>22 playground, maybe it's something else.</p>	<p style="text-align: right;">92</p> <p>1 thank you, Dave, and your team for waiting and</p> <p>2 making your presentation tonight.</p> <p>3 I would like to hear a motion to</p> <p>4 continue this to our June 24 Special Plan</p> <p>5 Commission meeting.</p> <p>6 MR. WILLOBEE: So moved.</p> <p>7 MS. FISHER: Second.</p> <p>8 CHAIRMAN CASHMAN: Chan, could you call</p> <p>9 a vote, please.</p> <p>10 MR. YU: Commissioner Krillenberger?</p> <p>11 MR. KRILLENBERGER: Aye.</p> <p>12 MR. YU: Commissioner Fisher?</p> <p>13 MS. FISHER: Aye.</p> <p>14 MR. YU: Commissioner Jablonski?</p> <p>15 MR. JABLONSKI: Aye.</p> <p>16 MR. YU: Chairman Cashman?</p> <p>17 CHAIRMAN CASHMAN: Aye.</p> <p>18 MR. YU: Commissioner Crnovich?</p> <p>19 MS. CRNOVICH: Aye.</p> <p>20 MR. YU: Commissioner Willobee?</p> <p>21 MR. WILLOBEE: Aye.</p> <p>22 MR. YU: Commissioner Unell?</p>
<p style="text-align: right;">91</p> <p>1 It might be helpful, Dave. I don't</p> <p>2 know if, Chan and Robb, I don't know if you have</p> <p>3 any contact with the parks and rec. I know you</p> <p>4 have this donation of \$250,000. That also might</p> <p>5 be interesting if you could have a conversation</p> <p>6 with their chair and find out your thoughts</p> <p>7 about this part of town. As Plan Commissioners,</p> <p>8 we are making some assumptions here; but I think</p> <p>9 that would really be helpful if you had a</p> <p>10 conversation with them and said, okay, is there</p> <p>11 something here you guys are looking for? I know</p> <p>12 they have a master plan, they work on this</p> <p>13 constantly. So I think that would be really</p> <p>14 helpful.</p> <p>15 MS. FISHER: I think that would be a</p> <p>16 great idea especially in that area because it is</p> <p>17 really pretty.</p> <p>18 CHAIRMAN CASHMAN: Anyone else?</p> <p>19 Okay. Again, thank you, Citizens,</p> <p>20 for being part of this meeting in the Zoom world</p> <p>21 and hanging on the phone. We will listen to you</p> <p>22 and be able to hear you in two weeks. And then</p>	<p style="text-align: right;">93</p> <p>1 MR. UNELL: Aye.</p> <p>2 MR. YU: And Commissioner Fiascone?</p> <p>3 MS. FIASCONE: Aye.</p> <p>4 MR. YU: Thank you.</p> <p>5 CHAIRMAN CASHMAN: Thank you very much,</p> <p>6 Dave, and everybody.</p> <p>7 * * *</p> <p>8 (Whereupon the further hearing</p> <p>9 of the above-entitled cause</p> <p>10 was continued to June 24,</p> <p>11 2020.)</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p>

STATE OF ILLINOIS)

) ss.

COUNTY OF DU PAGE)

I, JANICE H. HEINEMANN, CSR, RDR, CRR,
do hereby certify that I am a court reporter
doing business in the State of Illinois, that I
reported in shorthand the testimony given at the
hearing of said cause, and that the foregoing is
a true and correct transcript of my shorthand
notes so taken as aforesaid.



Janice H. Heinemann CSR, RDR, CRR
License No. 084-001391




MEMORANDUM

DATE: July 8, 2020

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: 105 E. 1st Street – Klepacki & Blair Orthodontics and OMS Associates Oral Surgery – 2 New Illuminated Wall Signs in the Robbins Historic District on a Non-Contributing Structure Case A-17-2020

Summary

The Village of Hinsdale has received a sign application from Signarama, on behalf of Klepacki & Blair Orthodontics (KBO) and OMS Oral Surgery (OMS), to install one (1) new illuminated wall sign each (2 total) on the building at 105 E. 1st Street in the O-1 Specialty Office District, and within the Robbins Park Historic District. Per the National Register of Historic Places, the building is a noncontributing structure to the historic district.

At the July 1, 2020, Historic Preservation Commission (HPC) meeting, the HPC unanimously recommended approval for the request, 6-0, with the condition that the wall sign is moved to the west of the building to face Garfield Avenue. The HPC expressed concern for the illuminated sign to face the residential district in close proximity. An updated rendering has been included to show the sign facing Garfield Avenue.

Request and Analysis

The existing 2-story building at 105 E. 1st Street is a two-story office building and on the corner of E. 1st Street and S. Garfield Street. The proposed illuminated wall signs are each 1' tall and 2' wide for an area of 2 SF. The location for the wall signs is near the front entrance and 15' from grade to the top of the sign, and below the bottom of the second story window. The proposed signage faces south, adjacent to the O-1 Specialty Office District and IB Institutional Buildings District (Attachment 2).

The proposed KBO sign includes three (3) colors: dark blue, light blue and silver on a white sign backing background (white sign backing does not count towards the 3 color limit). The proposed OMS sign includes three (3) colors: dark blue, light blue and a brushed aluminum sign backing background. An illustration of the proposed wall signs illuminated at night is included in the application.

The sign application includes a modification request to the Plan Commission to permit 1 additional sign of any functional type otherwise allowed. The office building has multiple tenants, two entrances and on a corner lot. To this end, the applicant is requesting a sign modification to permit 2 unique wall signs, 1 for each individual office tenant.



MEMORANDUM

Process

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

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

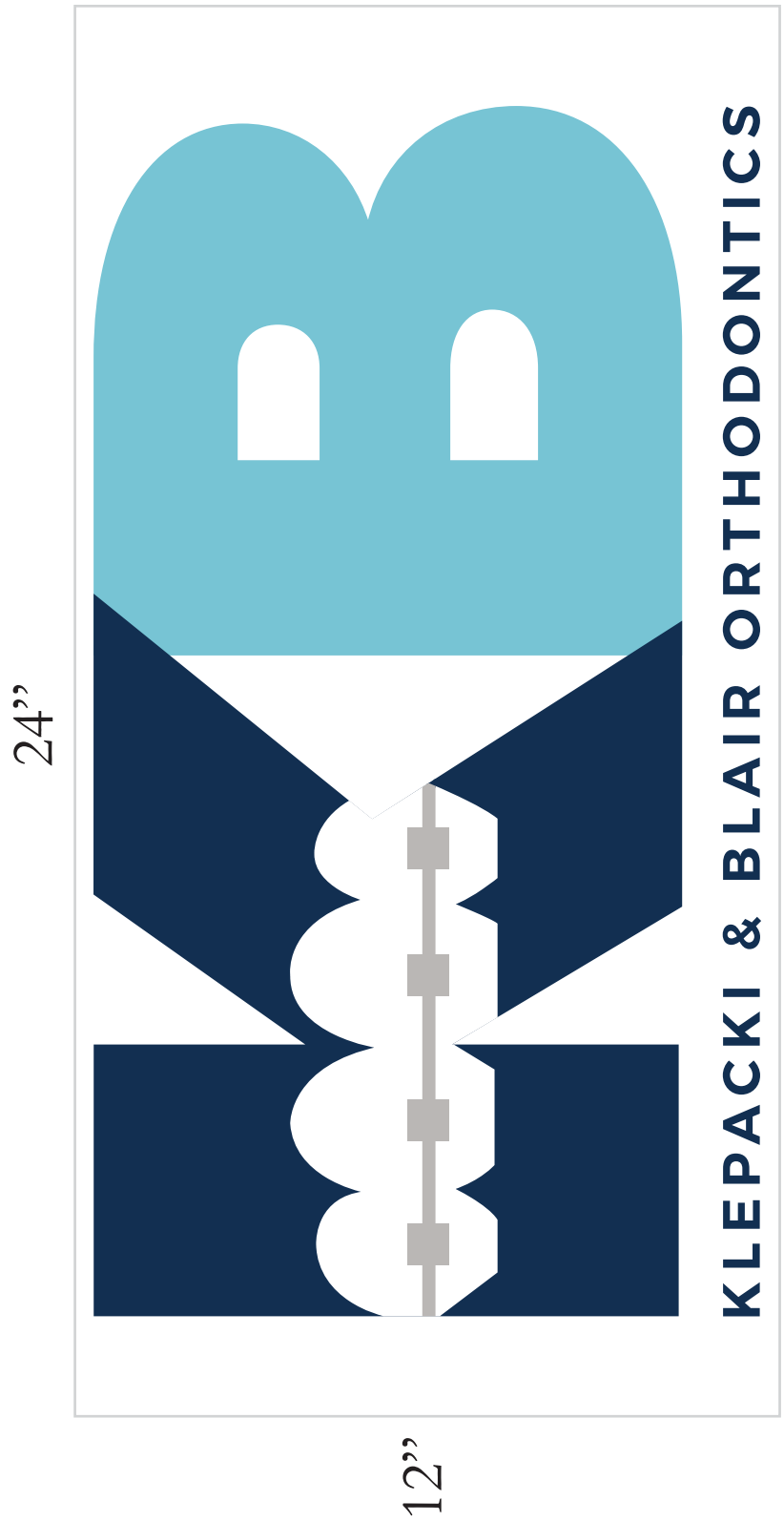
1. Visual Compatibility: The proposed sign will be visually compatible with the building on which the sign is proposed to be located and surrounding buildings and structures in terms of height, size, proportion, scale, materials, texture, colors, and shapes.
2. Quality of Design and Construction: The 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 - Two Street Views of 105 E. 1st Street
- Attachment 4 - Birds Eye View of 105 E. 1st Street

PLEASE MARK ONE: ☐ Approved as is ☒ Change Noted, Please send new proof ☐ up to 3 proofs provided at no charge, each additional proof=\$50.00

Spelling is your responsibility. Drawing not to scale. Colors on finished product may vary from electronic proof. If you require a press proof, please check the appropriate box. You agree to 100% of the remake cost if error occurs on final product. By signing this proof, you agree to the layout and information above.



Internally Illuminated push through acrylic sign



Sign Example

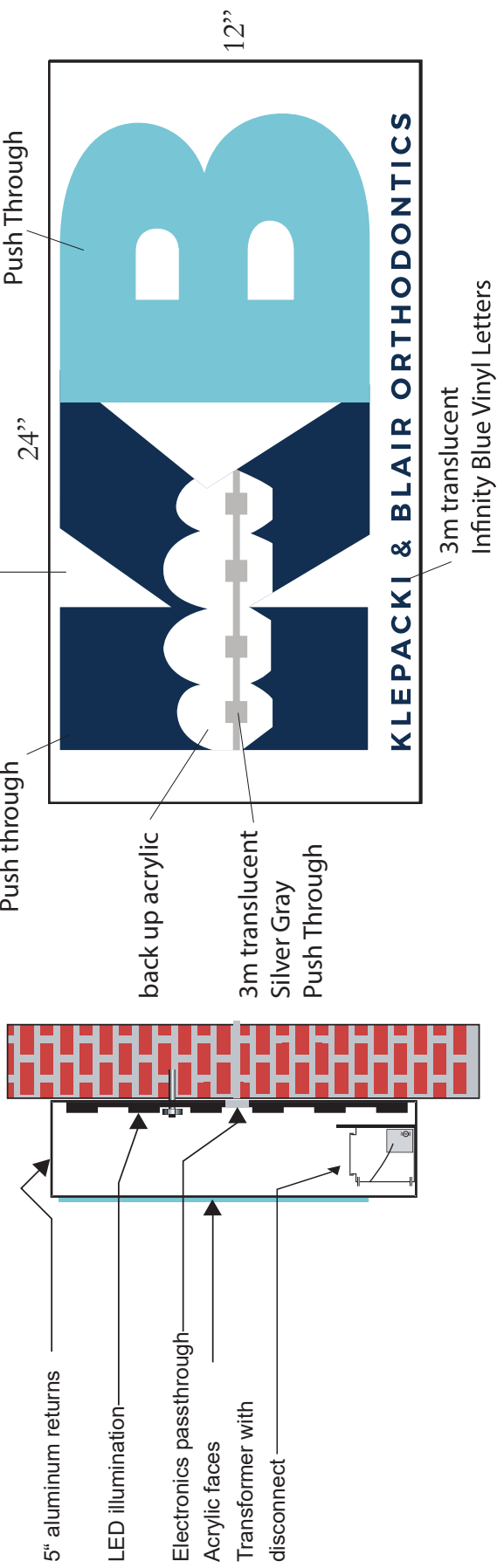


PLEASE MARK ONE:
Color match= \$50 per color

Approved as is

Change Noted, Please send new proof
up to 3 proofs provided at no charge, each additional proof=\$50.00

Spelling is your responsibility. Drawing not to scale. Colors on finished product may vary from electronic proof. If you require a press proof, please check the appropriate box. You agree to 100% of the remake cost if error occurs on final product. By signing this proof, you agree to the layout and information above.



3d render



100 E. Roosevelt Rd, Villa Park, IL 60181
Signarama
The way to grow your business.

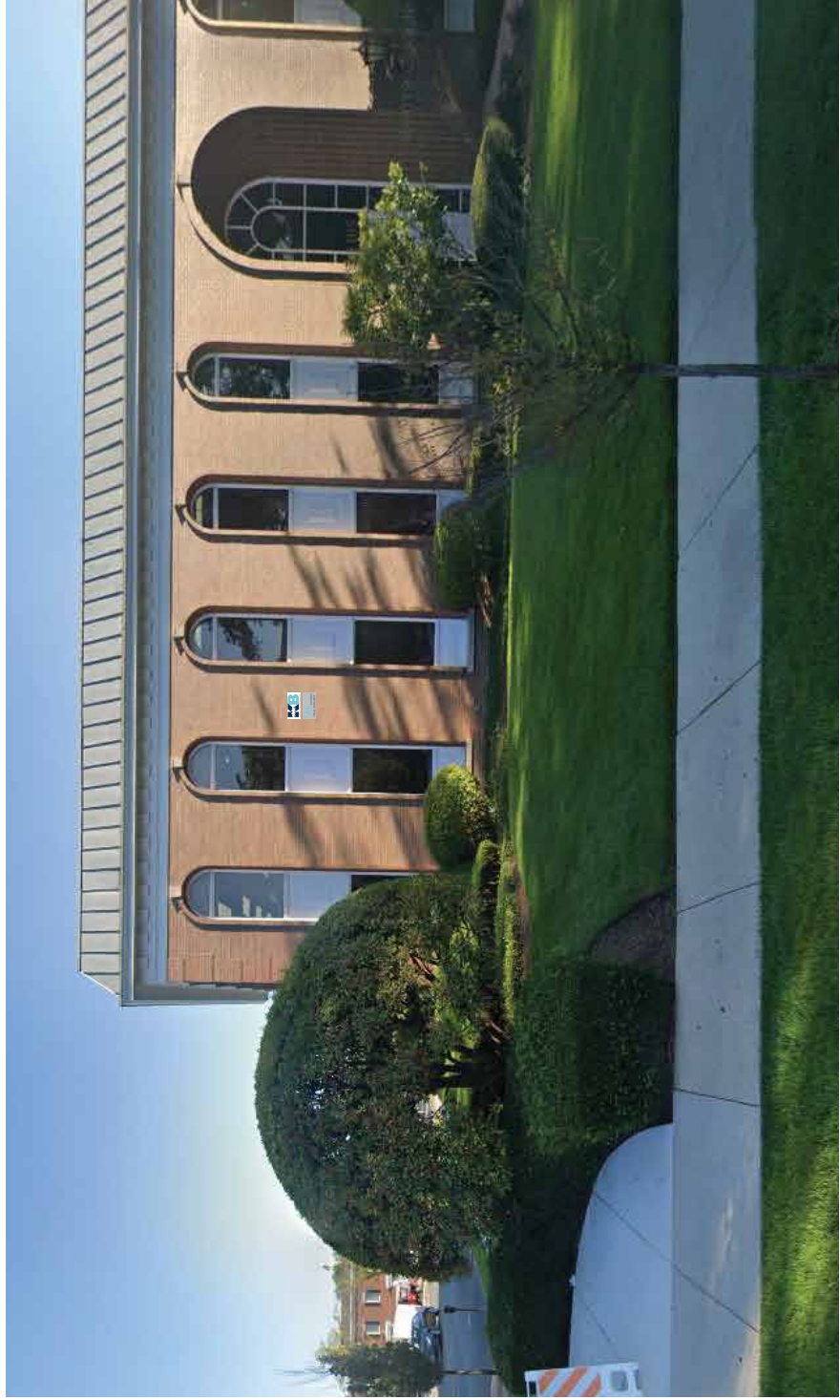
Signature: _____ Date: _____
We can not proceed with order until you sign & fax this proof to 630-359-3043
Phone: 630-359-5929 Email: Oakbrook@signarama.com www.signarama.com/il-villa-park

PLEASE MARK ONE: ☐ Approved as is ☒
Color match= \$50 per color

Change Noted, Please send new proof ☒
up to 3 proofs provided at no charge, each additional proof=\$50.00

Spelling is your responsibility. Drawing not to scale. Colors on finished product may vary from electronic proof. If you require a press proof, please check the appropriate box. You agree to 100% of the remake cost if error occurs on final product. By signing this proof, you agree to the layout and information above.

1st avenue view



Signature: _____ Date: _____
We can not proceed with order until you sign & fax this proof to 630-359-3043
Phone: 630-359-5929 Email: Oakbrook@signarama.com www.signarama.com/il-villa-park

PLEASE MARK ONE: ☐ Approved as is ☒
Color match= \$50 per color

Change Noted, Please send new proof ☒
up to 3 proofs provided at no charge, each additional proof=\$50.00

Spelling is your responsibility. Drawing not to scale. Colors on finished product may vary from electronic proof. If you require a press proof, please check the appropriate box. You agree to 100% of the remake cost if error occurs on final product. By signing this proof, you agree to the layout and information above.

1st avenue view

Night
Usage



100 E. Roosevelt Rd, Villa Park, IL 60181
Signarama
The way to grow your business.

Signature: _____ Date: _____

We can not proceed with order until you sign & fax this proof to 630-359-3043

Phone: 630-359-5929 Email: Oakbrook@signarama.com www.signarama.com/il-villa-park

PLEASE MARK ONE:

Approved as is 

Change Noted, Please send new proof 

Color match= \$50 per color

up to 3 proofs provided at no charge, each additional proof=\$50.00

Spelling is your responsibility. Drawing not to scale. Colors on finished product may vary from electronic proof. If you require a press proof, please check the appropriate box. You agree to 100% of the remake cost if error occurs on final product. By signing this proof, you agree to the layout and information above.

3m translucent
Lt European Blue
Push through

Brushed Aluminum

24"



12"

3m translucent

Infinity Blue Vinyl Letters



100 E. Roosevelt Rd, Villa Park, IL 60181

Signarama
The way to grow your business.

Signature: _____

Date: _____

We can not proceed with order until you sign & fax this proof to 630-359-3043

Phone: 630-359-5929 Email: Oakbrook@signarama.com www.signarama.com/il-villa-park

PLEASE MARK ONE:

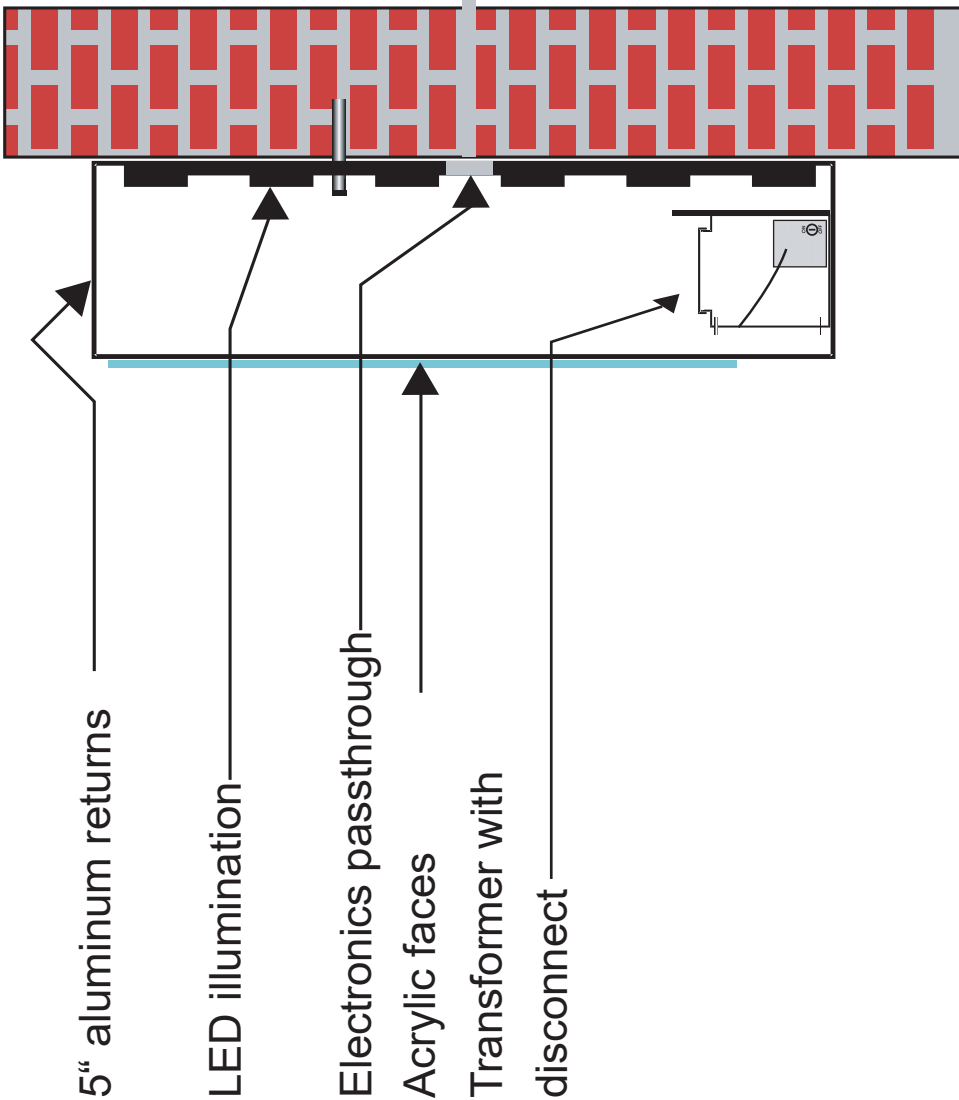
Approved as is ★

Change Noted, Please send new proof ★

Color match= \$50 per color

up to 3 proofs provided at no charge, each additional proof= \$50.00

Spelling is your responsibility. Drawing not to scale. Colors on finished product may vary from electronic proof. If you require a press proof, please check the appropriate box. You agree to 100% of the remake cost if error occurs on final product. By signing this proof, you agree to the layout and information above.



100 E. Roosevelt Rd, Villa Park, IL 60181

Signarama
The way to grow your business.

Signature: _____

Date: _____

We can not proceed with order until you sign & fax this proof to 630-359-3043

Phone: 630-359-5929 Email: Oakbrook@signarama.com www.signarama.com/il-villa-park

PLEASE MARK ONE: ☐ Approved as is ☒
Color match= \$50 per color

Change Noted, Please send new proof ☒
up to 3 proofs provided at no charge, each additional proof= \$50.00

Spelling is your responsibility. Drawing not to scale. Colors on finished product may vary from electronic proof. If you require a press proof, please check the appropriate box. You agree to 100% of the remake cost if error occurs on final product. By signing this proof, you agree to the layout and information above.



100 E. Roosevelt Rd, Villa Park, IL 60181
Signarama
The way to grow your business.

Signature: _____ Date: _____
We can not proceed with order until you sign & fax this proof to 630-359-3043
Phone: 630-359-5929 Email: Oakbrook@signarama.com www.signarama.com/il-villa-park

PLEASE MARK ONE:
Color match= \$50 per color

Approved as is ★

Change Noted, Please send new proof ★
up to 3 proofs provided at no charge, each additional proof= \$50.00

Spelling is your responsibility. Drawing not to scale. Colors on finished product may vary from electronic proof. If you require a press proof, please check the appropriate box. You agree to 100% of the remake cost if error occurs on final product. By signing this proof, you agree to the layout and information above.



100 E. Roosevelt Rd, Villa Park, IL 60181
Signarama
The way to grow your business.

Signature: _____

Date: _____

We can not proceed with order until you sign & fax this proof to 630-359-3043

Phone: 630-359-5929 Email: Oakbrook@signarama.com www.signarama.com/il-villa-park

PLEASE MARK ONE: ☐ Approved as is ☐
Color match= \$50 per color

Change Noted, Please send new proof ☐
up to 3 proofs provided at no charge, each additional proof=\$50.00

Spelling is your responsibility. Drawing not to scale. Colors on finished product may vary from electronic proof. If you require a press proof, please check the appropriate box. You agree to 100% of the remake cost if error occurs on final product. By signing this proof, you agree to the layout and information above.

Garfield view



As Recommended by the HPC

Attachment 1



100 E. Roosevelt Rd, Villa Park, IL 60181

Signarama
The way to grow your business.

Signature: _____

Date: _____

We can not proceed with order until you sign & fax this proof to 630-359-3043

Phone: 630-359-5929 Email: Oakbrook@signarama.com www.signarama.com/il-villa-park



**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT**

Applicant

Name: OMS Associates
Address: 105 E. First St
City/Zip: Hinsdale, Ill 60521
Phone/Fax: (630) 789-8070 /
E-Mail: mr.chicagoareaoms@gmail.com
Contact Name: Mary Rosenbrock

Contractor

Name: Signarama
Address: 100 E. Roosevelt Rd
City/Zip: Villa Park Ill 60181
Phone/Fax: (630) 359-5929 /
E-Mail: Oakbrook@signarama.com
Contact Name: Howard

ADDRESS OF SIGN LOCATION:

ZONING DISTRICT: O-1 Specialty Office District

SIGN TYPE: Wall Sign

ILLUMINATION Back Lit



*Illumination cannot exceed 50 foot-



candles as defined in Section 9-106(E)(b)

Sign Information:

Overall Size (Square Feet): 2 (1 x 2)

Overall Height from Grade: 12 Ft.

Proposed Colors (Maximum of Three Colors):

- ① brushed aluminum
- ② Lt European Blue
- ③ Infinity Blue

Site Information:

Lot/Street Frontage: 133.5 First 194. Garfield

Building/Tenant Frontage: 110.

Existing Sign Information:

Business Name: None

Size of Sign: 0 Square Feet

Business Name: _____

Size of Sign: _____ Square Feet

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

Mary Rosenbrock
Signature of Applicant

05/12/2020

Date

Mary Rosenbrock
Signature of Building Owner

05/12/20

Date

FOR OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE

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

Plan Commission Approval Date: _____ Administrative Approval Date: _____



VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT

Applicant

Name: NICHOLAS RICCIO (Klepcki & Blair Orthodontics)
Address: 105 E. 1st Street
City/Zip: Hinsdale 60521
Phone/Fax: (630) 805-2175 /
E-Mail: nriccio@gmail.com
Contact Name: Nick Riccio

Contractor

Name: Signarama
Address: 100 E. Roosevelt Rd
City/Zip: Villa Park 60181
Phone/Fax: (630) 359-5929 /
E-Mail: oakbrook@signarama.com
Contact Name: Howie / Jeff

ADDRESS OF SIGN LOCATION: 105 E 1st Street (Klepcki & Blair Orthodontics)
ZONING DISTRICT: Please Select One B-1
SIGN TYPE: Please Select One see mock-up
ILLUMINATION Please Select One yes

Sign Information:

Overall Size (Square Feet): 2 (1 x 2)
Overall Height from Grade: ~15 Ft.
Proposed Colors (Maximum of Three Colors):
① dark blue
② light blue
③ white

Site Information:

Lot/Street Frontage: 1st street Garfield
Building/Tenant Frontage: 1st street
Existing Sign Information: N/A
Business Name: _____
Size of Sign: _____ Square Feet
Business Name: _____
Size of Sign: _____ Square Feet

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

[Signature]
Signature of Applicant

5/9/20
Date

[Signature]
Signature of Building Owner

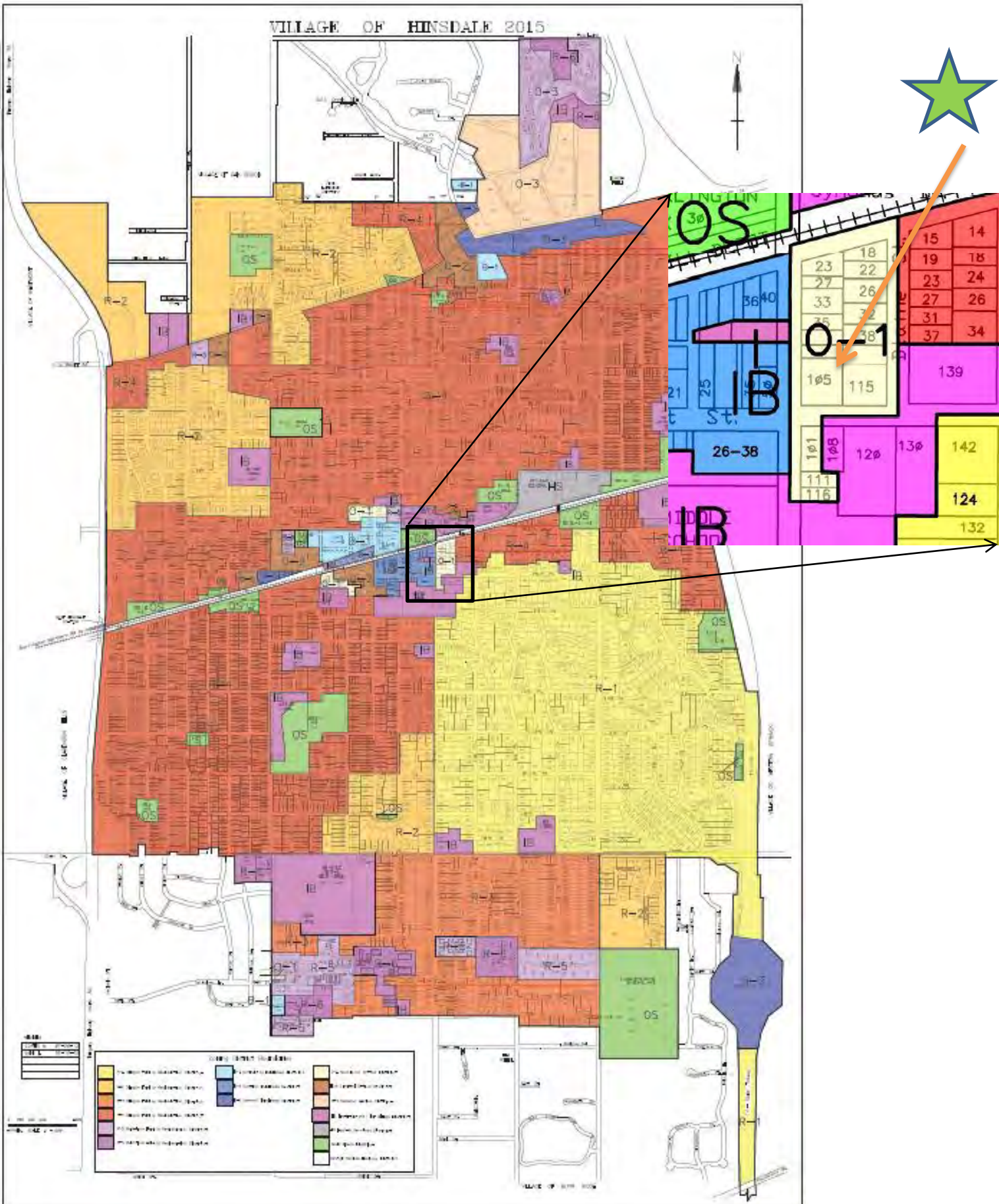
5/12/2020
Date

FOR OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE

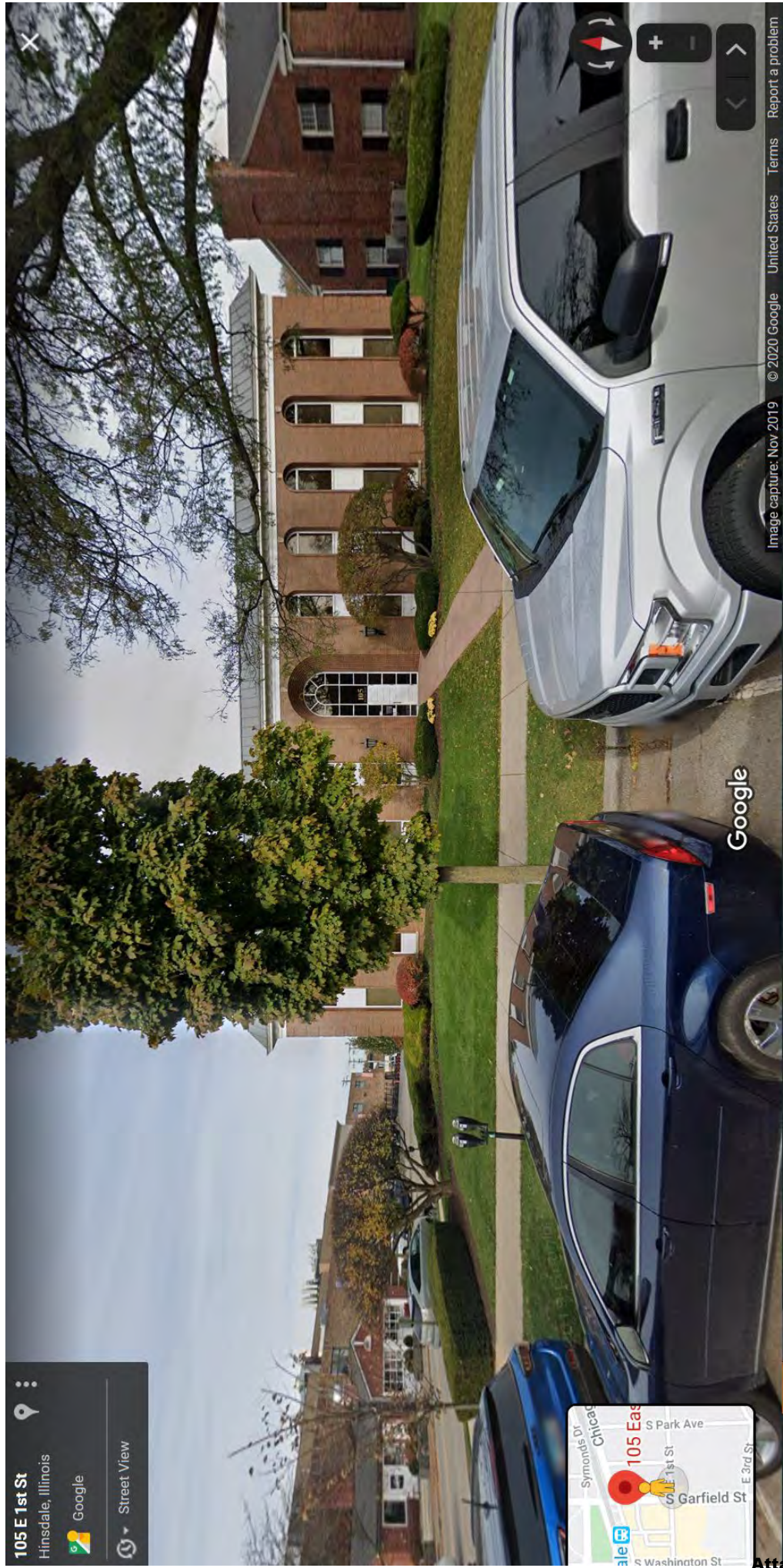
Total square footage: _____ x \$4.00 = 0 (Minimum \$75.00)

Plan Commission Approval Date: _____ Administrative Approval Date: _____

Attachment 2: Village of Hinsdale Zoning Map and Project Location



Attachment 3: Street View of 105 E. 1st Street (facing north)



Attachment 3: Street View of 105 E. 1st Street (facing south east on Garfield Ave.)



Attachment 4: Street View of 105 E. 1st Street (facing south)






MEMORANDUM

DATE: July 8, 2020

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: 13 Grant Square – Yia Yia’s Cafe - 1 New Illuminated Wall Sign Replacement
Case A-19-2020 - B-1 Community Business District

Summary

The Village of Hinsdale has received a sign application from La Grange Sign & Lighting, on behalf of Yia Yia’s Cafe, requesting approval to replace an existing illuminated wall sign at 13 Grant Square within the B-1 Community Business District. Yia Yia’s faces the Grant Square parking lot and is approximately 298 feet south from Chicago Avenue.

Request and Analysis

The requested Yia Yia’s wall sign is 1’-2.75” tall and 13-feet wide for an area of approximately 16 SF. Of note however, the 13-foot wide sign backing is white and matches the Grant Square canopy space. The proposed dark gray text is only 4’-9.88” wide (5.9 SF text area), in relation to the 13’ wide white sign backing. It would be internally halo illuminated by white LED through the text only.

Process

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

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.



MEMORANDUM

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.

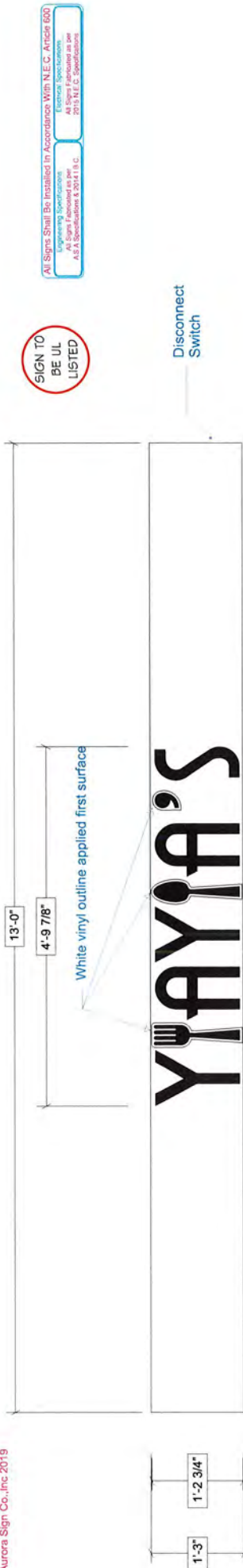
Attachments:

Attachment 1 – Sign Application and Exhibits

Attachment 2 - Village of Hinsdale Zoning Map and Project Location

Attachment 3 - Street View of 13 Grant Square, from Grant Square parking lot (facing south)

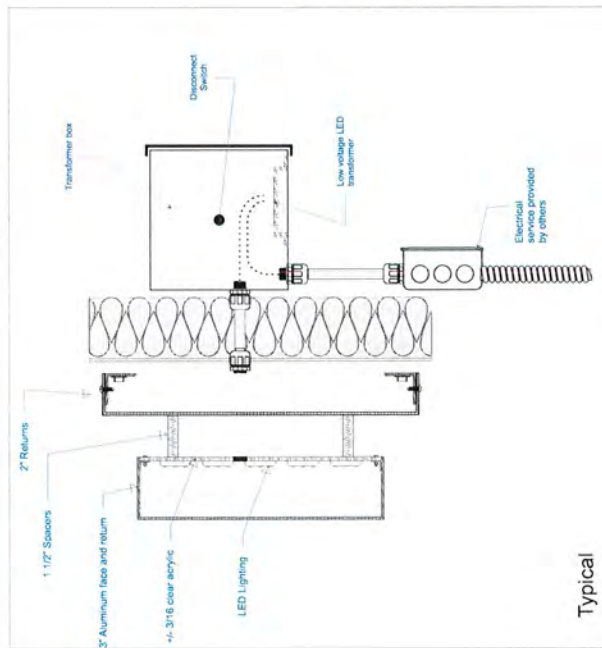
Attachment 4 - Birds Eye View of 13 Grant Square (facing south)



All Signs Shall Be Installed In Accordance With N.E.C. Article 600
 Engineering Specifications
 Electrical Specifications
 A.S.A. Specifications & 2014 I.B.C.
 2015 N.E.C. Specifications

HALO ILLUMINATED REVERSE CHANNEL LETTERS
 Faces: 3/16" Clear acrylic with opaque black and translucent white vinyl
 Returns: 3" deep painted Pantone Black 2U with white interiors
 Letterbacks: Clear polycarbonate
 Mounting: To backer panel with 1 1/2" stand-off
 Backet Panel: 2" deep aluminum panel painted white

SCOPE of WORK
 Remove existing sign and install new sign in same location.
 Connect to existing electric.



DATE: **06-05-2020**
 FILE / REVISION:
 SIGN:
 STOREFRONT;

YIA YIA'S
13 GRANT SQUARE
HINSDALE, IL

805 E. 31st Street
 LaGrange Park, IL 60526
 708-514-8700
www.lagrangesign.com
mark@lagrangesign.com

LA GRANGE
SIGN & LIGHTING
lagrangesign.com

* Customer Approval
 * Landlord Approval



**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT**

Applicant

Name: YIAYIA'S CAFE (Demetrios Panos)
 Address: 13 GRANT SQ
 City/Zip: HINSDALE / 60521
 Phone/Fax: (708) 269 1 3322
 E-Mail: dpanoscl@gmail.com
 Contact Name: Demetrios Panos

Contractor

Name: LAGRANGE SIGN & LIGHTING
 Address: 805 E. 31ST ST.
 City/Zip: LAGRANGE PARK / 60526
 Phone/Fax: (708) 514 1 8700
 E-Mail: mark@lagrangesign.com
 Contact Name: MARK SATALA

ADDRESS OF SIGN LOCATION: 13 GRANT SQUARE
ZONING DISTRICT: Please Select One RETAIL / COMMERCIAL
SIGN TYPE: Please Select One HALD ILLUMINATED REVERSE CHANNEL LETTERS
ILLUMINATION Please Select One LED LIGHTING

Sign Information:

Overall Size (Square Feet): 5 (5 x 1)
 Overall Height from Grade: ≈ 10 Ft.
 Proposed Colors (Maximum of Three Colors):
 ① DARK GRAY (Match JC LIGHT)
 ② _____
 ③ _____

Site Information:

Lot/Street Frontage: ≈ 60 FT
 Building/Tenant Frontage: ≈ 60 FT
 Existing Sign Information:
 Business Name: YIAYIA'S Pancake House
 Size of Sign: ≈ 13 Square Feet
 Business Name: —
 Size of Sign: — Square Feet

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

Demetrios Panos
 Signature of Applicant

6/5/2020
 Date

 Signature of Building Owner

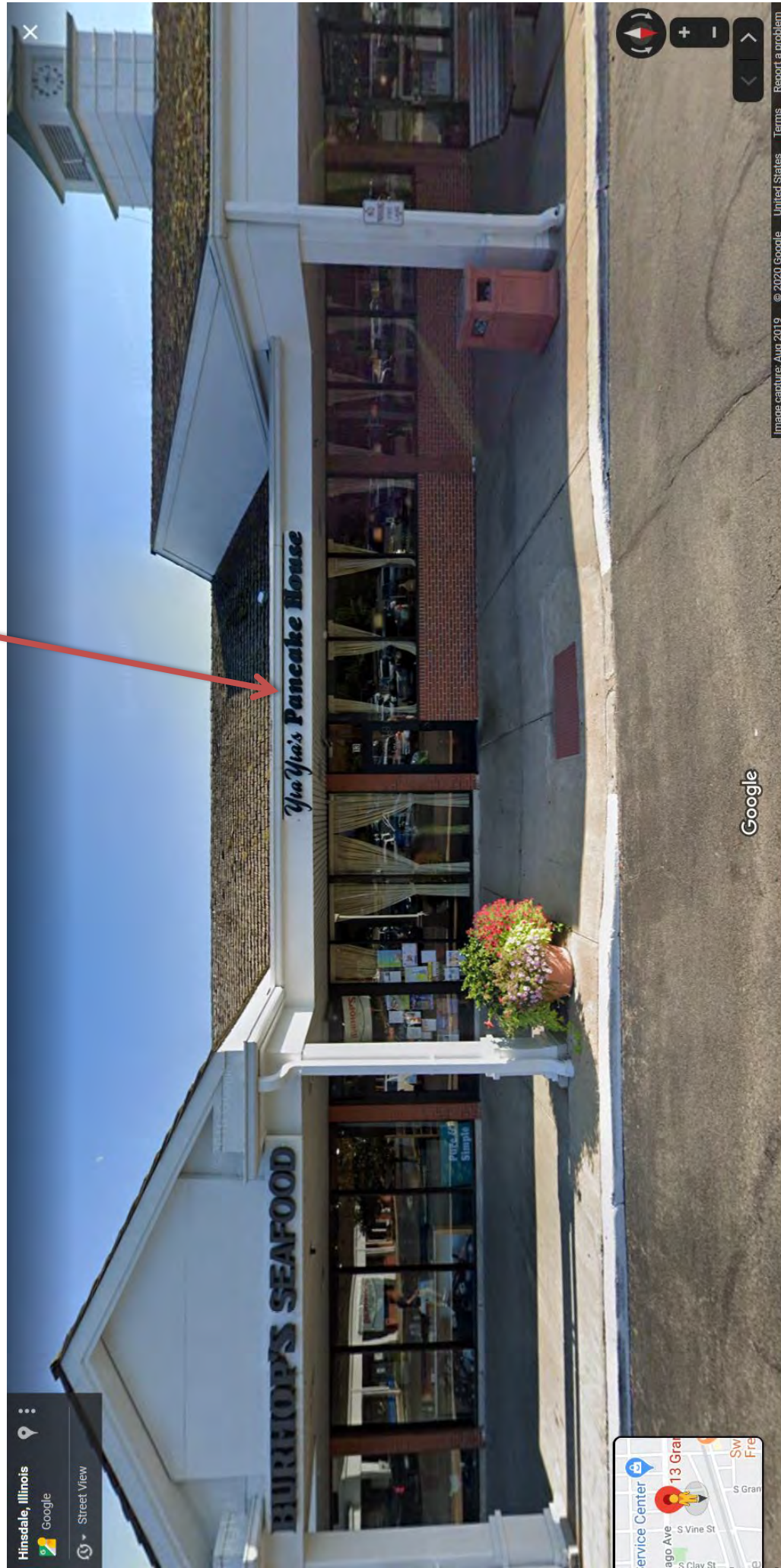
 Date

FOR OFFICE USE ONLY – DO NOT WRITE BELOW THIS LINE

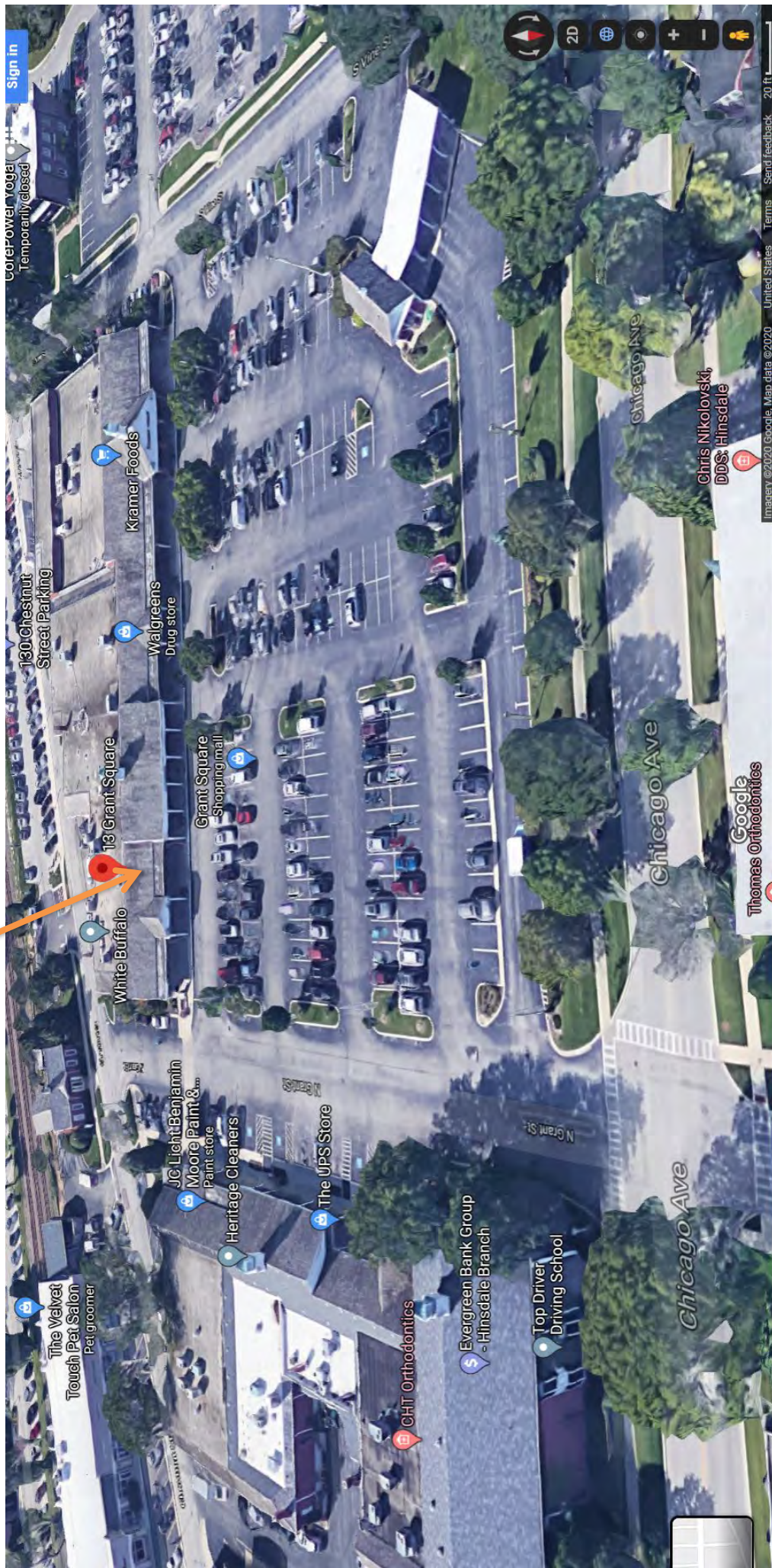
Total square footage: 0 45 x \$4.00 = 0 20 (Minimum \$75.00)

Plan Commission Approval Date: _____ Administrative Approval Date: _____

Attachment 3: Street View 13 Grant Square (facing south)
Proposed Sign Location
Replacing



Attachment 4: Birds Eye View of 13 Grant Square





MEMORANDUM

DATE: July 8, 2020

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: Map Amendment, Text Amendment and Planned Development Concept Plan to develop 16.8 Acre "IBLP" Site at 707 W. Ogden Ave (Northwest corner of W. Ogden Ave. and Adams St.) for a New 3-story, 330,000 SF, 245-unit Senior and Assisted Living Development and 9 single story duplex villas for Independent Living Seniors
Public Hearing Request by Ryan Companies, US Inc. - Case A-40-2019
Continued from the June 10, 2020, Plan Commission Meeting

Summary

The Village received a Concept Plan application, as well as related map and text amendment applications, submitted by Ryan Companies US (Ryan), seeking approvals for a Map Amendment, Text Amendment and Planned Development, concurrently, to develop the 16.8 acre site at the Northwest corner of the Village (Northeast and Northwest Corner of Ogden Ave. and Adams St.), and commonly referred to as the "IBLP site". The subject property is west of Adams Street and has unique challenges, including 23% of the area comprised of floodplain/floodway/wetlands and a topography variation of 32 feet across the property. At the January 7, 2020, Village Board meeting, the applicant stated the wetlands would be improved and managed as a public benefit. Since then, the applicant has added that it would also contribute \$250,000 to the Village for local park improvements.

The application proposes to develop a 330,000 SF, 245 unit senior living building called "Hinsdale Senior Residences", to provide independent living (135 units), assisted living (70 units), and memory care (40 units) services. Ryan would be the co-owner, general contractor and developer. Life Care Services (LCS) would be a co-owner and operator for the assisted living services. The plan also proposes 8 duplex villas and 1 single villa structure for 17 independent senior living homes. The single story villas would be north of the assisted living building on Cheval Drive.

At the May 13, 2020, Plan Commission (PC) meeting, the PC scheduled a public hearing for the June 10, 2020, Plan Commission meeting. On June 10, 2020, the applicant presented the request to the Plan Commission through a public hearing and heard feedback from the PC and community. The public comments via letters and emails to the Village may be viewed here:

https://www.villageofhinsdale.org/document_center/PlanCommission/2020/public%20comment%20a-40-19%20ryan%20co-06162020134827.pdf

With more discussion and public comments to be heard, the Plan Commission continued the public hearing to the June 24, 2020, special Plan Commission meeting. On June 18, 2020, the applicant formally requested a continuation of the public hearing for the July 8, 2020, regularly scheduled Plan Commission



MEMORANDUM

meeting, and not present on June 24. The applicant seeks the time to present a thoughtful and complete plan that addresses the feedback from the June 10, 2020, PC meeting.

For the July 8, 2020, Plan Commission public hearing, the applicant has submitted an updated plan, summarized in a cover letter dated July 1, 2020, to highlight six (6) adjustment categories: Architectural and Building Layout, Parking, Unit Count, Site Plan Data Table, Vehicular Movements and Public Benefit.

Request and Analysis

Established in 1971, LCS is a national senior housing owner and operator, headquartered in Des Moines, Iowa. Per the application, LCS is the second largest operator serving seniors in the country, and manages over 130 communities for over 32,000 residents. This proposed plan would be the 11th Ryan/LCS partnership. Some of the amenities and services offered, include for example: meal plans, fitness activities, and transportation for events, salon, housekeeping, and laundry service.

The proposed 330,000 SF, 245 unit senior living building ranges in height from 1 to 3 stories. Per the applicant, the design of the building layout was driven by a 2-story height along Ogden Avenue, with an increase from 2 to 3 stories further away from Ogden Avenue. The setback distance from the 2-story portion and south property line ranges from 50.1 feet and 53.6 feet (the actual distance from the building to the north edge of Ogden Avenue is even further). The closest 3-story portion of the building from Ogden Avenue is 146 feet (from the south property lot line).

For context with buildings in the vicinity, ManorCare (600 W. Ogden Ave.) is approximately 54 feet from its front lot line and 2 stories tall and Hinsdale Orthopedics (550 W. Ogden Ave.) is approximately 51 feet from its front lot line and 2 stories tall. There are various views of the proposed building from Ogden Avenue included in the application. In regards to density by dwelling units per acre (DU/A), the proposed planned development would have approximately 15.6 DU/A. To compare with existing assisted living facilities in Hinsdale, Eve Assisted Living at 10 N. Washington Street features approximately 71 DU/A, and ManorCare at 600 W. Ogden Avenue has approximately 65 DU/A.

The plan also proposes 8 duplex villas and 1 single villa structure for 17 independent senior living homes (43,800 SF). The 1-story tall villas would be north of the assisted living building on Cheval Drive. It should be noted that Cheval Drive is currently in the Village of Oak Brook. However, the plan is to extend Cheval Drive westward, across the municipal boundary into Hinsdale to develop the aforementioned 9 villas. The applicant is also proposing to construct 7 duplex villas (14 independent senior living homes) on the east side of Cheval Drive in the Village of Oak Brook. The applicant has stated that the project would move forward even if the 7 duplex villas in Oak Brook are not approved.

The Map Amendment application is a request to change a 7.6 acre parcel from IB Institutional Buildings District to an R-2 Single Family Residential District to be contiguous with the rest of the R-2 zoning of the proposed development and area north of Ogden Avenue. The proposed Text Amendment is to amend Section 3-106(B)(1), to allow applications for planned developments in the residential districts with a minimum lot area of 15 acres, versus the current 20 acre lot minimum. Per the applicant, the requested planned development waivers are labeled "Concept Level", dated March 26, 2020, and primarily height-oriented requests for zoning relief.



MEMORANDUM

The purpose for the Planned Development Concept Plan application is to provide the applicant an opportunity to show the basic scope, character, and nature of the entire proposed plan without incurring undue cost. It is the initial step towards public hearings for the applicant to present the plan and allow for changes based on the input received throughout the process of approval. Approval of a Concept Plan binds both the applicant and the Village with respect to various basic elements of the development, such as the categories of uses to be permitted, general location of uses, density, architectural style, etc.

Contingent on an approved Concept Plan, a subsequent Planned Development Detailed Plan would be submitted to refine the elements of the Concept Plan. It should be noted that the applicant has included a traffic impact study (dated 12.06.19 and updated 03.13. 20), draft fiscal impact analysis (dated 11.18.19), and a demand analysis study (dated 09.06.19).

On January 28, 2020, the Village Board referred this application to the PC, with the following comments:

1. The proposed four (4) story height is a non-starter. The maximum height should be three (3) stories.
2. The building should be moved further north for greater setback distance from Ogden Avenue.
3. The building appears too wide and too massive from Ogden Avenue and should be broken up. Glass atria connections were specifically mentioned by the Village Board as an option.
4. The building in general is too large.
5. The Public Benefit requirement should not be waived. Moreover, it should be a benefit to the community at large, and not just to those in the development.
6. Alternate architectural styles should be considered. It should be smaller, understated, and constructed with upscale materials and exterior finishes similar to that at Hinsdale Meadows on 55th & County Line.
7. There were concerns over the market demand.
8. There were concerns over the increased traffic.
9. A request to look at options for the development of a public park on the east side of Adams.

Process

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

At the January 28, 2020, meeting, the Village Board approved to refer the application packet to the PC for a hearing and consideration of a map amendment, text amendment to Section 3-106: Special Uses, to allow a Planned Development in any single-family residential district, subject to the issuance of a special use permit, and subject to a minimum lot area of 15 acres and Planned Development Concept Plan. The discussion at the public meeting can be viewed here at the 31.45 minute mark: http://villageofhinsdale.granicus.com/MediaPlayer.php?clip_id=305



MEMORANDUM

The purpose of the application for the May 13, 2020, PC meeting is to schedule a future public hearing to consider the application packet, in accordance to Section 11-303.

Within forty five (45) days following the conclusion of the public hearing(s), 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.

Attachments:

Attachment 1 – Updated Plans dated July 1, 2020, by Ryan Companies

The following related materials were provided for the Plan Commission of this item on June 10, 2020, and can be found on the Village website at:

https://www.villageofhinsdale.org/document_center/PlanCommission/2020/06%20JUN/June_10_2020_PC_Packet_updated_6-9_NC.pdf

Planned Development Concept Plan, Map and Text amendment Applications
Zoning Map and Project Location
January 28, 2020, Village Board Minutes relevant to application
Public Comment letters/emails (as of 06.04.20)



July 1, 2020

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

**Re: Hinsdale Senior Residences Development
Updated Plans**

Ryan Companies US, Inc. (Ryan) appreciates the feedback provided by the Village Board on January 7th and January 28th, and by the Village Plan Commission on June 10th. The most recent plan adjustments are attached, which addresses much of the feedback from the Plan Commission. Ryan believes we have made significant improvements to the plans since the January Board meeting and we respectfully request Plan Commission approval. Shown below are adjustments made since the June 10th Plan Commission meeting.

1. **Architecture and Building Layout:** The Plan Commission suggested removing a portion of the proposed building along the southeast courtyard and Ogden Avenue, which would increase the size of the landscaped courtyard and help break the building mass along Ogden Avenue. This was a good suggestion, and the plans have been adjusted accordingly. Additionally, our team was able to accommodate this suggestion without adding building area along the Route 83 elevation, which maintains an attractive façade as you approach the property from the West. In addition, the architecture has been updated with detailing more in-line with the traditional Georgian Style. Areas of brick façade have been increased and extended up to the roof line. Areas of brick are now contrasted at balcony and building projections, which help to break up the building mass and create visual interest. These areas have been further enhanced with dentils at the roof line and within gables that align with batten trim profiles. Dentils and battens are paired with more expressive frieze trim detailing across the building. The proposed brick (or similar kind) sample has been delivered to the Village.
2. **Parking:** The amount of parking has been increased to meet Village code.

Ryan Companies US, Inc.
111 Shuman Boulevard, Suite 400
Naperville, IL 60563

p: 630-328-1100
ryancompanies.com

CHICAGO, IL LICENSE TGC04631
Equal Opportunity Employer



3. Unit Count: The plan includes 5 less units, which is a result of meeting the Village parking requirements and adjusting the building layout along Ogden as described above. The overall building size is 5,000sf less.
4. Site Plan Data Table: Per the Plan Commission request, the data table on the site plan has been updated with additional information.
5. Vehicular Movements: Traffic engineer V3 has provided a one-page memo that addresses the related feedback provided at the June 10th meeting. It is the traffic engineer's opinion that the most effective way to improve the traffic movements at the Adams/Ogden intersection would be to add a sign that restricts no southbound left turns on weekdays from 3pm to 6pm. This sign has been added to the plans.
6. Public Benefit: The Plan Commission encouraged Ryan to provide additional public benefit. At this time, Ryan is not able to commit to being able to deliver a park north of Ogden Avenue. Ryan is willing to contribute \$250,000 to the Village for local park improvements. If Ryan is able to deliver a park north of Ogden, then the \$250,000 will instead be used to purchase the property for the park. This contribution would be provided at certificate of occupancy and this would satisfy the Village public open space and public benefit requirements. In addition, the plans have been updated to show where the Village may construct a monument sign at the corner of Ogden Avenue and Route 83 interchange. Ryan will provide the sign easement on the private property, and the Village can build what is desired. This is a fantastic and visible gateway location to welcome others to the Village of Hinsdale.

Sincerely,
Ryan Companies US, Inc.

A handwritten signature in blue ink, appearing to read "Dave Erickson", written over a light blue rectangular background.

Dave Erickson
Vice President of Real Estate Development

TAB 1 PROJECT NARRATIVE

HINSDALE SENIOR RESIDENCES HINSDALE, ILLINOIS



**December 9, 2019
Revised March 26, 2020
Revised July 1, 2020**



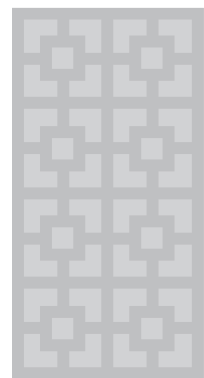
THE NEW DEVELOPMENT

- 16.8 acres at NW corner of Ogden Ave & Adams St
- \$95M in private investment
- 240 residences: 130 independent living, 70 assisted living and 40 memory care; plus 17 senior villas
- 2-story along Ogden Ave
- 222 parking spaces + villa driveway/garages meeting Village code



APPROX. 20-YEAR ECONOMIC IMPACT

- **\$23.1M** increased property tax
- **\$1.4M** additional to Village
- **\$6.4M** additional to School District 86
- **\$11.4M** additional to School District 181
- **93** full time equivalent jobs
- **400+** construction jobs



PUBLIC BENEFIT

- Meets market demand for senior housing continuum not currently available in Hinsdale
- Improving the stormwater management in the area
- Replacing the current aging building with substantially improved architecture from Ogden Ave
- Investing \$95M of private capital into a property with development challenges
- Additional revenue to village & schools
- Creating 400+ jobs during construction & 93 full time equivalent
- \$250,000 contribution to village for local parks
- Easement for "Welcome to Hinsdale" monument sign



THE COMMUNITY

- Village-style living
- Well-bundled, quality services
- Dining and deli bistro restaurants, club bar
- Theatre for movies and parties
- Continuing education
- Whole-person health and wellness programs
- Concierge and activities director
- Housekeeping cleaning service
- 24-hour staff, health or nursing related services
- Transportation to local shopping, events, medical appointments
- Wifi, maintenance and utilities
- Covered parking

I. PROJECT DESCRIPTION

Ryan Companies US, Inc. (Ryan) is pleased to present to the Village of Hinsdale a \$95M Class A senior living development at the northwest corner of the Village. Ryan has under contract to purchase the northwest property at Ogden Avenue and Adams Street, which is currently owned and operated by the not-for-profit organization Institute of Basic Life Principles (IBLP). “Hinsdale Senior Residences” will be 240 residences for seniors that desire an independent living lifestyle, and for seniors in need of assisted living care and memory care as well as an additional 17 single story villas in Hinsdale for independent living seniors. All units will have monthly market rates and will not have a large entrance fee like some other senior living communities in the area.

A few key points regarding this development:

- Quality Sponsorship: Ryan will deliver high-quality attractive buildings that the Hinsdale community will be proud of.
- Market Need: There is strong market demand for seniors housing in Hinsdale.
- Zoning: There will be a rezone from R-2/I-B to R-2 PD.
- Public Benefit: See public benefit section below.

II. VILLAGE BOARD FEEDBACK AND UPDATES

Ryan presented the conceptual plans to the Village Board on January 7th and January 28th. The Board provided a positive vote of referral to the Village Plan Commission on January 28th. Shown below are some of the items the Village Board encouraged Ryan to address, along with the plan adjustments between January 28th Village Board meeting and June 10th Village Plan Commission meeting.

1. Setbacks: Minimum building setbacks along Ogden were adjusted to 50 feet, which was a 11-foot increase. In addition, the building setback from Adams Street was increased by 15 feet to a 50-foot setback.
2. Height: The building height was adjusted from a 4-story max to a building of 2-3 stories in height.
3. Architectural Style: The architecture was changed from a Craftsman style architecture to a rich Georgian expression and improving the architecture interest along Ogden Avenue.
4. Public Benefit: A \$250,000 contribution to the local parks was presented as an additional public benefit.

III. VILLAGE PLAN COMMISSION FEEDBACK AND UPDATES

Ryan presented the conceptual plans to the Village Plan Commission on June 10th. Shown below are the items that have been updated since that meeting.

1. Architecture and Building Layout: The Plan Commission suggested removing a portion of the proposed building along the southeast courtyard and Ogden Avenue, which would increase the size of the landscaped courtyard and help break the building mass along Ogden Avenue. This was a good suggestion, and the plans have been adjusted accordingly. Additionally, our team was able to accommodate this suggestion without adding building area along the Route 83 elevation, which maintains an attractive façade as you approach the property from the West. In addition, the architecture has been updated with detailing more in-line with the traditional Georgian Style. Areas of brick façade have been increased and extended up to the roof line. Areas of brick are now contrasted at balcony and building projections, which help to break up the building mass and create visual interest. These areas have been further

enhanced with dentils at the roof line and within gables that align with batten trim profiles. Dentils and battens are paired with more expressive frieze trim detailing across the building. The proposed brick (or similar kind) sample has been delivered to the Village.

2. Parking: The amount of parking has been increased to meet Village code.
3. Unit Count: The plan includes 5 less units, which is a result of meeting the Village parking requirements and adjusting the building layout along Ogden as described above. The overall building size is 5,000sf less.
4. Site Plan Data Table: Per the Plan Commission request, the data table on the site plan has been updated with additional information.
5. Vehicular Movements: Traffic engineer V3 has provided a one-page memo that addresses the related feedback provided at the June 10th meeting. It is the traffic engineer's opinion that the most effective way to improve the traffic movements at the Adams/Ogden intersection would be to add a sign that restricts no southbound left turns on weekdays from 3pm to 6pm. This sign has been added to the plans.
6. Public Benefit: The Plan Commission encouraged Ryan to provide additional public benefit. At this time, Ryan is not able to commit to being able to deliver a park north of Ogden Avenue. Ryan is willing to contribute \$250,000 to the Village for local park improvements. If Ryan is able to deliver a park north of Ogden, then the \$250,000 will instead be used to purchase the property for the park. This contribution would be provided at certificate of occupancy and this would satisfy the Village public open space and public benefit requirements. In addition, the plans have been updated to show where the Village may construct a monument sign at the corner of Ogden Avenue and Route 83 interchange. Ryan will provide the sign easement on the private property, and the Village can build what is desired. This is a fantastic and visible gateway location to welcome others to the Village of Hinsdale.

IV. OWNERSHIP

Ryan will be a co-owner, general contractor and developer for the development at the northwest corner of Ogden and Adams Street, and Life Care Services (LCS) will be a co-owner and operator. Ryan, regionally located in Naperville, has been in business for over 85 years and provides real estate development, design, general contracting, asset management and property management services throughout the Country. LCS is a national senior housing owner and operator, headquartered in Des Moines, Iowa. LCS has been in business since 1971 and is the second largest operator serving seniors in the Country. LCS manages over 130 communities and over 32,000 residents. Hinsdale Senior Residences will be the twelfth overall for the Ryan/LCS partnership. Both Ryan and LCS bring expertise to this development that the Village and local seniors will appreciate.

V. DAY-TO-DAY OPERATIONS

The proposed development will provide housing and amenities for independent seniors, as well as seniors in need of assisted living care and memory care. Life Care Services, a national leader in senior housing management, will be the building operator as well as ownership partner. Included in the monthly rate are meals for independent residents, while the assisted living and memory care residents will be served three meals per day. Each of the three levels of care will have their own dining venue to eat and socialize. Monthly housekeeping services will be provided for independent residents, while weekly housekeeping service will be provided for the assisted living and memory care residents, with daily spot cleaning provided for all residents. Weekly laundry (flat linens) will be provided for all assisted living and memory care residents. Each independent living suite includes a washer and dryer. Life Care Services will establish a comprehensive program that will meet the

social, spiritual, emotional, and physical needs of the residents to provide an active and quality lifestyle for the residents who wish to participate.

VI. BUILDING DESCRIPTION

The IBLP regional office is located at the northwest corner of Ogden Avenue and Adams Street. This existing maximum 3-story building consists of 28,000 square feet over the top two floors and an additional 63,680 over the first floor. The entire building will be removed as part of the development. The proposed maximum 3-story senior living community will consist of 240 units (130 independent living, 70 assisted living and 40 memory care), along with an additional 17 villas in Hinsdale. The building and surrounding berms/landscaping have been purposefully designed so that the building height is 2-stories along Ogden Avenue, with a maximum height of 3-story (3-story portion at least 145 feet from property line along Ogden Avenue). The exterior of the new senior living building will consist primarily of brick, cement fiber board and decorative trim. It is important that the building has the proper mix of materials that result in an inviting residential pallet. Hinsdale Senior Residences accomplishes this residential pallet and material mix. The senior residences will range in size between 300 square feet and 1,700 square feet. Beneath the building includes 41 garage spaces for residents. Approximately 35% of the building is non-rentable space and amenity space for the residents. Amenities include bistro serving coffee and sandwiches, separate dining venues, art studio, wellness and fitness center, movie room, beauty salon, large multipurpose room that is available to the public for meetings with management approval, pub, and ample living room space for socializing. Upon entering the building during normal business hours, a concierge will welcome residents within the main lobby and direct visitors. The memory care area has been thoughtfully designed to give quality service to each of the residents. This controlled area includes an interior courtyard and ample interior common space with lots of outside light for the residents.

The design and construction will include many “green” initiatives, some of which include:

1. Stormwater management systems that reduces pollutants prior to leaving the property
2. Energy Star appliances
3. Low VOC finishes throughout the building for superior air quality
4. Low flow plumbing fixtures
5. A construction waste program that emphasizes recycling
6. Site lighting shields to eliminate light pollution
7. High efficiency heating and cooling units for the building

VII. SITE DESIGN

The 16.8-acre property in Hinsdale is located north of Ogden Avenue and west of Adams Street. To the north is the Village of Oak Brook and Cheval Drive. The plan is to extend Cheval Drive to include villas for independent living seniors. The 16.8-acre property currently includes a building with an existing footprint of 63,680 square foot. A notable site restriction is that floodplain/floodway/wetland buffers include approximately 23% of the 16.8 acres. In addition, the site topography varies from 715 elevation to 683 elevation, which creates engineering challenges.

The subject property does not incorporate any intentional stormwater detention under existing conditions. The proposed development will include stormwater best management practices and detention, which will reduce and improve the water quality runoff. Additionally, currently there is a stormwater culvert with flowing water beneath the building. The plan includes improving this by re-routing the stormwater around the proposed building. As part of the permitting process, the site will be engineered to have no negative upstream or downstream impacts.

Based on our experience, sufficient parking is being proposed for the senior residents, visitors and staff. The amount of proposed parking has been increased since the June 10th Plan Commission meeting to meet Village code.

There are currently two curb cuts along Adams Street for the property. The northern curb cut will be used, and the southern curb cut will be vacated. Very few assisted living residents will drive, and memory care residents do not drive. Many of the independent seniors do not drive during peak traffic hours and tend to carpool with other residents. The traffic count and peak traffic flow from the development should have very limited impacts. A traffic impact study was prepared by V3 Companies on March 13, 2020 to assess the potential traffic impacts of the new development. The study concludes that intersection improvements are not warranted per the Illinois Department of Transportation manual. Nonetheless, it is the traffic engineer's opinion that the most effective way to improve the traffic movements at the Adams/Ogden intersection would be to add a sign that restricts no southbound left turns on weekdays from 3pm to 6pm. This sign has been added to the plans. A notable item that is not contemplated in the V3 report is the amount of traffic that could be generated if the current 91,000 square foot building was fully occupied. Per industry standard, the existing office building at full capacity would generate about 112 trips during the AM peak hour and 104 trips during the PM peak hour. It was determined by V3 per actual traffic counts that the peak hour in the morning is 7:45am to 8:45pm and the peak hour in the afternoon is 4:30pm to 5:30pm. Hinsdale Senior Residences is anticipated to generate about 57 trips during the AM peak hour and about 78 during the PM peak hour...both much lower than the existing office building at full capacity. In addition, the current zoning would allow per code an approximate 82,000 square foot building plus residential homes on approximate 9.3 acres. This would also generate more traffic than the senior housing use.

VIII. ZONING

Ryan will be purchasing approximately 16.8 acres within the Village of Hinsdale. Approximately 9.3 acres is currently zoned R-2 single-family residential and 7.5 acres zoned I-B institutional building. The plan is to provide a senior living community with villas; therefore, requiring a Planned District. It is proposed to rezone the property to be an R-2 PD.

Please see the attached Bulk Regs Table for the requested concept modifications.

IX. PUBLIC BENEFIT

The Hinsdale Senior Residences development will be an asset to the Hinsdale community, which will be the first senior living community in Hinsdale that provides the independent living/assisted living/memory care continuum. This use will serve a need currently not met in the Village of Hinsdale, and substantially upgrade the property by replacing the current aging building. The valuation will have a positive real estate tax impact for local taxing bodies, while adding no additional kids to the local schools. Shown below are a list of public benefits:

- a. \$250,000 contribution to the Village for local park improvements at certificate of occupancy. If Ryan is able to deliver a park north of Ogden, then the \$250,000 will instead be used to purchase the property for the park.
- b. Providing sign easement on private property to Village. The Village may construct a monument sign at the corner of Ogden Avenue and Route 83 interchange, which is a visible and gateway location entering the Village.
- c. Adds approximately 400 construction jobs and a variety of 93 full time equivalent permanent jobs.
- d. Provides a continuum of care housing stock not currently available in Hinsdale to meet market demand of aging population.

- e. Improves stormwater management in the area.
- f. Replaces the current building with substantially improved architecture from Ogden Avenue.
- g. Invests \$95M of private capital into a property with development challenges.
- h. Adds revenue to the Village and schools, without increased kids in schools.
 - i. Approx. \$1.4M additional to Village of 20 years
 - ii. Approx. \$6.4M additional to School District 86 over 20 years
 - iii. Approx. \$11.4M additional to School District 181 over 20 years

X. CONCLUSION

Ryan Companies, US Inc. is excited to present this proposed development to the community of Hinsdale and looks forward to the culmination of efforts with the Village of Hinsdale.

Hinsdale Senior Residences

R2 PD

Bulk Regs. Concept Level Modifications

7/1/2020

	R2 Requirements	Senior Living - Main Building Modifications	Senior Living - Villa Modifications
Minimum Lot Area	20,000SF	No modifications requested	
Minimum Lot Area Per Unit	20,000SF	2,800SF	
Minimum Lot Width (interior or corner lots)	100'	No modifications requested	
Minimum Lot Depth	125'	No modifications requested	
Minimum Front Yard	35'	No modifications requested	
Minimum Corner Side Yard	35'	No modifications requested	
Minimum Interior Side Yard	10'	No modifications requested	
Minimum Total Side Yard	30% of lot width	50'	10'
Minimum Rear Yard (interior or corner lots)	50' and 25', respectively	25' for 1-story villas	
Maximum FAR	.20 of Lot Area + 2,000SF	0.45	
Maximum Building Coverage	25%	Approx. 21% (No mod. requested)	
Maximum Lot Coverage	50%	Approx. 46% (No mod. requested)	
Maximum Height	33' with 34' side setback 34' with 44' side setback	42'9" (Max Mean Roof) with 50' side setback (East Main Building) 42'9" (Max Mean Roof) with 111' side setback (West Main Building)	No modifications requested
Maximum Stories	3	3 (No mod. requested)	No modifications requested
Maximum Elevation	43' with 34' side setback 44' with 44' side setback	42'9" (Max Mean Roof)	No modifications requested

TAB 2 SITE PLANS

HINSDALE SENIOR RESIDENCES HINSDALE, ILLINOIS

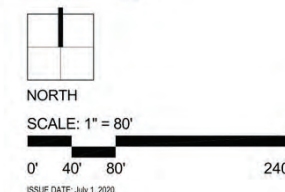




Hinsdale Senior Residences

Conceptual Site Landscape Plan

Hinsdale / Oak Brook, Illinois



RYAN

DEVELOPER:
 RYAN COMPANIES INC.
 111 SHUMAN BLVD
 NAPERVILLE, ILLINOIS 60563
 T: (630) 328-1100
 www.ryancompanies.com

RYAN COMPANIES
 SENIOR LIVING
 OGDEN AVENUE & ADAMS STREET
 HINSDALE, IL



ARCHITECT:
 PFB ARCHITECTS, LLC - CHICAGO
 33 N. LASALLE ST., STE. 3600
 CHICAGO, ILLINOIS 60602
 T: (312) 376-3100
 www.pfbchicago.com



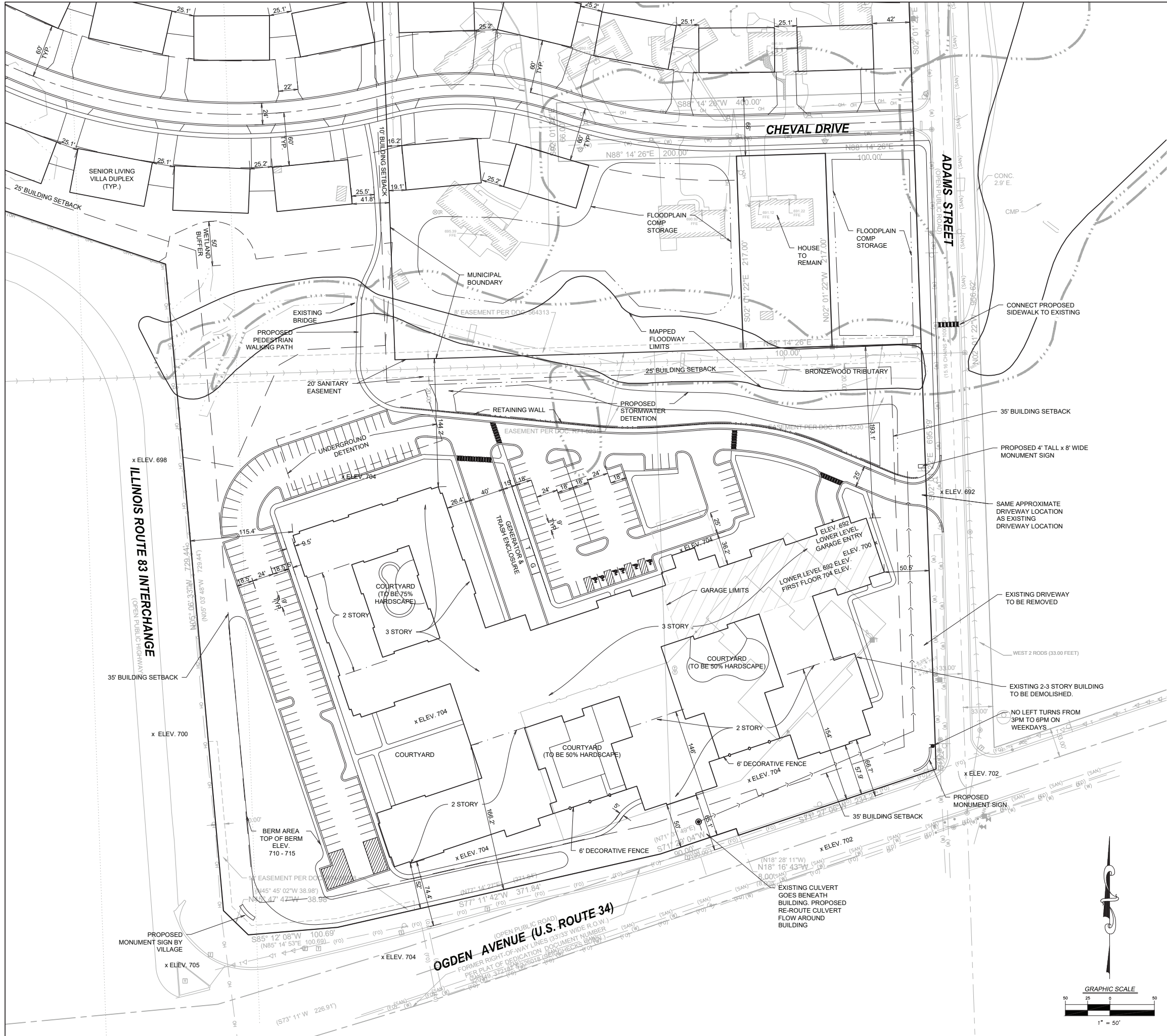
STRUCTURAL ENGINEER:
 IMEG CORP.
 1100 WARRENVILLE RD., STE. 400W
 NAPERVILLE, IL 60563
 T: (630) 527-2320
 F: (630) 527-2321
 www.IMEGcorp.com



CIVIL ENGINEER:
 V3 COMPANIES
 7325 JANES AVE.
 WOODRIDGE, IL 60517
 T: (630) 724-9200
 www.v3co.com



LANDSCAPE ARCHITECT:
 HITCHCOCK DESIGN GROUP
 22 E CHICAGO AVE., STE. 200A
 NAPERVILLE, IL 60540
 T: (630) 961-1787
 www.hitchcockdesigngroup.com



SITE SUMMARY	
EXISTING PROPERTY AREA	= 16.84 ACRES
PROPERTY AREA (OUTSIDE FLOODPLAIN)	=14.14 ACRES
PROPERTY AREA (OUTSIDE FLOODPLAIN POST DEVELOPMENT)	= 15.83 ACRES
EXISTING IMPERVIOUS AREA	= 3.16 ACRES
PERVIOUS AREA	= 13.68 ACRES
GREEN SPACE RATIO	= 81%
PROPOSED IMPERVIOUS AREA	= 7.74 ACRES
PERVIOUS AREA	= 9.10 ACRES
GREEN SPACE RATIO	= 54%
MAIN BUILDING	
GROSS FLOOR SIZE W/ GARAGE	= 325,000 SF
GROSS FLOOR SIZE W/O GARAGE	= 295,000 SF
VILLA	
GROSS FLOOR SIZE W/ GARAGE (EXCLUDING BASEMENTS)	= 43,800 SF
GROSS FLOOR SIZE W/O GARAGE (EXCLUDING BASEMENTS)	= 34,000 SF
TOTAL BUILDINGS	
GROSS FLOOR SIZE W/ GARAGE	= 368,800 SF
GROSS FLOOR SIZE W/O GARAGE	= 329,000 SF
FLOOR AREA RATIO (F.A.R.)	= 0.45
GROSS FLOOR AREA / TOTAL PROPERTY AREA (329,000 SF / 16.84 ACRES = 0.45)	
UNIT BREAKDOWN	
MAIN BUILDING UNITS	
INDEPENDENT LIVING	= 130
ASSISTED LIVING	= 70
MEMORY CARE	= 40
TOTAL MAIN BUILDING UNITS	= 240
VILLAS	= 17
TOTAL UNITS IN PROPERTY	= 257

PARKING SUMMARY	
SOUTH MAIN BUILDING PARKING STALLS PROVIDED (9' x 18.0')	
STANDARD STALLS	= 175
ACCESSIBLE STALLS	= 6
PARKING GARAGE	= 41
TOTAL PARKING PROVIDED	= 222
TOTAL PARKING REQUIRED	= 222
NORTH VILLAS PARKING PROVIDED	
TOTAL PARKING PROVIDED	= 51
TOTAL PARKING REQUIRED	= 17
TOTAL PROJECT PARKING PROVIDED	
TOTAL PARKING PROVIDED	= 273
TOTAL PARKING REQUIRED	= 239

PRELIMINARY
ENGINEERING
SITE PLAN
SOUTH
July 1, 2020

C3.0



DEVELOPER:
RYAN COMPANIES INC.
111 SHUMAN BLVD
NAPERVILLE, ILLINOIS 60563
T: (630) 328-1100
www.ryancompanies.com

RYAN COMPANIES
DEVELOPMENT
SENIOR LIVING
OGDEN AVENUE & ADAMS STREET
HINSDALE, IL



ARCHITECT:
PFB ARCHITECTS, LLC - CHICAGO
33 N. LASALLE ST., STE. 3600
CHICAGO, ILLINOIS 60602
T: (312) 376-3100
www.pfbchicago.com



STRUCTURAL ENGINEER:
IMEG CORP.
1100 WARRENVILLE RD., STE. 400W
NAPERVILLE, IL 60563
T: (630) 527-2320
F: (630) 527-2321
www.IMEGcorp.com



CIVIL ENGINEER:
V3 COMPANIES
7325 JANES AVE.
WOODRIDGE, IL 60517
T: (630) 724-9200
www.v3co.com



LANDSCAPE ARCHITECT:
HITCHCOCK DESIGN GROUP
22 E CHICAGO AVE., STE. 200A
NAPERVILLE, IL 60540
T: (630) 961-1787
www.hitchcockdesigngroup.com



PRELIMINARY
ENGINEERING
SITE PLAN -
NORTH
JULY 1, 2020

C3.1



DEVELOPER:
RYAN COMPANIES INC.
111 SHUMAN BLVD
NAPERVILLE, ILLINOIS 60563
T: (630) 328-1100
www.ryancompanies.com

RYAN COMPANIES
DEVELOPMENT
SENIOR LIVING
OGDEN AVENUE & ADAMS STREET
HINSDALE, IL



ARCHITECT:
PFB ARCHITECTS, LLC - CHICAGO
33 N. LASALLE ST., STE. 3600
CHICAGO, ILLINOIS 60602
T: (312) 376-3100
www.pfbchicago.com



STRUCTURAL ENGINEER:
IMEG CORP.
1100 WARRENVILLE RD., STE. 400W
NAPERVILLE, IL 60563
T: (630) 527-2320
F: (630) 527-2321
www.IMEGcorp.com



CIVIL ENGINEER:
V3 COMPANIES
7325 JANES AVE.
WOODRIDGE, IL 60517
T: (630) 724-9200
www.v3co.com



LANDSCAPE ARCHITECT:
HITCHCOCK DESIGN GROUP
22 E CHICAGO AVE., STE. 200A
NAPERVILLE, IL 60540
T: (630) 961-1787
www.hitchcockdesigngroup.com



DEVELOPER:
RYAN COMPANIES INC.
111 SHUMAN BLVD
NAPERVILLE, ILLINOIS 60563
T: (630) 328-1100
www.ryancompanies.com

RYAN COMPANIES
SENIOR LIVING
OGDEN AVENUE & ADAMS STREET
HINSDALE, IL



ARCHITECT:
PFB ARCHITECTS, LLC - CHICAGO
33 N. LASALLE ST., STE. 3600
CHICAGO, ILLINOIS 60602
T: (312) 376-3100
www.pfbchicago.com



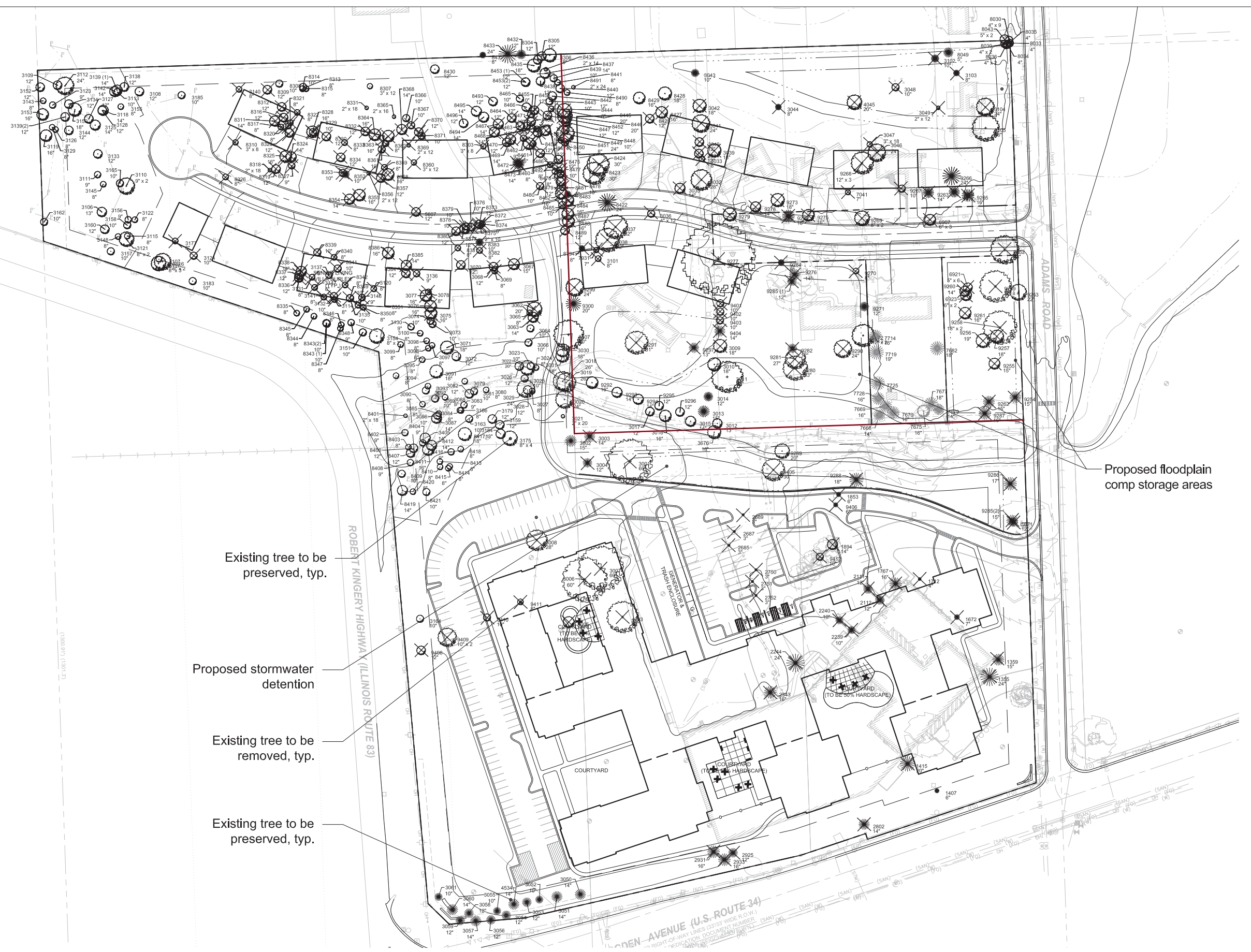
STRUCTURAL ENGINEER:
IMEG CORP.
1100 WARRENVILLE RD., STE. 400W
NAPERVILLE, IL 60563
T: (630) 527-2320
F: (630) 527-2321
www.IMEGcorp.com



CIVIL ENGINEER:
V3 COMPANIES
7325 JANES AVE.
WOODRIDGE, IL 60517
T: (630) 724-9200
www.v3co.com



LANDSCAPE ARCHITECT:
HITCHCOCK DESIGN GROUP
22 E CHICAGO AVE., STE. 200A
NAPERVILLE, IL 60540
T: (630) 961-1787
www.hitchcockdesigngroup.com



Hinsdale Senior Residences

Preliminary Tree Removal Plan

Hinsdale / Oak Brook, Illinois

NORTH
SCALE: 1" = 60'
0' 30' 60' 180'
ISSUE DATE: July 1, 2020



DEVELOPER:
RYAN COMPANIES INC.
111 SHUMAN BLVD
NAPERVILLE, ILLINOIS 60563
T: (630) 328-1100
www.ryancompanies.com

RYAN COMPANIES
SENIOR LIVING
OGDEN AVENUE & ADAMS STREET
HINSDALE, IL



ARCHITECT:
PFB ARCHITECTS, LLC - CHICAGO
33 N. LASALLE ST., STE. 3600
CHICAGO, ILLINOIS 60602
T: (312) 376-3100
www.pfbchicago.com



STRUCTURAL ENGINEER:
IMEG CORP.
1100 WARRENVILLE RD., STE. 400W
NAPERVILLE, IL 60563
T: (630) 527-2320
F: (630) 527-2321
www.IMEGcorp.com



CIVIL ENGINEER:
V3 COMPANIES
7325 JANES AVE.
WOODRIDGE, IL 60517
T: (630) 724-9200
www.v3co.com



LANDSCAPE ARCHITECT:
HITCHCOCK DESIGN GROUP
22 E CHICAGO AVE., STE. 200A
NAPERVILLE, IL 60540
T: (630) 961-1787
www.hitchcockdesigngroup.com

Count	Tag #	DBH (Inches)	Species Name*	Common Name	Excellent (1), Good (2), Fair (3), Fair to Poor (4), Poor (5), Dead (6)	Multi-stem Sizes (Inches)
X	1	1355	24 <i>Pinus nigra</i>	Austrian Pine	5	
X	2	1359	15 <i>Juniperus virginiana</i>	Eastern Red Cedar	3	
X	3	1407	6 <i>Picea pungens</i>	Blue Spruce	3	
X	4	1415	20 <i>Picea glauca</i>	White Spruce	4	
X	5	1671	12			
X	6	1672	7 <i>Juniperus virginiana</i>	Eastern Red Cedar	3	
X	7	1712	4 <i>Picea pungens</i>	Blue Spruce	3	
X	8	1767	16 <i>Juniperus virginiana</i>	Eastern Red Cedar	3	
9	1790	20	No Tree Double Tag With 5288			
10	1839	18				
X	11	1853	6 <i>Juniperus virginiana</i>	Eastern Red Cedar	3	
X	12	1894	14 <i>Acer platanoides</i>	Norway Maple	5	
X	13	2111	10 <i>Juniperus virginiana</i>	Eastern Red Cedar	4	
X	14	2112	12 <i>Juniperus virginiana</i>	Eastern Red Cedar	4	
X	15	2239	6 <i>Juniperus virginiana</i>	Eastern Red Cedar	4	
X	16	2240	10 <i>Juniperus virginiana</i>	Eastern Red Cedar	4	6,6
X	17	2244	24 <i>Juniperus virginiana</i>	Eastern Red Cedar	2	
X	18	2343	16 <i>Picea glauca</i>	White Spruce	5	
X	19	2685	3 <i>Picea pungens</i>	Blue Spruce	3	
X	20	2687	3 <i>Picea pungens</i>	Blue Spruce	3	
X	21	2689	3 <i>Picea pungens</i>	Blue Spruce	3	
X	22	2750	3 <i>Picea pungens</i>	Blue Spruce	3	
X	23	2751	3 <i>Picea pungens</i>	Blue Spruce	2	
X	24	2752	3 <i>Picea pungens</i>	Blue Spruce	3	
X	25	2802	14 <i>Picea glauca</i>	White Spruce	5	
26	2852	2				
X	27	2925	12 <i>Picea glauca</i>	White Spruce	5	
X	28	2931	16 <i>Picea glauca</i>	White Spruce	5	
X	29	2933	16 <i>Picea glauca</i>	White Spruce	5	
X	30	3001	60 <i>Salix babylonica</i>	Weeping Willow	4	
31	3002	15 <i>Picea pungens</i>	Blue Spruce	3		
X	32	3003	14 <i>Picea pungens</i>	Blue Spruce	6	
X	33	3004	12 <i>Picea pungens</i>	Blue Spruce	6	
X	34	3005	<i>Malis spp.</i>	Apple Cultivar	4	12,12
X	35	3006	60 <i>Salix babylonica</i>	Weeping Willow	4	
X	36	3007	60 <i>Salix babylonica</i>	Weeping Willow	5	
X	37	3008	28 <i>Ulmus pumila</i>	Siberian Elm	5	
X	38	3009	18 <i>Morus alba</i>	White Mulberry	3	
X	39	3010	18 <i>Prunus serotina</i>	Black Cherry	4	
40	3011	42 <i>Acer negundo</i>	Box Elder	4		
41	3012	13 <i>Rhamnus cathartica</i>	Common Buckthorn	4		
42	3013	15 <i>Picea pungens</i>	Blue Spruce	5		
43	3014	12 <i>Picea pungens</i>	Blue Spruce	5		
44	3015	14 <i>Ulmus americana</i>	American Elm	3		
45	3016	16 <i>Ulmus pumila</i>	Siberian Elm	6 (Fallen)		

Indicates existing trees to be removed (with an X)

46	3017	12	<i>Morus alba</i>	White Mulberry	3	
47	3018	26	<i>Populus deltoides</i>	Eastern Cottonwood	4	
48	3019	26	<i>Populus deltoides</i>	Eastern Cottonwood	3	
49	3020		<i>Dead</i>	Dead	6	15,8
50	3021		<i>Prunus serotina</i>	Black Cherry	3	20,20
51	3022	20				
52	3023	10				
53	3024	8				
54	3025	10				
55	3026	12				
56	3027	8	<i>Morus alba</i>	White Mulberry	4	
57	3028	12	<i>Prunus serotina</i>	Black Cherry	3	
58	3029	24	<i>Morus alba</i>	White Mulberry	3	
59	3030	18	<i>Ulmus pumila</i>	Siberian Elm	4	
60	3031	18	<i>Ulmus pumila</i>	Siberian Elm	4	
X	61	3032	28			
X	62	3033	8			
X	63	3034	12			
X	64	3035	14			
X	65	3036				12,12,12
X	66	3037	32			
X	67	3038	32			
X	68	3039	18			
X	69	3040	12			
X	70	3041	24			
X	71	3042	18			
X	72	3043	10			
X	73	3044	8			
X	74	3046	24			
X	75	3047				18,18,18
X	76	3048	10			
X	77	3049				12,12
78	3050	14	<i>Picea pungens</i>	Blue Spruce	2	
79	3051	14	<i>Picea pungens</i>	Blue Spruce	2	
80	3052	10	<i>Picea pungens</i>	Blue Spruce	2	
81	3053	12	<i>Picea pungens</i>	Blue Spruce	2	
82	3054	12	<i>Picea pungens</i>	Blue Spruce	2	
83	3055	10	<i>Picea pungens</i>	Blue Spruce	2	
84	3056	12	<i>Picea pungens</i>	Blue Spruce	2	
85	3057	14	<i>Picea pungens</i>	Blue Spruce	2	
86	3058	12	<i>Picea pungens</i>	Blue Spruce	2	
87	3059	12	<i>Picea pungens</i>	Blue Spruce	2	
88	3060	14	<i>Picea pungens</i>	Blue Spruce	2	
89	3061	10	<i>Picea pungens</i>	Blue Spruce	2	
X	90	3062	20			
X	91	3063	14			
92	3064	10				
X	93	3065	8			
94	3066	10				

X	95	3067	15			
X	96	3068	12			
X	97	3069	8			
X	98	3070	12			
99	3071	18				
100	3072	12				
101	3073	10				
102	3074	10				
X	103	3075	16			
X	104	3076	16			
X	105	3077	16			
X	106	3078	8			
107	3079	8				
108	3080	8	<i>Morus alba</i>	White Mulberry	3	
109	3081	10	<i>Ulmus americana</i>	Amer can Elm	4	
110	3082	12	<i>Ulmus americana</i>	Amer can Elm	3	
111	3083	9	<i>Ulmus americana</i>	Amer can Elm	3	
112	3084	8	<i>Morus alba</i>	Double Tag 3166		
113	3085	8	<i>Populus deltoides</i>	Eastern Cottonwood	3	
114	3086	10	<i>Populus deltoides</i>	Eastern Cottonwood	3	
115	3087	14	<i>Populus deltoides</i>	Eastern Cottonwood	3	
116	3088	8				
117	3089	8				
118	3090	8				
119	3091	18				
120	3092	10				
121	3093	8				
122	3094	8				
123	3095	8				
124	3096	8				
125	3097	8				
126	3098	8				
127	3099	8				
128	3100	8				
X	129	3101	2			
X	130	3102	10			
X	131	3103	8			
X	132	3104	24			
133	3105	36				
134	3106	13				
135	3107	8				
136	3108	12				
137	3109	12				
138	3110	9				
139	3111	9				
140	3112	24				
141	3113	10				
X	142	3114	8			

143	3115	8				
144	3116	9				
145	3117	8				
146	3118	14				
147	3119	16				
X	148	3120	8			
149	3121	8				
150	3122	8				
151	3123	9				
X	152	3124	10			
153	3125	14				
154	3126	8				
155	3127	12				
156	3128	12				
157	3129	8				
158	3130	9				
X	159	3131	8			
X	160	3132	10			
161	3133	12				
162	3134	12				
X	163	3135	10			
X	164	3136	9			
X	165	3137	9			
166	3138	12				
167	3139	14				
168	3139	12				
X	169	3140	8			
X	170	3141	8			
171	3142	14				
172	3143	8				
173	3144	12				
174	3145	8				
X	175	3146	9			
X	176	3147	8			
177	3148	8				
178	3150	18				
179	3151	10				
180	3152	12				
181	3153	16				
182	3154	8				
183	3155	8				
184	3156	9				
185	3157	10				
186	3158	10				
187	3159	12	<i>Prunus serotina</i>	Black Cherry	4	
188	3160	12				
189	3162	10				
190	3163	10	<i>Prunus serotina</i>	Black Cherry	6	
191	3164	10	<i>Populus deltoides</i>	Eastern Cottonwood	2	

192	3165	10				
193	3166	8	<i>Morus alba</i>	Double Tag 3084	3	
194	3175	8	<i>Ulmus pumila</i>	Siberian Elm	4	
X 195	3177	8				
196	3179	12	<i>Celtis occidentalis</i>	Common Hackberry	1	
197	3183	10				
198	3184	13	<i>Ulmus americana</i>	American Elm	3	
199	3185	10				
200	3405	14	<i>Populus deltoides</i>	Eastern Cottonwood	3	
201	3676	18	<i>Ulmus americana</i>	American Elm	2	
X 202	4045	20				
X 203	4393	42	<i>Salix babylonica</i>	Weeping Willow	5	
204	4534	14	<i>Picea pungens</i>	Blue Spruce	2	
X 205	5607	12				
X 206	6907	6				
X 207	6921		<i>Rhamnus cathartica</i>	Common Buckthorn	4	5,5,5,5,5
X 208	6923		<i>Rhamnus cathartica</i>	Common Buckthorn	4	6,6,6
209	7021	10				
X 210	7041	7				
211	7668	14	<i>Picea glauca</i>	White Spruce	3	
212	7669	16	<i>Picea glauca</i>	White Spruce	3	
213	7670	16	<i>Picea glauca</i>	White Spruce	3	
214	7675	16	<i>Picea glauca</i>	White Spruce	3	
215	7677	18	<i>Picea glauca</i>	White Spruce	3	
216	7679	14	<i>Picea glauca</i>	White Spruce	3	
217	7682	18	<i>Picea glauca</i>	White Spruce	3	
218	7714	16	<i>Picea glauca</i>	White Spruce	4	
219	7719	19	<i>picea glauca</i>	White Spruce	3	
220	7725	18	<i>picea glauca</i>	White Spruce	4	
221	7728	16	<i>picea glauca</i>	White Spruce	6	
222	7916	6				
X 223	7931	7				
224	8030	4				
225	8033	4				
226	8034	4				
227	8035	4				
228	8036	4				
229	8039	4				
230	8043	5				
231	8049	5				
X 232	8303	3				
233	8304	12				
234	8305	12				
235	8306	18				
236	8307	3				
237	8308	10				
X 238	8309	12				
X 239	8310	3				
X 240	8311	14				

TAB 3 ARCHITECTURE

HINSDALE SENIOR RESIDENCES HINSDALE, ILLINOIS





DEVELOPER:
 RYAN COMPANIES INC.
 111 SHUMAN BLVD
 NAPERVILLE, ILLINOIS 60563
 T: (630) 328-1100
 www.ryancompanies.com

RYAN COMPANIES
 SENIOR LIVING
 OGDEN AVENUE & ADAMS STREET
 HINSDALE, IL



ARCHITECT:
 PFB ARCHITECTS, LLC - CHICAGO
 33 N. LASALLE ST., STE. 3600
 CHICAGO, ILLINOIS 60602
 T: (312) 376-3100
 www.pfbchicago.com



STRUCTURAL ENGINEER:
 IMEG CORP.
 1100 WARRENVILLE RD., STE. 400W
 NAPERVILLE, IL 60563
 T: (630) 527-2320
 F: (630) 527-2321
 www.IMEGcorp.com



CIVIL ENGINEER:
 V3 COMPANIES
 7325 JANES AVE.
 WOODRIDGE, IL 60517
 T: (630) 724-9200
 www.v3co.com



LANDSCAPE ARCHITECT:
 HITCHCOCK DESIGN GROUP
 22 E CHICAGO AVE., STE. 200A
 NAPERVILLE, IL 60540
 T: (630) 961-1787
 www.hitchcockdesigngroup.com

**BUILDING RENDERING VIEW
 FROM OGDEN & ADAMS
 7/01/2020**



DEVELOPER:
 RYAN COMPANIES INC.
 111 SHUMAN BLVD
 NAPERVILLE, ILLINOIS 60563
 T: (630) 328-1100
 www.ryancompanies.com

RYAN COMPANIES
 SENIOR LIVING
 OGDEN AVENUE & ADAMS STREET
 HINSDALE, IL



ARCHITECT:
 PFB ARCHITECTS, LLC - CHICAGO
 33 N. LASALLE ST., STE. 3600
 CHICAGO, ILLINOIS 60602
 T: (312) 376-3100
 www.pfbchicago.com



STRUCTURAL ENGINEER:
 IMEG CORP.
 1100 WARRENVILLE RD., STE. 400W
 NAPERVILLE, IL 60563
 T: (630) 527-2320
 F: (630) 527-2321
 www.IMEGcorp.com



CIVIL ENGINEER:
 V3 COMPANIES
 7325 JANES AVE.
 WOODRIDGE, IL 60517
 T: (630) 724-9200
 www.v3co.com



LANDSCAPE ARCHITECT:
 HITCHCOCK DESIGN GROUP
 22 E CHICAGO AVE., STE. 200A
 NAPERVILLE, IL 60540
 T: (630) 961-1787
 www.hitchcockdesigngroup.com

**BUILDING RENDERING VIEW
 FROM OGDEN & ROUTE 83
 7/01/2020**



DEVELOPER:
 RYAN COMPANIES INC.
 111 SHUMAN BLVD
 NAPERVILLE, ILLINOIS 60563
 T: (630) 328-1100
 www.ryancompanies.com

RYAN COMPANIES
 SENIOR LIVING
 OGDEN AVENUE & ADAMS STREET
 HINSDALE, IL



ARCHITECT:
 PFB ARCHITECTS, LLC - CHICAGO
 33 N. LASALLE ST., STE. 3600
 CHICAGO, ILLINOIS 60602
 T: (312) 376-3100
 www.pfbchicago.com



STRUCTURAL ENGINEER:
 IMEG CORP.
 1100 WARRENVILLE RD., STE. 400W
 NAPERVILLE, IL 60563
 T: (630) 527-2320
 F: (630) 527-2321
 www.IMEGcorp.com



CIVIL ENGINEER:
 V3 COMPANIES
 7325 JANES AVE.
 WOODRIDGE, IL 60517
 T: (630) 724-9200
 www.v3co.com



LANDSCAPE ARCHITECT:
 HITCHCOCK DESIGN GROUP
 22 E CHICAGO AVE., STE. 200A
 NAPERVILLE, IL 60540
 T: (630) 961-1787
 www.hitchcockdesigngroup.com

**BUILDING RENDERING VIEW
 OF MAIN ENTRY**
 7/01/2020



1 NORTH ELEVATION - MAIN ENTRY
SCALE: 1" = 25'



2 EAST ELEVATION - ADAMS
SCALE: 1" = 25'



5 TYPICAL VILLA ELEVATION
SCALE: 1/16" = 1'-0"



3 SOUTH ELEVATION - OGDEN AVENUE
SCALE: 1" = 25'



4 WEST ELEVATION - RT 83
SCALE: 1" = 25'

RYAN

DEVELOPER:
RYAN COMPANIES INC.
111 SHUMAN BLVD
NAPERVILLE, ILLINOIS 60563
T: (630) 328-1100
www.ryancompanies.com

RYAN COMPANIES
SENIOR LIVING
OGDEN AVENUE & ADAMS STREET
HINSDALE, IL

pfb architects
architecture | interiors | planning

ARCHITECT:
PFB ARCHITECTS, LLC - CHICAGO
33 N. LASALLE ST., STE. 3600
CHICAGO, ILLINOIS 60602
T: (312) 376-3100
www.pfbchicago.com

IMEG

STRUCTURAL ENGINEER:
IMEG CORP.
1100 WARRENVILLE RD., STE. 400W
NAPERVILLE, IL 60563
T: (630) 527-2320
F: (630) 527-2321
www.IMEGcorp.com

V3

CIVIL ENGINEER:
V3 COMPANIES
7325 JANES AVE.
WOODRIDGE, IL 60517
T: (630) 724-9200
www.v3co.com

HITCHCOCK DESIGN GROUP
creating better places

LANDSCAPE ARCHITECT:
HITCHCOCK DESIGN GROUP
22 E CHICAGO AVE., STE. 200A
NAPERVILLE, IL 60540
T: (630) 961-1787
www.hitchcockdesigngroup.com

**EXTERIOR BUILDING
ELEVATIONS
7/01/2020**

DEVELOPER:
RYAN COMPANIES INC.
111 SHUMAN BLVD
NAPERVILLE, ILLINOIS 60563
T: (630) 328-1100
www.ryancompanies.com

RYAN COMPANIES
SENIOR LIVING
OGDEN AVENUE & ADAMS STREET
HINSDALE, IL



ARCHITECT:
PFB ARCHITECTS, LLC - CHICAGO
33 N. LASALLE ST., STE. 3600
CHICAGO, ILLINOIS 60602
T: (312) 376-3100
www.pfbchicago.com



STRUCTURAL ENGINEER:
IMEG CORP.
1100 WARRENVILLE RD., STE. 400W
NAPERVILLE, IL 60563
T: (630) 527-2320
F: (630) 527-2321
www.IMEGcorp.com

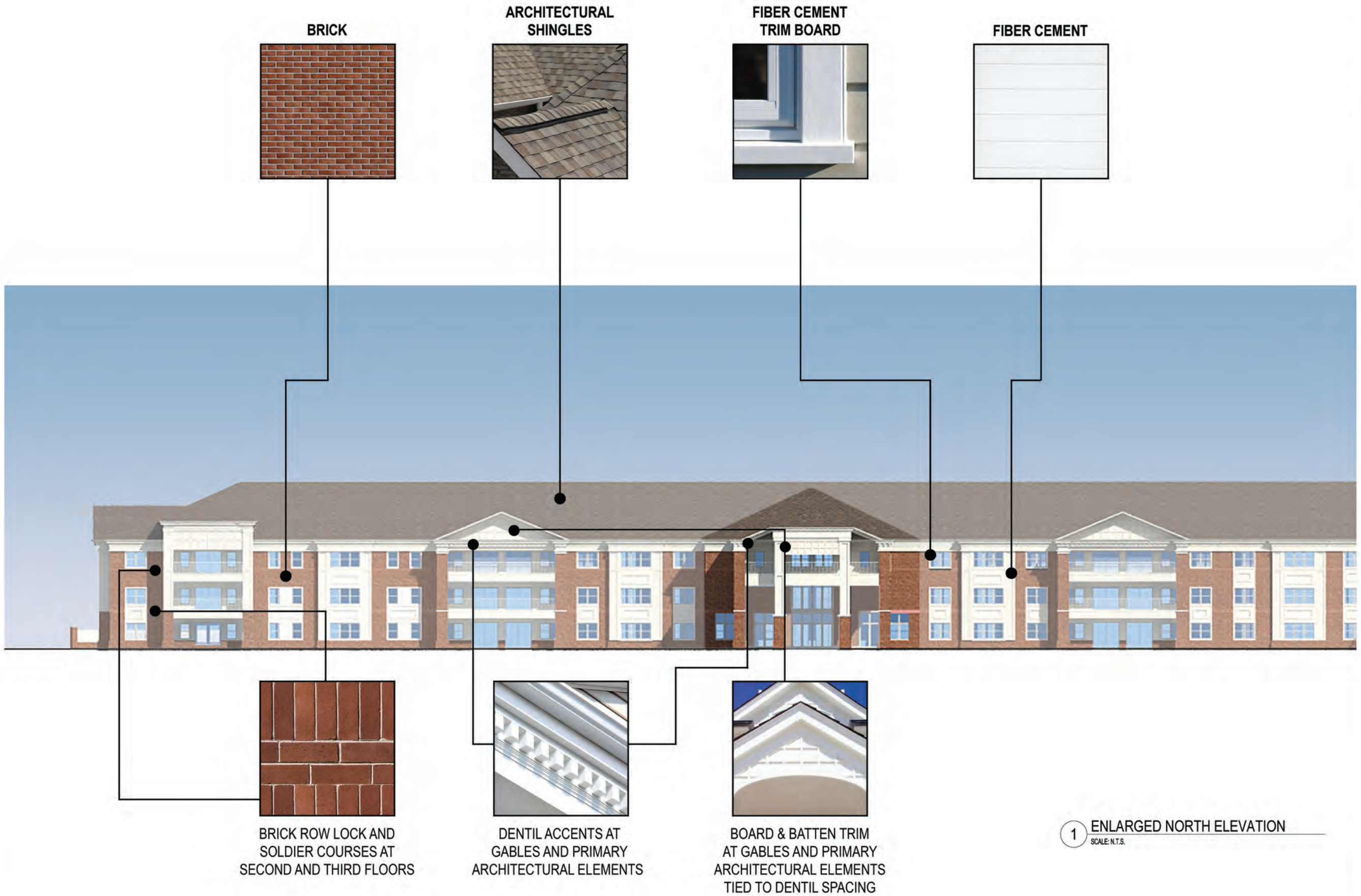


CIVIL ENGINEER:
V3 COMPANIES
7325 JANES AVE.
WOODRIDGE, IL 60517
T: (630) 724-9200
www.v3co.com



LANDSCAPE ARCHITECT:
HITCHCOCK DESIGN GROUP
22 E CHICAGO AVE., STE. 200A
NAPERVILLE, IL 60540
T: (630) 961-1787
www.hitchcockdesigngroup.com

**MATERIAL
SELECTIONS
7/01/2020**



1 ENLARGED NORTH ELEVATION
SCALE: N.T.S.

TAB 4 MARKET DEMAND

HINSDALE SENIOR RESIDENCES HINSDALE, ILLINOIS





CLA (CliftonLarsonAllen LLP)
220 South Sixth Street, Suite 300
Minneapolis, MN 55402-1436
612-376-4500 | fax 612-376-4850
CLAconnect.com

September 6, 2019

MEMORANDUM

TO: Brandon Raymond
Ryan Companies US, Inc.

FROM: Peter Baum
CliftonLarsonAllen LLP

RE: Hinsdale, Illinois Enhanced Demand Analysis Summary

Introduction

Ryan Companies US, Inc. (“Ryan,” “you”) engaged CliftonLarsonAllen (“CLA,” “we”) in June 2019 to conduct a high-level Enhanced Demand Analysis for senior housing at a site in Hinsdale, Illinois. That study, completed in August 2019, found significant demand for all levels of care in the defined primary market area (“PMA”).

The study consisted of a demographic analysis including senior population and household growth, household income, and senior household tenure trends, home value analysis, and analysis of current market conditions for market-rate senior housing (including pending projects). The study also provided an estimate of the potential for future demand for the proposed Project.

The following presents a summary of the key findings from the study.

The Project

The site for Ryan’s proposed project is located at 707 Ogden Avenue, Hinsdale, Illinois. The project is planned to include independent living, assisted living, and memory care assisted living. A PMA made up of 61 census tracts was defined to represent where a majority of potential future residents would originate from, and used as a basis for the demographic and competitor analysis included in the study.

Demographic Analysis

Seniors age 65-and-over are estimated to total 53,533 persons in 2019, representing an increase of 11,612 persons, or 28 percent, from 2010. By 2024, seniors age 65-and-over are projected to total 60,815, a 14 percent increase from 2019 estimates.

The proportion of seniors age 75-and-over in the PMA, compared to the overall population, is estimated to have increased from 2010 to 2019 from 8.1 percent to 8.8 percent. It is projected to increase further to 9.4 percent by 2024. For comparison, the proportion of seniors age 75-and-over in the Chicago Metro Area was 5.3 percent in 2010, estimated to be 5.8 percent in 2019, and projected to be 6.6 percent in 2024 (The Chicago, IL Metro Area includes Cook, DeKalb, DuPage, Grundy, Kane, Kendall, McHenry, and Will counties in Illinois, Jasper, Lake, Newton, and Porter Counties in Indiana, and Lake and Kenosha Counties in Wisconsin).

The estimated median incomes in the PMA were also significantly higher than the Chicago, IL Metro Area. Seniors age 65-to-74 in the PMA had an estimated median income of \$78,619 in 2019. For seniors age 75-to-84, the estimated median income in 2019 was \$48,792, and for seniors age 85-and-over the estimated 2019 median income was \$37,011.

Real estate data from the Illinois MLS shows that cities representing the PMA had an average residential home sale price of \$610,615 in 2017, and \$610,946 in 2018. Specifically in the City of Hinsdale, the average sales price was \$1,127,614 in 2017, and \$1,133,962 in 2018.

Competitive Market Analysis

CLA identified 7 market-rate independent living communities with a total of 1,275 units in the PMA. The weighted average occupancy rate at the time of research was 93.1 percent for all seven communities. Excluding communities in the initial lease-up phase, the weighted average occupancy rate was 97.2 percent.

There were 13 assisted living communities identified with 877 total units in the PMA. The weighted average occupancy at those communities was 88.7 percent at the time of research. Excluding a new community in the initial lease-up phase, the weighted average occupancy rate was 94.6 percent.

There were also 13 memory care assisted living communities identified in the PMA, with a total of 479 units. The weighted average occupancy rate at the time of research was 80.0 percent. However, excluding new communities in the initial lease-up phase, the weighted average occupancy rate was 89.3 percent.

CLA contacted staff at city planning departments to determine if any senior housing projects were pending approval or under construction in the PMA. Three total projects offering independent living, assisted living, or memory care assisted living were identified. Only one of the three was under construction at the time of research and therefore included in the unit demand estimations. However, if all three projects were to move forwards there would still be significant demand for Ryan's project in Hinsdale.

Demand Analysis

- Demand for market-rate independent living units with anticipated resident rates was estimated at 532 units in 2022 and 528 units in 2024.
- Demand for market-rate assisted living units with anticipated resident rates was estimated at 466 units in 2022 and 494 units in 2024.
- Demand for market-rate memory care assisted living units with anticipated resident rates was estimated at 146 units in 2022 and 156 units in 2024.

The estimated demand shown for each level of care is net of existing units; that is, demand for new development.

Recommendation

Based on the results of the study, CLA recommends Ryan continue with plans to develop a senior living community at the site in Hinsdale.

TAB 5 TRAFFIC ANALYSIS

HINSDALE SENIOR RESIDENCES HINSDALE, ILLINOIS



TECHNICAL MEMORANDUM



DATE: July 1, 2020

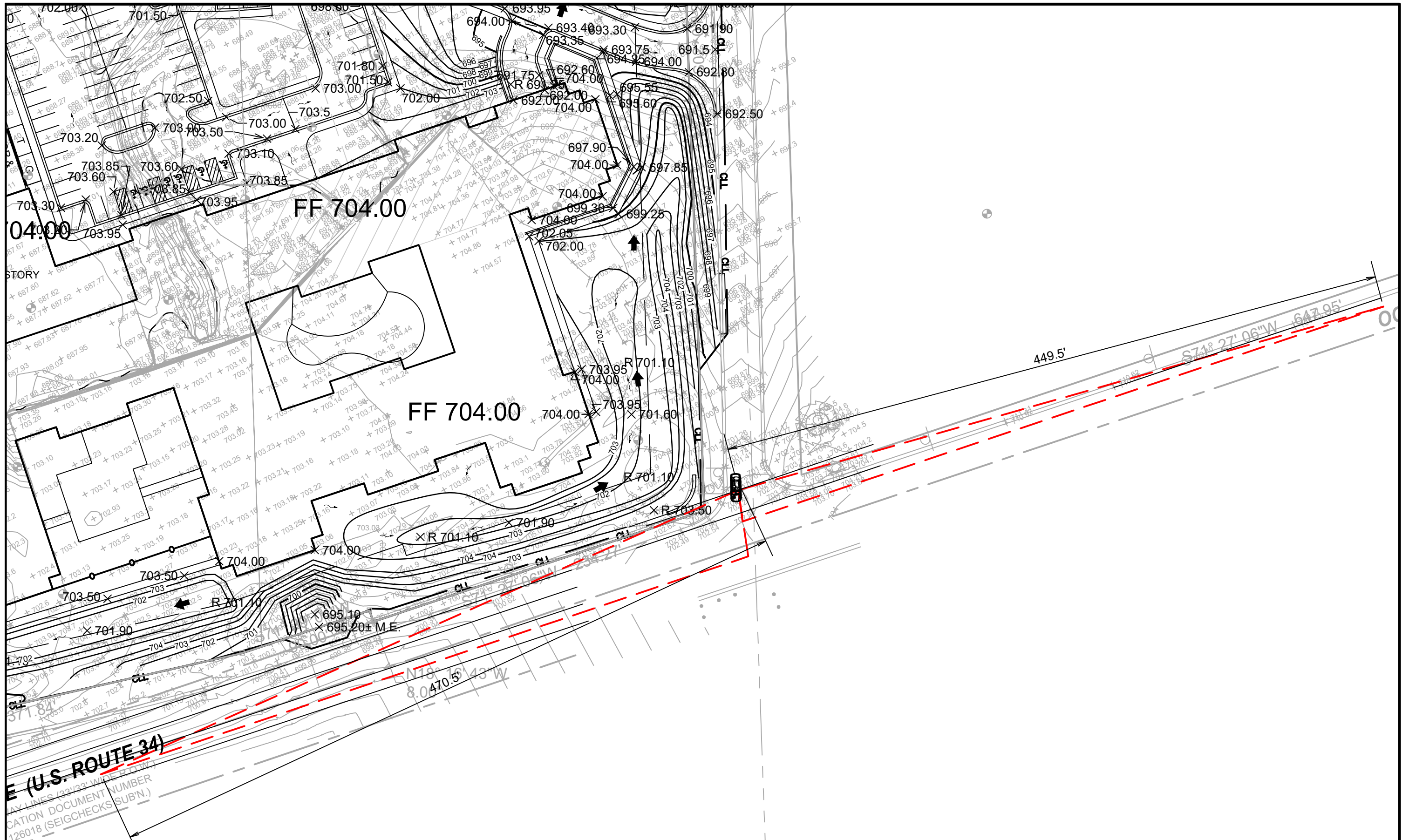
TO: Dave Erickson, P.E., Ryan Companies US, Inc.


FROM: Peter Reinhofer, P.E.

RE: **Hinsdale Senior Residences, Responses to Plan Commission Comments**

The following are responses to comments received during the Village of Hinsdale Plan Commission meeting on June 10, 2020 for the Hinsdale Senior Living Residential redevelopment on the former IBLP property.

- The proposed monument sign and landscaping at the northwest corner of Ogden Avenue and Adams Street will not negatively impact sight distances. An exhibit illustrating the stopping sight distance and intersection sight distance for southbound vehicles will be provided to the Village with final engineering plans. Ogden Avenue has a posted speed limit of 35 mph so the design speed is 40 mph. The stopping sight distance is 305 feet and the intersection sight distance is 445 feet for the right turn movement and 470 feet for the left turn movement, all of which can be achieved.
- V3 has conducted a turn lane warrant analysis documented in the Traffic Impact Study to determine if a southbound right turn lane is warranted on Adams Street using IDOT methodology. Based on the IDOT methodology, a southbound right turn lane is not warranted at the IDOT-maintained intersection. The most effective way to improve the traffic movements and increase safety at the intersection would be to add a sign that restricted no southbound left turns from 3 pm to 6 pm on weekdays.
- To provide further clarity to Table 5 of the Traffic Impact Study, the delays illustrated is an average delay per vehicle making that movement. For instance, the 9.7 seconds of delay for the eastbound left turn during the weekday AM peak hour for the future with project scenario means that of the 58 vehicles making that left turn, the average delay of all those vehicles is 9.7 seconds per vehicle.
- The Kensington School traffic study will add 10 westbound trips and 17 eastbound trips to the intersection of Ogden Avenue and Adams Street during both the weekday AM and weekday PM peak hours. This is within the projected increase of traffic on Ogden Avenue used in our study which was obtained from the Chicago Metropolitan Agency for Planning (CMAP).
- With regards to existing and proposed traffic patterns, the direction from which traffic approaches and departs a site is a function of numerous variables, including existing travel patterns, the adjacent roadway network, and level of congestion on the adjacent roadways, to name a few. These have been incorporated into the traffic study and our assumptions for how the traffic generated by the senior living residences will travel to and from the site.






7325 Janes Avenue
 Woodridge, IL 60517
 630.724.9200 phone
 630.724.9202 fax
 www.v3co.com

HINSDALE SENIOR RESIDENCE

INTERSECTION SIGHT DISTANCE EXHIBIT



SCALE: 1"= 60'

TRAFFIC IMPACT STUDY

REPORT FOR:

IBLP Redevelopment



NW CORNER OF OGDEN AVENUE (US 34) & ADAMS STREET **OAK BROOK & HINSDALE, ILLINOIS**

PREPARED BY:



V3 Companies
7325 Janes Avenue
Woodridge, Illinois 60517

V3 Project No. 19187

December 6, 2019
Updated March 13, 2020



TABLE OF CONTENTS

I. INTRODUCTION	1
II. PROJECT CONDITIONS.....	4
Land Uses	4
Roadway System	4
Roadway Descriptions	4
Intersection Descriptions.....	4
Traffic Volumes	7
Proposed Development.....	7
Land Use Development.....	7
Roadway Development.....	7
III. TRAFFIC FORECASTS.....	10
Project Traffic Volumes	10
Trip Generation.....	10
Trip Distribution and Assignment	11
Background Traffic Volumes.....	12
Future Traffic Volumes	13
IV. TRAFFIC ANALYSIS	17
Auxiliary Lane Analysis.....	17
Capacity Analysis	17
V. CONCLUSIONS	21



FIGURES

Figure 1: Site Location Map	2
Figure 2: Conceptual Site Plan.....	3
Figure 3: Land Use Map.....	5
Figure 4: Existing Lane Configuration	6
Figure 5: Existing Traffic Volume	9
Figure 6: Project Traffic Volumes	14
Figure 7: Background Traffic Volumes	15
Figure 8: Future with Project Traffic Volumes.....	16
Figure 9: Future Lane Configuration.....	20

TABLES

Table 1: Project Trip Generation	11
Table 2: CMAP Growth Rates	12
Table 3: Additional Background Trip Generation	12
Table 4: Level of Service Definitions for Signalized and Unsignalized Intersections.....	18
Table 5: Unsignalized Intersection Capacity Analysis.....	18

APPENDICES

Appendix A	Existing Traffic Counts
Appendix B	CMAP Correspondence
Appendix C	Auxiliary Lane Warrant Analysis
Appendix D	Capacity Analysis Worksheets – Existing
Appendix E	Capacity Analysis Worksheets – Background
Appendix F	Capacity Analysis Worksheets – Future with Project



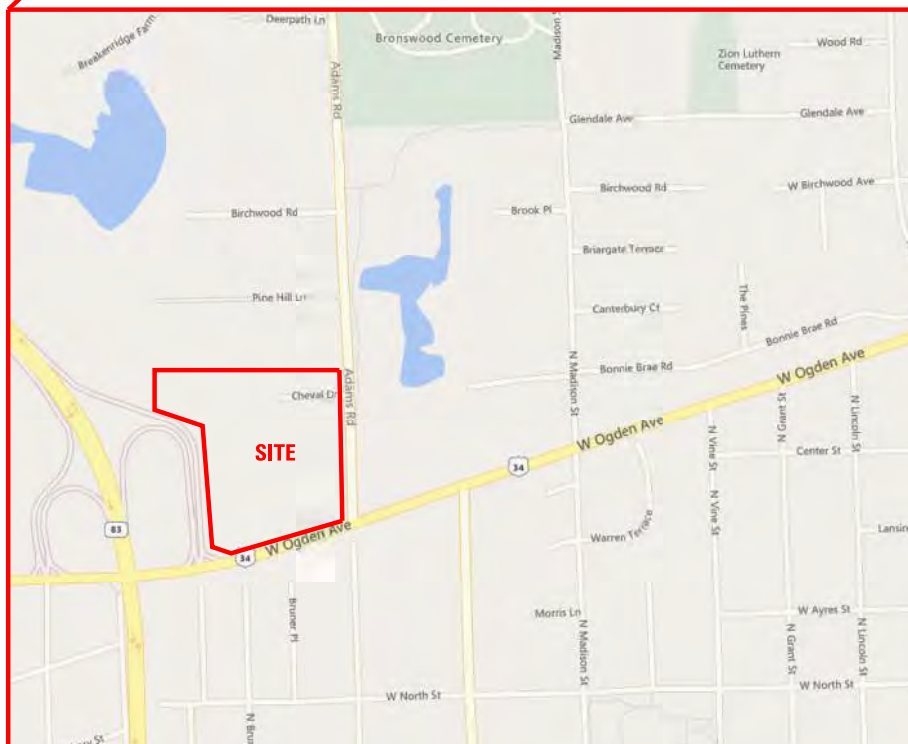
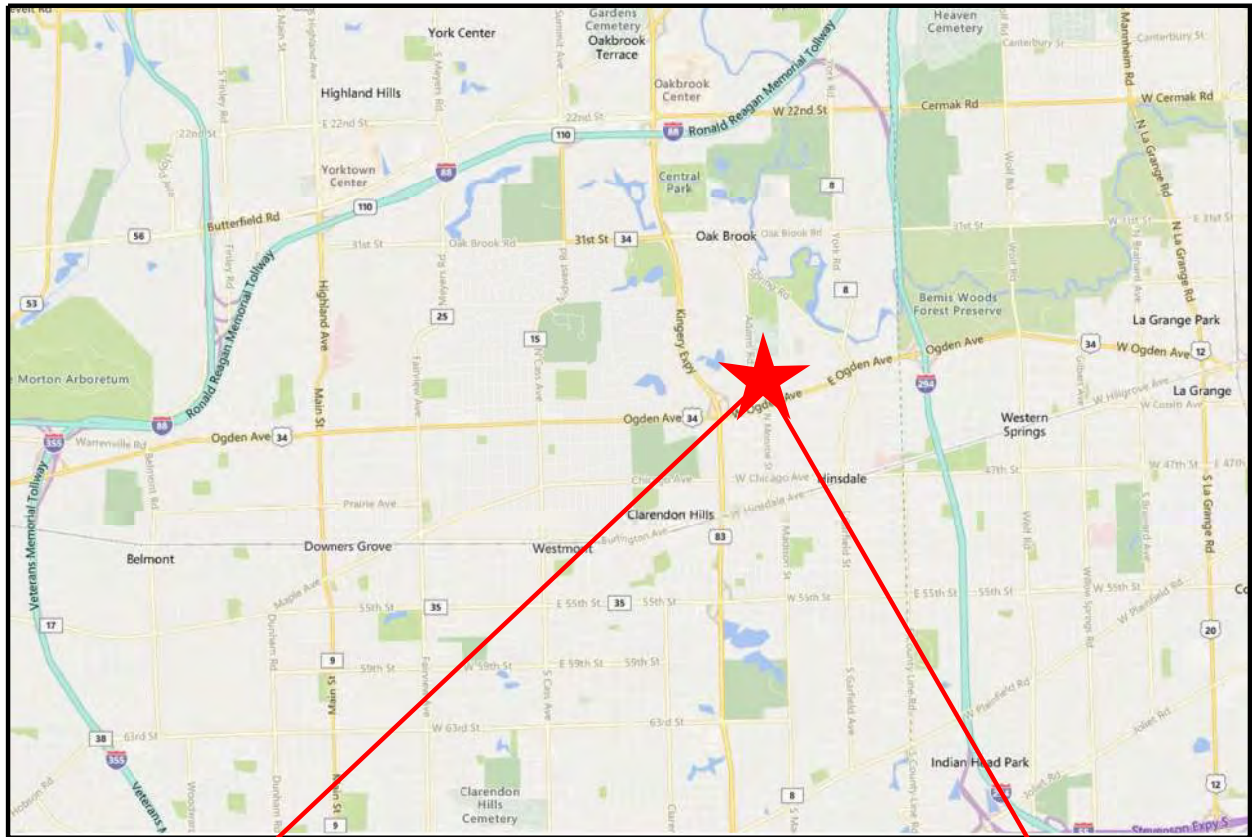
I. INTRODUCTION

V3 Companies has been retained by Ryan Companies to conduct a traffic impact study for the redevelopment of properties located at the northwest corner of Adams Street and Ogden Avenue which falls within the Villages of Oak Brook and Hinsdale, Illinois. The proposed redevelopment consists of senior housing, including independent living, assisted living, memory care, and independent living senior villas using existing driveways on Adams Street and proposed driveways on Cheval Drive. A site location map is included in Figure 1.

The overall site consists of redevelopment pods with direct access on the existing roadway network and no cross access to other pods. Pod 1 is located in the northwest quadrant of the Ogden Avenue/Adams Street intersection and consists of up to 135 residential units of attached senior independent living housing and an assisted living/memory care facility with 128 total beds. Pod 2 is located on Cheval Drive north of Pod 1 and consists of 31 independent living senior villas. A conceptual site plan is included as Figure 2.

The purpose of this report is to evaluate the potential traffic impacts of the proposed redevelopment which is expected to start construction in 2021 and be built out in 2023. Traffic estimates are projected for 2028, which is five years beyond the anticipated opening date. The study area consists of the existing stop controlled intersection of Ogden Avenue/Adams Street as well as the driveways on Adams Street.

This report includes a description of existing conditions, data collection, capacity analysis, evaluation of data, and conclusions.



IBLP REDEVELOPMENT

**FIGURE 1
SITE LOCATION MAP**

HINSDALE

ILLINOIS





NOT TO SCALE

IBLP REDEVELOPMENT

FIGURE 2 CONCEPTUAL SITE PLAN

HINSDALE

ILLINOIS





II. PROJECT CONDITIONS

Land Uses

A variety of land uses exist near the project site, primarily consisting of residential, recreational, and medical office uses. The surrounding land uses are illustrated in Figure 3.

Roadway System

The characteristics of the roadways in the vicinity of the site are presented below. The existing lane configurations in the study area are illustrated in Figure 4.

Roadway Descriptions

Ogden Avenue (US 34) is an east-west principal arterial roadway with two lanes in each direction of travel and a posted speed limit of 35 mph. No sidewalks are provided on either side of the roadway. There are several residential street intersections present on Ogden Avenue in the project area as well as driveways for the medical office buildings to the south. Ogden Avenue (US 34) is under IDOT jurisdiction.

Adams Street is a north-south local roadway with one lane in each direction and a posted speed limit of 30 mph. A sidewalk is provided on the east side of Adams Street. A number of residential streets and private driveways are present on both sides of the roadway. Adams Street is under the jurisdiction of the Village of Hinsdale.

Intersection Descriptions

The intersection of *Ogden Avenue/Adams Street* is a minor street stop-controlled T-intersection. The southbound approach on Adams Street is stop controlled and has one shared left/right turn lane. The eastbound and westbound approaches on Ogden Avenue are free-flow. The eastbound approach has one shared left/through lane and one through lane. The westbound approach provides one through lane and one shared through/right turn lane. There are no pedestrian crosswalks at this intersection.



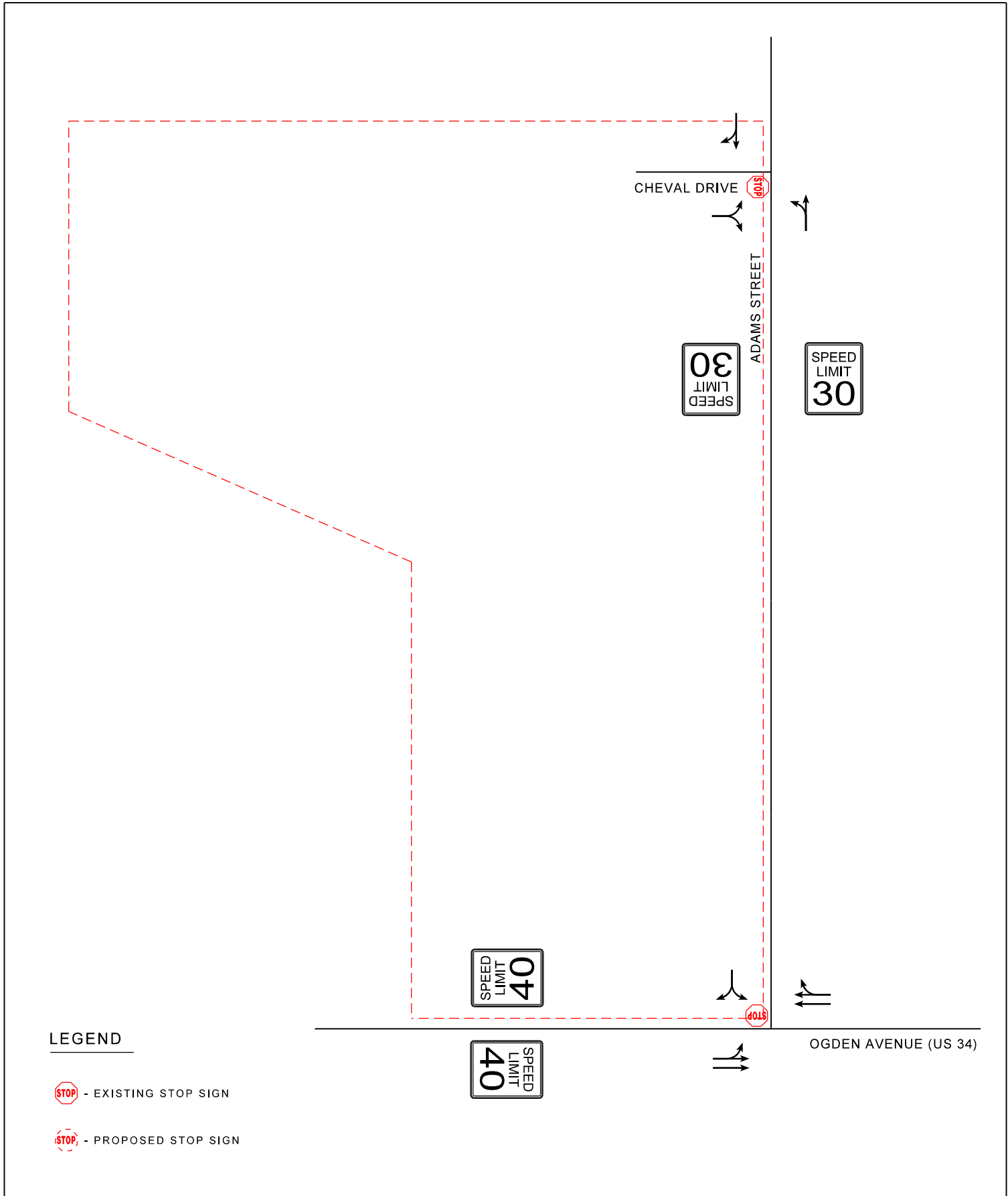
IBLP REDEVELOPMENT

**FIGURE 3
LAND USE MAP**

HINSDALE

ILLINOIS







Traffic Volumes

To assist in the evaluation of the traffic impact on the roadway system resulting from the proposed redevelopment, existing vehicular volumes were collected at the intersection of Ogden Avenue/Adams Street.

Existing traffic counts were collected on Thursday, August 22, 2019. The morning peak period counts occurred from 7:00 am to 9:00 am and the evening peak period counts occurred from 4:00 pm to 6:00 pm. The count periods were selected to be consistent with traditional peak hours for arterials.

The traffic volumes collected indicate that the weekday peak hours occur from 7:45 am to 8:45 am and 4:30 pm to 5:30 pm. The existing peak hour vehicular volumes at the study area intersections are illustrated in Figure 5. A summary of the traffic volumes collected in fifteen minute increments is provided in Appendix A.

Proposed Development

Land Use Development

The property on the east side of Adams Street is currently vacant and available for redevelopment. The area is currently zoned for R-2 Residential uses which would allow for the development of single family homes. Based on the likely size of the potential lots, approximately 42 single family homes could be developed on this property. For the purposes of this study, assumed values for this potential redevelopment will be included in the background traffic conditions.

It is also worth noting that several properties exist on the project site that will be redeveloped, including a 91,000 square foot building at the northwest corner of Ogden Avenue and Adams Street and several residential homes. The 91,000 square foot building was mostly vacant at the time of traffic counts, and the removal of potential trips associated with the existing homes is expected to be minor. Therefore, no adjustments are made to the existing or background traffic volumes to account for the removal of trips associated with these properties, which will maintain conservative analysis.

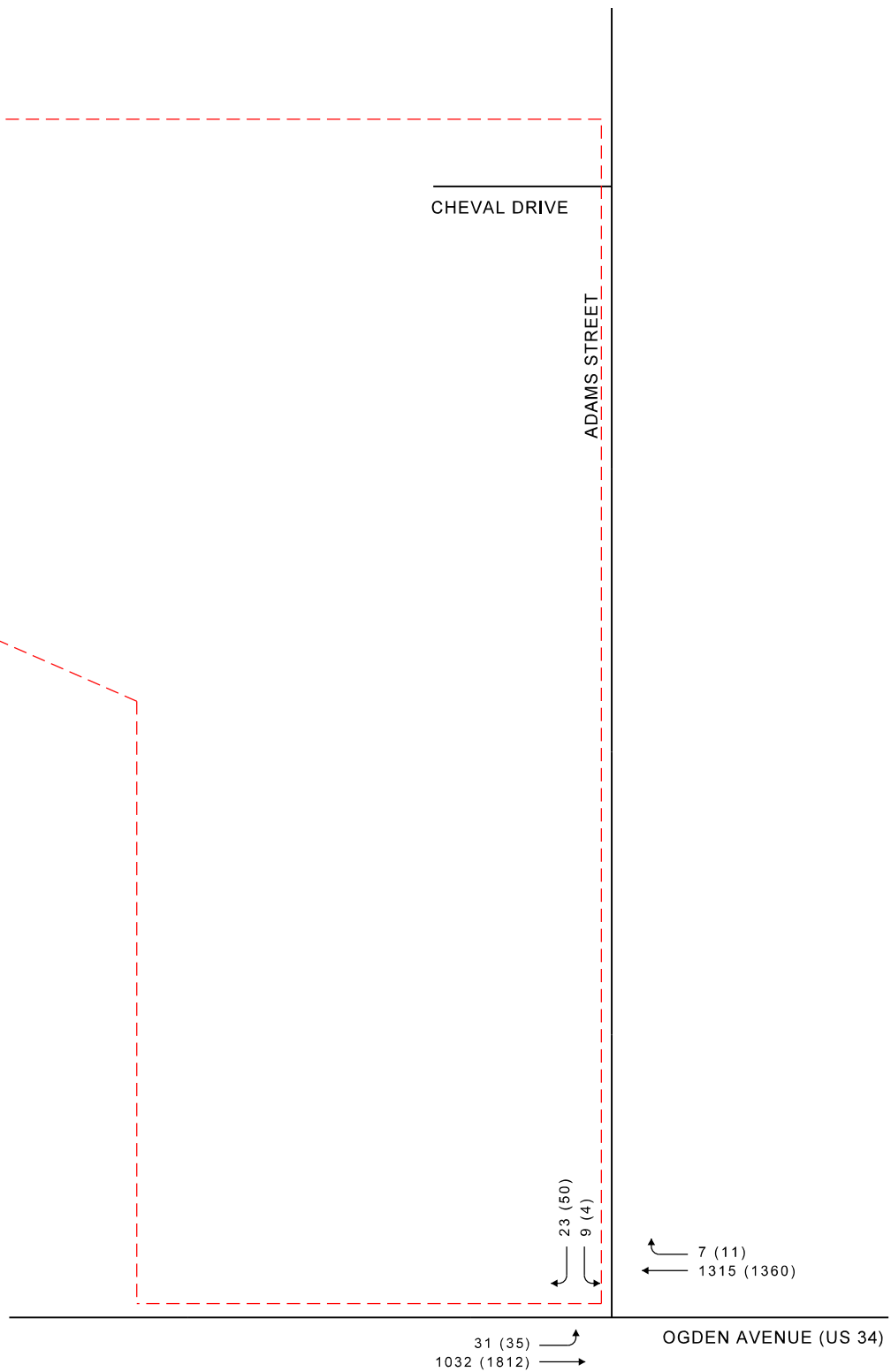
There are no other known proposed land development projects in the vicinity of the site that will impact the study area.

Roadway Development

There are no known proposed roadway projects in the vicinity of the site that will impact the study area. The redevelopment within Pod 1 will be accessed via a full access driveway on Adams Street and consists of one inbound and one outbound lane with no auxiliary lanes provided on



Adams Street. Pod 2 will be accessed via the existing intersection of Adams Street & Cheval Drive.



IBLP REDEVELOPMENT

**FIGURE 5
EXISTING TRAFFIC VOLUMES**

HINSDALE

ILLINOIS





III. TRAFFIC FORECASTS

Project Traffic Volumes

Trip Generation

The proposed development consists of several different land uses related to senior housing. For the purposes of this study the proposed development is sorted into discrete pods based on the access points to that portion of the development. Project traffic is estimated using the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 10th Edition*. The following land use categories are used to determine project traffic:

Senior Adult Living - Attached (ITE Land Use Code 252) – Senior adult housing consists of attached independent living developments, including retirement communities, age-restricted housing, and active adult communities. These developments may include limited social or recreational services. However, they generally lack centralized dining and onsite medical facilities. Residents in these communities live independently, are typically active (requiring little to no medical supervision) and may or may not be retired.

Assisted Living (ITE Land Use Code 254) – An assisted living complex is a residential setting that provides either routine general protective oversight or assistance with activities necessary for independent living to mentally or physically limited persons. It commonly has separate living quarters for residents. Its services typically include dining, housekeeping, social and physical activities, medication administration, and transportation. Alzheimer's and ALS care are commonly offered by these facilities, though the living quarters for these patients may be located separately from the other residents. Assisted care commonly bridges the gap between independent living and nursing homes. In some areas of the country, assisted living residences may be called personal care, residential care, or domiciliary care. Staff may be available at an assisted care facility 24 hours a day, but skilled medical care—which is limited in nature—is not required.

The *Trip Generation Manual, 10th Edition* assigns trip generation rates based on a peak period and an independent variable. In this case, dwelling units is the applicable variable for the senior adult living land use, and beds is the applicable variable for assisted living. The am and pm trip generation rates are selected as the average rate for weekday, peak hour of adjacent street traffic for one hour from 7 am to 9 am and 4 pm to 6 pm.

The *Trip Generation Manual, 10th Edition* includes a note that the peak hour of trips generated by age-restricted housing land uses typically do not coincide with the peak hour of the adjacent street traffic. This is due to the fact that residents are largely retired and do not travel during traditional commuting hours. The operator of the proposed development has also confirmed that employee shift-changes for the proposed senior living community will be scheduled at 7:00 am, 3:00 pm, and 11:00 pm, which are outside of the am and pm peak hours. The peak hour of the



adjacent roadway network is used in this analysis because the higher peak hour volumes on Ogden Avenue will likely represent the highest delays that may occur into and out of the proposed redevelopment.

A summary of trip generation is provided in Table 1.

Table 1: Project Trip Generation

POD	LUC	Land Use	Size		AM			PM		
					In	Out	Total	In	Out	Total
1	252	Senior Adult Living - Attached	135	Dwelling Units	9	18	27	19	16	35
	254	Assisted Living	128	Beds	15	9	24	12	21	33
	Sub-Total:				24	27	51	31	37	68
2	252	Senior Adult Living - Attached	31	Dwelling Units	2	4	6	5	5	10
	Sub-Total:				2	4	6	5	5	10
TOTAL TRIP GENERATION:					26	31	57	36	42	78

Trip Distribution and Assignment

The direction from which traffic approaches and departs a site is a function of numerous variables, including location of residences, employment centers, and commercial/retail centers, available roadway systems, location and number of access points, and level of congestion on adjacent road systems.

For this study, 10 percent of traffic generated by the proposed development has been assigned to the north and the remaining 90 percent has been assigned to the south to Ogden Avenue. Since Adams Street currently serves mostly residential traffic, it is anticipated that the existing travel patterns at the Ogden Avenue intersection will continue with the new trips generated by the proposed residential units. Therefore, the trips generated by the proposed development are assigned to the roadway network in proportion to the observed minor movement volumes with different distributions for the am and pm peak hours.

This distribution will be applied to the southbound left and right turning vehicles for the exiting trips and for the eastbound left and westbound right turning vehicles for the entering trips. For example, the southbound/outbound vehicle trips will be assigned the same vehicle split as the existing 23 southbound right turns and 9 southbound left turns during the am peak hour and as the 50 southbound right turns and 4 southbound left turns during the pm peak hour. The project trip distribution percentages for the Ogden Avenue/Adams Street intersection for the exiting and entering vehicles are illustrated in the inset of Figure 6.



The directional distribution and assignment of new project traffic is illustrated in Figure 6.

Background Traffic Volumes

Traffic is projected to 2028, which is five years beyond the anticipated build out in 2023. The anticipated growth rates in the area are based on projections from the Chicago Metropolitan Agency for Planning (CMAP). The AADT for Ogden Street was obtained from the IDOT website. A summary of the CMAP growth rate for Ogden Avenue is provided in Table 2. CMAP correspondence, including supporting historical AADT information, is provided in Appendix B.

Table 2: CMAP Growth Rates

Street	AADT		Total Growth from Count Year to 2050	Non Compounded Yearly Rate	Total Growth from 2019 to 2028
	Existing AADT (Year)	2050 Proj.			
Ogden Avenue	30,300 (2017)	33,900	11.88%	0.36%	3.24%

The CMAP projections indicate that the yearly growth rate is 0.36 percent per year. This amounts to total growth of 3.24 percent from 2019 to 2028. This growth factor is applied to the existing peak hour counts for the Ogden Avenue through movements to obtain the background volumes.

Additionally, areas to the east of Adams Street are currently vacant and could be redeveloped in the future. This area is currently zoned for R-2 Residential, which will allow for the construction of single family homes. For the purposes of this study, it is assumed that 42 single family homes will be constructed in this area by 2028. A summary of the trip generation associated with the assumed single family homes development is provided in Table 3.

Table 3: Additional Background Trip Generation

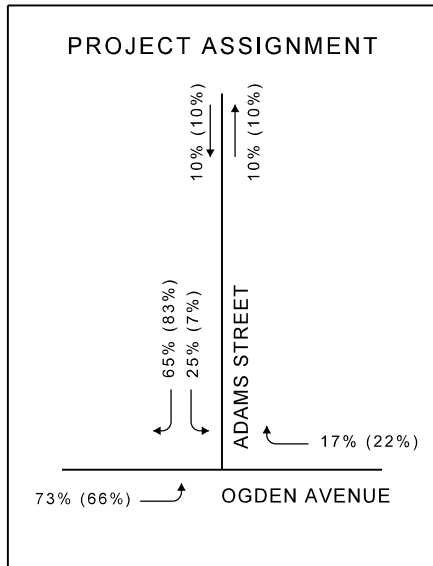
LUC	Land Use	Size	AM			PM		
			In	Out	Total	In	Out	Total
210	Single Family Detached Housing	42 Dwelling Units	10	30	40	28	18	46

It is assumed that the trip distribution and assignment of the assumed single family development will be consistent with the assignment and distribution of the proposed development. The assumed trip generation is added to the CMAP based background growth to obtain the background traffic volumes. The 2028 background traffic volumes are illustrated in Figure 7.



Future Traffic Volumes

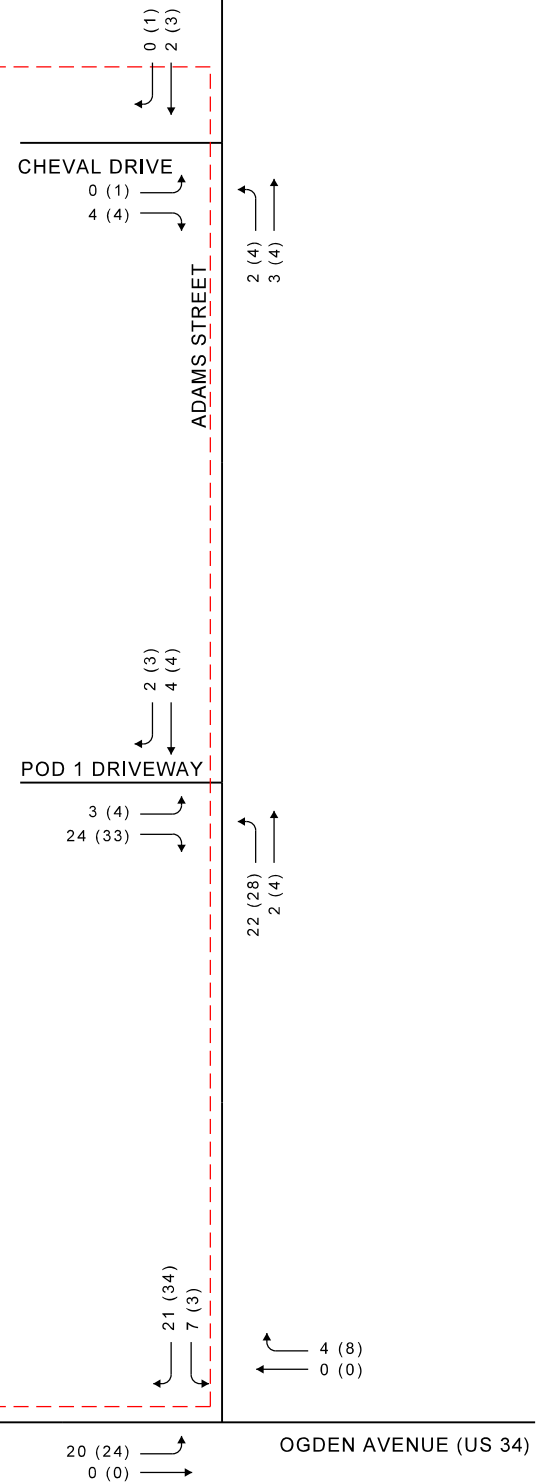
The project traffic volume is added to the background volume to obtain the future traffic volumes for the study intersections. Future with project traffic volumes are depicted in Figure 8.



LEGEND

- AM PEAK HOUR
 (##) - PM PEAK HOUR

AM PEAK HOUR: 7:45 AM - 8:45 AM
 PM PEAK HOUR: 4:30 PM - 5:30 PM



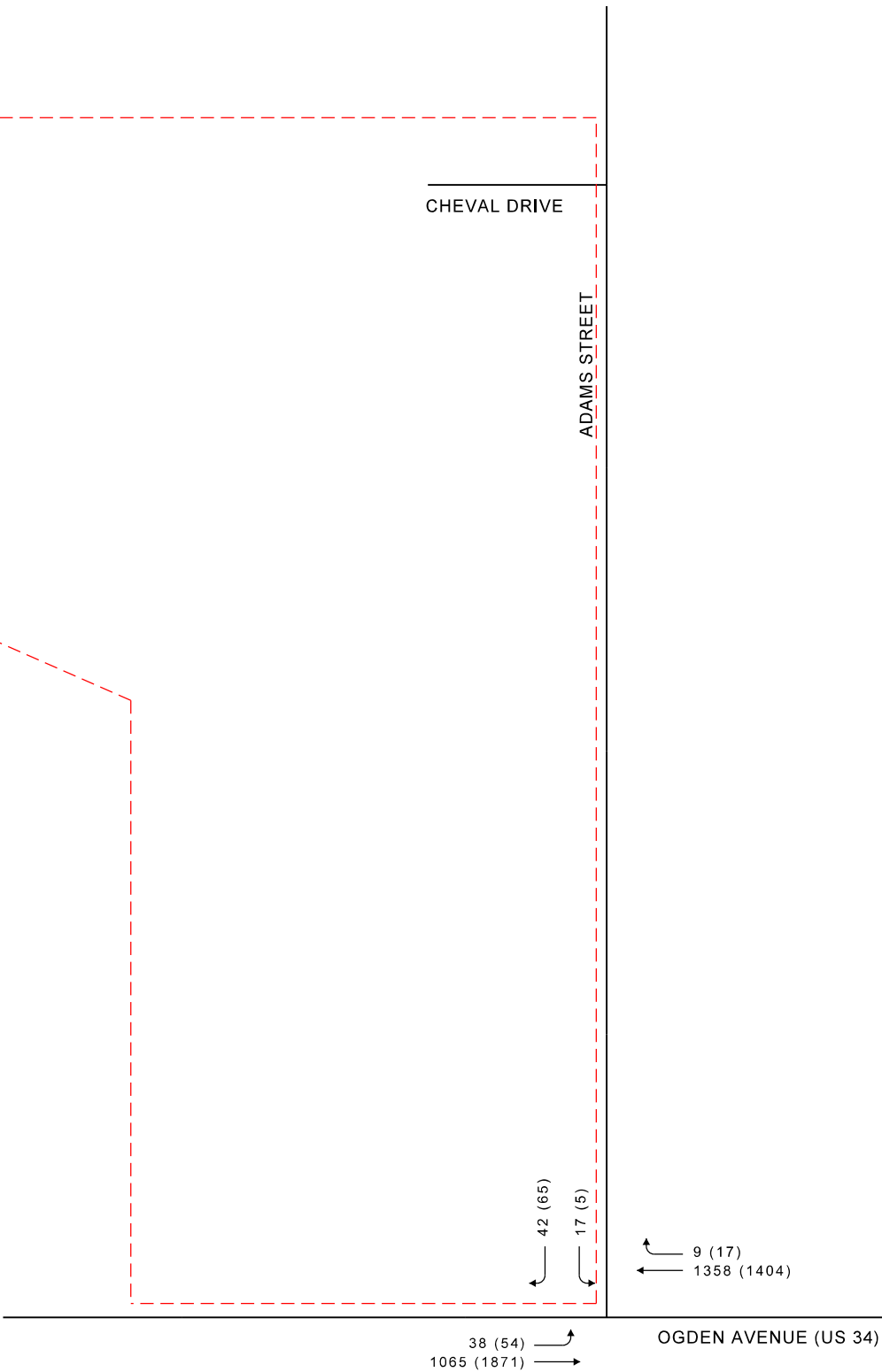
IBLP REDEVELOPMENT

FIGURE 6
PROJECT TRAFFIC VOLUMES

HINSDALE

ILLINOIS





LEGEND

- AM PEAK HOUR
 (##) - PM PEAK HOUR

AM PEAK HOUR: 7:45 AM - 8:45 AM
 PM PEAK HOUR: 4:30 PM - 5:30 PM

NOTE:

2026 BACKGROUND TRAFFIC VOLUME = EXISTING TRAFFIC VOLUME + CMAP GROWTH PROJECTIONS TO 2026 + ASSUMED SINGLE FAMILY HOMES ON ADAMS STREET

(FIGURE 5)

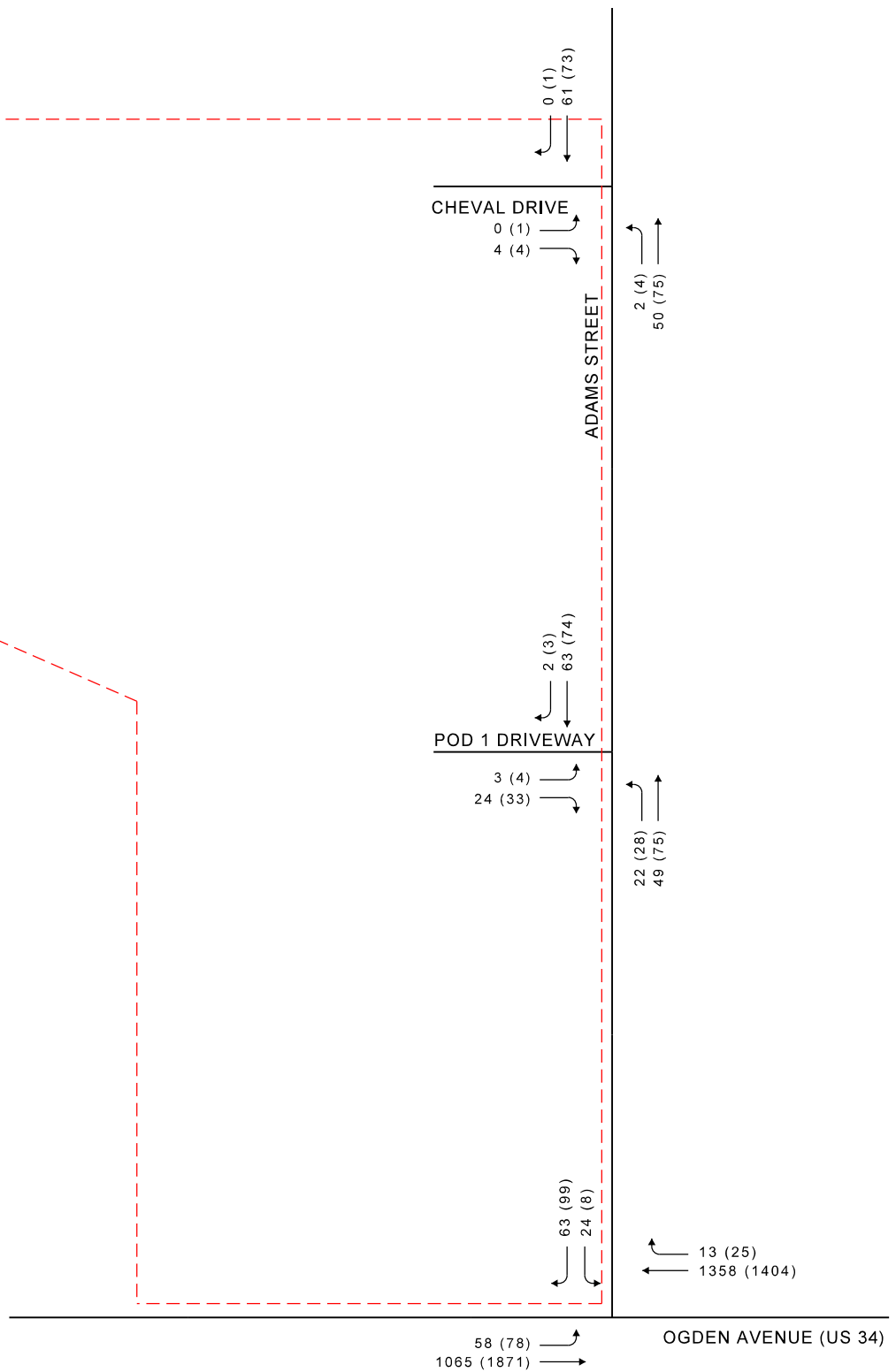
IBLP REDEVELOPMENT

FIGURE 7 BACKGROUND TRAFFIC VOLUMES

HINSDALE

ILLINOIS





IBLP REDEVELOPMENT

FIGURE 8 FUTURE WITH PROJECT TRAFFIC VOLUMES



HINSDALE

ILLINOIS



IV. TRAFFIC ANALYSIS

Auxiliary Lane Analysis

This study evaluated whether additional auxiliary lanes are warranted at the study area intersections. The warrant analysis follows the methodology detailed in IDOT's *Bureau of Design and Environmental Manual* (BDE). Warrants are determined based on factors such as through volume, opposing volume, and percentage of turning vehicles. Different warrants are used for left turn lanes and right turn lanes, and factors such as design speed.

The right turn movements at the intersection of Ogden Avenue and Adams Street do not meet the warrant for an auxiliary right turn lane. Additionally, few driveways in the area have dedicated right turn lanes. Therefore, right turn lanes are not recommended.

The eastbound left turn movement at the intersection of Ogden Avenue and Adams Street does not meet the warrant for an auxiliary left turn lane during either peak hour. Additionally, there are no unsignalized driveways or intersections along the corridor east of IL 83 that have dedicated left turn lanes. Therefore, left turn lanes are not recommended.

Supporting information for the auxiliary lane analysis is included in Appendix C.

Capacity Analysis

The operation of a facility is evaluated based on level of service (LOS) calculations obtained by analytical methods defined in the Transportation Research Board's *Highway Capacity Manual* (HCM), 6th Edition. The concept of LOS is defined as a quality measure describing operational conditions within a traffic stream, generally in terms of such service measures as speed and travel time, freedom to maneuver, traffic interruptions, and comfort and convenience.

There are six LOS letter designations, from A to F, with LOS A representing the best operating conditions and LOS F the worst.

The LOS of an intersection is based on the average control delay per vehicle. For a signalized intersection, the delay is calculated for each lane group and then aggregated for each approach and for the intersection as a whole. Generally, the LOS is reported for the intersection as a whole. For an unsignalized intersection, the delay is only calculated and reported for each minor movement. An overall intersection LOS is not calculated.

There are different LOS criteria for signalized and unsignalized intersections primarily due to driver perceptions of transportation facilities. The perception is that a signalized intersection is expected to carry higher traffic volumes and experience a greater average delay than an unsignalized intersection. The LOS criteria for signalized and unsignalized intersections are provided in Table 4.



Table 4: Level of Service Definitions for Signalized and Unsignalized Intersections

Level of Service	Signalized Intersection Control Delay (seconds/vehicle)	Unsignalized Intersection Control Delay (seconds/vehicle)
A	≤ 10	≤ 10.0
B	> 10.0 and ≤ 20.0	> 10.0 and ≤ 15.0
C	> 20.0 and ≤ 35.0	> 15.0 and ≤ 25.0
D	> 35.0 and ≤ 55.0	> 25.0 and ≤ 35.0
E	> 55.0 and ≤ 80.0	> 35.0 and ≤ 50.0
F	> 80.0	> 50.0

Source: Transportation Research Board, *Highway Capacity Manual 6th Edition*, National Research Council, 2016.

The study area consists of the stop controlled intersection of Ogden Avenue/Adams Street and the proposed site driveways on Adams Street. Capacity analysis was performed with Synchro 9.1 (9.1.912). Models were created for the weekday am and weekday pm peak hours for the existing, 2028 background, and 2028 future with project scenarios. Multiple scenarios are created to evaluate the existing, background, and future with project traffic volumes for the weekday am and pm peak hours. Results for the unsignalized intersections are summarized in Table 5. Supporting analysis worksheets for the existing, background and future traffic conditions are provided in Appendices D, E and F.

Table 5: Unsignalized Intersection Capacity Analysis

Intersection / Approach	AM Peak Hour						PM Peak Hour					
	Existing (2019)		Background (2028)		Future w/ Project (2028)		Existing (2019)		Background (2028)		Future w/ Project (2028)	
	Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS
Ogden Avenue & Adams Street												
EB Left	9.6	A	9.6	A	9.7	A	9.6	A	10.2	B	10.4	B
SB Approach	15.3	C	16.5	C	18.2	C	15.8	C	19.2	C	28.6	D
Adams Street & Pod 1 Driveway												
NB Left	-	-	-	-	7.4	A	-	-	-	-	7.4	A
EB Approach	-	-	-	-	8.8	A	-	-	-	-	9.0	A
Adams Street & Pod 2 Driveway (Chevel Drive)												
NB Left	-	-	-	-	7.3	A	-	-	-	-	7.4	A
EB Approach	-	-	-	-	8.6	A	-	-	-	-	8.8	A

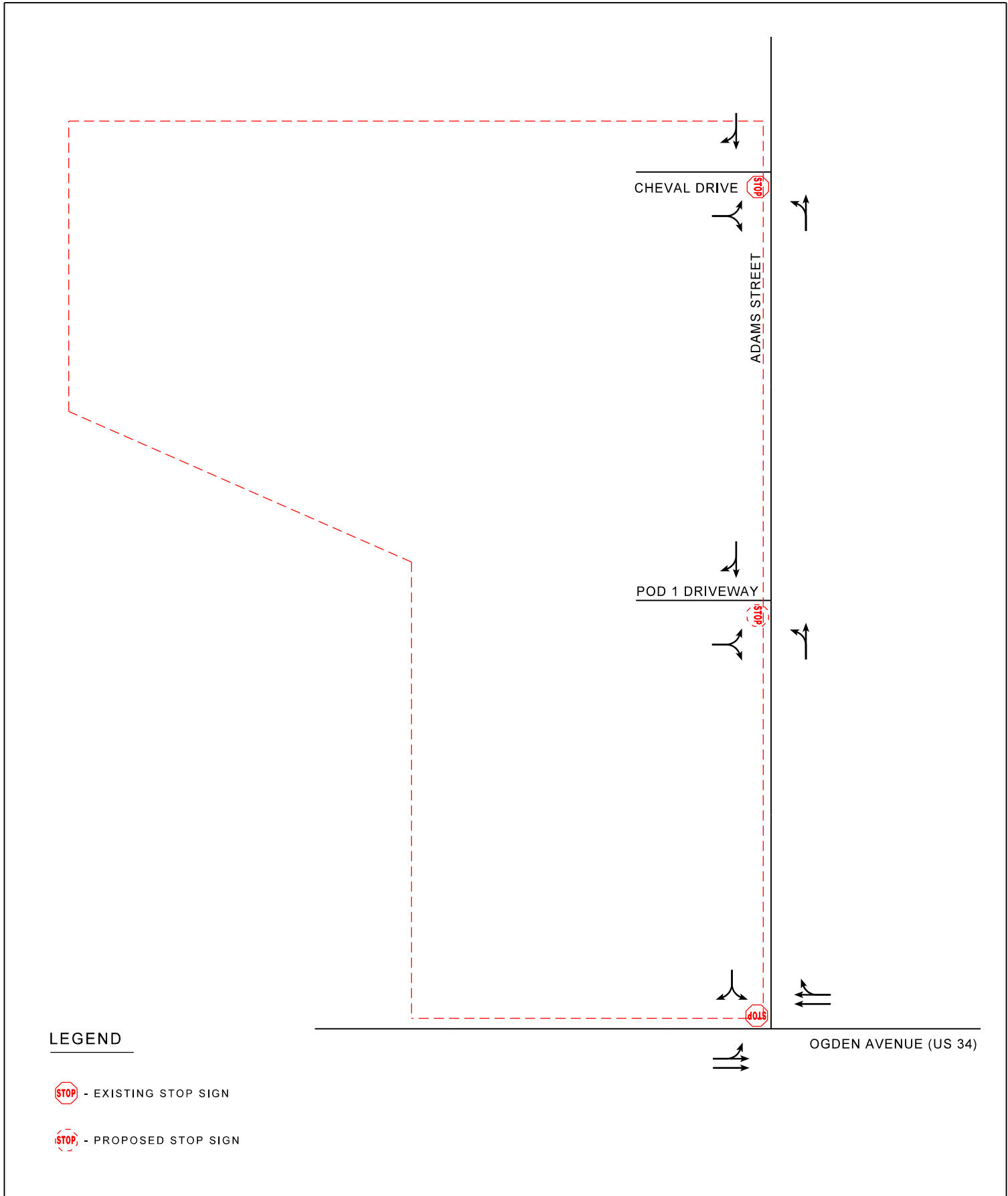
All minor approaches and movements at the unsignalized intersection of Ogden Avenue and Adams Street operate at LOS C or better during both the weekday am and pm peak hours under existing conditions. Delays increase slightly in the background scenario but there are no



changes in level of service. The addition of the project related trips again slightly increases the delay for several movements but all movements continue to operate at LOS C or better with the exception of the southbound approach at the Ogden Avenue/Adams Street intersection during the pm peak hour, which falls to LOS D.

All movements and approaches for the development driveways operate at LOS A during both the am and pm peak hours along Adams Street.

Overall, it is concluded that no modifications are necessary at the study area intersections. The proposed lane configuration is illustrated in Figure 9



LEGEND

-  - EXISTING STOP SIGN
-  - PROPOSED STOP SIGN





V. CONCLUSIONS

The purpose of this study is to evaluate the potential traffic impacts for the redevelopment of properties located at the northwest corner of Adams Street and Ogden Avenue which falls within the Villages of Oak Brook and Hinsdale, Illinois. The proposed redevelopment consists of senior housing, including independent living, assisted living, memory care, and independent living senior villas accessed via driveways on Adams Street.

Pod 1 is located in the northwest quadrant of the Ogden Avenue/Adams Street intersection and consists of up to 135 residential units of attached senior independent living housing and an assisted living/memory care facility with 128 total beds. Pod 2 is located on Cheval Drive north of Pod 1 and consists of 31 independent living senior villas.

Traffic estimates are projected to 2028, which is five years beyond the anticipated build out in 2023, utilizing growth rates from CMAP that project traffic volumes to 2050. The background condition also includes the assumed development of 42 single family homes in a separate development on Adams Street.

The proposed development will be accessed through driveways on Adams Street. A substantial portion of traffic is anticipated to approach and depart the site via the intersection of Ogden Avenue and Adams Street. Left turn lane and right turn lane analyses have been conducted following the warrants documented in the IDOT BDE Manual. Results of the warrant analyses indicate that left turn and right turn lanes are not warranted at any study area intersections and driveways.

For this study, 10 percent of traffic generated by the proposed development has been assigned to the north and the remaining 90 percent has been assigned to the south to Ogden Avenue. Since Adams Street currently serves mostly residential traffic, it is anticipated that the existing travel patterns at the Ogden Avenue intersection will continue with the new trips generated by the proposed residential units. Therefore, the trips generated by the proposed development are assigned to the roadway network in proportion to the observed minor movement volumes with different distributions for the am and pm peak hours.

All minor approaches and movements at the unsignalized intersections on Ogden Avenue operate at LOS C or better during both the weekday am and pm peak hours under existing conditions. Delays increase slightly in the background scenario but there are no changes in level of service. The addition of the project related trips again slightly increases the delay times for several movements but all movements continue to operate at LOS C or better with the exception of the southbound approach at the Ogden Avenue/Adams Street intersection during the pm peak hour, which falls to LOS D.

All movements and approaches for the development driveways operate at LOS A during both the am and pm peak hours along Adams Street.



Overall, it is concluded that no modifications are necessary at the intersection of Ogden Avenue/Adams Street and that no auxiliary turn lanes are necessary at the proposed intersections on Adams Street.




MEMORANDUM

DATE: July 8, 2020

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: Planned Development Concept Plan to develop 20.9 Acres (of a 37.1 Acre Site) at 4S010 Madison Street (North of W. Ogden Ave. and East of Adams St.) for a 46 Single-Family Detached Home Planned Development in the R-2 Single Family Residential District
To Schedule for Public Hearing - Request by McNaughton Development Inc.
Case A-20-2020

Summary

The Village received a Planned Development Concept Plan application, as well as related Special Use Permit and Exterior Appearance and Site Plan applications, submitted by McNaughton Development Inc. (McNaughton), seeking approval to develop 20.9 acres of the 37.1 acres McNaughton plans to purchase. The 37.1 acre subject property is located at the Northwest corner of the Village, north of W. Ogden Avenue and east of Adams Street. It is currently owned by the not-for-profit organization Institute of Basic Life Principles (IBLP). The application proposes to construct 46 custom single-family homes on "Parcel 1" of the Site Plan (20.9 acres). Approximately 7.1 acres of the subject property is located in the Village of Oak Brook.

Request and Analysis

McNaughton would be the general contractor for the proposal. The plan includes 46 custom single-family homes to target young professionals with or without families, and empty nesters desiring maintenance free living. Per the market assessment and demand analysis, 23 of the homes would be built on 45'x70' lots (Single Family Ranch) with a base price ranging from \$934,000 to \$999,999. These ranches include 2 to 3 bedroom layouts and 2.5 bathrooms.

The other 23 homes would be built on cluster lots, 40'x70' in size with bedrooms upstairs (Traditional Single-Family) and range in price from \$1.1 to \$1.2 million. These homes would target families in search of excellent schools and/or local families seeking to reduce exterior maintenance. These traditional homes include 4 bedrooms and 3.5 bathrooms. The application includes 12 colored elevation examples of the proposed homes. Table 11 of the included draft fiscal impact analysis includes a projection of the total children produced by the development, with key assumptions on page 8 of the report. The school districts impacted by the proposed development include Districts 86 and 181.

The 37.1 acre site is currently primarily open space, and the proposed site plan shows that 19.8 acres would remain open space. There is a 13.4 acre area in the Village of Oak Brook and labeled "Future Development" on the site plan. The plan would include stormwater detention and best management



MEMORANDUM

practices to decrease flooding, improve water quality, decrease erosion and sedimentation and improve groundwater recharge, per the applicant. A comparison of the building coverage, lot coverage, and dwelling unit per acre is included to show the difference between the planned development and a residential subdivision built under the existing R-2 Single Family Residential zoning district regulations.

The purpose for the Planned Development Concept Plan application is to provide the applicant an opportunity to show the basic scope, character, and nature of the entire proposed plan without incurring undue cost. It is the initial step towards public hearings for the applicant to present the plan and allow for changes based on the input received throughout the process of approval. Approval of a Concept Plan binds both the applicant and the Village with respect to various basic elements of the development, such as categories of uses to be permitted, general location of uses, density, architectural style, etc.

Contingent on an approved Concept Plan, a subsequent Planned Development Detailed Plan would be submitted to refine the elements of the Concept Plan. It should be noted that the applicant has included a traffic impact study by V3 (dated 04.23.20), a demand analysis study by Housing Trends LLC (dated April 2020) and a draft fiscal impact analysis by Laube Consulting Group, LLC (dated 04.30.20).

Process

Within 45 days following the conclusion of the public hearing, the Plan Commission shall transmit to the Board of Trustees its recommendation, in the form specified by Subsection [11-103F](#) of this Code, that the Development Concept Plan either be approved, be approved subject to modifications, or not be approved. The failure of the Plan Commission to act within 45 days, or such further time to which the applicant may agree, shall be deemed a recommendation for the approval of the Development Concept Plan as submitted.

Within 60 days following the receipt of the recommendation of the Plan Commission or its failure to act as above provided, the Board of Trustees shall deny the application for approval of the Development Concept Plan, or shall refer it back to the Plan Commission for further consideration of specified matters, or, by ordinance duly adopted, shall approve the Development Concept Plan, with or without modifications and conditions to be accepted by the applicant as a condition of such approval, and shall grant a special use permit authorizing the proposed planned development and such additional approvals as may be necessary to permit development of the planned development as approved; provided, however, that every such ordinance and special use permit shall be expressly conditioned upon approval of Detailed and Final Plans in accordance with Paragraphs D3 and D4 of this Section and upon the permittee's compliance with all provisions of this Code and the ordinance granting the special use permit.

Attachments:

Attachment 1 – Planned Development Concept Plan, Special Use permit and Exterior Appearance/Site Plan Applications

Attachment 2 - Zoning Map and Project Location

Attachment 3 - Aerial Map and Project Location

*"Everyone needs beauty. A place
to play in... where nature may heal
and cheer and give strength to the
body and soul alike."*

John Muir - Naturalist, author & conservationist



Welcome to our vision.



heatherhighlandshinsdale.com

 **McNaughton** DEVELOPMENT, INC.
YOUR LUXURY HOME BUILDER

630-325-3400
McNaughtonDevelopment.com

McNaughton_{DEVELOPMENT, INC.}

LAND DEVELOPMENT – CUSTOM CONSTRUCTION

June 24, 2020

Mr. Rob McGinnis
Village of Hinsdale
19 East Chicago Street
Hinsdale, Illinois 60521

RE: Heather Highlands of Hinsdale

Dear Mr. McGinnis,

We are making this submittal in order to be placed on the July 8th Plan Commission agenda for referral to a public hearing with the Plan Commission on August 12th. At that August 12th meeting we look forward to presenting this proposal which is rooted in the conservation design practice. Great care has been taken to work with the natural landscape and preserve and enhance the natural features of the property.

The development proposal is a once in a lifetime opportunity to create a high-end project while partnering with the community in preserving open space and creating a recreational use to benefit the existing and future community residents.

Thank you for the opportunity to present this proposal on August 12th. I welcome any questions that you may have.

Sincerely,


John Barry

HEATHER HIGHLANDS OF HINSDALE

HINSDALE, ILLINOIS

Section One

Project Narrative

Site Aerials

Section Two

Overall Site Plan

Single Family Site Plan

Density Calculation

Comparison Developments

Section Three

Character Elevations Traditional and Age Targeted Housing

Section Four

Traffic Study

Market Study

Fiscal Impact Study

Section Five

Zoning Application

PROPOSED DEVELOPMENT

HEATHER HIGHLANDS OF HINSDALE

HINSDALE, ILLINOIS

PROJECT NARRATIVE

April 22, 2020

Rev. June 23, 2020

I. PROJECT DESCRIPTION

McNaughton Development is pleased to present to the Village of Hinsdale a \$50M plus development at the northwest corner of the Village. The property at Ogden Avenue and Adams Road is currently owned and operated by the not-for-profit organization Institute of Basic Life Principles (IBLP). McNaughton has the northern portion of the property on the east side of Adams Street under contract with the intention to develop traditional single-family homes in accordance with a Conservation Design concept.

A few key points regarding this development:

- Quality Sponsorship: McNaughton will deliver a high quality, private community with attractive homes that current and future residents will demand. The product will preserve the character of the community and ultimately result in a development that all residents of Hinsdale will be proud of.
- Market Need: There is demand for maintenance free traditional single-family homes for young professionals and move down buyers in the marketplace.
- Zoning: There will be a special use for a planned development under the existing R-2 zoning.
- Public Benefit: Beyond providing a market need and additional tax revenue, the development provides additional public benefit such as:
 - Improving the stormwater management in the area by adding stormwater basins and floodplain compensatory storage.
 - Investing \$50M plus of private capital into a high-profile property.
 - Revenue Benefit: The subject property is currently generating minimal tax revenue. This development in Hinsdale will generate additional revenue to the Village and other jurisdictions. There will be additional revenue to the schools with minimal impact and positive cash flows.
 - Conservation design will result in the preservation of over 20 acres of existing creek/ponds and enhancing with improved vegetation, walking trails and benches. This preserved area will be perpetually owned and maintained by the developments homeowner's association under the supervision of a conservation group for the benefit of its residents and also for the benefit of the public
 - Creating jobs during construction process and consumers during and after the completion of construction.
 - New high-quality residential housing that meets demand. This demand is from buyers of the next generation and the existing residents of Hinsdale looking to maintain strong family values and continue the village's long-standing traditions. The affluent next generation of young professionals and couples looking to either come back home to Hinsdale or become first time residents. The demand will also come from current Hinsdale residents with strong local ties looking for that next step in their homebuying experience which would include ranch and first floor living.

II. OWNERSHIP

McNaughton will be the general contractor for the north portion of the properties east of Adams Street. McNaughton Development is a custom home builder and land development company that builds architecturally exciting high-end, distinctive homes. McNaughton Development is a family

owned and operated company deeply rooted in Chicago's southwest and western suburbs since 1981. McNaughton believes a custom home is the product of the customers ideas and dreams and our commitment to making it a reality.

III. BUILDING DESCRIPTIONS

McNaughton is proposing to construct 46 custom single-family homes in a conservation design fashion. The exterior of these homes will be built in the same character as other new construction throughout the village. The homes will be built in accordance with the highest quality material with special attention to exterior materials including but not limited to masonry, stone, siding, decorative trim and architectural grade shingles. They will be geared to the busy young professional with or without families and empty nester buyers that want maintenance free living but with all the high end finishes they would expect on any other typical tear down lot in Hinsdale. There will also be a place for the move down buyer who wants all of the same conveniences and quality.

IV. SITE DESIGN

The property is proposed as a conservation design community. It takes into account the natural landscape and ecology of the site and facilitates development while maintaining the most valuable natural features and functions of the site. The main principles for conservation design include a flexibility in site design and lot sizes, a thoughtful protection and management of natural areas, the reduction of impervious surface areas and a sustainable stormwater management plan.

The subject property does not currently incorporate any designated stormwater detention. The proposed development will include stormwater detention and best management practices, which will decrease flooding, improved water quality, decreased erosion and sedimentation, and improved groundwater recharge.

As a part of an overall development on the east side of Adams Street this portion of the site includes forty-six traditional single-family conservation design homesites. Upon completion, in excess of 20 acres of the overall property will remain open including public use spaces, stormwater detention and floodplain/floodway/wetland buffers all accessible to the future homeowners and the residents of Hinsdale.

V. ZONING

McNaughton will be purchasing approximately 37 acres, of which, approximately 30 acres are within the Village of Hinsdale. It is proposed as a special use for a planned development under the existing R-2 zoning district and the benefits include the following.

- Creating a more desirable living environment from a community building and environmental standpoint.
- The development does not alter any of the purposes, goals and objectives and standards of the village zoning code. The development is consistent with the standards for residential uses throughout the village
- The development as an entirety will add a much need product in the village, and the high quality, visually aesthetic architecture and luxury finishes will be a benefit to values in the area.
- Conservation design elements of the plan result in a creative approach to the use of the land.
- Architecture is an important aspect of the development. We are committed to meet the needs and the lifestyles of today's market with a variety of different styles, high-quality materials and finishes.

- The plan works with the natural topography of the site, it preserves trees and maintains and enhances and protects the natural open water features through the site.
 - The open space will remain perpetually open, enhanced for passive and active uses and connectivity and maintained professionally.
 - The open space can be used for more active recreational facilities, native habitat for wildlife or plantings or other allowable purposes.
- Conservation design developments such as this by definition maintain large areas of open space for common use and enjoyment in perpetuity in contrast to privately owned R-2 large lots.
- The open space will be designed such that the whole community can share its use. The community will share in the overall benefits of open-space preservation.
- The preservation of open space and its maintenance for common use promotes health safety and the general welfare of the development's residences and the residence of the community at large.
- The development will enhance the existing open space, grant access to the community at large and provide for better stormwater management.
- The development is planned and designed so that there are no impacts to adjacent properties or the village. The single-family homes are general bordered by the open space, a cemetery and a tennis club. Existing homeowners on adjacent properties are not impacted adversely by any of the uses, visually or otherwise, because the uses are self-contained to pods within the development that, with a minor exception, do not abut other existing residential buildings.
- The development will not negatively affect value of the adjacent property because it will continue to consist of higher value, high quality, new construction.
- The proposal can be adequately served by government and emergency services. The private nature of this development requires very little service from municipal police, fire or emergency. The existing roadway configuration is sufficient for the proposed uses. The homes have limited bedroom counts which result in reduced traffic trips and counts per our traffic study. The existing public utilities and drainage structures are sufficient. The development will in fact improve the utilities by completing complementary interconnections.
- The current capacity of the School Districts is such that the addition of these units will not trigger an additional burden to these services such that it will facilitate the need to bring on any more administrative personnel, and teachers. We have had a continual dialogue with both districts as it relates to the development and a voluntary impact fee.
- There are no known archaeological, historical, or cultural resources onsite or on neighboring properties

VI. PUBLIC BENEFIT

The proposed development will be an asset to the Hinsdale community. The property will be developed in an orderly fashion and maintain Hinsdale as one of the nation's finest residential suburbs by preserving and enhancing its historic character as a community comprised principally of well-maintained single-family residential neighborhoods and open space. In addition, the proposal incorporates maintenance free living for the development's residents and will serve a need from the entire spectrum of buyers looking to continue to live in or move to Hinsdale. The site and the surrounding area will benefit from the new stormwater improvements proposed for the development. The permanent preservation of open space will be for the benefit of the community and maintained by a conservation group. The development will provide for a much-needed recreation area and create a sense of openness that people desire. That openness will result in an environmental corridor, a habitat for wildlife, a naturally filtering storm water facility and for the protection of natural features. The entire area will be assessable via trail system and enhanced with naturalized plantings and other passive improvements such as trails, benches and overlooks to benefit the residents of the development and of

the Village. The valuation will have a positive impact for local taxing bodies and businesses. The development, by the nature of being private will have little impact on municipal services. All portions of the development outside of the common area open space will be professionally landscaped in mature sized materials.

VII. CONCLUSION & SUMMARY OF REQUESTS

McNaughton Development is excited to present this proposed development to the community of Hinsdale and looks forward to the collaboration with the Village of Hinsdale.





Site Plan

HEATHER HIGHLANDS

HINSDALE, ILLINOIS



SITE PLAN DATA

TOTAL AREA	37.1-Acres
R.O.W. DEDICATION	1.1-Acres
BUILDABLE OR FUTURE DEVELOPMENT LAND	13.4-Acres
DETENTION AREA	2.8-Acres
TOTAL OPEN SPACE	19.8-Acres

SINGLE FAMILY BUILDING SEPARATION

Front to B.O.C or Walk	20'
Side to Side	15'
Side to Rear	35'
Rear to Rear	50'
Exterior R.O.W.	35' min
Property Line to Side	8' min
Property Line to Rear	25' min

DEVELOPER:
MCNAUGHTON DEVELOPMENT INC.
11 S, 220 S JACKSON ST., STE 101
BURR RIDGE, IL 60527
T: (630) 325-3400
www.mcnaughtondevelopment.com



826 East Maple Street
Lombard, Illinois 60148
PH: 630.561.3903
Email: metz_landarch@comcast.net



CIVIL ENGINEER:
V3 COMPANIES
7325 JANES AVE.
WOODRIDGE, IL 60517
T: (630) 724-9200
www.v3co.com

Site Plan

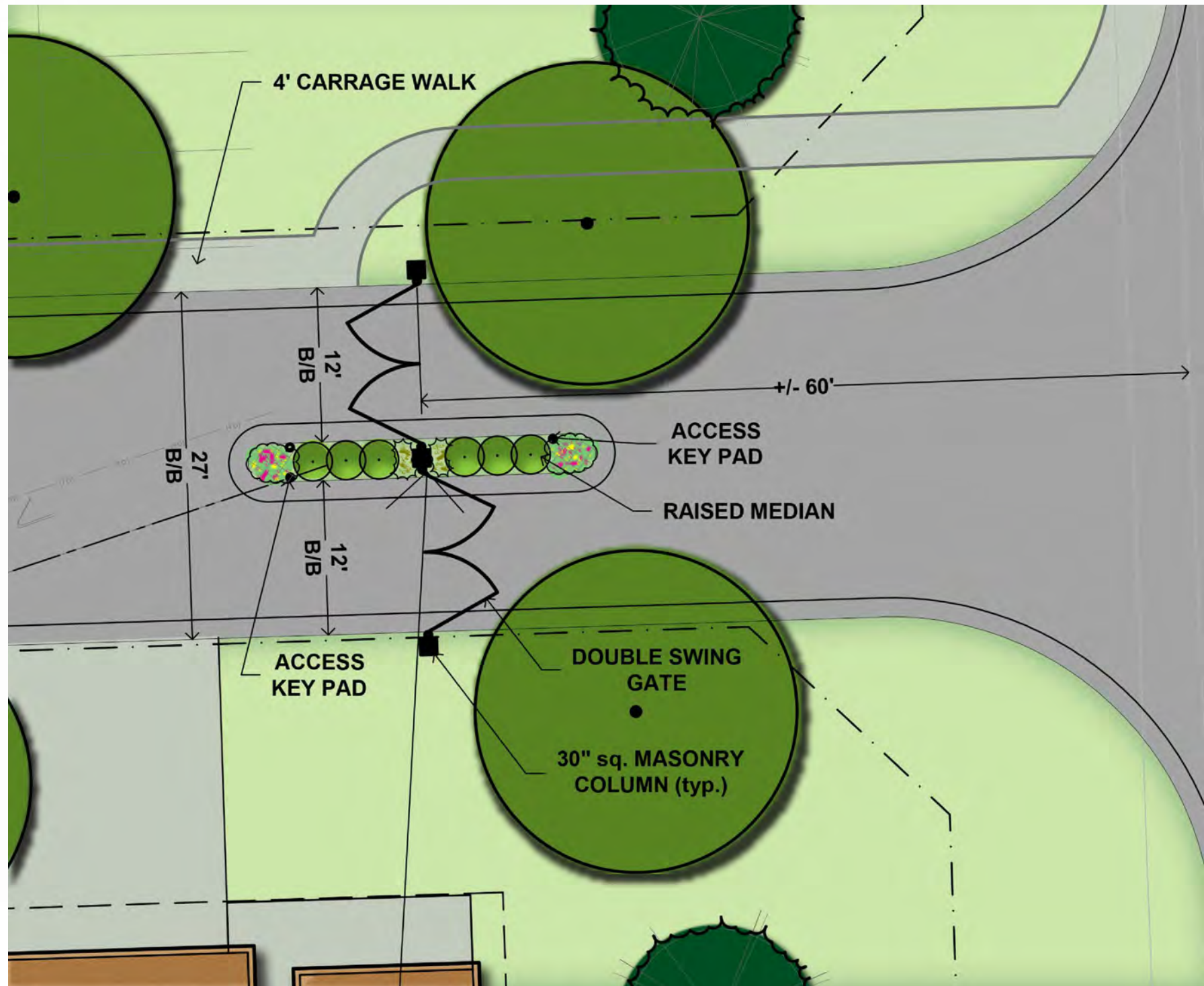
HEATHER HIGHLANDS

HINSDALE, ILLINOIS

SITE PLAN DATA

TOTAL AREA	37.1-Acres
R.O.W. DEDICATION	1.1-Acres
BUILDABLE OR FUTURE DEVELOPMENT LAND	13.4-Acres
DETENTION AREA	2.8-Acres
TOTAL OPEN SPACE	19.8-Acres

SINGLE FAMILY BUILDING SEPARATION	
Front to B.O.C or Walk	20'
Side to Side	15'
Side to Rear	35'
Rear to Rear	50'
Exterior R.O.W.	35' min
Property Line to Side	8' min
Property Line to Rear	25' min



PRIVATE ENTRANCE GATE PLAN

SCALE: 1" = 10'-0"

6/15/2020

Zoning Requirements	Total Buildable Area/Acres*	Floor Area**	Building/Lot Area Coverage**	Impervious Lot Coverage***	Net Density/ Acre	Gross Density/ Acre
R2 Subdivision Plan	16.20	25% + 1,100 sq. ft.	25%	50%	2.18	2.18
Heather Highlands	16.20	27%	17%	21%	2.84	1.24
<i>* Total Buildable Area excludes flood plains, wetlands and Adams Road Dedication</i>						
<i>**Heather Highlands Floor Area and Building/Lot Coverage Determined by 40 x 65 Building Footprint at 2 stories</i>						
<i>*** Impervious Lot Coverage Determined by Adding Driveway (360SF), Service Walk (70SF) & Patio (200SF) to the Building Footprint</i>						

Comparison Developments		
Forest Gate, Oak Brook (31st Street between Route 83 & Jorie Road)	78 homes/35 acres	2.23 units/acre
Hinsdale Meadows, Hinsdale (Southeast corner of 55th Street & County Line Road)	64 homes/25 acres	2.53 units/acre
Burr Ridge Club, Burr Ridge (West Side of County Line Road about 1/3 Mile North of Plainfield Road)	72 homes/34 acres	2.12 units/acre
Savoy Club, Burr Ridge (South Side of 79th Street between County Line & Wolf Roads)	58 homes/26 acres	2.0 units/acre



Single Family
Heather Highlands
 Hinsdale/Oak Brook, Illinois



DEVELOPER:
 MCNAUGHTON DEVELOPMENT INC.
 11 S, 220 S JACKSON ST., STE 101
 BURR RIDGE, IL 60527
 T: (630) 325-3400
www.mcnaughtondevelopment.com

ARCHITECT:
 FERGON ARCHITECTS
 434 N. Dover Avenue
 LaGrange Park, IL 60526
 (708)352-0446
fergonarch@comcast.net



CIVIL ENGINEER:
 V3 COMPANIES
 7325 JANES AVE.
 WOODRIDGE, IL 60517
 T: (630) 724-9200
www.v3co.com



LANDSCAPE ARCHITECT/PLANNER:
 METZ & COMPANY
 826 E. MAPLE STREET
 LOMBARD, IL 60148
 T: (630) 561-3903
www.metz-company.com



Single Family
Heather Highlands
 Hinsdale/Oak Brook, Illinois



DEVELOPER:
 MCNAUGHTON DEVELOPMENT INC.
 11 S, 220 S JACKSON ST., STE 101
 BURR RIDGE, IL 60527
 T: (630) 325-3400
www.mcnaughtondevelopment.com

ARCHITECT:
 FERGON ARCHITECTS
 434 N. Dover Avenue
 LaGrange Park, IL 60526
 (708)352-0446
fergonarch@comcast.net



CIVIL ENGINEER:
 V3 COMPANIES
 7325 JANES AVE.
 WOODRIDGE, IL 60517
 T: (630) 724-9200
www.v3co.com



LANDSCAPE ARCHITECT/PLANNER:
 METZ & COMPANY
 826 E. MAPLE STREET
 LOMBARD, IL 60148
 T: (630) 561-3903
www.metz-company.com



Single Family
Heather Highlands
 Hinsdale/Oak Brook, Illinois



DEVELOPER:
 MCNAUGHTON DEVELOPMENT INC.
 11 S, 220 S JACKSON ST., STE 101
 BURR RIDGE, IL 60527
 T: (630) 325-3400
www.mcnaughtondevelopment.com

ARCHITECT:
 FERGON ARCHITECTS
 434 N. Dover Avenue
 LaGrange Park, IL 60526
 (708)352-0446
fergonarch@comcast.net



CIVIL ENGINEER:
 V3 COMPANIES
 7325 JANES AVE.
 WOODRIDGE, IL 60517
 T: (630) 724-9200
www.v3co.com



LANDSCAPE ARCHITECT/PLANNER:
 METZ & COMPANY
 826 E. MAPLE STREET
 LOMBARD, IL 60148
 T: (630) 561-3903
www.metz-company.com



Single Family
Heather Highlands
 Hinsdale/Oak Brook, Illinois



DEVELOPER:
 MCNAUGHTON DEVELOPMENT INC.
 11 S, 220 S JACKSON ST., STE 101
 BURR RIDGE, IL 60527
 T: (630) 325-3400
www.mcnaughtondevelopment.com

ARCHITECT:
 FERGON ARCHITECTS
 434 N. Dover Avenue
 LaGrange Park, IL 60526
 (708)352-0446
fergonarch@comcast.net



CIVIL ENGINEER:
 V3 COMPANIES
 7325 JANES AVE.
 WOODRIDGE, IL 60517
 T: (630) 724-9200
www.v3co.com



LANDSCAPE ARCHITECT/PLANNER:
 METZ & COMPANY
 826 E. MAPLE STREET
 LOMBARD, IL 60148
 T: (630) 561-3903
www.metz-company.com



Single Family
Heather Highlands
 Hinsdale/Oak Brook, Illinois



DEVELOPER:
 MCNAUGHTON DEVELOPMENT INC.
 11 S, 220 S JACKSON ST., STE 101
 BURR RIDGE, IL 60527
 T: (630) 325-3400
www.mcnaughtondevelopment.com

ARCHITECT:
 FERGON ARCHITECTS
 434 N. Dover Avenue
 LaGrange Park, IL 60526
 (708)352-0446
fergonarch@comcast.net



CIVIL ENGINEER:
 V3 COMPANIES
 7325 JANES AVE.
 WOODRIDGE, IL 60517
 T: (630) 724-9200
www.v3co.com



LANDSCAPE ARCHITECT/PLANNER:
 METZ & COMPANY
 826 E. MAPLE STREET
 LOMBARD, IL 60148
 T: (630) 561-3903
www.metz-company.com



Single Family
Heather Highlands
 Hinsdale/Oak Brook, Illinois



DEVELOPER:
 MCNAUGHTON DEVELOPMENT INC.
 11 S, 220 S JACKSON ST., STE 101
 BURR RIDGE, IL 60527
 T: (630) 325-3400
www.mcnaughtondevelopment.com

ARCHITECT:
 FERGON ARCHITECTS
 434 N. Dover Avenue
 LaGrange Park, IL 60526
 (708)352-0446
fergonarch@comcast.net



CIVIL ENGINEER:
 V3 COMPANIES
 7325 JANES AVE.
 WOODRIDGE, IL 60517
 T: (630) 724-9200
www.v3co.com



LANDSCAPE ARCHITECT/PLANNER:
 METZ & COMPANY
 826 E. MAPLE STREET
 LOMBARD, IL 60148
 T: (630) 561-3903
www.metz-company.com



Single Family
Heather Highlands
 Hinsdale/Oak Brook, Illinois



DEVELOPER:
 MCNAUGHTON DEVELOPMENT INC.
 11 S, 220 S JACKSON ST., STE 101
 BURR RIDGE, IL 60527
 T: (630) 325-3400
www.mcnaughtondevelopment.com

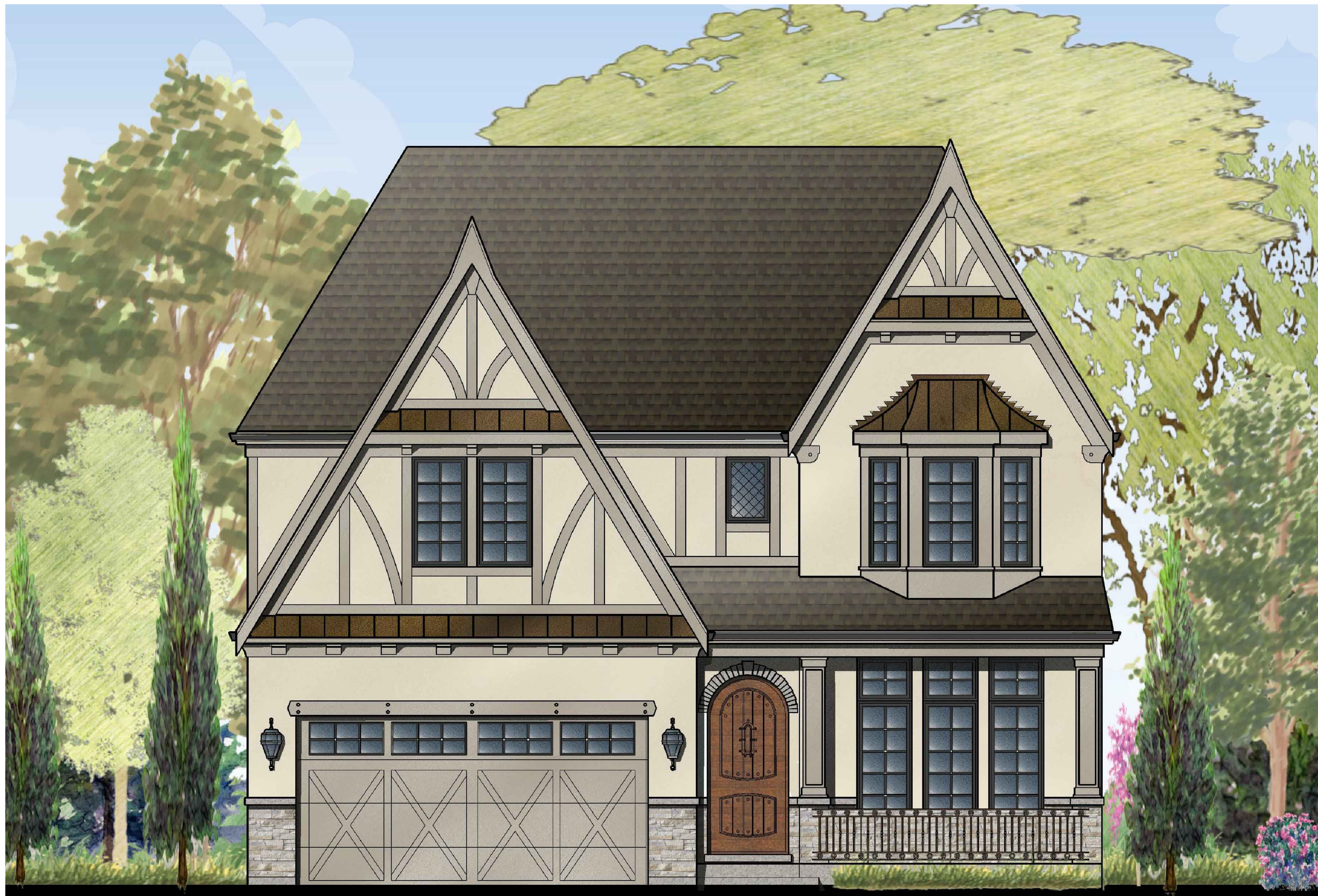
ARCHITECT:
 FERGON ARCHITECTS
 434 N. Dover Avenue
 LaGrange Park, IL 60526
 (708)352-0446
fergonarch@comcast.net



CIVIL ENGINEER:
 V3 COMPANIES
 7325 JANES AVE.
 WOODRIDGE, IL 60517
 T: (630) 724-9200
www.v3co.com



LANDSCAPE ARCHITECT/PLANNER:
 METZ & COMPANY
 826 E. MAPLE STREET
 LOMBARD, IL 60148
 T: (630) 561-3903
www.metz-company.com



Single Family
Heather Highlands
 Hinsdale/Oak Brook, Illinois



DEVELOPER:
 MCNAUGHTON DEVELOPMENT INC.
 11 S, 220 S JACKSON ST., STE 101
 BURR RIDGE, IL 60527
 T: (630) 325-3400
www.mcnaughtondevelopment.com

ARCHITECT:
 FERGON ARCHITECTS
 434 N. Dover Avenue
 LaGrange Park, IL 60526
 (708)352-0446
fergonarch@comcast.net



CIVIL ENGINEER:
 V3 COMPANIES
 7325 JANES AVE.
 WOODRIDGE, IL 60517
 T: (630) 724-9200
www.v3co.com



LANDSCAPE ARCHITECT/PLANNER:
 METZ & COMPANY
 826 E. MAPLE STREET
 LOMBARD, IL 60148
 T: (630) 561-3903
www.metz-company.com



Single Family
Heather Highlands
 Hinsdale/Oak Brook, Illinois



DEVELOPER:
 MCNAUGHTON DEVELOPMENT INC.
 11 S, 220 S JACKSON ST., STE 101
 BURR RIDGE, IL 60527
 T: (630) 325-3400
www.mcnaughtondevelopment.com

ARCHITECT:
 FERGON ARCHITECTS
 434 N. Dover Avenue
 LaGrange Park, IL 60526
 (708)352-0446
fergonarch@comcast.net



CIVIL ENGINEER:
 V3 COMPANIES
 7325 JANES AVE.
 WOODRIDGE, IL 60517
 T: (630) 724-9200
www.v3co.com



LANDSCAPE ARCHITECT/PLANNER:
 METZ & COMPANY
 826 E. MAPLE STREET
 LOMBARD, IL 60148
 T: (630) 561-3903
www.metz-company.com



Single Family
Heather Highlands
 Hinsdale/Oak Brook, Illinois



DEVELOPER:
 MCNAUGHTON DEVELOPMENT INC.
 11 S, 220 S JACKSON ST., STE 101
 BURR RIDGE, IL 60527
 T: (630) 325-3400
www.mcnaughtondevelopment.com

ARCHITECT:
 FERGON ARCHITECTS
 434 N. Dover Avenue
 LaGrange Park, IL 60526
 (708)352-0446
fergonarch@comcast.net



CIVIL ENGINEER:
 V3 COMPANIES
 7325 JANES AVE.
 WOODRIDGE, IL 60517
 T: (630) 724-9200
www.v3co.com



LANDSCAPE ARCHITECT/PLANNER:
 METZ & COMPANY
 826 E. MAPLE STREET
 LOMBARD, IL 60148
 T: (630) 561-3903
www.metz-company.com



Single Family
Heather Highlands
Hinsdale/Oak Brook, Illinois



DEVELOPER:
MCNAUGHTON DEVELOPMENT INC.
11 S, 220 S JACKSON ST., STE 101
BURR RIDGE, IL 60527
T: (630) 325-3400
www.mcnaughtondevelopment.com

ARCHITECT:
FERGON ARCHITECTS
434 N. Dover Avenue
LaGrange Park, IL 60526
(708)352-0446
fergonarch@comcast.net



CIVIL ENGINEER:
V3 COMPANIES
7325 JANES AVE.
WOODRIDGE, IL 60517
T: (630) 724-9200
www.v3co.com



LANDSCAPE ARCHITECT/PLANNER:
METZ & COMPANY
826 E. MAPLE STREET
LOMBARD, IL 60148
T: (630) 561-3903
www.metz-company.com



Single Family
Heather Highlands
 Hinsdale/Oak Brook, Illinois



DEVELOPER:
 MCNAUGHTON DEVELOPMENT INC.
 11 S, 220 S JACKSON ST., STE 101
 BURR RIDGE, IL 60527
 T: (630) 325-3400
www.mcnaughtondevelopment.com

ARCHITECT:
 FERGON ARCHITECTS
 434 N. Dover Avenue
 LaGrange Park, IL 60526
 (708)352-0446
fergonarch@comcast.net



CIVIL ENGINEER:
 V3 COMPANIES
 7325 JANES AVE.
 WOODRIDGE, IL 60517
 T: (630) 724-9200
www.v3co.com



LANDSCAPE ARCHITECT/PLANNER:
 METZ & COMPANY
 826 E. MAPLE STREET
 LOMBARD, IL 60148
 T: (630) 561-3903
www.metz-company.com

TRAFFIC IMPACT STUDY

REPORT FOR:

Heather Highlands



ADAMS STREET & MADISON STREET
HINSDALE, ILLINOIS

PREPARED BY:



V3 Companies
7325 Janes Avenue
Woodridge, Illinois 60517

V3 Project No. 19187

April 23, 2020



TABLE OF CONTENTS

I. INTRODUCTION	1
II. PROJECT CONDITIONS.....	4
Land Uses	4
Roadway System	4
Roadway Descriptions	4
Intersection Descriptions.....	4
Traffic Volumes	7
Proposed Development	7
Land Use Development.....	7
Roadway Development.....	7
III. TRAFFIC FORECASTS.....	10
Project Traffic Volumes	10
Trip Generation	10
Trip Distribution and Assignment	10
Background Traffic Volumes.....	11
Future Traffic Volumes	12
IV. TRAFFIC ANALYSIS	16
Auxiliary Lane Analysis.....	16
Capacity Analysis – Ogden Avenue/Adams Street Intersection	16
Capacity Analysis – Roadway Daily Traffic.....	18
Proposed Lane Configuration	18
V. CONCLUSIONS	20



FIGURES

Figure 1: Site Location Map	2
Figure 2: Conceptual Site Plan.....	3
Figure 3: Land Use Map.....	5
Figure 4: Existing Lane Configuration	6
Figure 5: Existing Traffic Volume	9
Figure 6: Project Traffic Volumes	13
Figure 7: Background Traffic Volumes	14
Figure 8: Future with Project Traffic Volumes.....	15
Figure 9: Future Lane Configuration.....	19

TABLES

Table 1: Trip Generation	10
Table 2: CMAP Growth Rates	11
Table 3: Additional Background Trip Generation	12
Table 4: Level of Service Definitions for Signalized and Unsignalized Intersections.....	17
Table 5: Unsignalized Intersection Capacity Analysis.....	17

APPENDICES

Appendix A	Existing Traffic Counts
Appendix B	CMAP Correspondence
Appendix C	Additional Background Trip Generation Tables
Appendix D	Auxiliary Lane Warrant Analysis
Appendix E	Capacity Analysis Worksheets – Existing
Appendix F	Capacity Analysis Worksheets – Background
Appendix G	Capacity Analysis Worksheets – Future with Project



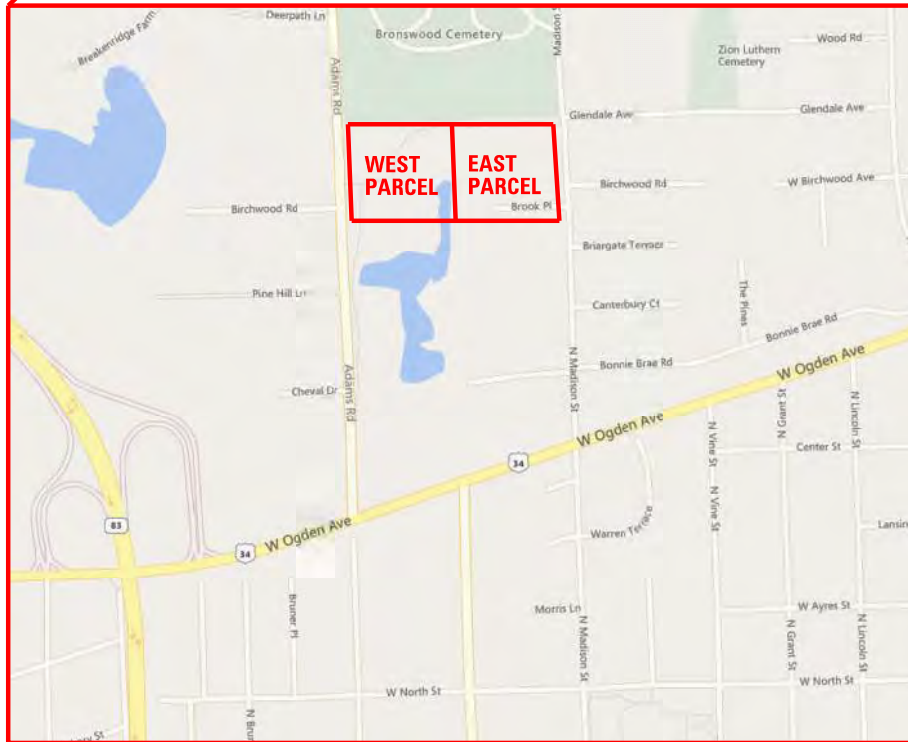
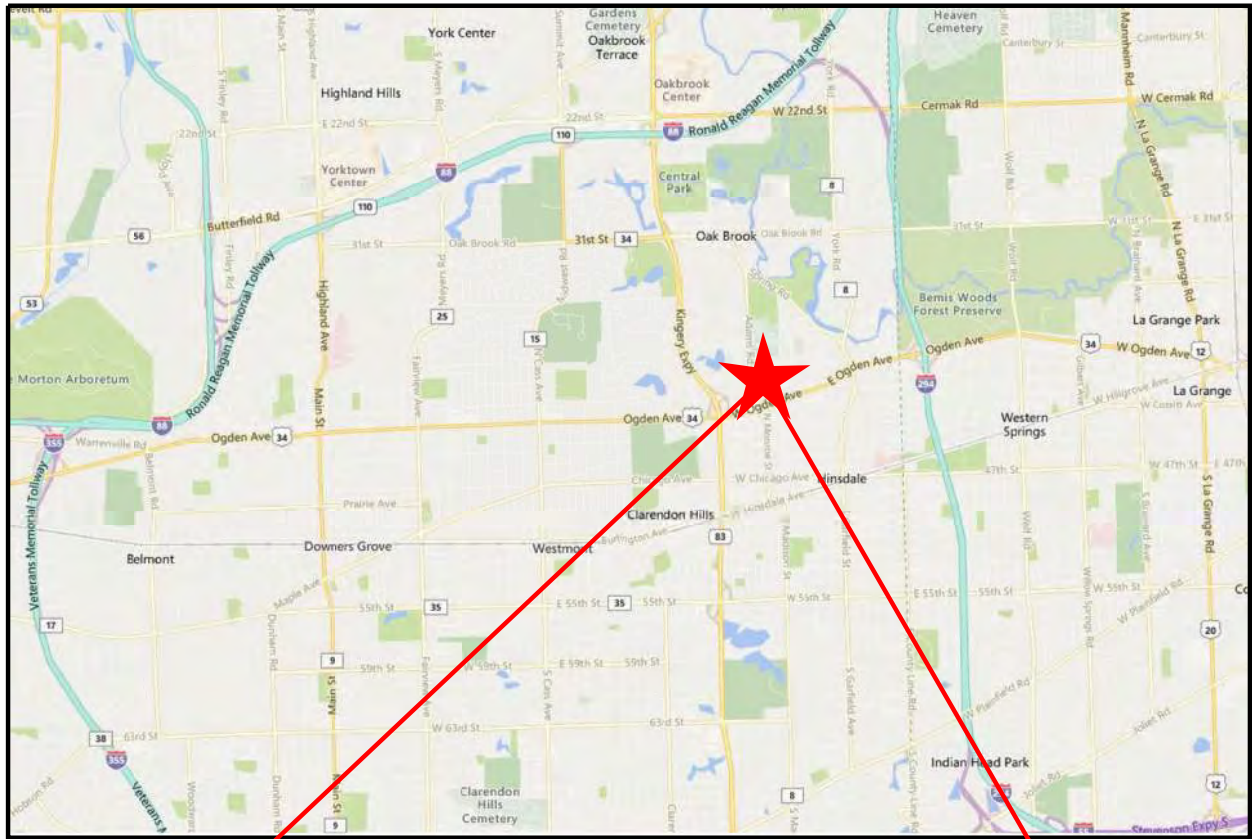
I. INTRODUCTION

V3 Companies has been retained by McNaughton Development, Inc. to conduct a traffic impact study for the redevelopment of properties located between Adams Street and Madison Street approximately 1,500 feet north of Ogden Avenue in Hinsdale, Illinois. The proposed redevelopment consists of single family housing with future street connections on Adams Street and Madison Street. A site location map is included in Figure 1.

The site includes two separate residential parcels with access to Adams Street and Madison Street. The west parcel is located east of Adams Street and consists of 20 single family homes and will be accessed via one full access driveway on Adams Street aligned with Birchwood Road. The east parcel is located west of Madison Street and consists of 26 single family homes and will be accessed via two full access driveways on Madison Street aligned with Birchwood Road and Glendale Avenue. Cross access is not provided between the two parcels. A conceptual site plan is included as Figure 2.

The purpose of this report is to evaluate the potential traffic impacts of the proposed redevelopment which is expected to be built out by 2023. Traffic estimates are projected for 2028, which is five years beyond the anticipated completion date of all homes. The study area consists of the existing stop controlled intersection of Ogden Avenue/Adams Street as well as the proposed driveways.

This report includes a description of existing conditions, data collection, capacity analysis, evaluation of data, and conclusions.



HEATHER HIGHLANDS

**FIGURE 1
SITE LOCATION MAP**

HINSDALE

ILLINOIS





NOT TO SCALE

HEATHER HIGHLANDS

FIGURE 2 CONCEPTUAL SITE PLAN

HINSDALE

ILLINOIS





II. PROJECT CONDITIONS

Land Uses

A variety of land uses exist near the project site, primarily consisting of residential, recreational, and medical office uses. It is worth noting that there are three parcels to the south of the proposed redevelopment that are either slated for redevelopment or likely to be developed in the future. The surrounding land uses, including the unrelated redevelopments, are illustrated in Figure 3.

Roadway System

The characteristics of the roadways in the vicinity of the site are presented below. The existing lane configurations in the study area are illustrated in Figure 4.

Roadway Descriptions

Ogden Avenue (US 34) is an east-west principal arterial roadway with two lanes in each direction of travel and a posted speed limit of 35 mph. No sidewalks are provided on either side of the roadway. There are several residential street intersections present on Ogden Avenue in the project area as well as driveways for the medical office buildings to the south. Ogden Avenue (US 34) is under IDOT jurisdiction.

Adams Street is a north-south local roadway with one lane in each direction and a posted speed limit of 30 mph. A sidewalk is provided on the east side of Adams Street. A number of residential streets and private driveways are present on both sides of the roadway. Adams Street is under the jurisdiction of the Village of Hinsdale.

Madison Street is a north-south local roadway with one lane in each direction and a posted speed limit of 25 mph. A sidewalk runs along the west side of Madison Street in the project area. Madison Street has several residential driveways on both sides of the street. Madison Street is under the jurisdiction of the Village of Oak Brook.

Intersection Descriptions

The intersection of *Ogden Avenue/Adams Street* is a minor street stop-controlled T-intersection. The southbound approach on Adams Street is stop controlled and has one shared left/right turn lane. The eastbound and westbound approaches on Ogden Avenue are free-flow. The eastbound approach has one shared left turn/through lane and one through lane. The westbound approach provides one through lane and one shared through/right turn lane. There are no pedestrian crosswalks at this intersection.



HEATHER HIGHLANDS

**FIGURE 3
LAND USE MAP**

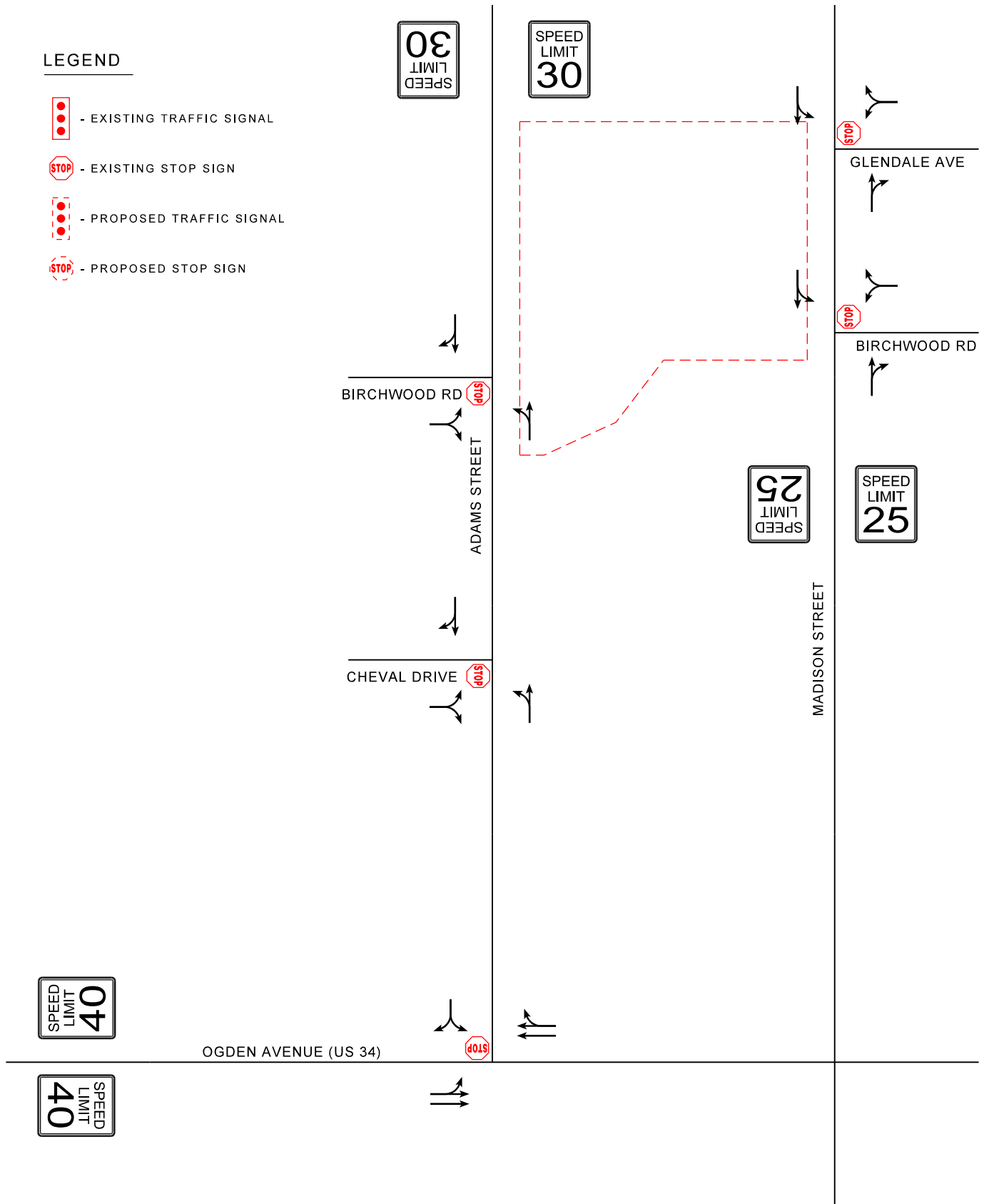
HINSDALE

ILLINOIS



LEGEND

-  - EXISTING TRAFFIC SIGNAL
-  - EXISTING STOP SIGN
-  - PROPOSED TRAFFIC SIGNAL
-  - PROPOSED STOP SIGN



HEATHER HIGHLANDS

FIGURE 4
EXISTING LANE CONFIGURATION

HINSDALE

ILLINOIS





Traffic Volumes

To assist in the evaluation of the traffic impact on the roadway system resulting from the proposed redevelopment, existing vehicular volumes were collected at the intersection of Ogden Avenue/Adams Street.

Existing traffic counts were collected on Thursday, August 22, 2019 at the intersection of Ogden Avenue/Adams Street. The morning peak period counts occurred from 7:00 am to 9:00 am and the evening peak period counts occurred from 4:00 pm to 6:00 pm. The count periods were selected to be consistent with traditional peak hours for arterials. The traffic volumes collected indicate that the weekday peak hours occur from 7:45 am to 8:45 am and 4:30 pm to 5:30 pm.

The annual average daily traffic (AADT) for the study area roadways was obtained for the IDOT website. There are 30,300 vehicles per day on Ogden Avenue, 2,200 vehicles per day on Madison Street north of Ogden Avenue, and 5,100 vehicles per day on Madison Street south of Ogden Avenue. IDOT does not report an AADT data for Adams Street. Therefore, the AADT is estimated using the 2019 peak hour traffic counts and an hourly factor of 0.09, which is a typical K-Factor defined in the ITE Trip Generation Manual for residential neighborhood streets. Therefore, the estimated AADT on Adams Street is 1,100 vehicles per day.

The existing peak hour vehicular volumes at the study area intersections and the average daily traffic volumes on each roadway segment are illustrated in Figure 5. A summary of the traffic volumes collected in fifteen-minute increments is provided in Appendix A.

Proposed Development

Land Use Development

There are three parcels in the area that may be redeveloped within the horizon year of this study. Parcel 1 is located in the northwest quadrant of the intersection of Ogden Avenue and Adams Street, Parcel 2 is located on Cheval Drive west of Adams Street, and Parcel 3 is located in the northeast quadrant of the intersection of Ogden Avenue and Adams Street.

The planned redevelopment of Parcel 1 and Parcel 2 consists of several types of senior housing. Parcel 3 is currently zoned for R-2 Residential, which will allow for the construction of single family homes. Based on the zoning requirements it is assumed that a maximum of 22 single family homes could be constructed on Parcel 3 by 2028.

Roadway Development

There are no known proposed roadway projects in the vicinity of the site that will impact the study area. However, the development plan does propose modifications to the existing roadway network.

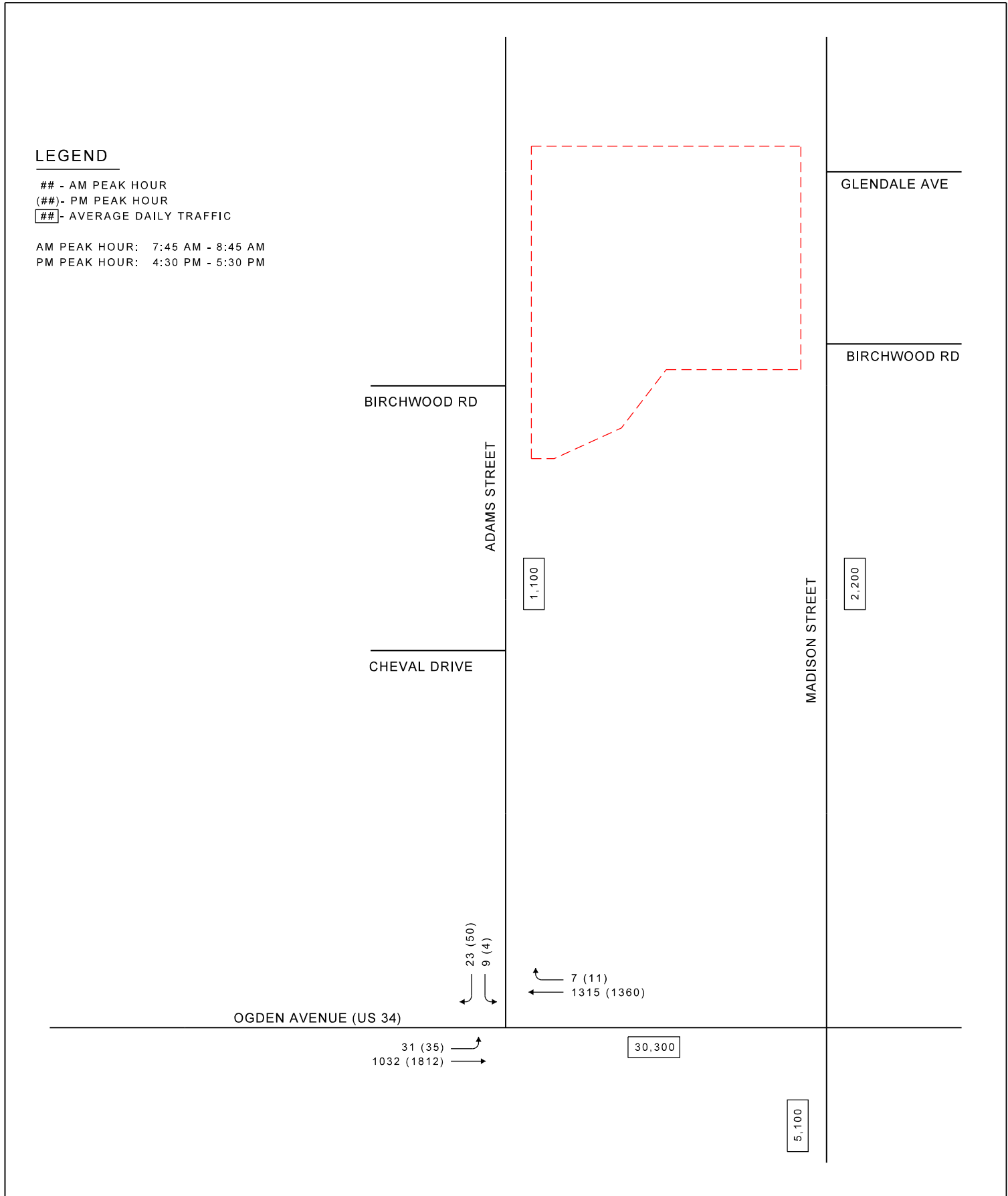


A new full access driveway aligned with Birchwood Road is proposed on Adams Street to provide access to the west parcel. Two new full access driveways aligned with Birchwood Road and Glendale Avenue are proposed on Madison Street to provide access to the east parcel. In all cases, the proposed driveways are expected to consist of one inbound and one outbound lane with no auxiliary lanes provided on Adams Street or Madison Street.

LEGEND

- ## - AM PEAK HOUR
- (##) - PM PEAK HOUR
- ## - AVERAGE DAILY TRAFFIC

AM PEAK HOUR: 7:45 AM - 8:45 AM
PM PEAK HOUR: 4:30 PM - 5:30 PM



HEATHER HIGHLANDS

FIGURE 5
EXISTING TRAFFIC VOLUMES

HINSDALE

ILLINOIS





III. TRAFFIC FORECASTS

Project Traffic Volumes

Trip Generation

Project traffic is estimated using the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 10th Edition*. The following land use categories are used to determine project traffic:

Single-Family Detached Housing (ITE Land Use Code 210) – Single-family detached housing includes all single-family detached homes on individual lots. A typical site surveyed is a suburban subdivision.

The *Trip Generation Manual, 10th Edition* assigns trip generation rates based on a peak period and an independent variable. In this case, dwelling units is the applicable variable. The am and pm trip generation rates are selected as the average rate for weekday, peak hour of adjacent street traffic for one hour from 7 am to 9 am and 4 pm to 6 pm.

A summary of trip generation is provided in Table 1.

Table 1: Trip Generation

Parcel	LUC	Land Use	Size	Daily	AM			PM		
					In	Out	Total	In	Out	Total
West	210	Single Family Detached Housing	20 Dwelling Units	237	5	14	19	14	8	22
East	210	Single Family Detached Housing	26 Dwelling Units	301	6	17	23	18	10	28
TOTAL TRIP GENERATION:				538	11	31	42	32	18	50

Trip Distribution and Assignment

The direction from which traffic approaches and departs a site is a function of numerous variables, including location of residences, employment centers, and commercial/retail centers, available roadway systems, location and number of access points, and level of congestion on adjacent road systems.

For this study, 10 percent of traffic generated by the proposed development has been assigned to the north and the remaining 90 percent has been assigned to the south to Ogden Avenue. Since Adams Street currently serves mostly residential traffic, it is anticipated that the existing travel patterns at the Ogden Avenue intersection will continue with the new trips generated by the proposed residential units. Therefore, the trips generated by the proposed development are



assigned to the roadway network in proportion to the observed minor movement volumes with different distributions for the am and pm peak hours.

This distribution will be applied to the southbound left and right turning vehicles for the exiting trips and for the eastbound left and westbound right turning vehicles for the entering trips. For example, the southbound/outbound vehicle trips will be assigned the same vehicle split as the existing 23 southbound right turns and 9 southbound left turns during the am peak hour and as the 50 southbound right turns and 4 southbound left turns during the pm peak hour as illustrated in Figure 5. The project trip distribution percentages for the Ogden Avenue/Adams Street intersection for the exiting and entering vehicles are illustrated in the inset of Figure 6.

The directional distribution and assignment of new project traffic is illustrated in Figure 6.

Background Traffic Volumes

Traffic is projected to 2028, which is five years beyond the anticipated build out in 2023. The anticipated growth rates in the area are based on projections from the Chicago Metropolitan Agency for Planning (CMAP). The AADT for Ogden Street was obtained from the IDOT website. A summary of the CMAP growth rate for Ogden Avenue is provided in Table 2. CMAP correspondence, including supporting historical AADT information, is provided in Appendix B.

Table 2: CMAP Growth Rates

Street	AADT		Total Growth from Count Year to 2050	Non Compounded Yearly Rate	Total Growth from 2019 to 2028
	Existing AADT (Year)	2050 Proj.			
Ogden Avenue	30,300 (2017)	33,900	11.88%	0.36%	3.24%

The CMAP projections indicate that the yearly growth rate is 0.36 percent per year. This amounts to total growth of 3.24 percent from 2019 to 2028. This growth factor is applied to the existing peak hour counts for the Ogden Avenue through movements to obtain the background volumes.

As stated previously, there are three parcels in the area that may be redevelopment within the horizon year of this study. The planned redevelopment of Parcel 1 and Parcel 2 consists of several types of senior housing, and Parcel 3 is currently zoned for R-2 Residential. Projected trip generation of Parcels 1 and 2 was estimated in a separate traffic impact analysis study titled *IBLP Redevelopment* prepared by V3 Companies and dated March 13, 2020. Projected trips associated with Parcel 3 are estimated using *Trip Generation Manual*, 10th methodology for the single family home zoning.

A summary of the trip generation associated with these developments is provided in Table 3. Supporting trip generation tables are provided in Appendix C.



Table 3: Additional Background Trip Generation

Parcel	Daily	AM			PM			Source
		In	Out	Total	In	Out	Total	
1	1053	24	27	51	31	37	68	<i>IBLP Redevelopment TIA (March 2020)</i>
2	99	2	4	6	5	5	10	<i>IBLP Redevelopment TIA (March 2020)</i>
3	258	5	15	20	15	9	24	Estimated based on R-2 Zoning

It is assumed that the trip distribution and assignment of the additional background developments will be consistent with the assignment and distribution of the proposed development.

The assumed trip generation is added to the CMAP based background growth to obtain the background traffic volumes. The 2028 background traffic volumes are illustrated in Figure 7.

Future Traffic Volumes

The project traffic volume is added to the background volume to obtain the future traffic volumes for the study intersections. Future with project traffic volumes are depicted in Figure 8.

LEGEND

- AM PEAK HOUR

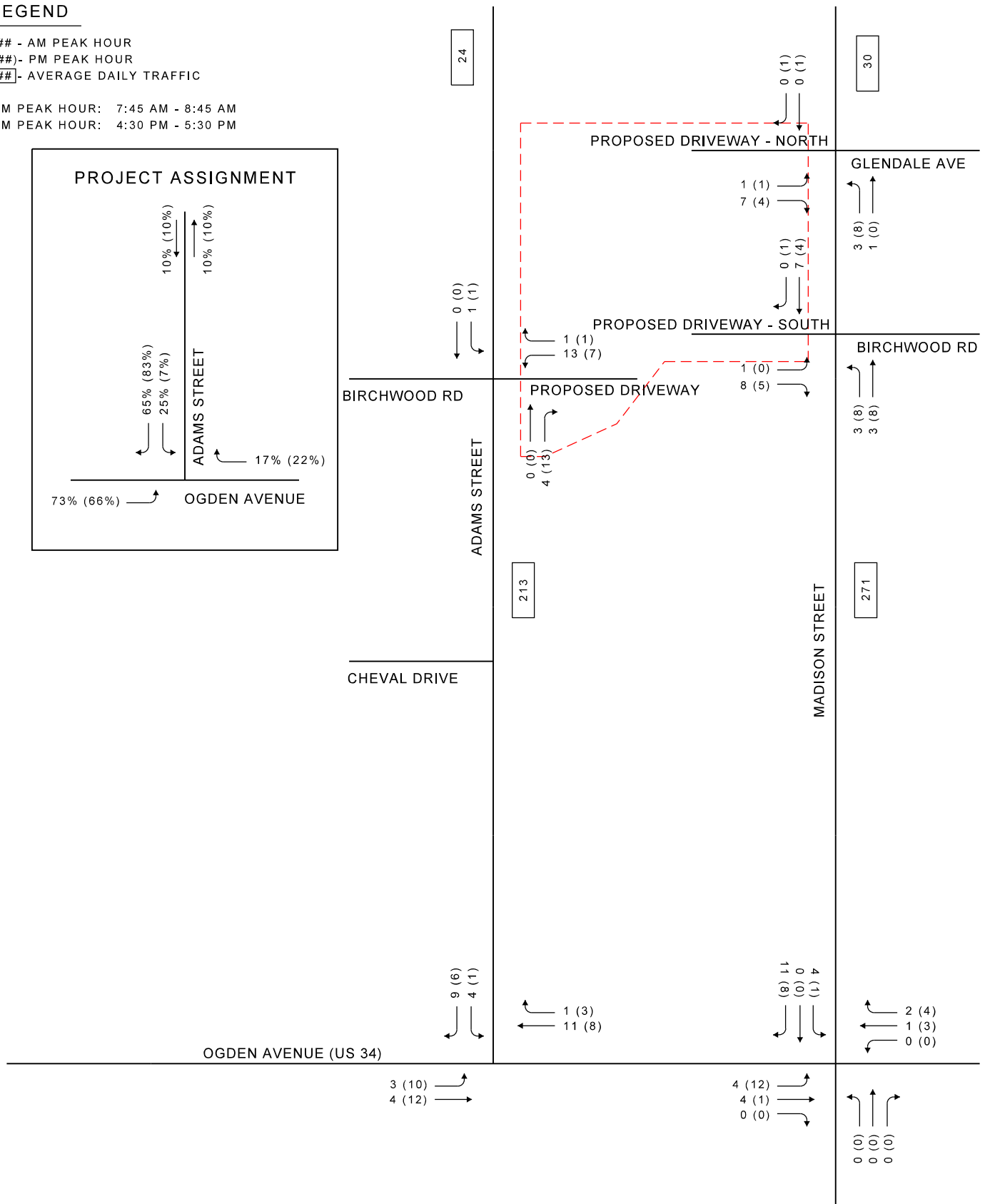
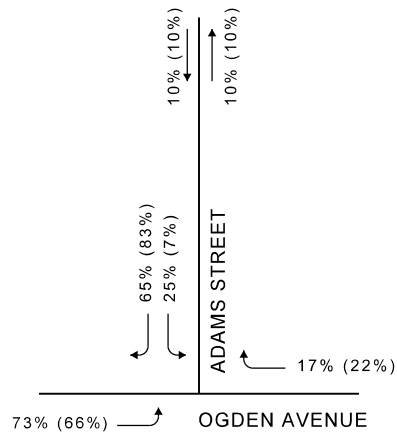
(##) - PM PEAK HOUR

[##] - AVERAGE DAILY TRAFFIC

AM PEAK HOUR: 7:45 AM - 8:45 AM

PM PEAK HOUR: 4:30 PM - 5:30 PM

PROJECT ASSIGNMENT



HEATHER HIGHLANDS

FIGURE 6
PROJECT TRAFFIC VOLUMES

HINSDALE

ILLINOIS



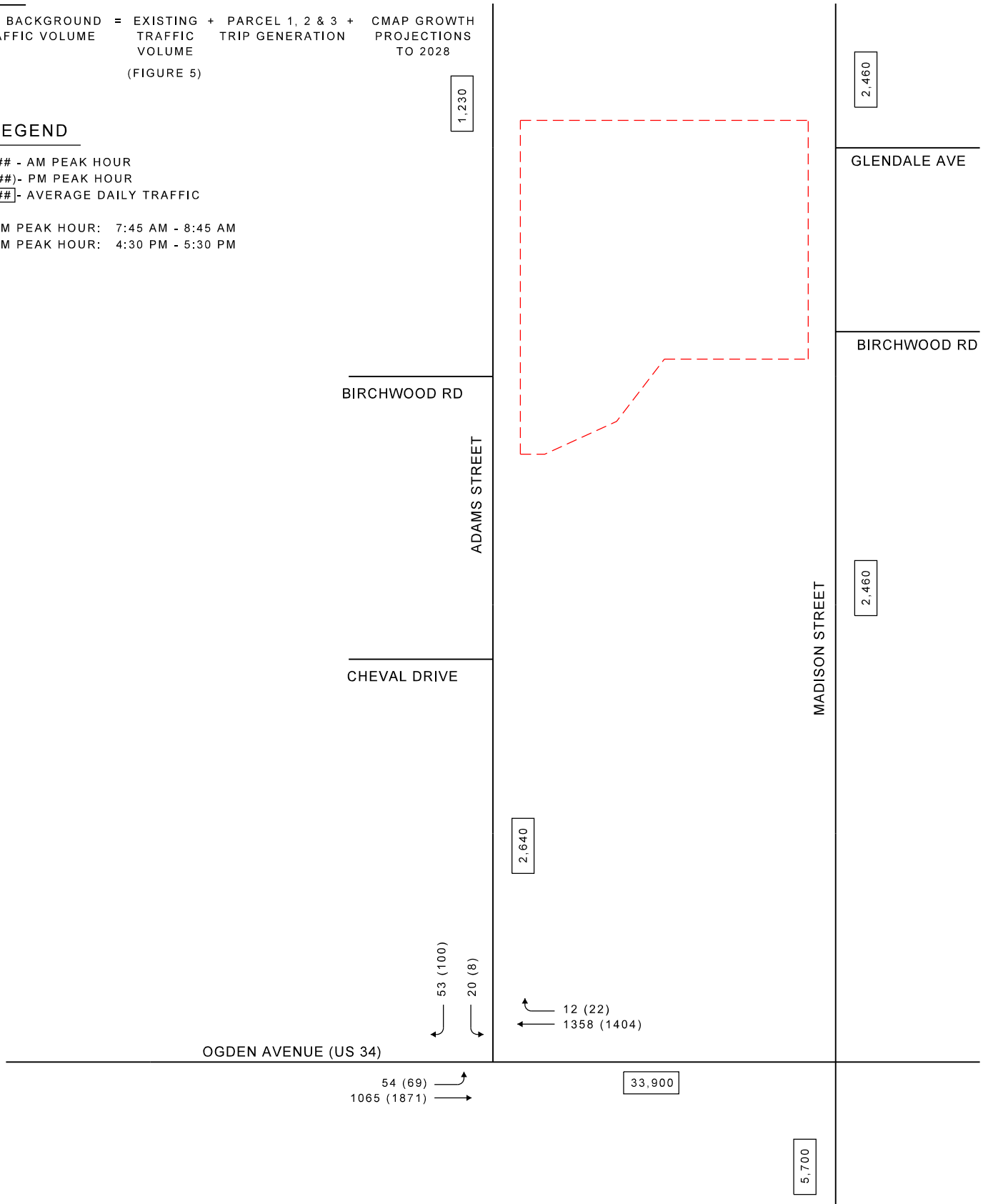
NOTE:

2028 BACKGROUND TRAFFIC VOLUME = EXISTING TRAFFIC VOLUME + PARCEL 1, 2 & 3 TRIP GENERATION + CMAP GROWTH PROJECTIONS TO 2028
(FIGURE 5)

LEGEND

- AM PEAK HOUR
(##) - PM PEAK HOUR
- AVERAGE DAILY TRAFFIC

AM PEAK HOUR: 7:45 AM - 8:45 AM
PM PEAK HOUR: 4:30 PM - 5:30 PM



HEATHER HIGHLANDS

**FIGURE 7
BACKGROUND
TRAFFIC VOLUMES**

HINSDALE

ILLINOIS



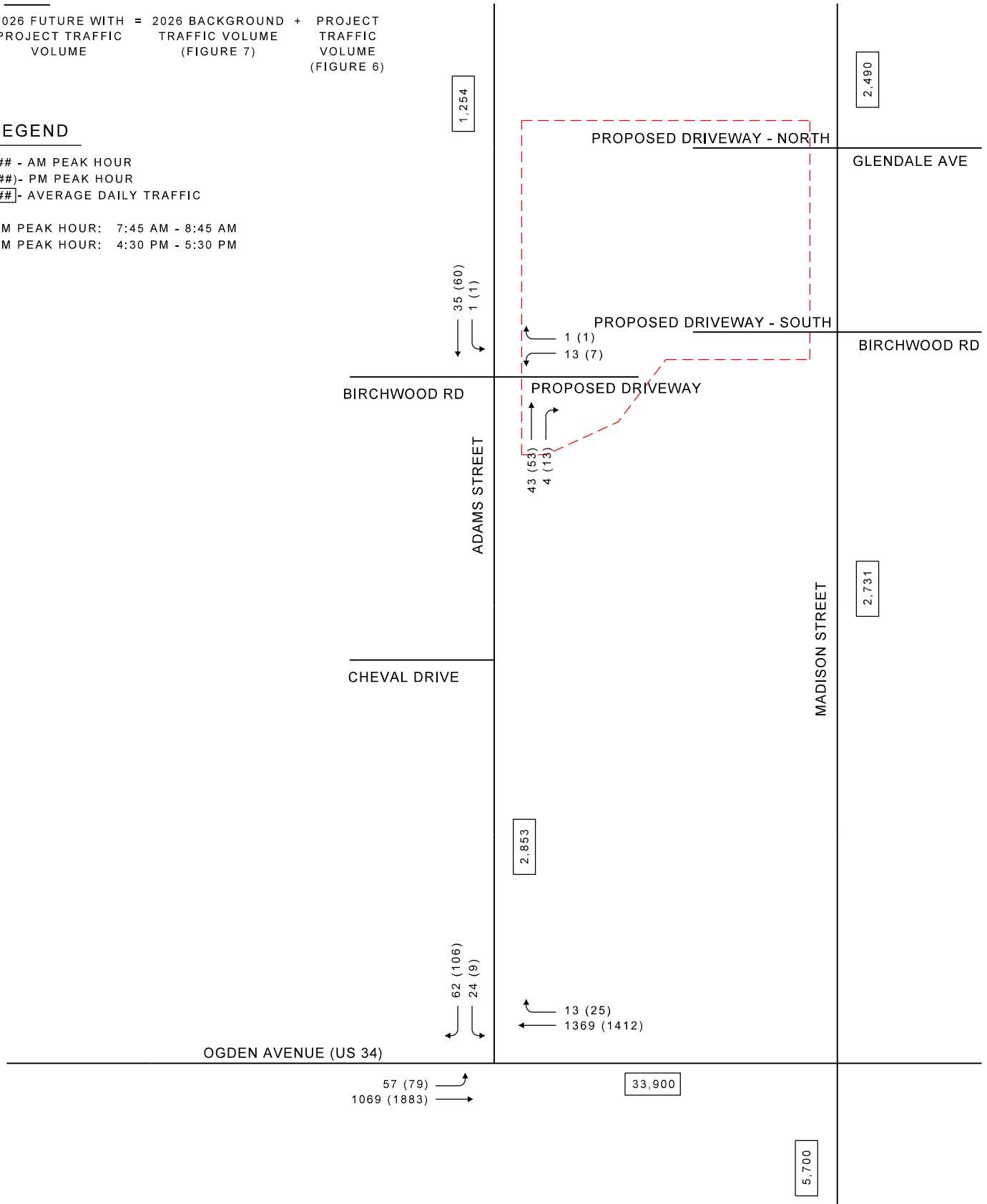
NOTE:

2026 FUTURE WITH PROJECT TRAFFIC VOLUME = 2026 BACKGROUND TRAFFIC VOLUME (FIGURE 7) + PROJECT TRAFFIC VOLUME (FIGURE 6)

LEGEND

- AM PEAK HOUR
 (##) - PM PEAK HOUR
 [##] - AVERAGE DAILY TRAFFIC

AM PEAK HOUR: 7:45 AM - 8:45 AM
 PM PEAK HOUR: 4:30 PM - 5:30 PM



HEATHER HIGHLANDS

**FIGURE 8
 FUTURE WITH PROJECT
 TRAFFIC VOLUMES**

HINSDALE

ILLINOIS





IV. TRAFFIC ANALYSIS

Auxiliary Lane Analysis

This study evaluated whether additional auxiliary lanes are warranted at any study area intersections. The warrant analysis follows the methodology detailed in IDOT's *Bureau of Design and Environmental Manual* (BDE). Warrants are determined based on factors such as through volume, opposing volume, and percentage of turning vehicles. Different warrants are used for left turn lanes and right turn lanes, and factors such as design speed.

The eastbound left turn movement and westbound right turn movement at the intersection of Ogden Avenue and Adams Street do not meet warrants for auxiliary turn lanes during either peak hour. Additionally, there are no unsignalized driveways or intersections along the corridor east of IL 83 that have dedicated turn lanes. Therefore, turn lanes are not proposed at the intersection of Ogden Avenue and Adams Street.

No warrants are met for the proposed driveways on Adams Street or Madison Street.

Supporting information for the auxiliary lane analysis is included in Appendix D.

Capacity Analysis – Ogden Avenue/Adams Street Intersection

The operation of a facility is evaluated based on level of service (LOS) calculations obtained by analytical methods defined in the Transportation Research Board's *Highway Capacity Manual (HCM)*, 6th Edition. The concept of LOS is defined as a quality measure describing operational conditions within a traffic stream, generally in terms of such service measures as speed and travel time, freedom to maneuver, traffic interruptions, and comfort and convenience.

There are six LOS letter designations, from A to F, with LOS A representing the best operating conditions and LOS F the worst.

The LOS of an intersection is based on the average control delay per vehicle. For a signalized intersection, the delay is calculated for each lane group and then aggregated for each approach and for the intersection as a whole. Generally, the LOS is reported for the intersection as a whole. For an unsignalized intersection, the delay is only calculated and reported for each minor movement. An overall intersection LOS is not calculated.

There are different LOS criteria for signalized and unsignalized intersections primarily due to driver perceptions of transportation facilities. The perception is that a signalized intersection is expected to carry higher traffic volumes and experience a greater average delay than an unsignalized intersection. The LOS criteria for signalized and unsignalized intersections are provided in Table 4.



Table 4: Level of Service Definitions for Signalized and Unsignalized Intersections

Level of Service	Signalized Intersection Control Delay (seconds/vehicle)	Unsignalized Intersection Control Delay (seconds/vehicle)
A	≤ 10	≤ 10.0
B	> 10.0 and ≤ 20.0	> 10.0 and ≤ 15.0
C	> 20.0 and ≤ 35.0	> 15.0 and ≤ 25.0
D	> 35.0 and ≤ 55.0	> 25.0 and ≤ 35.0
E	> 55.0 and ≤ 80.0	> 35.0 and ≤ 50.0
F	> 80.0	> 50.0

Source: Transportation Research Board, *Highway Capacity Manual 6th Edition*, National Research Council, 2016.

The study area consists of the stop controlled intersection of Ogden Avenue/Adams Street and the existing and proposed intersections on Ogden Avenue and Adams Street. Capacity analysis was performed with Synchro 9 (9.2.912.6). Models were created for the weekday am and weekday pm peak hours for the existing, 2028 background, and 2028 future with project scenarios. Multiple scenarios are created to evaluate the existing, background, and future with project traffic volumes for the weekday am and pm peak hours. Results for the unsignalized intersections are summarized in Table 5. Supporting analysis worksheets for the existing, background and future traffic conditions are provided in Appendices E, F and G.

Table 5: Unsignalized Intersection Capacity Analysis

Intersection / Approach	AM Peak Hour						PM Peak Hour					
	Existing (2019)		Background (2028)		Future w/ Project (2028)		Existing (2019)		Background (2028)		Future w/ Project (2028)	
	Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS	Delay (s/veh)	LOS
Ogden Avenue & Adams Street												
EB Left	9.6	A	9.7	A	9.7	A	9.6	A	10.3	B	10.4	B
SB Approach	15.3	C	17.3	C	18.2	C	15.8	C	25.5	C	33.9	D

All minor approaches and movements at the unsignalized intersection of Ogden Avenue & Adams Street operate at LOS C or better during both the weekday am and pm peak hours under existing conditions. Delays increase slightly in the background scenario but there are no changes in level of service. The addition of the project related trips again slightly increases the delay times for several movements but all movements continue to operate at LOS C or better with the exception of the southbound approach at the Ogden Avenue/Adams Street intersection during the pm peak hour, which falls to LOS D.



Capacity Analysis – Roadway Daily Traffic

The capacity of a two-lane residential street is typically expected to carry between 5,000 and 8,000 vehicles a day. In the existing condition, there are 2,200 vehicles per day on Madison Street north of Ogden Avenue and 1,100 vehicles per day on Adams Street.

CMAQ projections indicate that daily traffic on Madison Street will grow to 2,460 in the background condition. Background daily traffic on Adams Street includes traffic generated by Parcels 1, 2, and 3 which are likely to be developed by 2028. This results in an ADT of 2,640 on Adams Street north of Ogden Avenue.

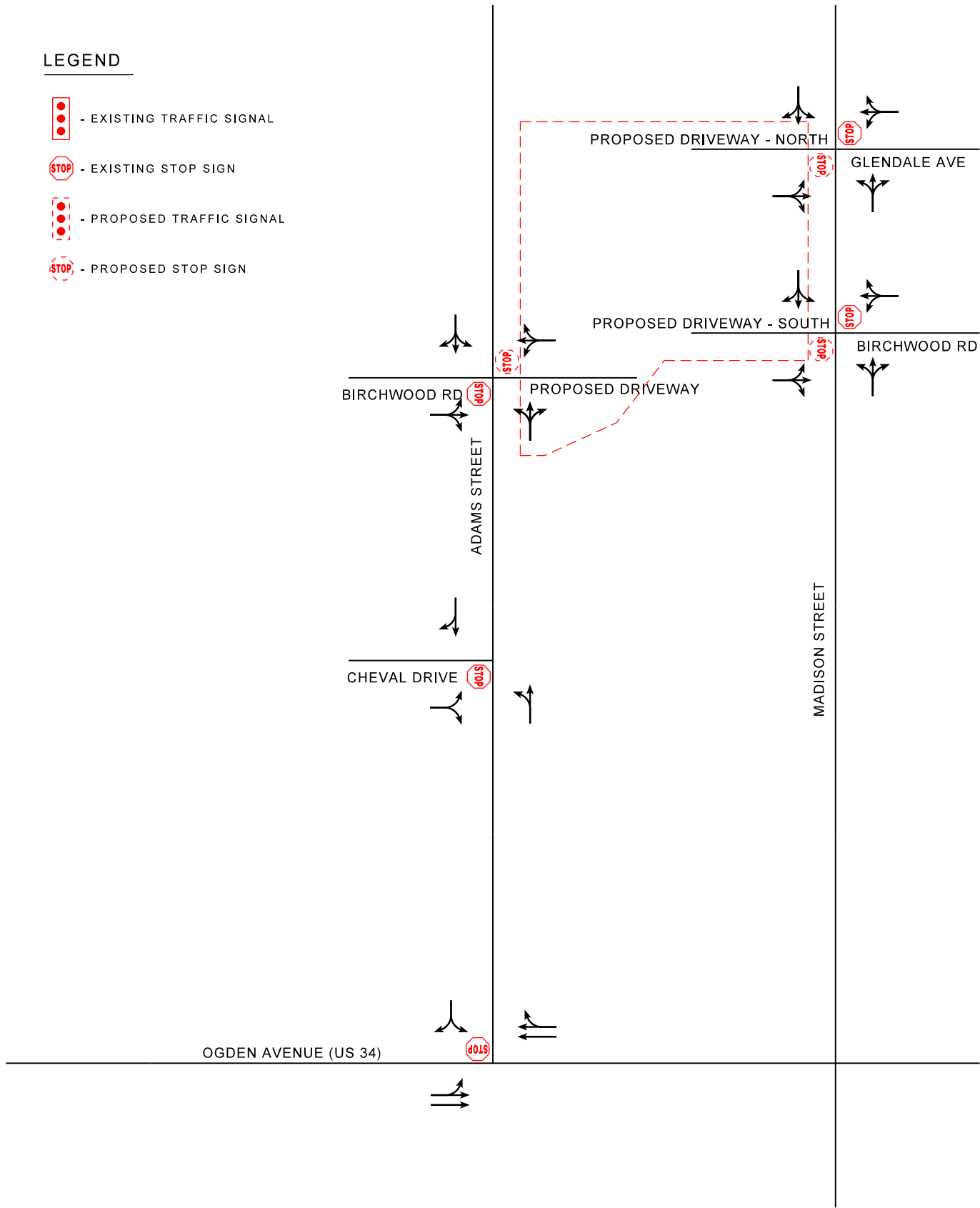
The addition of project related trips results in an ADT on Madison Street of 2,731 and 2,853 on Adams Street. In all cases, the projected ADT is less than the 5,000 to 8,000 vehicles per day that is considered typical for this type of neighborhood roadway. Therefore, no capacity issues are anticipated on Adams Street, Madison Street, or at the proposed driveways.

Proposed Lane Configuration

Overall, it is concluded that no modifications are necessary at the intersection of Ogden Avenue & Adams Street and that no auxiliary turn lanes are necessary at the proposed intersections on Adams Street and Madison Street. The proposed lane configuration is illustrated in Figure 9

LEGEND

-  - EXISTING TRAFFIC SIGNAL
-  - EXISTING STOP SIGN
-  - PROPOSED TRAFFIC SIGNAL
-  - PROPOSED STOP SIGN





V. CONCLUSIONS

The purpose of this study is to evaluate the redevelopment of properties located between Adams Street and Madison Street approximately 1,500 feet north of Ogden Avenue in Hinsdale, Illinois. The proposed redevelopment consists of single family housing with driveways on Adams Street and Madison Street.

The site includes two separate residential parcels with access to Adams Street and Madison Street. The west parcel is located east of Adams Street and consists of 20 single family homes and will be accessed via one full access driveway on Adams Street aligned with Birchwood Road. The east parcel is located west of Madison Street and consists of 26 single family homes and will be accessed via two full access driveways on Madison Street aligned with Birchwood Road and Glendale Avenue. Cross access is not provided between the two parcels.

Traffic estimates are projected to 2028, which is five years beyond the anticipated build out in 2023. The anticipated growth rates in the area are based on projections from the Chicago Metropolitan Agency for Planning (CMAP). Background volumes also include traffic associated with three unrelated developments to the south that are likely to be completed prior to 2028.

Left turn lane and right turn lane analyses have been conducted following the warrants documented in the IDOT BDE Manual. Results of the warrant analyses indicate that left turn and right turn lanes are not warranted at any study area intersections and driveways.

For this study, 10 percent of traffic generated by the proposed development has been assigned to the north and the remaining 90 percent has been assigned to the south to Ogden Avenue. Since Adams Street currently serves mostly residential traffic, it is anticipated that the existing travel patterns at the Ogden Avenue intersection will continue with the new trips generated by the proposed residential units. Therefore, the trips generated by the proposed development are assigned to the roadway network in proportion to the observed minor movement volumes with different distributions for the am and pm peak hours.

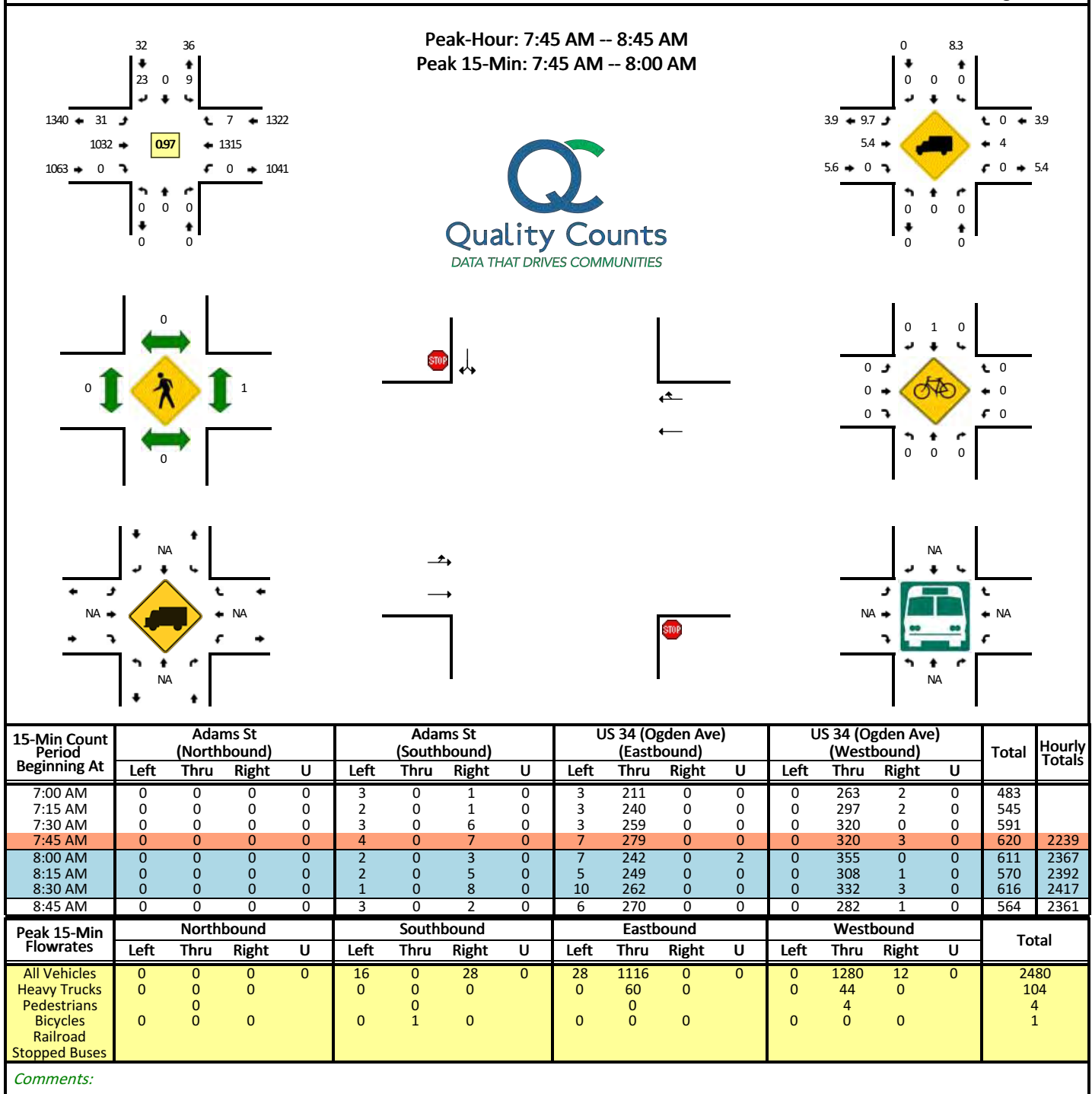
All minor approaches and movements at the unsignalized intersection of Ogden Avenue & Adams Streets operate at LOS C or better during both the weekday am and pm peak hours under existing conditions. Delays increase slightly in the background scenario but there are no changes in level of service. The addition of the project related trips again slightly increases the delay times for several movements but all movements continue to operate at LOS C or better with the exception of the southbound approach at the Ogden Avenue/Adams Street intersection during the pm peak hour, which falls to LOS D.

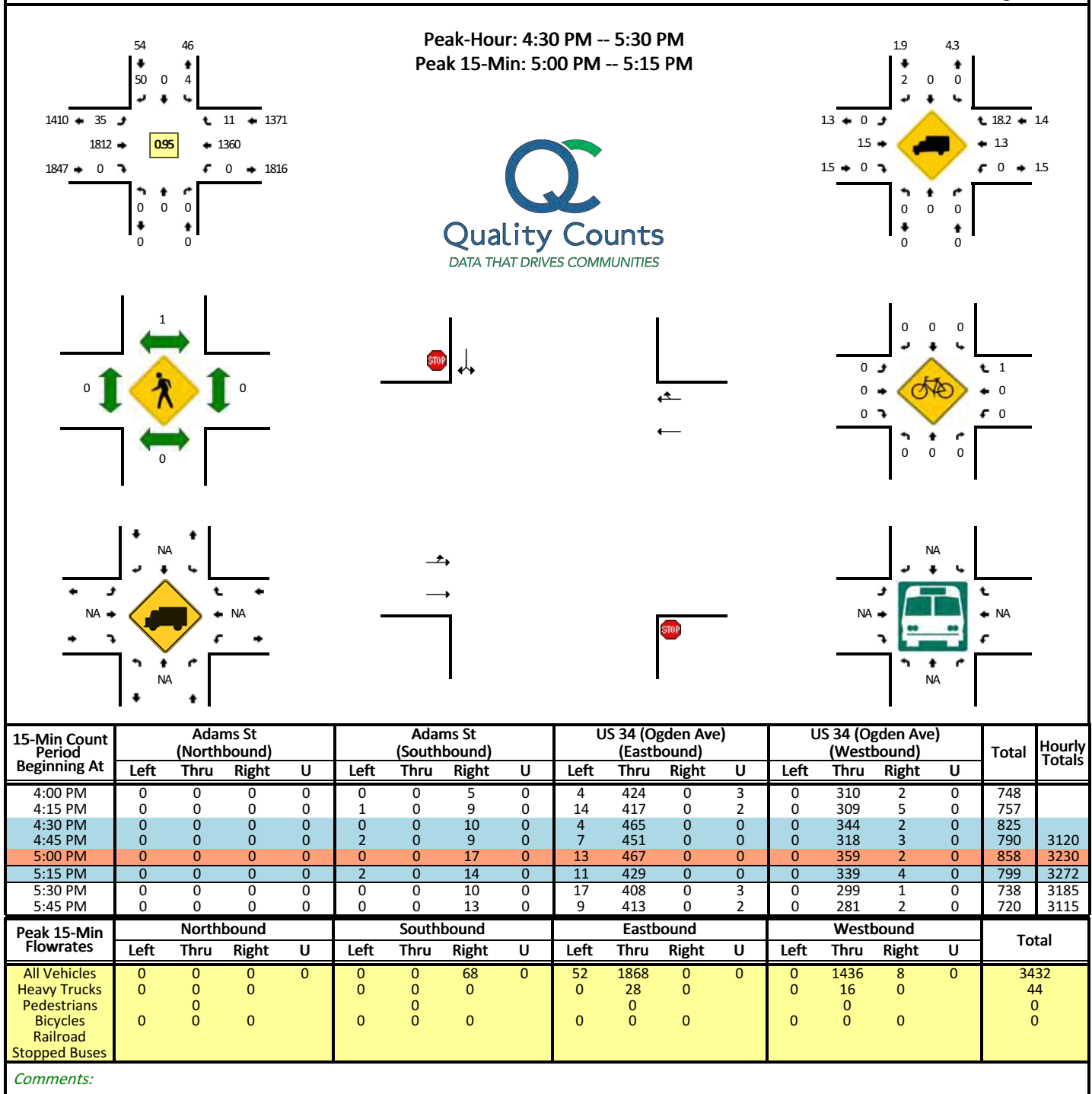
The projected daily traffic on Adams Street and Madison Street are less than the 5,000 to 8,000 vehicles per day that is considered typical for this type of roadway. Therefore, no capacity issues are anticipated on Adams Street, Madison Street, or at the proposed driveways. Overall, it is concluded that no modifications are necessary at the intersection of Ogden Avenue/Adams Street and that no auxiliary turn lanes are necessary at the proposed intersections and driveways.

APPENDIX A

EXISTING TRAFFIC COUNT



LOCATION: Adams St -- US 34 (Ogden Ave)**CITY/STATE:** Hinsdale, IL**QC JOB #:** 15056101**DATE:** Thu, Aug 22 2019

LOCATION: Adams St -- US 34 (Ogden Ave)**CITY/STATE:** Hinsdale, IL**QC JOB #:** 15056102**DATE:** Thu, Aug 22 2019

APPENDIX B

CMAP CORRESPONDENCE





Chicago Metropolitan
Agency for Planning

233 South Wacker Drive
Suite 800
Chicago, Illinois 60606

312 454 0400
www.cmap.illinois.gov

September 13, 2019

Carl Schwarzer, P.E.
Project Engineer
V2 Companies
7325 Janes Avenue
Woodridge, IL 60517

Subject: Ogden Avenue - Adams Street - Madison Street
IDOT

Dear Mr. Schwarzer:

In response to a request made on your behalf and dated September 12, 2019, we have developed year 2050 average daily traffic (ADT) projections for the subject location.

ROAD SEGMENT	Current Volumes	Year 2050 ADT
Ogden Ave (US 34)	30,300	33,900
Adams St	1,100	1,230
Madison St north of Ogden Ave	2,200	2,460
Madison St south of Ogden Ave	5,100	5,700

Traffic projections are developed using existing ADT data provided in the request letter and the results from the March 2019 CMAP Travel Demand Analysis. The regional travel model uses CMAP 2050 socioeconomic projections and assumes the implementation of the ON TO 2050 Comprehensive Regional Plan for the Northeastern Illinois area. The provision of this data in support of your request does not constitute a CMAP endorsement of the proposed development or any subsequent developments.

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

Sincerely,

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

cc: Quigley (IDOT)
S:\AdminGroups\ResearchAnalysis\2019_ForecastsTraffic\Hinsdale\du-29-19\du-29-19.docx

APPENDIX C

ADDITIONAL BACKGROUND TRIP GENERATION TABLES

TRIP GENERATION FROM IBLP STUDY

POD	LUC	Land Use	Size	Daily	AM			PM		
					In	Out	Total	In	Out	Total
1	252	Senior Adult Living - Attached	135 Dwelling Units	1053	9	18	27	19	16	35
	254	Assisted Living	128 Beds	99	15	9	24	12	21	33
	Sub-Total:			1152	24	27	51	31	37	68
2	252	Senior Adult Living - Attached	31 Dwelling Units	258	2	4	6	5	5	10
	Sub-Total:			258	2	4	6	5	5	10
TOTAL TRIP GENERATION:				1410	26	31	57	36	42	78

Estimated Trip Generation of Parcel 3

Parcel	LUC	Land Use	Size	AM			PM		
				In	Out	Total	In	Out	Total
NE Quad of Ogden & Adams	210	Single Family Detached Housing	22 Dwelling Units	5	15	20	15	9	24

APPENDIX D

AUXILIARY LANE WARRANT ANALYSIS



Criteria	Right-Turn Lane Warrants	Criteria Met?	Reason
		Ogden & Adams	
1	Unsignalized intersection on a two lane highway that satisfies the criteria in BDE Figures	No	Not a two-lane Highway.
2	Unsignalized intersection on a four lane highway that satisfies the criteria in BDE Figures	No	Figures are for speed limits over 50 mph.
3	On expressways where the side street ADT is over 250	No	Not on an expressway.
4	Any intersection where a capacity analysis determines a right-turn lane is necessary to meet the LOS criteria	No	All movements operate at acceptable LOS.
5	At any intersection where the right-turning volume is greater than 150 vph and where there is greater than 300 vplph on the mainline	No	Volume is less than 150 vph.
6	Uniformity of intersection design along the highway if other intersections have right-turn lanes	No	No unsignalized intersections in the area have right turn lanes.
7	Any intersection where the mainline is curved to the left and the mainline curve requires superelevation	No	Roads are not on curves
8	At railroad crossings where the railroad is located close to the intersection and a right turn lane would be desirable to efficiently move through traffic on the parallel roadway	No	Not near a railroad.
9	Any intersection where the crash experience, traffic operations, sight distance restrictions, or engineering judgement indicates a significant conflict related to left-turning vehicles.	No	No additional indicators mandating right-turn lanes.

Criteria	Left-Turn Lane Warrants	Criteria Met?	Reason
		Ogden & Adams	
1	Unsignalized intersection on a two lane highway that satisfies the criteria in BDE Figures	No	Not a two-lane Highway.
2	Signalized intersection where the left-turning volume is equal to or greater than 75 vph	No	Not Signalized.
3	Any intersection where a capacity analysis determines a left-turn lane is necessary to meet the LOS criteria	No	All movements operate at acceptable LOS.
4	Uniformity of intersection design along the highway if other intersections have left-turn lanes	No	No unsignalized intersections in the area have left turn lanes.
5	Any intersection where the crash experience, traffic operations, sight distance restrictions, or engineering judgement indicates a significant conflict related to left-turning vehicles.	No	No additional indicators mandating left-turn lanes.

APPENDIX E




CAPACITY ANALYSIS WORKSHEETS

EXISTING



Intersection

Int Delay, s/veh 0.6

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	31	1032	1315	7	9	23
Future Vol, veh/h	31	1032	1315	7	9	23
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	33	1086	1384	7	9	24

Major/Minor	Major1	Major2	Minor2
Conflicting Flow All	1392	0	0 1996 696
Stage 1	-	-	- 1388 -
Stage 2	-	-	- 608 -
Critical Hdwy	4.14	-	- 6.84 6.94
Critical Hdwy Stg 1	-	-	- 5.84 -
Critical Hdwy Stg 2	-	-	- 5.84 -
Follow-up Hdwy	2.22	-	- 3.52 3.32
Pot Cap-1 Maneuver	*823	-	- *240 *550
Stage 1	-	-	- *519 -
Stage 2	-	-	- *653 -
Platoon blocked, %	1	-	- 1 1
Mov Cap-1 Maneuver	*823	-	- *216 *550
Mov Cap-2 Maneuver	-	-	- *216 -
Stage 1	-	-	- *519 -
Stage 2	-	-	- *587 -

Approach	EB	WB	SB
HCM Control Delay, s	0.8	0	15.3
HCM LOS			C




Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	* 823	-	-	-	383
HCM Lane V/C Ratio	0.04	-	-	-	0.088
HCM Control Delay (s)	9.6	0.5	-	-	15.3
HCM Lane LOS	A	A	-	-	C
HCM 95th %tile Q(veh)	0.1	-	-	-	0.3

Notes

~: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

Intersection

Int Delay, s/veh 0.4

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	35	1812	1360	11	4	50
Future Vol, veh/h	35	1812	1360	11	4	50
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	37	1907	1432	12	4	53

Major/Minor	Major1	Major2	Minor2
Conflicting Flow All	1443	0	0 2464 722
Stage 1	-	-	- 1437 -
Stage 2	-	-	- 1027 -
Critical Hdwy	4.14	-	- 6.84 6.94
Critical Hdwy Stg 1	-	-	- 5.84 -
Critical Hdwy Stg 2	-	-	- 5.84 -
Follow-up Hdwy	2.22	-	- 3.52 3.32
Pot Cap-1 Maneuver	*823	-	- *85 *550
Stage 1	-	-	- *519 -
Stage 2	-	-	- *341 -
Platoon blocked, %	1	-	- 1 1
Mov Cap-1 Maneuver	*823	-	- *85 *550
Mov Cap-2 Maneuver	-	-	- *85 -
Stage 1	-	-	- *519 -
Stage 2	-	-	- *341 -

Approach	EB	WB	SB
HCM Control Delay, s	0.2	0	15.8
HCM LOS			C

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	* 823	-	-	-	391
HCM Lane V/C Ratio	0.045	-	-	-	0.145
HCM Control Delay (s)	9.6	0	-	-	15.8
HCM Lane LOS	A	A	-	-	C
HCM 95th %tile Q(veh)	0.1	-	-	-	0.5

Notes

~: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon




APPENDIX F

CAPACITY ANALYSIS WORKSHEETS
BACKGROUND



Intersection

Int Delay, s/veh 1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	54	1065	1358	12	20	53
Future Vol, veh/h	54	1065	1358	12	20	53
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	57	1121	1429	13	21	56

Major/Minor	Major1	Major2	Minor2
Conflicting Flow All	1442	0	0 2110 721
Stage 1	-	-	- 1436 -
Stage 2	-	-	- 674 -
Critical Hdwy	4.14	-	- 6.84 6.94
Critical Hdwy Stg 1	-	-	- 5.84 -
Critical Hdwy Stg 2	-	-	- 5.84 -
Follow-up Hdwy	2.22	-	- 3.52 3.32
Pot Cap-1 Maneuver	*823	-	- *240 *550
Stage 1	-	-	- *519 -
Stage 2	-	-	- *609 -
Platoon blocked, %	1	-	- 1 1
Mov Cap-1 Maneuver	*823	-	- *196 *550
Mov Cap-2 Maneuver	-	-	- *196 -
Stage 1	-	-	- *519 -
Stage 2	-	-	- *497 -

Approach	EB	WB	SB
HCM Control Delay, s	1.2	0	17.3
HCM LOS			C




Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	* 823	-	-	-	368
HCM Lane V/C Ratio	0.069	-	-	-	0.209
HCM Control Delay (s)	9.7	0.8	-	-	17.3
HCM Lane LOS	A	A	-	-	C
HCM 95th %tile Q(veh)	0.2	-	-	-	0.8

Notes

~: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

Intersection

Int Delay, s/veh 1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	69	1871	1404	22	8	100
Future Vol, veh/h	69	1871	1404	22	8	100
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	73	1969	1478	23	8	105

Major/Minor	Major1	Major2	Minor2
Conflicting Flow All	1501	0	0 2619 751
Stage 1	-	-	- 1489 -
Stage 2	-	-	- 1130 -
Critical Hdwy	4.14	-	- 6.84 6.94
Critical Hdwy Stg 1	-	-	- 5.84 -
Critical Hdwy Stg 2	-	-	- 5.84 -
Follow-up Hdwy	2.22	-	- 3.52 3.32
Pot Cap-1 Maneuver	*753	-	- *45 *503
Stage 1	-	-	- *475 -
Stage 2	-	-	- *296 -
Platoon blocked, %	1	-	- 1 1
Mov Cap-1 Maneuver	*753	-	- *45 *503
Mov Cap-2 Maneuver	-	-	- *45 -
Stage 1	-	-	- *475 -
Stage 2	-	-	- *296 -

Approach	EB	WB	SB
HCM Control Delay, s	0.4	0	25.5
HCM LOS			D

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	* 753	-	-	-	287
HCM Lane V/C Ratio	0.096	-	-	-	0.396
HCM Control Delay (s)	10.3	0	-	-	25.5
HCM Lane LOS	B	A	-	-	D
HCM 95th %tile Q(veh)	0.3	-	-	-	1.8

Notes




~: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

APPENDIX G

CAPACITY ANALYSIS WORKSHEETS
FUTURE WITH PROJECT

Intersection

Int Delay, s/veh 1.2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	57	1069	1369	13	24	62
Future Vol, veh/h	57	1069	1369	13	24	62
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	60	1125	1441	14	25	65

Major/Minor	Major1	Major2	Minor2
Conflicting Flow All	1455	0	0 2131 727
Stage 1	-	-	- 1448 -
Stage 2	-	-	- 683 -
Critical Hdwy	4.14	-	- 6.84 6.94
Critical Hdwy Stg 1	-	-	- 5.84 -
Critical Hdwy Stg 2	-	-	- 5.84 -
Follow-up Hdwy	2.22	-	- 3.52 3.32
Pot Cap-1 Maneuver	*823	-	- *240 *550
Stage 1	-	-	- *519 -
Stage 2	-	-	- *609 -
Platoon blocked, %	1	-	- 1 1
Mov Cap-1 Maneuver	*823	-	- *193 *550
Mov Cap-2 Maneuver	-	-	- *193 -
Stage 1	-	-	- *519 -
Stage 2	-	-	- *491 -

Approach	EB	WB	SB
HCM Control Delay, s	1.3	0	18.2
HCM LOS			C




Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	* 823	-	-	-	363
HCM Lane V/C Ratio	0.073	-	-	-	0.249
HCM Control Delay (s)	9.7	0.9	-	-	18.2
HCM Lane LOS	A	A	-	-	C
HCM 95th %tile Q(veh)	0.2	-	-	-	1

Notes

~: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

Intersection

Int Delay, s/veh 1.3

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	79	1883	1412	25	9	106
Future Vol, veh/h	79	1883	1412	25	9	106
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	83	1982	1486	26	9	112

Major/Minor	Major1	Major2	Minor2
Conflicting Flow All	1513	0	0 2656 756
Stage 1	-	-	- 1499 -
Stage 2	-	-	- 1157 -
Critical Hdwy	4.14	-	- 6.84 6.94
Critical Hdwy Stg 1	-	-	- 5.84 -
Critical Hdwy Stg 2	-	-	- 5.84 -
Follow-up Hdwy	2.22	-	- 3.52 3.32
Pot Cap-1 Maneuver	*753	-	- *34 *503
Stage 1	-	-	- *475 -
Stage 2	-	-	- *296 -
Platoon blocked, %	1	-	- 1 1
Mov Cap-1 Maneuver	*753	-	- *34 *503
Mov Cap-2 Maneuver	-	-	- *34 -
Stage 1	-	-	- *475 -
Stage 2	-	-	- *296 -

Approach	EB	WB	SB
HCM Control Delay, s	0.4	0	33.9
HCM LOS			D

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	* 753	-	-	-	242
HCM Lane V/C Ratio	0.11	-	-	-	0.5
HCM Control Delay (s)	10.4	0	-	-	33.9
HCM Lane LOS	B	A	-	-	D
HCM 95th %tile Q(veh)	0.4	-	-	-	2.6

Notes

~: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon



McNaughton Development
Heather Highlands Market Assessment and Demand Analysis
Village of Hinsdale, DuPage County, Illinois
April 2020

Table of Contents

BACKGROUND, OBJECTIVE, AND KEY ASSUMPTIONS	3
EXECUTIVE SUMMARY	5
LOCATION ANALYSIS	14
COMPETITIVE ANALYSIS	23
ECONOMIC ANALYSIS	32
APPENDIX	42

Background, Objective, and Key Assumptions

Background, Objective and Key Assumptions

Background

Housing Trends, LLC was retained by McNaughton Development to assess the viability of the Subject location and make product and pricing recommendations that will maximize revenue and velocity at the proposed Heather Highlands community. The property is located in the Village of Hinsdale, north of Ogden Ave and east of N. Adams St.

Objective

The objective of this assignment was to compile and evaluate pertinent housing information in order to provide product, pricing and absorption projections for the recommended product type. To achieve the objective of this assignment, information on the Subject was reviewed, the Subject site was visited, and information was compiled and analyzed on: actively selling new home communities as well as existing home sales in the Target Market Area (portions of DuPage and Cook Counties.)

Key Assumptions

It is important to note that our pricing recommendations and absorption targets assume certain parameters regarding project execution. To achieve the prices and sales rates reflected in this report, it is assumed that the community will: 1) offer floor plan sizes and types as proposed, 2) be executed in a quality “market appropriate” manner with a community entrance, monumentation, landscaping, amenities, spec levels, and unit finishes in-line with market expectations, 3) have advertising and marketing efforts generating qualified shopper traffic commensurate with market comps achieving comparable sales rates, 4) have an on-site sales office open at least five days per week, 5) have fully decorated model homes reflecting each product type, and 6) have experienced sales agents familiar with the local market. In terms of product, as a general guide we have assumed that Builder product would be commensurate with other new home communities in the Target Market Area. If the Builder does not meet these conditions, it could have adverse impacts on project performance that could impact achievable prices and/or sales rates.

Contact Information

For questions and/or comments regarding this report, please contact:

Lance Ramella, President
Housing Trends, LLC
210 Cedar Avenue
St. Charles, IL 60174
lramella@housingtrendsllc.com
630.544.7826

Executive Summary

Executive Summary – Key Observations and Recommendations

- The annual employment growth rate was as low as 0.0% as recently as November 2019. Since that time, employment has grown to 0.6%. We expect employment growth to remain on a temporary pause through most of 2020 as the United States struggles to contain the Coronavirus. We expect employment to increase rapidly as soon as this crisis is resolved.
- Single-family permit activity fell by approximately 10.1% from 2018 to 2019. We anticipate single-family permits to fall again in 2020 as building activity has slowed due to the Coronavirus. This decline should create a pent-up demand situation as we return to normal economic activity in 2021.
- Our proprietary demand analysis indicates that there is significant demand for homebuyers in the 35-74 year-old categories with median household incomes over \$200,000. Based on this demand analysis, we believe that there is sufficient demand for the recommended product and pricing at the Subject.
- The primary reason for success for new residential communities is proximity to employment. The commute time to downtown Chicago via the Hinsdale Metra Station is only 25 minutes. In addition, the drive time to downtown Chicago is generally 30 minutes (depending on traffic). The Subject is also only minutes away from the I-88 employment corridor, which is the second largest employment center in the region.
- The Subject is located within the Consolidated School District 181 and Hinsdale High School District 86. The assigned schools to the Subject property (Monroe Elementary, Clarendon Hills Middle and Hinsdale Central High School) are among the top achieving schools in the region. Hinsdale High School is considered a top 10 high school in the state while the elementary and middle schools are ranked in the top 100 in the state.
- The Hinsdale “brand name” adds value to the Subject versus surrounding communities as Hinsdale is one of the most desirable communities in the Western Suburbs of Chicago.
- The Subject site is very convenient to local transportation corridors with easy access to I-88 via Highway 83 (0.3 miles to the west) and easy access to the Tri-State Tollway (1.4 miles to the east). In addition, the Hinsdale Metra Rail Station is located 1.6 miles to the south in downtown Hinsdale.

Executive Summary – Recommendations – Pricing and Absorption

Product Positioning and Absorption

- Single-Family Ranch

The developer is planning to build 23 single-family ranch homes on 45' wide lots. These units are recommended to range in size from 2,300 to 3,200 square feet. These plans will be attractive to active adult buyers downsizing from large, local homes and seeking a maintenance free, single-level living environment. The Subject will have a competitive advantage over most single-family ranch homes as the units will be maintenance free, which is unique for this market. We are estimating a monthly absorption rate of 1.0/month for the Single-Family Ranch homes.

- Traditional Single-Family

The developer is planning to build 23 traditional single-family homes on cluster lots. These units are recommended to range in size from 3,600 to 4,100 square feet and have all bedrooms upstairs (with the exception of dens). These plans will be attractive to family buyers moving from Chicago in search of excellent schools as well as local family buyers seeking to buy a new home and/or reduce exterior maintenance. The primary competitor for the Traditional Single-Family homes will be local resales. We have positioned the Subject slightly below the overall single-family trendline. However, we also reviewed single-family resale homes on similar sized lots (less than 8,000 sq. ft.) and with unit sizes between 3,000 to 5,000 sq. ft. and built since 2000. Using these comps, the Subject is positioned above the trendline. The Subject will have a competitive advantage over most single-family homes as the units will be maintenance free, which is unique for this market. We are estimating a monthly absorption rate of 1.0 for the Traditional Single-Family homes.

Executive Summary – Pricing Recommendations – Traditional SF

The developer is planning to build 23 standard single-family homes on cluster lots and 23 single-family ranch homes. These plans will be attractive to family buyers moving from Chicago in search of excellent schools, local family buyers seeking to buy a new home and/or reduce exterior maintenance and active adult buyers seeking to downsize from a large home in the local area.

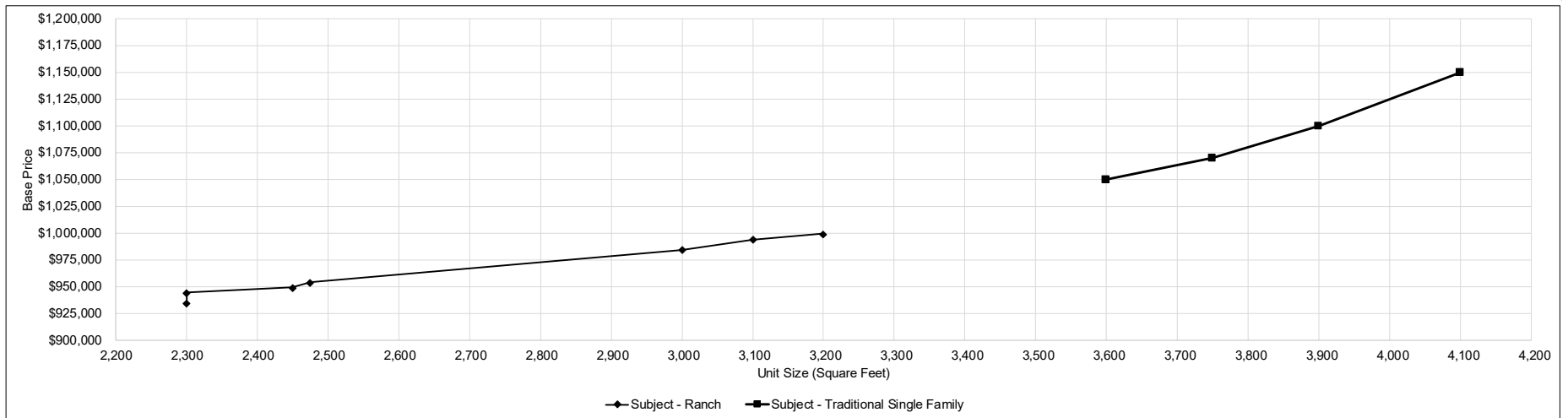
Subject - Ranch										McNaughton Development									
Product:		Single-Family - Ranch		Municipality:		Hinsdale		Total Units:		23		Notes:							
Lot Size:		3,150		County:		DuPage		Total Sold:		0									
Lot Dimensions:		45' x 70'		High School District:		Hinsdale Central		Units Remaining:		23									
Sales Open Date:		Jan-21		Audit Date:		N/A		Overall Sales Rate:		1.0									
Product							Prop. Taxes & HOA		Pricing								Financing		
Plan Name	Sq. Ft.	Beds	Baths	Floors	Garage	Master Down	Tax Rate	HOA	Base Price	Incentives	Net Base Price	Avg. \$/Sq. Ft.	Avg. Options	Avg. Premiums	Total Price	Total \$/Sq. Ft.	Monthly Pmt at 4.0%	31% Income to Qualify	
Essex	2,300	2	2.5	1	2	x	2.5%	\$150	\$934,000	\$0	\$934,000	\$406	\$ 140,100	\$7,500	\$1,081,600	\$470.26	\$6,849	\$305,739	
Brunswick	2,300	2	2.5	1	2	x	2.5%	\$150	\$944,000	\$0	\$944,000	\$410	\$ 141,600	\$7,500	\$1,093,100	\$475.26	\$6,921	\$308,953	
Ashford	2,450	2	2.5	1	2	x	2.5%	\$150	\$949,000	\$0	\$949,000	\$387	\$ 142,350	\$7,500	\$1,098,850	\$448.51	\$6,956	\$310,516	
Fenwick	2,475	2	2.5	1	2	x	2.5%	\$150	\$954,000	\$0	\$954,000	\$385	\$ 143,100	\$7,500	\$1,104,600	\$446.30	\$6,992	\$312,123	
Carlisle II	3,000	3	2.5	2	2	x	2.5%	\$150	\$984,000	\$0	\$984,000	\$328	\$ 147,600	\$7,500	\$1,139,100	\$379.70	\$7,205	\$321,631	
Bostonian	3,100	3	2.5	2	2	x	2.5%	\$150	\$994,000	\$0	\$994,000	\$321	\$ 149,100	\$7,500	\$1,150,600	\$371.16	\$7,277	\$324,845	
Astoria	3,200	3	2.5	2	2	x	2.5%	\$150	\$999,000	\$0	\$999,000	\$312	\$ 149,850	\$7,500	\$1,156,350	\$361.36	\$7,312	\$326,408	
Total/Average:		2,689							\$965,429	\$0	\$965,429	\$364	\$ 144,814	\$7,500	\$1,117,743	\$421.79	\$7,073	\$315,745	

Subject - Traditional Single Family										McNaughton Development									
Product:		Traditional SF		Municipality:		Hinsdale		Total Units:		23		Notes:							
Lot Size:		2,800		County:		DuPage		Total Sold:		0									
Lot Dimensions:		40' x 70'		High School District:		Hinsdale Central		Units Remaining:		23									
Sales Open Date:		Jan-21		Audit Date:		N/A		Overall Sales Rate:		1.0									
Product							Prop. Taxes & HOA		Pricing								Financing		
Plan Name	Sq. Ft.	Beds	Baths	Floors	Garage	Master Down	Tax Rate	HOA	Base Price	Incentives	Net Base Price	Avg. \$/Sq. Ft.	Avg. Options	Avg. Premiums	Total Price	Total \$/Sq. Ft.	Monthly Pmt at 4.0%	31% Income to Qualify	
1	3,600	4	3.5	2	2		2.5%	\$150	\$1,050,000	\$0	\$1,050,000	\$292	\$ 157,500	\$10,000	\$1,217,500	\$338.19	\$7,691	\$343,326	
2	3,750	4	3.5	2	2		2.5%	\$150	\$1,070,000	\$0	\$1,070,000	\$285	\$ 160,500	\$10,000	\$1,240,500	\$330.80	\$7,834	\$349,710	
3	3,900	4	3.5	2	2		2.5%	\$150	\$1,100,000	\$0	\$1,100,000	\$282	\$ 165,000	\$10,000	\$1,275,000	\$326.92	\$8,047	\$359,218	
4	4,100	4	3.5	2	2		2.5%	\$150	\$1,150,000	\$0	\$1,150,000	\$280	\$ 172,500	\$10,000	\$1,332,500	\$325.00	\$8,403	\$375,110	
Total/Average:		3,917							\$1,106,667	\$0	\$1,106,667	\$283	\$ 166,000	\$10,000	\$1,282,667	\$327.57	\$7,994	\$361,346	

Executive Summary – Product and Pricing Recommendations Summary

Below is a summary of the product and pricing recommendations for the Subject property.

Neighborhood	Product	Total # of Units	Unit Size Range	Avg. Unit Size	BASE PRICE			Incentives	NET PRICE		Avg. Premiums	Avg. Options	TOTAL PRICE		Estimated Sales/Month
					Recommended Base Price Range	Avg. Base Price	Avg. Base \$/Sq. Ft.		Avg. Net Price	Avg. Net \$/Sq. Ft.			Avg. Total Price	Avg. Total \$/Sq. Ft.	
Subject - Ranch	Single-Family - Ranch	23	2,300 - 3,200	2,689	\$934,000 - \$999,000	\$965,429	\$359	\$0	\$965,429	\$364	\$7,500	\$ 144,814	\$1,117,743	\$422	1.0
Subject - Traditional Single Family	Traditional SF	23	3,600 - 4,100	3,917	\$1,050,000 - \$1,150,000	\$1,106,667	\$283	\$0	\$1,106,667	\$283	\$10,000	\$ 166,000	\$1,282,667	\$328	1.0
COMMUNITY SUMMARY		46	2,300 - 4,100	3,303	\$934,000 - \$1,150,000	\$1,036,048	\$321	\$0	\$1,036,048	\$323	\$8,750	\$ 155,407	\$1,200,205	\$375	1.00



Executive Summary – Price Appreciation and Potential Sellout

Due to the presence of the Coronavirus in the market, we are forecasting no new home price appreciation for the Chicago region in 2020. We believe that new home price appreciation will rebound in 2021 and 2022 and 1.0% for 2023 and 2024. If the impact from the Coronavirus persists into 2021 and beyond, new home price appreciation rates will be impacted negatively.

Price Appreciation						0.0%	2.0%	2.0%	1.0%
Neighborhood	Product	Lot Size	Dimensions	Units	Base Price	2020	2021	2022	2023
Subject - Ranch	Single-Family - Ranch	3,150	45' x 70'	23	\$965,429	\$965,429	\$984,737	\$1,004,432	\$1,014,476
Subject - Traditional Single Family	Traditional SF	2,800	40' x 70'	23	\$1,106,667	\$1,106,667	\$1,128,800	\$1,151,376	\$1,162,890
AVERAGE:				46		\$1,036,048	\$1,056,769	\$1,077,904	\$1,088,683

Absorption Appreciation						0.0%	0.0%	0.0%	0.0%
Neighborhood	Product	Lot Size	Dimensions	Units	Absorption	2020	2021	2022	2023
Subject - Ranch	Single-Family - Ranch	3,150	45' x 70'	23	1.0	1.0	1.0	1.0	1.0
Subject - Traditional Single Family	Traditional SF	2,800	40' x 70'	23	1.0	1.0	1.0	1.0	1.0
AVERAGE:				46	2.0	2.0	2.0	2.0	2.0

Potential Buildout									
Neighborhood	Product	Lot Size	Dimensions	Units		2020	2021	2022	2023
Subject - Ranch	Single-Family - Ranch	3,150	45' x 70'	23		0	12	11	0
Subject - Traditional Single Family	Traditional SF	2,800	40' x 70'	23		0	12	11	0
				46		0	24	22	0

Source: Housing Trends, LLC

Executive Summary – Household Formations – 7.5-Mile Radius

ESRI projects that household formations within a 7.5-mile radius from the Subject site will increase by a total of 426 households in the next five years (.02%). However, in the 35-44 and 55-74 age categories with median household incomes above \$200,000, households are expected to increase by 19.5% and 13.7% respectively.

2019 Households	Age Cohort							Total Households
	<25	25-34	35-44	45-54	55-64	65-74	>75	
<\$15K	543	1,648	1,579	1,680	2,778	2,514	3,664	14,406
\$15K-\$25K	423	1,389	1,379	1,459	2,466	2,932	4,484	14,532
\$25K-\$35K	530	2,126	1,649	1,562	1,970	2,585	4,287	14,709
\$35K-\$50K	716	3,236	3,028	2,833	3,074	3,882	5,497	22,266
\$50K-\$75K	937	4,717	4,442	5,003	6,875	6,903	6,051	34,928
\$75K-\$100K	426	4,085	5,146	5,225	7,317	6,045	2,107	30,351
\$100K-\$150K	387	5,353	8,295	9,346	9,787	5,880	2,872	41,920
\$150K-\$200K	91	2,110	4,332	5,581	5,733	2,471	1,018	21,336
>\$200K	108	1,825	5,902	8,495	7,817	3,716	1,199	29,062
Total Households	4,161	26,489	35,752	41,184	47,817	36,928	31,179	223,510
2024 Households								
<\$15K	501	1,313	1,296	1,294	1,958	2,270	3,767	12,399
\$15K-\$25K	341	1,105	1,065	1,079	1,805	2,624	4,493	12,512
\$25K-\$35K	432	1,672	1,287	1,039	1,418	2,355	4,436	12,639
\$35K-\$50K	659	2,805	2,531	2,185	2,258	3,573	5,806	19,817
\$50K-\$75K	915	4,284	4,064	4,095	5,704	7,065	6,836	32,963
\$75K-\$100K	424	3,908	5,011	4,655	6,298	6,567	2,633	29,496
\$100K-\$150K	422	5,964	9,174	8,982	9,518	7,223	4,081	45,364
\$150K-\$200K	110	2,744	5,676	6,113	6,413	3,431	1,627	26,114
>\$200K	115	2,186	7,058	8,346	8,124	4,992	1,811	32,632
Total Households	3,919	25,981	37,162	37,788	43,496	40,100	35,490	223,936
Projected Change in Households								
<\$15K	(42)	(335)	(283)	(386)	(820)	(244)	103	(2,007)
\$15K-\$25K	(82)	(284)	(314)	(380)	(661)	(308)	9	(2,020)
\$25K-\$35K	(98)	(454)	(362)	(523)	(552)	(230)	149	(2,070)
\$35K-\$50K	(57)	(431)	(497)	(648)	(816)	(309)	309	(2,449)
\$50K-\$75K	(22)	(433)	(378)	(908)	(1,171)	162	785	(1,965)
\$75K-\$100K	(2)	(177)	(135)	(570)	(1,019)	522	526	(855)
\$100K-\$150K	35	611	879	(364)	(269)	1,343	1,209	3,444
\$150K-\$200K	19	634	1,344	532	680	960	609	4,778
>\$200K	7	361	1,156	(149)	307	1,276	612	3,570
Projected Total Change	(242)	(508)	1,410	(3,396)	(4,321)	3,172	4,311	426

Executive Summary – New Home Demand – 7.5-Mile Radius

We used a 7.5-mile radius for the New Home Demand Analysis, which encompasses portions of DuPage and Cook Counties. For the purposes of this analysis, we reviewed only annual household incomes above \$200,000. According to our demand model, there is demand for 491 new homes annually within 7.5-miles of the Subject site with annual incomes above \$200,000 between the ages of 35 and 74, which would be the typical buyer for this product. This demand more than supports the proposed 46-unit development at the Subject site.

Existing Households - Turnover

Income Cohort	Income to Mort. (1)	Home Value (2)	Existing Households (3)					% Home Owners (4)					Home Owners					Turnover (5)				Home Owners - Annual Turnover				
			25-34	35-44	45-54	55-74	Total	<35	35-44	45-54	55-74	Total	<35	35-44	45-54	55-74	Total	<35	35-44	45-54	55-74	<35	35-44	45-54	55-74	Total
\$0 - \$50,000	35%	\$0 - \$155,000	8,399	7,635	7,534	22,201	45,769	5%	10%	20%	30%	16%	420	764	1,507	6,660	9,351	12%	11%	10%	6%	50	84	151	400	685
\$50,000 - \$75,000	33%	\$155,000 - \$253,000	4,717	4,442	5,003	13,678	27,840	25%	35%	40%	45%	36%	1,179	1,555	2,001	6,155	10,890	12%	11%	10%	6%	142	171	200	369	882
\$75,000 - \$100,000	31%	\$253,000 - \$295,000	4,085	5,146	5,255	13,362	27,848	35%	50%	50%	60%	49%	1,430	2,573	2,628	8,017	14,647	12%	11%	10%	6%	172	283	263	481	1,198
\$100,000 - \$150,000	30%	\$295,000 - \$452,000	5,353	8,295	9,346	15,667	38,661	55%	65%	70%	85%	69%	2,944	5,392	6,542	13,317	28,195	12%	11%	10%	6%	353	593	654	799	2,400
\$150,000 - \$200,000	28%	\$452,000 - \$575,000	2,110	4,332	5,581	8,204	20,227	75%	80%	85%	90%	83%	1,583	3,466	4,744	7,384	17,176	12%	11%	10%	6%	190	381	474	443	1,489
\$200,000 +	25%	\$575,000 -	1,825	5,902	8,495	11,533	27,755	80%	85%	90%	90%	86%	1,460	5,017	7,646	10,380	24,502	12%	11%	10%	6%	175	552	765	623	2,114
Total			26,489	35,752	41,214	84,645	188,100	46%	54%	59%	67%	56%	9,016	18,765	25,067	51,913	104,761	12%	11%	10%	6%	1,082	2,064	2,507	3,115	8,768

New Households

Income Cohort	Income to Mort.	Home Value	New Households - Annual (3)					% Home Owners (4)					New Home Owners					Turnover				New Home Owners - Annual Turnover				
			25-34	35-44	45-54	55-74	Total	<35	35-44	45-54	55-74	Total	<35	35-44	45-54	55-74	Total	<35	35-44	45-54	55-74	<35	35-44	45-54	55-74	Total
\$0 - \$50,000	35%	\$0 - \$155,000	(1,504)	(1,456)	(1,937)	(3,940)	(8,837)	5%	10%	20%	30%	16%	(75)	(146)	(387)	(1,182)	(1,790)	100%	100%	100%	100%	(75)	(146)	(387)	(1,182)	(1,790)
\$50,000 - \$75,000	33%	\$155,000 - \$253,000	(431)	(378)	(908)	(1,009)	(2,726)	25%	35%	40%	45%	36%	(108)	(132)	(363)	(454)	(1,057)	100%	100%	100%	100%	(108)	(132)	(363)	(454)	(1,057)
\$75,000 - \$100,000	31%	\$253,000 - \$295,000	(433)	(135)	(570)	(497)	(1,635)	35%	50%	50%	60%	49%	(152)	(68)	(285)	(298)	(802)	100%	100%	100%	100%	(152)	(68)	(285)	(298)	(802)
\$100,000 - \$150,000	30%	\$295,000 - \$452,000	(177)	879	(364)	1,074	1,412	55%	65%	70%	85%	69%	(97)	571	(255)	913	1,132	100%	100%	100%	100%	(97)	571	(255)	913	1,132
\$150,000 - \$200,000	28%	\$452,000 - \$575,000	611	1,344	532	1,640	4,127	75%	80%	85%	90%	83%	458	1,075	452	1,476	3,462	100%	100%	100%	100%	458	1,075	452	1,476	3,462
\$200,000 +	25%	\$575,000 -	634	1,156	(149)	1,583	3,224	80%	85%	90%	90%	86%	507	983	(134)	1,425	2,780	100%	100%	100%	100%	507	983	(134)	1,425	2,780
Total			(1,300)	1,410	(3,396)	(1,149)	(4,435)	46%	54%	59%	67%	56%	534	2,284	(972)	1,879	3,724	100%	100%	100%	100%	534	2,284	(972)	1,879	3,724

New Home Demand - Annual

Income Cohort	Income to Mort.	Home Value	Turnover Demand					% Buy New (6)					Annual New Home Demand					Share
			25-34	35-44	45-54	55-74	Total	<35	35-44	45-54	55-74	Total	<35	35-44	45-54	55-74	Total	
\$0 - \$50,000	35%	\$0 - \$155,000	(25)	(62)	(237)	(782)	(1,106)	0%	0%	0%	0%	0%	-	-	-	-	-	0%
\$50,000 - \$75,000	33%	\$155,000 - \$253,000	34	39	(163)	(85)	(175)	7%	8%	8%	9%	8%	2	3	(13)	(8)	(15)	-1%
\$75,000 - \$100,000	31%	\$253,000 - \$295,000	20	216	(22)	183	396	9%	9%	9%	10%	9%	2	19	(2)	18	37	2%
\$100,000 - \$150,000	30%	\$295,000 - \$452,000	256	1,164	399	1,712	3,532	10%	11%	12%	12%	11%	26	128	48	205	407	26%
\$150,000 - \$200,000	28%	\$452,000 - \$575,000	648	1,456	927	1,919	4,950	10%	11%	12%	12%	11%	65	160	111	230	566	36%
\$200,000 +	25%	\$575,000 -	682	1,534	630	2,047	4,895	10%	11%	12%	12%	11%	68	169	76	246	558	36%
Total			1,615	4,348	1,534	4,994	12,492						163	480	220	692	1,554	100%

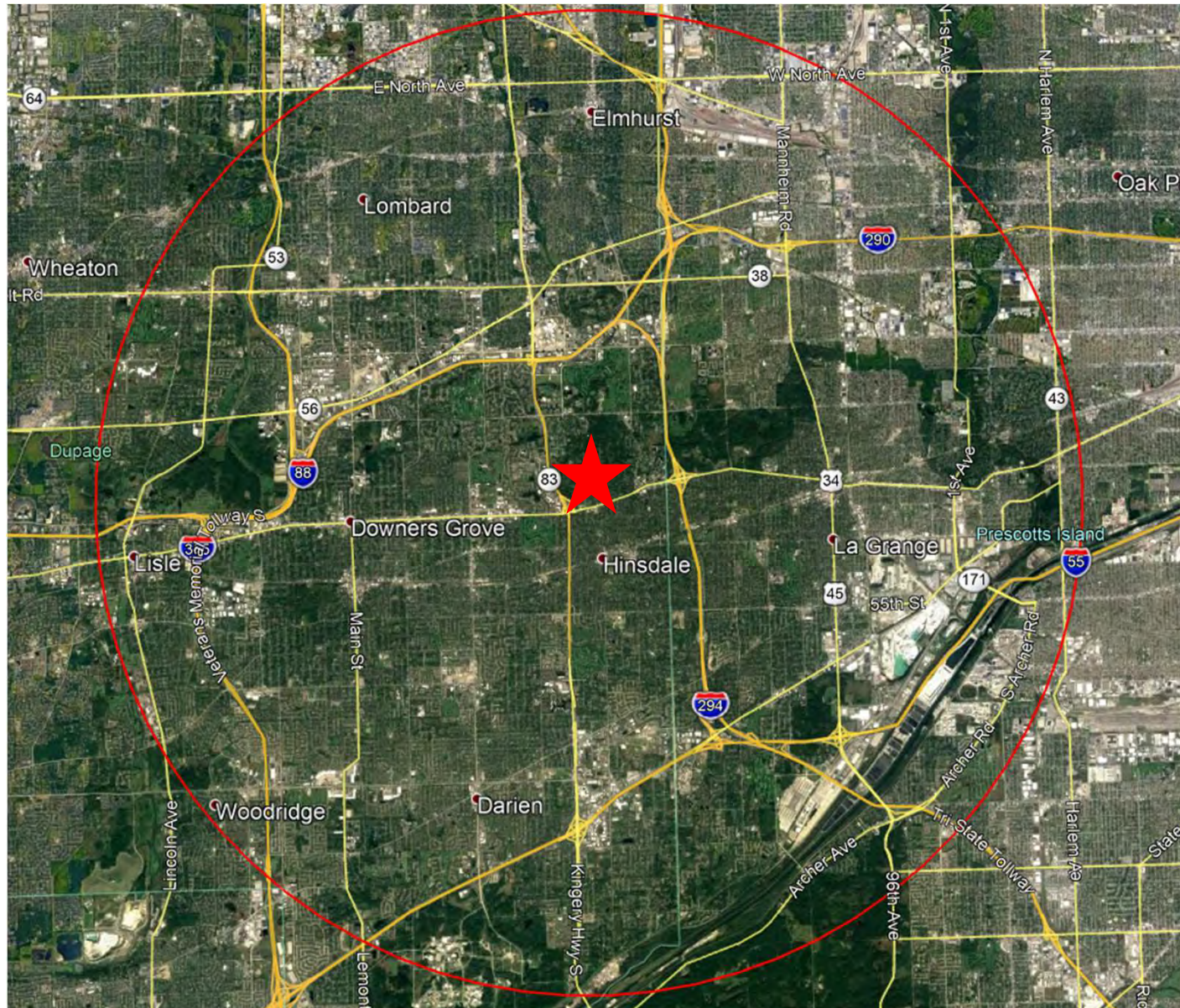
Sources:

- (1) US Census - American Factfinder
- (2) Assumes 10% Down Payment, 30-Year Mortgage at 4.0% Fixed Annual Rate, 2.7% Property Taxes
- (3) ESRI
- (4) ESRI
- (5) US Census - American Factfinder
- (6) DataQuick - percentage of overall home sales that are new - long term average

Source: ESRI, Housing Trends, LLC

Executive Summary – Competitive Market Area – 7.5-Mile Radius

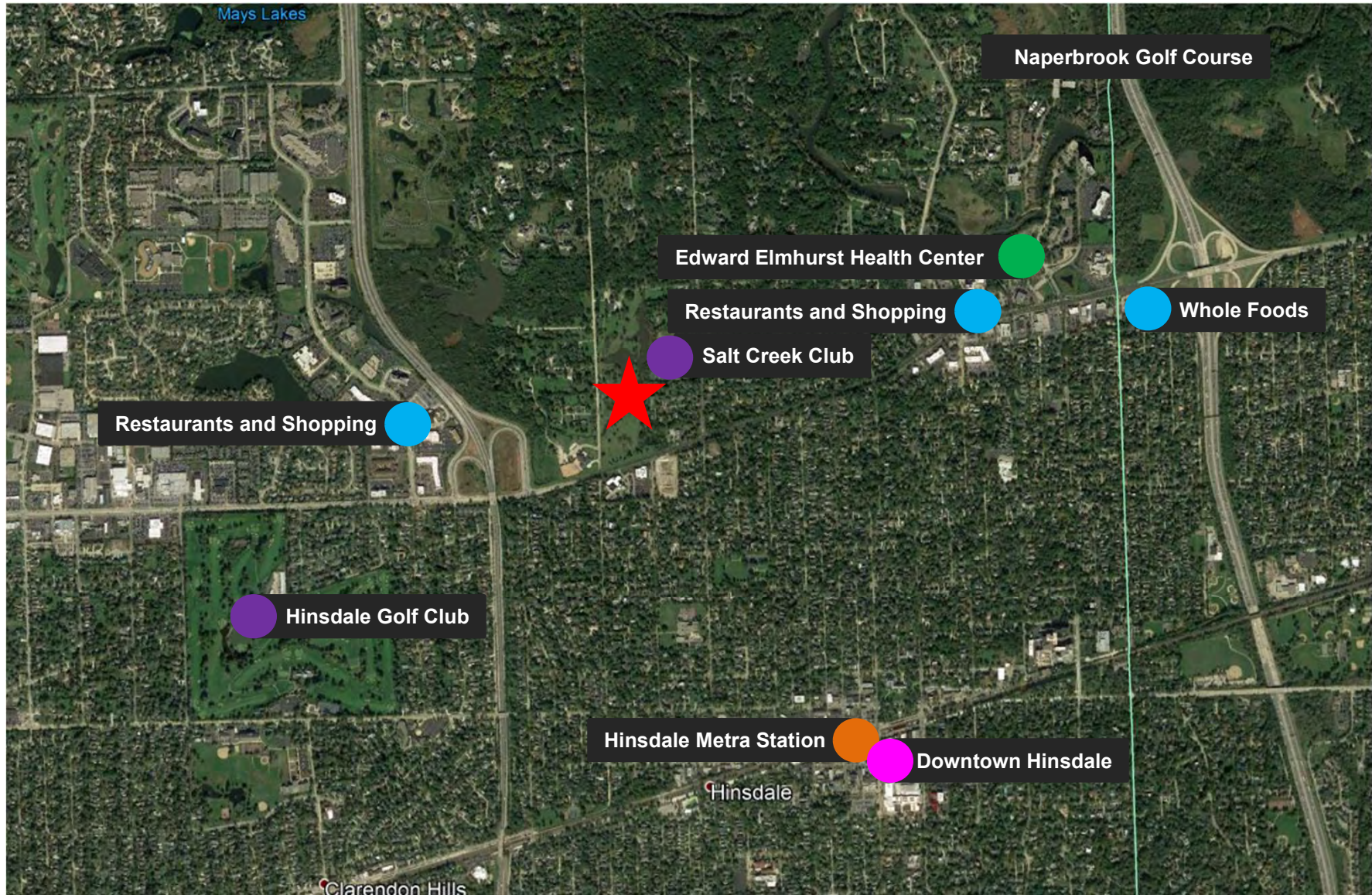
In order to assess new home demand, we used data from a 7.5-mile radius from the Subject site.



Location Analysis

Location Analysis – Subject Site Location

The Subject is well located in Hinsdale just east of Highway 83 and approximately 1.4 miles west of I-294. The site is also convenient to shopping, recreation, services and hospitals.



Location Analysis – **Subject Site Location**

The Subject is located north of Ogden Rd. and east of Adams St.



Source: McNaughton Development, Google Earth Pro, Housing Trends, LLC

Location Analysis – Preliminary Site Plan

For the purpose of this analysis, we only analyzed the 23 single-family cluster lots and 23 single-family ranch lots identified as Parcel 1 on the site plan below. We did not analyze the three custom lots identified as Parcel 2.



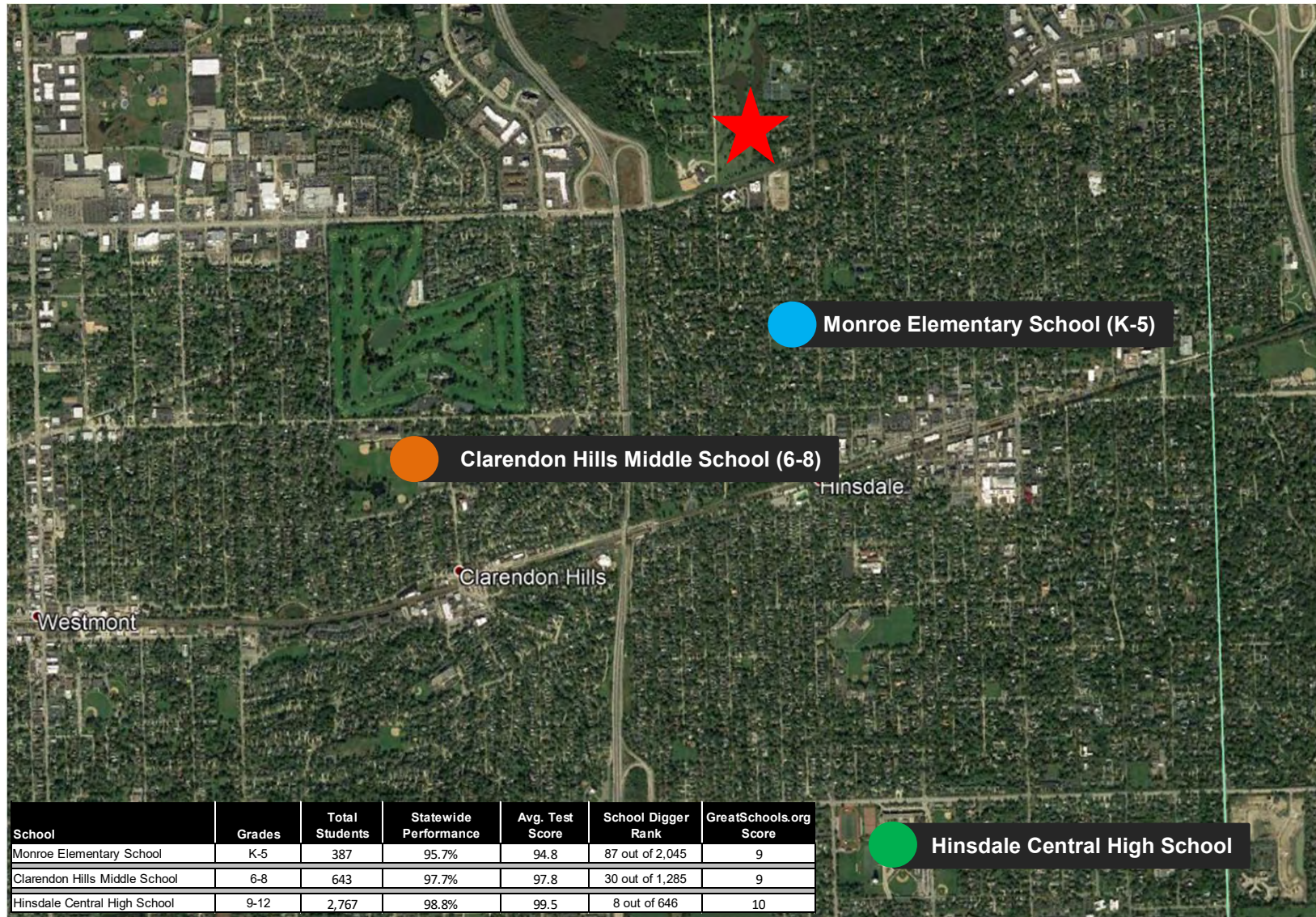
Location Analysis – High School Rankings

The Subject is located in the Hinsdale Central High School District, which scores a high “A” on our high school rating system. Hinsdale Central High School is widely regarded as one of the top public high schools in the Chicago Suburbs. Below is a ranking of all public high schools in DuPage County.

High School				Overall Ranking and Grade		SAT		Attend College		Grad Rate		College Readiness		Great Schools		School Digger	
High School Name	Address	City	County	Score	Grade	Score	HT Rating	12 Months	HT Rating	%	HT Rating	%	HT Rating	Rating	HT Rating	Rank	HT Rating
Neuqua Valley	2460 95th St.	Naperville	DuPage	5.0	A	1213	5	87.4	5	97.9	5	85.9	5	10	5	13	5
Naperville Central	440 Aurora Ave.	Naperville	DuPage	5.0	A	1186	5	87.6	5	95.8	5	77.4	5	9	5	16	5
Naperville North	899 North Mill St.	Naperville	DuPage	5.0	A	1175	5	86.1	5	97.9	5	77.0	5	9	5	24	5
Hinsdale Central	5500 South Grant St.	Hinsdale	DuPage	4.8	A	1218	5	88.9	5	94.6	4	87.1	5	9	5	8	5
York Community	355 West Saint Charles Rd.	Elmhurst	DuPage	4.8	A	1162	5	83.4	5	94.4	4	71.8	5	9	5	27	5
Metea Valley	1801 North Eola Rd.	Aurora	DuPage	4.7	A	1149	5	81.7	4	96.9	5	71.0	4	10	5	30	5
Lemont Twp	800 Porter St.	Lemont	DuPage	4.7	A	1132	5	89.2	5	95.4	4	62.5	4	10	5	39	5
Downers Grove North	4436 Main St.	Downers Grove	DuPage	4.5	A	1125	5	82.4	4	93.9	4	70.0	4	10	5	29	5
Waubensie Valley	2590 Ogden Ave.	Aurora	DuPage	4.3	B	1126	5	77.7	3	96.2	5	66.3	4	10	5	46	4
Wheaton North	1 Falcon Way	Wheaton	DuPage	4.3	B	1114	4	83.1	5	91.2	3	71.3	5	9	5	49	4
Glenbard West	670 Crescent Blvd.	Glen Ellyn	DuPage	4.0	B	1122	4	81.4	4	94.5	4	65.6	4	8	4	55	4
Wheaton Warrenville South	1993 Tiger Trail	Wheaton	DuPage	4.0	B	1096	4	81.7	4	91.8	3	63.9	4	9	5	65	4
Glenbard South	23w200 Butterfield Rd.	Glen Ellyn	DuPage	4.0	B	1091	4	85.8	5	92.1	3	64.3	4	8	4	76	4
Lisle	1800 Short St.	Lisle	DuPage	3.8	B	1037	3	80.8	4	93.8	4	63.4	4	8	4	45	4
Lake Park	500 West Bryn Mawr Ave.	Roselle	DuPage	3.8	B	1093	4	79.2	4	92.6	4	61.6	4	7	3	86	4
Westmont	909 Oakwood	Westmont	DuPage	3.7	B	1059	3	83.0	4	90.3	2	61.4	4	9	5	47	4
Downers Grove South	1436 Norfolk St.	Downers Grove	DuPage	3.7	B	1081	4	81.6	4	91.8	3	56.9	3	9	5	104	3
Hinsdale South	7401 Clarendon Hills Rd.	Darien	DuPage	3.5	C	1086	4	83.0	4	90.3	2	61.4	4	8	4	105	3
Glenbard North	990 Kuhn Rd.	Carol Stream	DuPage	3.0	C	1030	3	77.9	3	92.1	3	55.7	3	7	3	116	3
Willowbrook	1250 South Ardmore Ave.	Villa Park	DuPage	2.8	C	1040	3	70.7	2	90.5	3	49.8	3	7	3	183	3
West Chicago Community	326 Joliet St.	West Chicago	DuPage	2.5	D	970	2	60.0	1	97.5	5	35.2	2	7	3	342	2
Glenbard East	1014 South Main St.	Lombard	DuPage	2.3	D	1022	2	76.1	3	90.3	2	45.7	2	6	3	235	2
Fenton	1000 West Green St.	Bensenville	DuPage	2.2	D	990	2	67.3	2	88.4	2	40.5	2	6	3	288	2
Addison Trail	213 North Lombard Rd.	Addison	DuPage	2.0	D	971	2	63.9	2	86.9	2	33.3	2	5	2	352	2
Dundee-Crown	1500 Kings Rd.	Carpentersville	DuPage	1.3	F	970	2	59.6	1	81.9	1	32.4	1	3	1	394	2

Location Analysis – Assigned Schools

All assigned schools are rated as excellent. Hinsdale Central High School is rated as the 8th best high school in the state by Schooldigger.com. Monroe Elementary and Clarendon Hills Middle are both rated in the top 100 in the state.

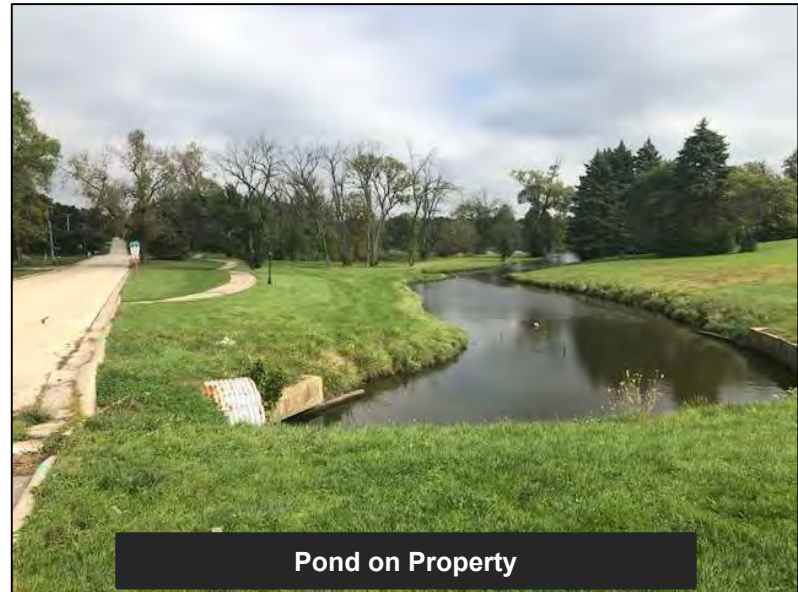


A map of the Chicago metropolitan area illustrating emergency response time zones. A red star marks the central point, likely a fire station. Three concentric, irregularly shaped regions represent different response times: a small orange-brown area for 15 minutes, a medium blue area for 30 minutes, and a large pink area for 45 minutes. The map includes labels for various cities and towns such as Chicago, Evanston, Oak Park, Cicero, and Aurora, as well as major highways like I-90 and I-55.

Location Analysis – Site Photos



Looking North On Adams St.



Pond on Property



Walking Path Through Property Looking South



Center of Property Looking North

Location Analysis – Site Photos



Competitive Analysis

Competitive Analysis – Primary Comparables Summary

Because the Subject property is located in a mature region in DuPage County, there are a limited number of actively selling new home communities in the region. All of the new home comps reviewed for this analysis are summarized below. Details for each community are on the following pages.

COMMUNITY	PRODUCT TYPE	BUILDER	BASE PRICE RANGE	OVERALL MONTHLY ABSORPTION	PRICE SUMMARY OF KEY COMPETITORS					
					BASE PRICE	NET PRICE	TOTAL PRICE	UNIT SIZE	NET \$/ SQ. FT.	TOTAL \$/ SQ. FT.
Hinsdale Meadows - SF Cluster Homes	Single Family	Edward R. James	\$990K - \$1335K	0.6	\$1,152,400	\$1,152,400	\$1,330,135	2,987	\$392	\$453
The Reserve at Mason Pointe	Single Family	M/I Homes	\$626K - \$687K	0.7	\$657,990	\$657,990	\$746,029	3,142	\$210	\$238
Timber Trails SF	Single-Family	Timber Trails Development Co.	\$700K - \$770K	0.8	\$725,733	\$725,733	\$808,307	3,634	\$203	\$226
AVERAGE:				0.7	\$845,374	\$845,374	\$961,490	3,254	\$268	\$305
MEDIAN:				0.7	\$725,733	\$725,733	\$808,307	3,142	\$210	\$238

Source: Various homebuilder sales offices, Housing Trends, LLC

Competitive Analysis – Primary Comparables Sell-Out Schedule

Based on current monthly absorption rates, the primary comparable communities will be mostly sold out by the end of 2022 or early 2023. While it is likely that new communities will enter the market in the next two years, the competition at high quality, age-targeted locations is likely to be minimal.

Key Comparable Sell-Out Schedule							
Community Name	Builder Name	Monthly Absorption	Total Units Remaining	2020	2021	2022	2023
Hinsdale Meadows - SF Cluster Homes	Edward R. James	0.6	11	4	7	0	0
The Reserve at Mason Pointe	M/I Homes	0.7	4	4	0	0	0
Timber Trails SF	Timber Trails Development Co.	0.8	30	6	9	9	6
AVERAGE/TOTAL:		0.7	45	14	16	9	6

*2020 annual absorption is prorated for the remaining eight months of the year.

Source: Various Builder Sales Offices, Housing Trends, LLC

Competitive Analysis – Key Comparables Detail – Single Family

Below are the details of the three actively selling standard single-family communities that we reviewed in the competitive market area and identified as key comparables to the Subject.

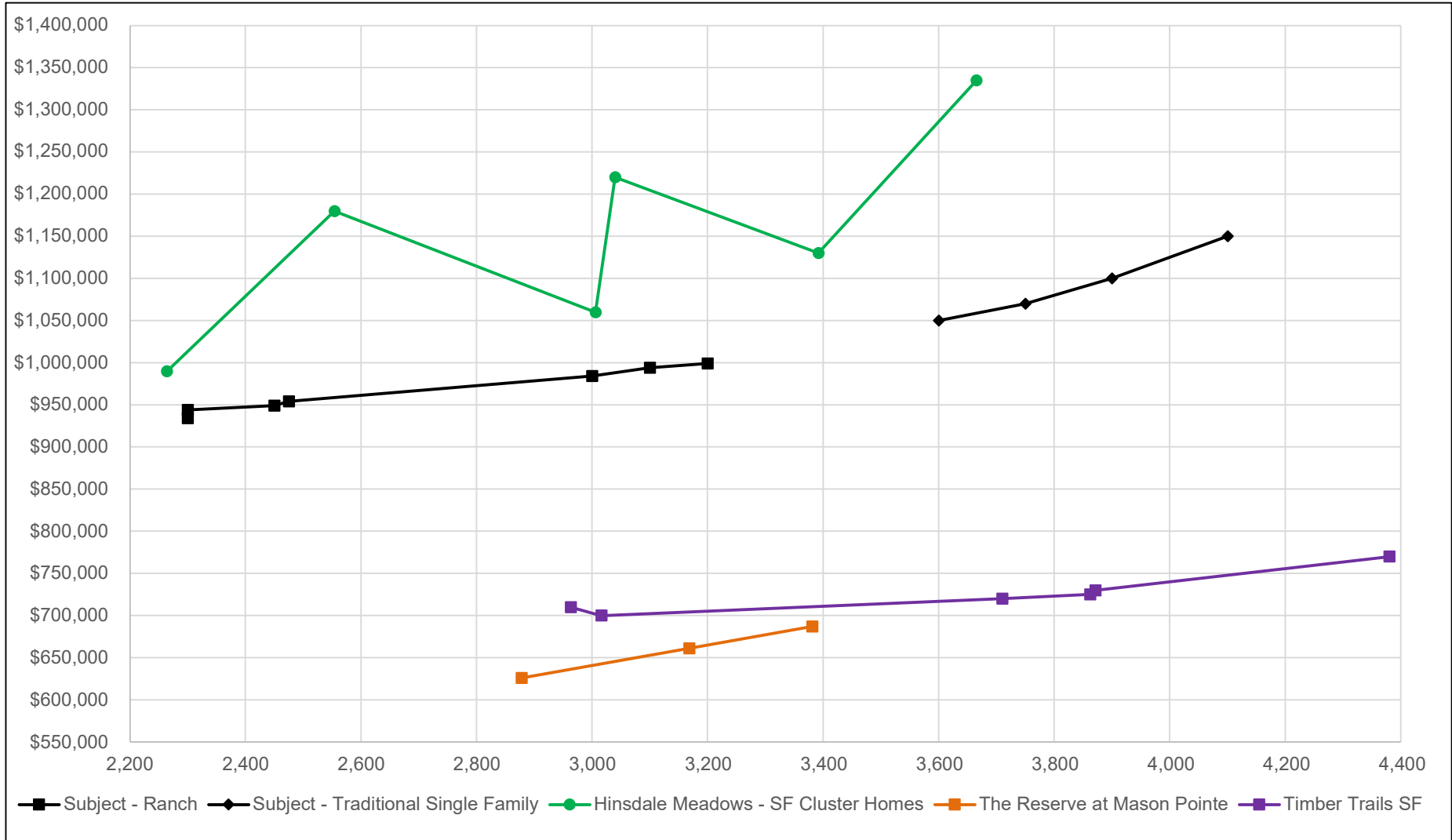
The Reserve at Mason Pointe																	M/I Homes			
Product:		Single Family			Municipality:		La Grange			Total Units:		12		Notes: Units currently under construction. No model home yet.						
Lot Size:		7,200			County:		Cook			Total Sold:		8								
Lot Dimensions:		60' x 120'			High School District:		Lyons Township			Units Remaining:		4								
Sales Open Date:		Mar-19			Audit Date:		Mar-20			Overall Sales Rate:		0.7								
Product							Prop. Taxes & HOA			Pricing								Financing		
Plan Name	Sq. Ft.	Beds	Baths	Floors	Garage	Master Down	Tax Rate	HOA	Base Price	Incentives	Net Base Price	Avg. \$/Sq. Ft.	Avg. Options	Avg. Premiums	Total Price	Total \$/Sq. Ft.	Monthly Pmt at 4.0%	31% Income to Qualify		
Burlington	2,878	3	2.5	2	2		2.3%	\$150	\$625,990	\$0	\$625,990	\$218	\$ 81,379	\$2,500	\$709,869	\$247	\$4,428	\$197,666		
Cossitt	3,168	3	2.5	2	2		2.3%	\$150	\$660,990	\$0	\$660,990	\$209	\$ 85,929	\$2,500	\$749,419	\$237	\$4,667	\$208,335		
Quincy	3,381	4	2.5	2	2		2.3%	\$150	\$686,990	\$0	\$686,990	\$203	\$ 89,309	\$2,500	\$778,799	\$230	\$4,844	\$216,236		
Total/Average:		3,142							\$657,990	\$0	\$657,990	\$210	\$ 85,539	\$2,500	\$746,029	\$238	\$4,646	\$207,412		

Timber Trails SF																	Timber Trails Development Co.			
Product:		Single-Family			Municipality:		Western Springs			Total Units:		66		Notes:						
Lot Size:		10,400			County:		Cook			Total Sold:		36								
Lot Dimensions:		80' x 130'			High School District:		Lyons Township			Units Remaining:		30								
Sales Open Date:		Jan-16			Audit Date:		Sep-19			Overall Sales Rate:		0.8								
Product							Prop. Taxes & HOA			Pricing								Financing		
Plan Name	Sq. Ft.	Beds	Baths	Floors	Garage	Master Down	Tax Rate	HOA	Base Price	Incentives	Net Base Price	Avg. \$/Sq. Ft.	Avg. Options	Avg. Premiums	Total Price	Total \$/Sq. Ft.	Monthly Pmt at 4.0%	31% Income to Qualify		
Lancaster	2,963	4	2.5	2	2		2.3%	\$233	\$709,900	\$0	\$709,900	\$240	\$ 70,990	\$10,000	\$790,890	\$267	\$5,000	\$223,200		
Andover	3,016	3	2.5	2	2	x	2.3%	\$233	\$699,900	\$0	\$699,900	\$232	\$ 69,990	\$10,000	\$779,890	\$259	\$4,933	\$220,209		
Ashridge II	3,710	4	2.5	2	2		2.3%	\$233	\$719,900	\$0	\$719,900	\$194	\$ 71,990	\$10,000	\$801,890	\$216	\$5,066	\$226,146		
Newbury	3,862	4	2.5	2	2		2.3%	\$233	\$724,900	\$0	\$724,900	\$188	\$ 72,490	\$10,000	\$807,390	\$209	\$5,099	\$227,619		
Dover	3,871	4	2.5	2	2		2.3%	\$233	\$729,900	\$0	\$729,900	\$189	\$ 72,990	\$10,000	\$812,890	\$210	\$5,132	\$229,092		
Dover II	4,380	4	3.5	2	2		2.3%	\$233	\$769,900	\$0	\$769,900	\$176	\$ 76,990	\$10,000	\$856,890	\$196	\$5,398	\$240,967		
Total/Average:		3,634							\$725,733	\$0	\$725,733	\$203	\$ 72,573	\$10,000	\$808,307	\$226	\$5,105	\$227,872		

Hinsdale Meadows - SF Cluster Homes																	Edward R. James			
Product:		Single Family			Municipality:		Hinsdale			Total Units:		21		Notes:						
Lot Size:		6,600			County:		DuPage			Total Sold:		10								
Lot Dimensions:		60' x 110'			High School District:		Hinsdale Central			Units Remaining:		11								
Sales Open Date:		Oct-18			Audit Date:		Apr-20			Overall Sales Rate:		0.6								
Product							Prop. Taxes & HOA			Pricing								Financing		
Plan Name	Sq. Ft.	Beds	Baths	Floors	Garage	Master Down	Tax Rate	HOA	Base Price	Incentives	Net Base Price	Avg. \$/Sq. Ft.	Avg. Options	Avg. Premiums	Total Price	Total \$/Sq. Ft.	Monthly Pmt at 4.0%	31% Income to Qualify		
Hampton Ranch	2,264	2	2.5	1	2	x	2.5%	\$175	\$989,900	\$0	\$989,900	\$437	\$148,485	\$10,000	\$1,148,385	\$507	\$7,288	\$325,336		
Wellington Ranch	2,554	3	2.5	1	2	x	2.5%	\$175	\$1,179,900	\$0	\$1,179,900	\$462	\$176,985	\$10,000	\$1,366,885	\$535	\$8,641	\$385,734		
New Haven	3,006	3	2.5	2	2	x	2.5%	\$175	\$1,059,900	\$0	\$1,059,900	\$353	\$158,985	\$10,000	\$1,228,885	\$409	\$7,787	\$347,612		
Ridgefield	3,040	3	2.5	2	2	x	2.5%	\$175	\$1,219,900	\$0	\$1,219,900	\$401	\$182,985	\$10,000	\$1,412,885	\$465	\$8,926	\$398,457		
Torrington	3,392	3	2.5	2	2	x	2.5%	\$175	\$1,129,900	\$0	\$1,129,900	\$333	\$169,485	\$10,000	\$1,309,385	\$386	\$8,285	\$369,842		
Woodbridge	3,665	3	2.5	2	2	x	2.5%	\$175	\$1,334,900	\$0	\$1,334,900	\$364	\$169,485	\$10,000	\$1,514,385	\$413	\$9,555	\$426,535		
Total/Average:		2,987							\$1,152,400	\$0	\$1,152,400	\$392	\$167,735	\$10,000	\$1,330,135	\$453	\$8,414	\$375,586		

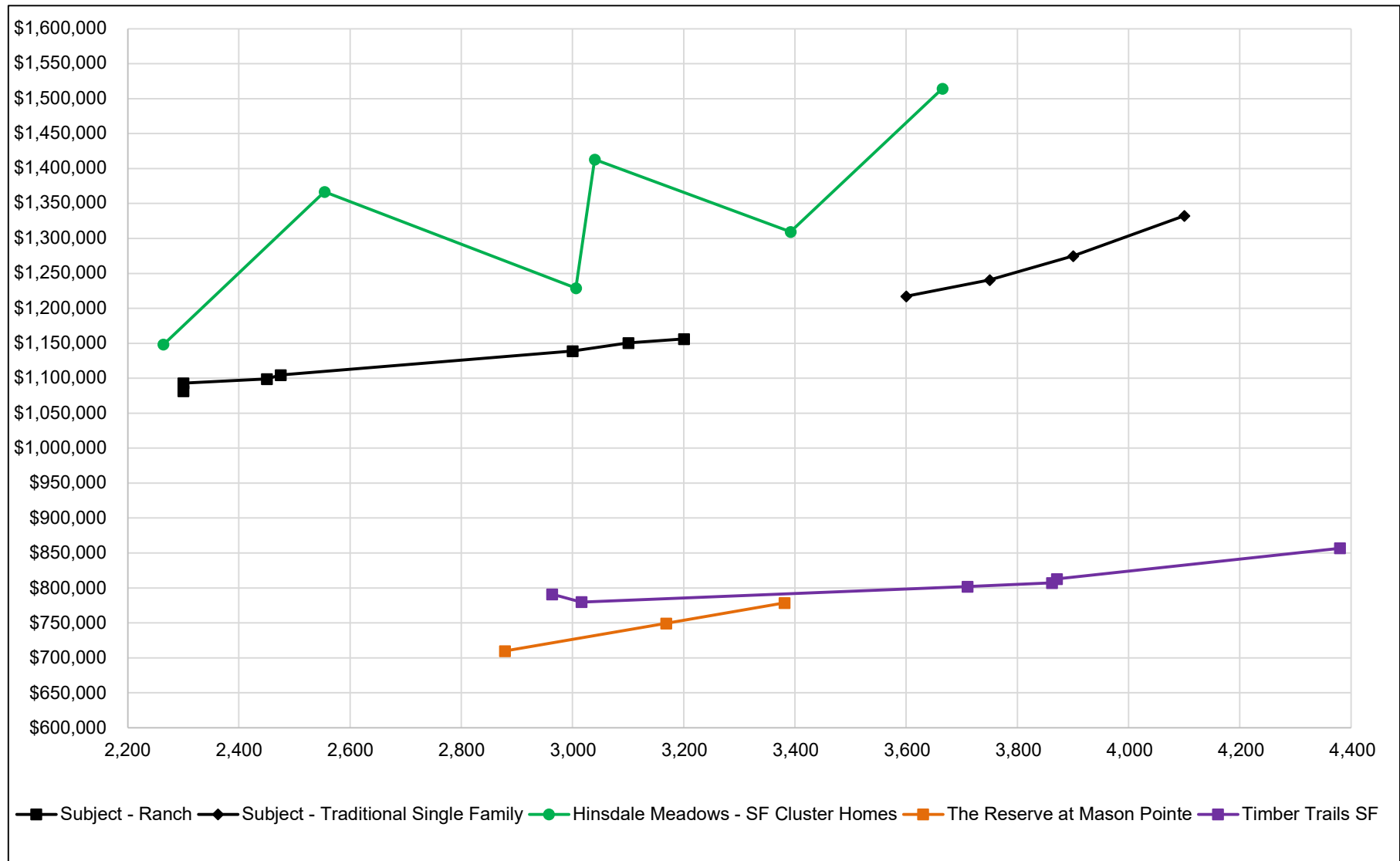
Competitive Analysis – Base Price Positioning – Single-Family

The traditional single-family homes at the Subject site are positioned well above The Reserve at Mason Pointe and Timber Trails as the Subjects location is much stronger than these two competitors and below Hinsdale Meadows on a price/sq. ft. basis. This community is primarily age-targeted with ranch and main-floor master units.



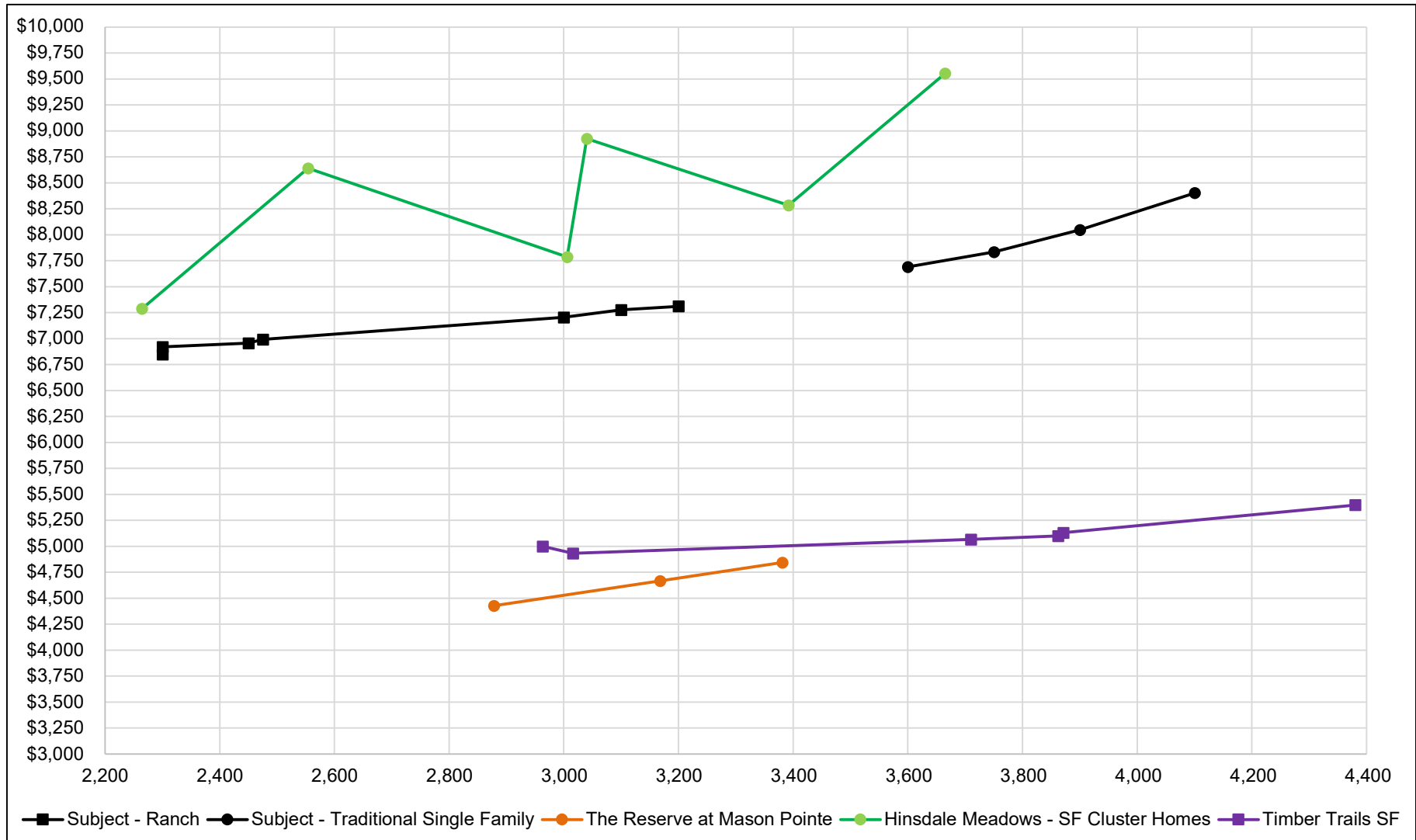
Competitive Analysis – Total Price Positioning – Single-Family

On a total price basis (base price plus premium and option revenue and less incentives), The Subject maintains the same positioning.



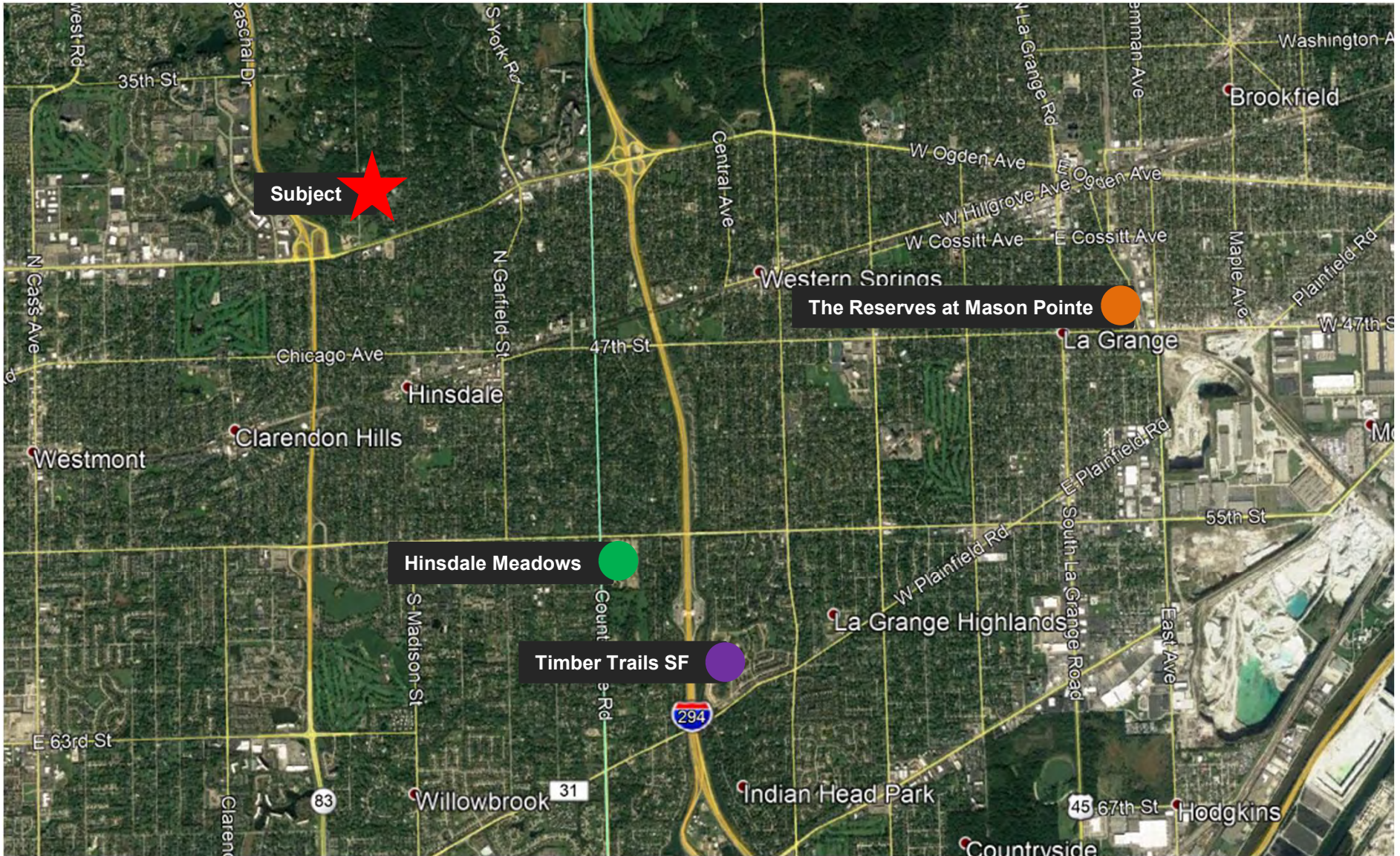
Competitive Analysis – Monthly Payment Positioning – Single-Family

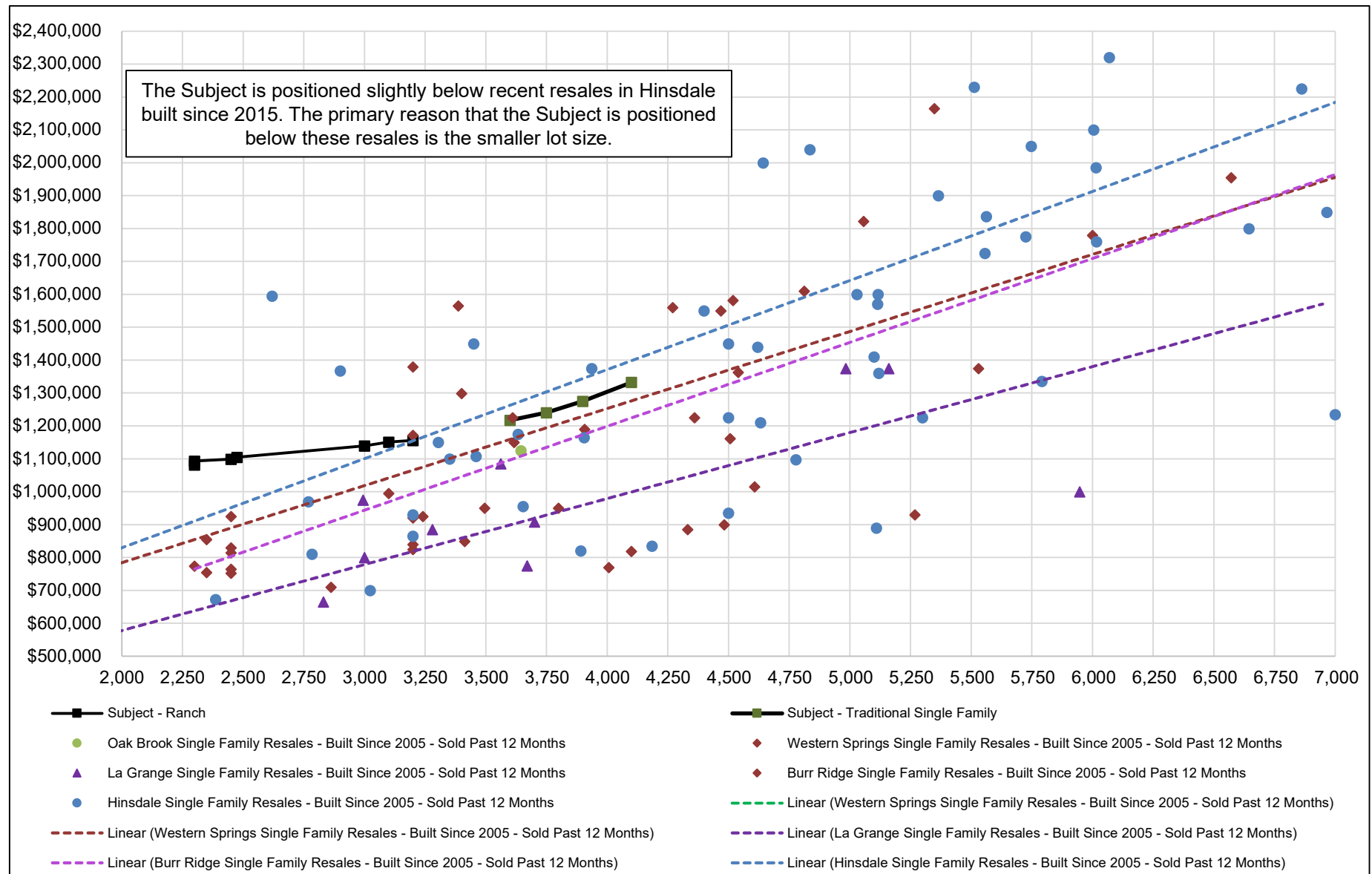
The estimated monthly payments at the Subject range from approximately \$8,312 to \$8,756, which will require annual incomes well over \$200,000. According to ESRI Demographic Data, there is sufficient incomes within 7.5 miles of the Subject to support this price range.



Sources: Housing Trends, LLC, Various Builder Sales Offices

Competitive Analysis – Comparable Location Map

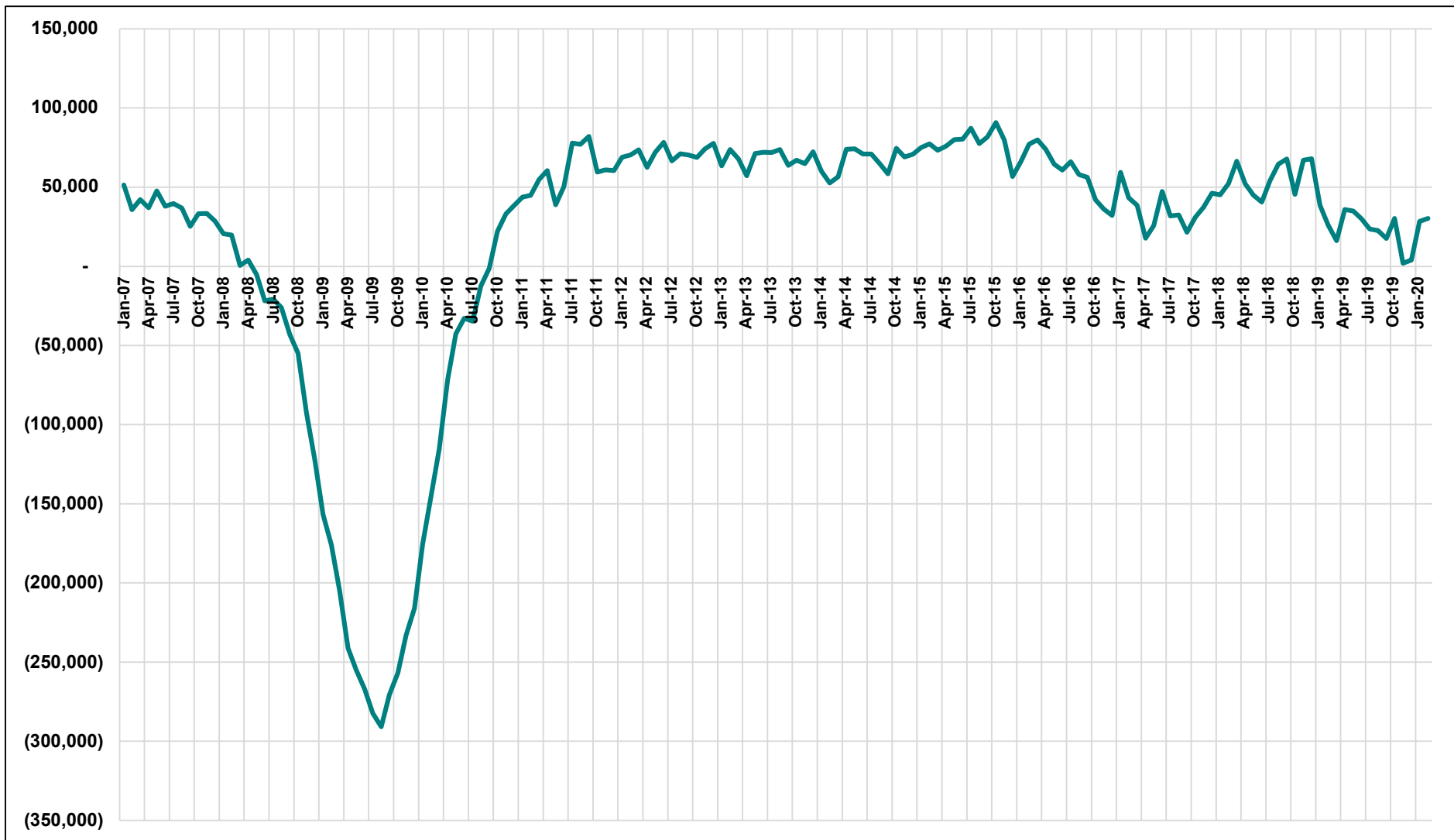




Economic Analysis

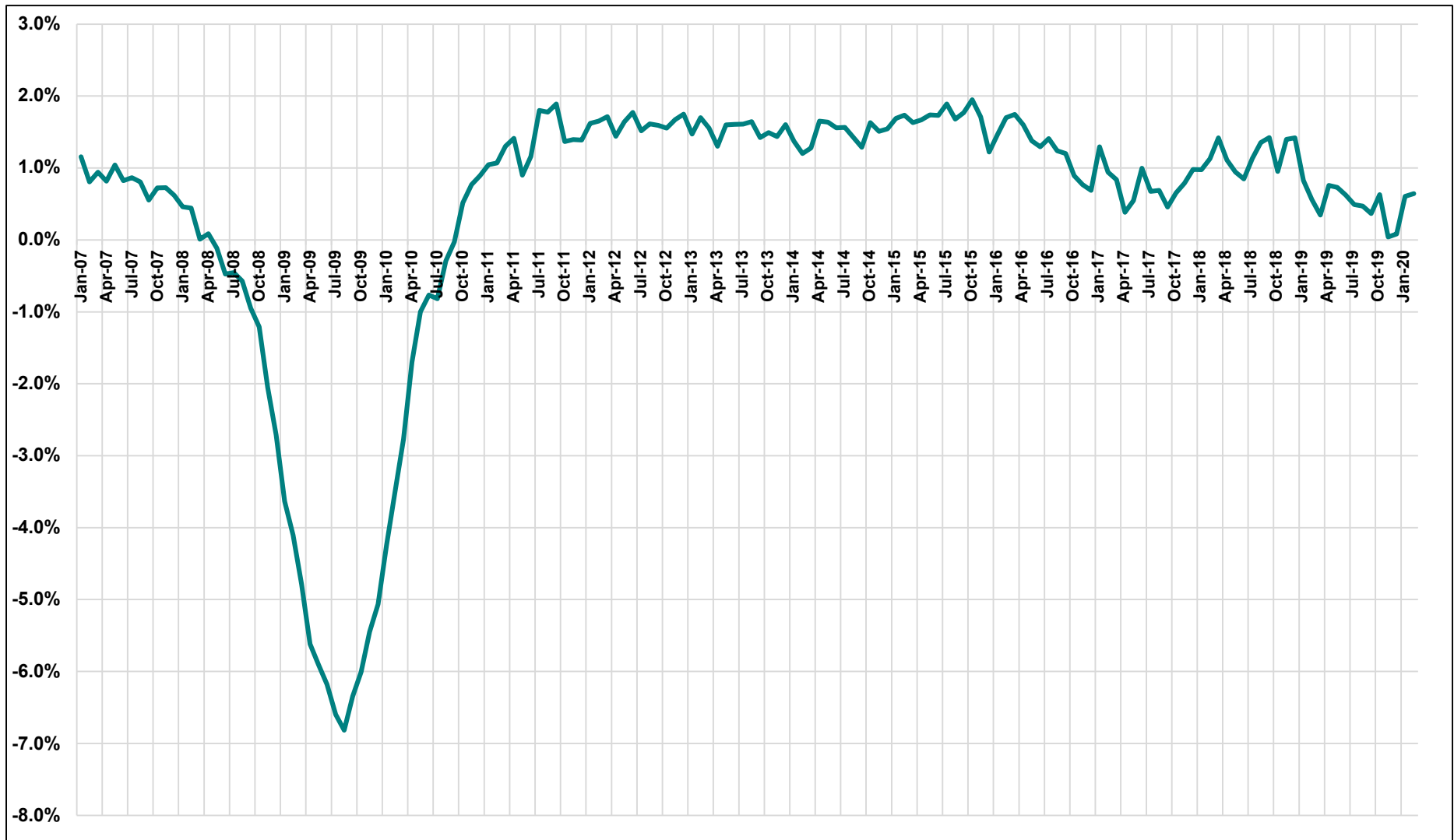
Economic Analysis – Chicago CSA Employment Growth

The Chicago Consolidated Statistical Area (CSA) consists of four Metropolitan Statistical Areas (MSA's): Chicago-Joliet-Naperville MSA, Elgin MSA, Lake-Kenosha MSA and Gary MSA. As shown below, annual employment peaked in January 2019 at approximately 90,000 new jobs. During the last reporting period (Feb 2020), total new jobs added were 30,200.



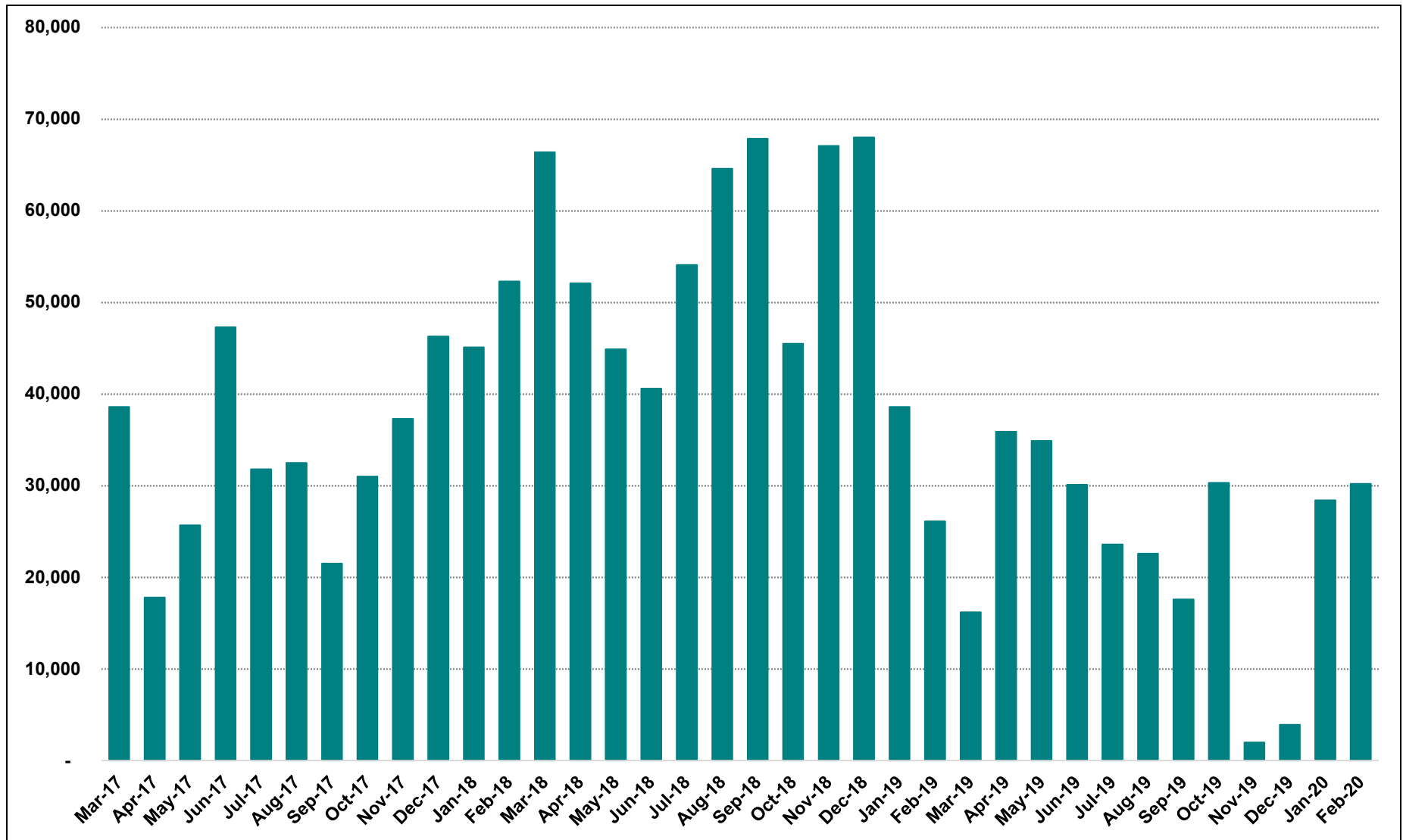
Economic Analysis – Chicago CSA Employment Growth Rate

The annual employment growth rate was as low as 0.4% as recently as April 2017. Since that time two years ago, employment has grown steadily to 1.9% in January 2019 and has settled at 0.6% in February 2020. We expect employment growth to turn pause through 2020 due to the Coronavirus, before turning positive again as the U.S. works through this crisis.



Economic Analysis – Chicago CSA Employment Growth

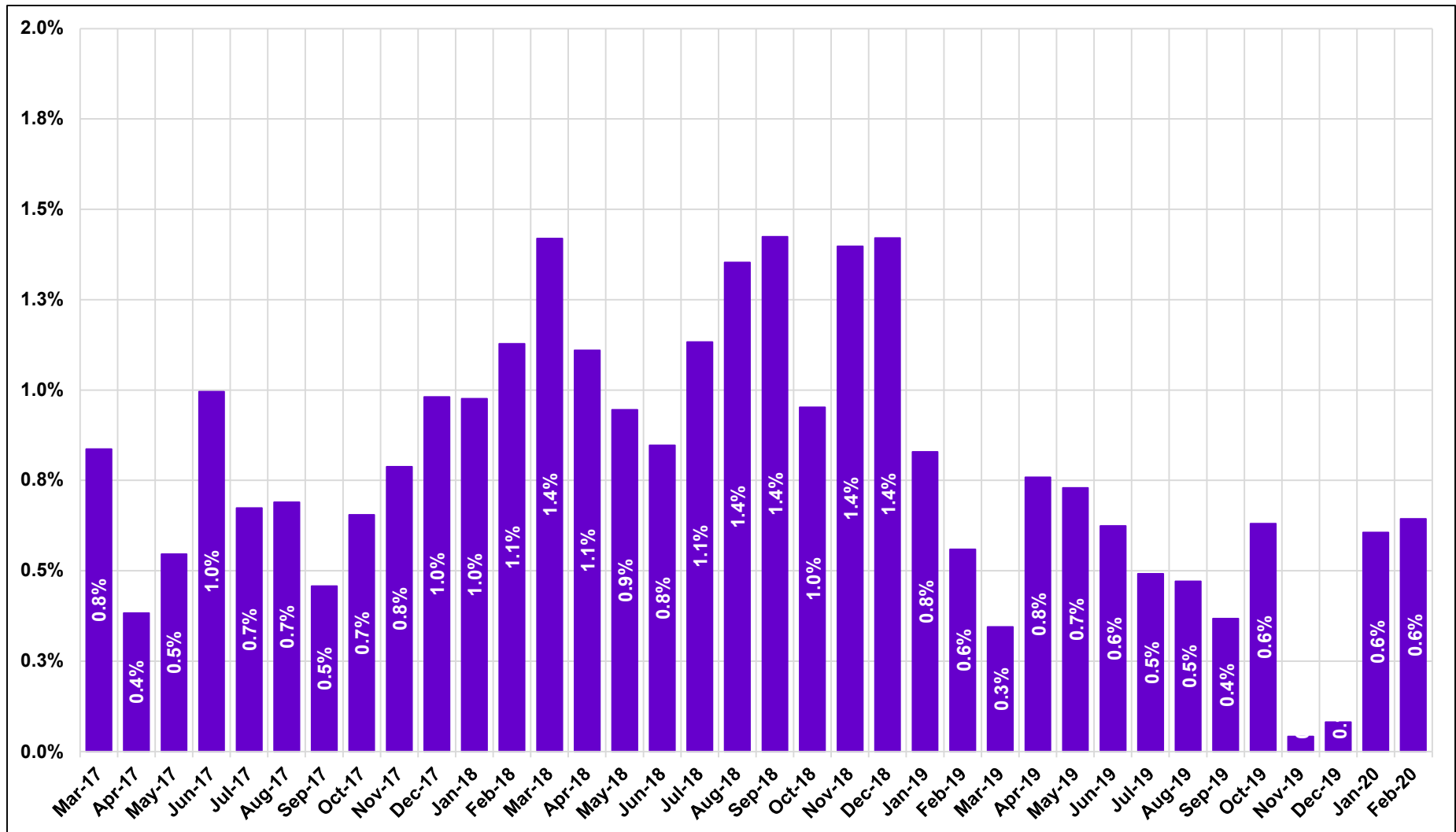
The latter half of 2018 and early 2019 saw very strong employment growth before retreating in November and December of 2019. Employment growth rebounded slightly in January and February 2020.



Source: BLS, Housing Trends, LLC

Economic Analysis – Chicago CSA Employment Growth

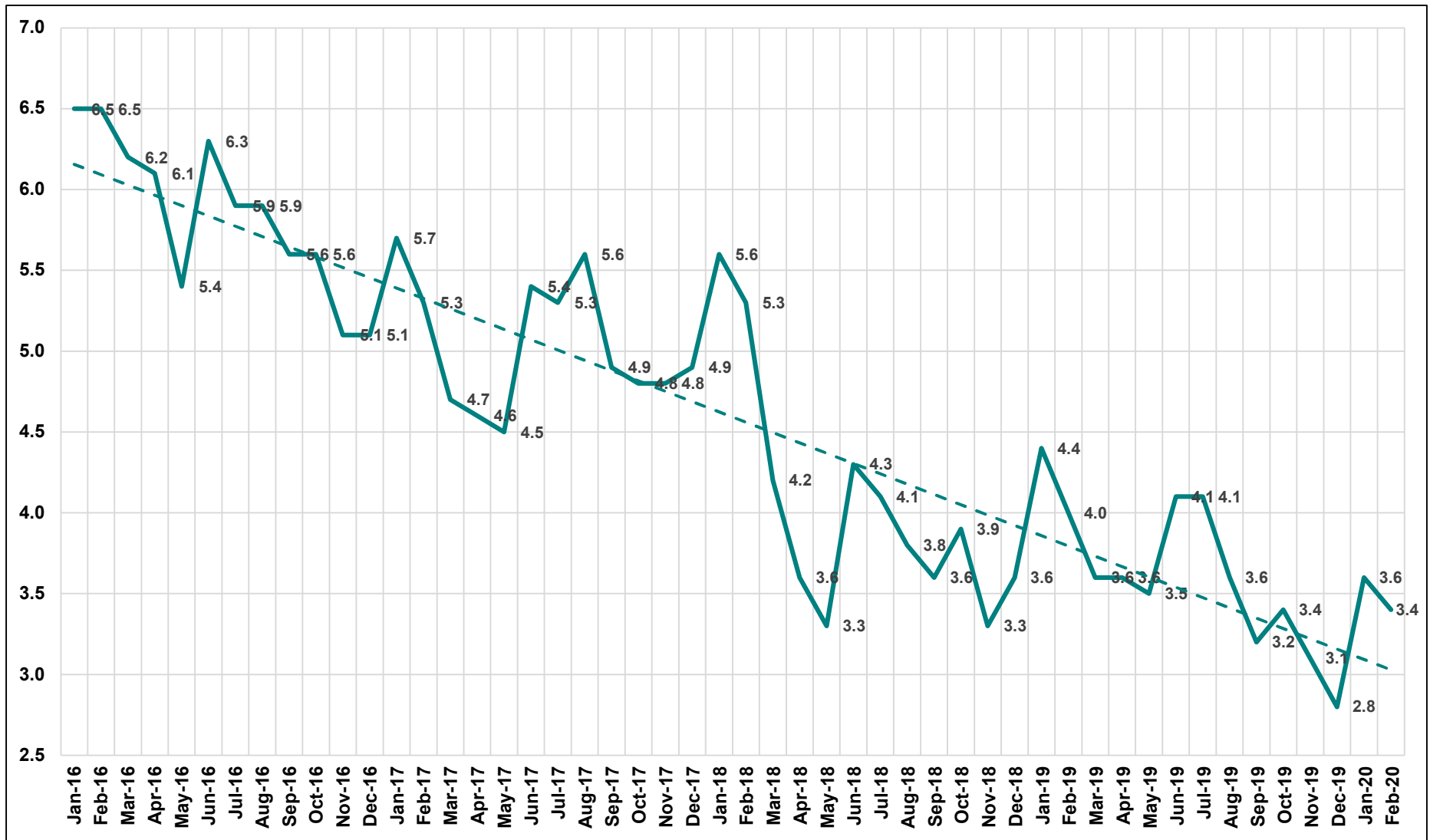
The employment growth rate fell to 0.0% in November 2019. It has since rebounded to 0.6% in February 2020.



Source: BLS, Housing Trends, LLC

Economic Analysis – Chicago MSA Unemployment Rate Trends

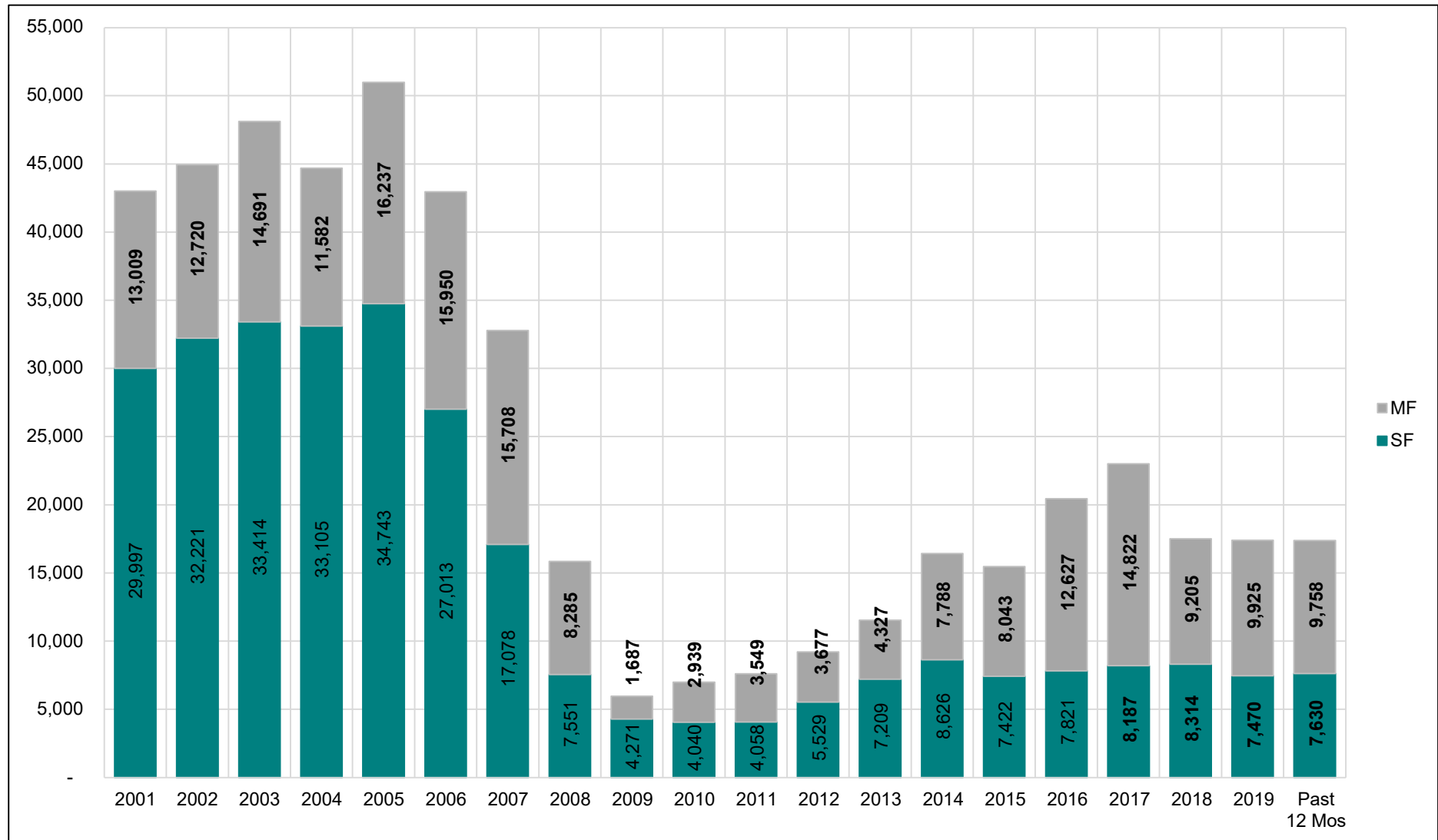
The unemployment rate in Chicago has been steadily decreasing since peaking in early 2010. The unemployment rate was 3.4% in February 2020, which is the most recent reporting period for the Chicago MSA.



Source: BLS, Housing Trends, LLC

Economic Analysis – Chicago CSA Single-Family Building Permit Trends

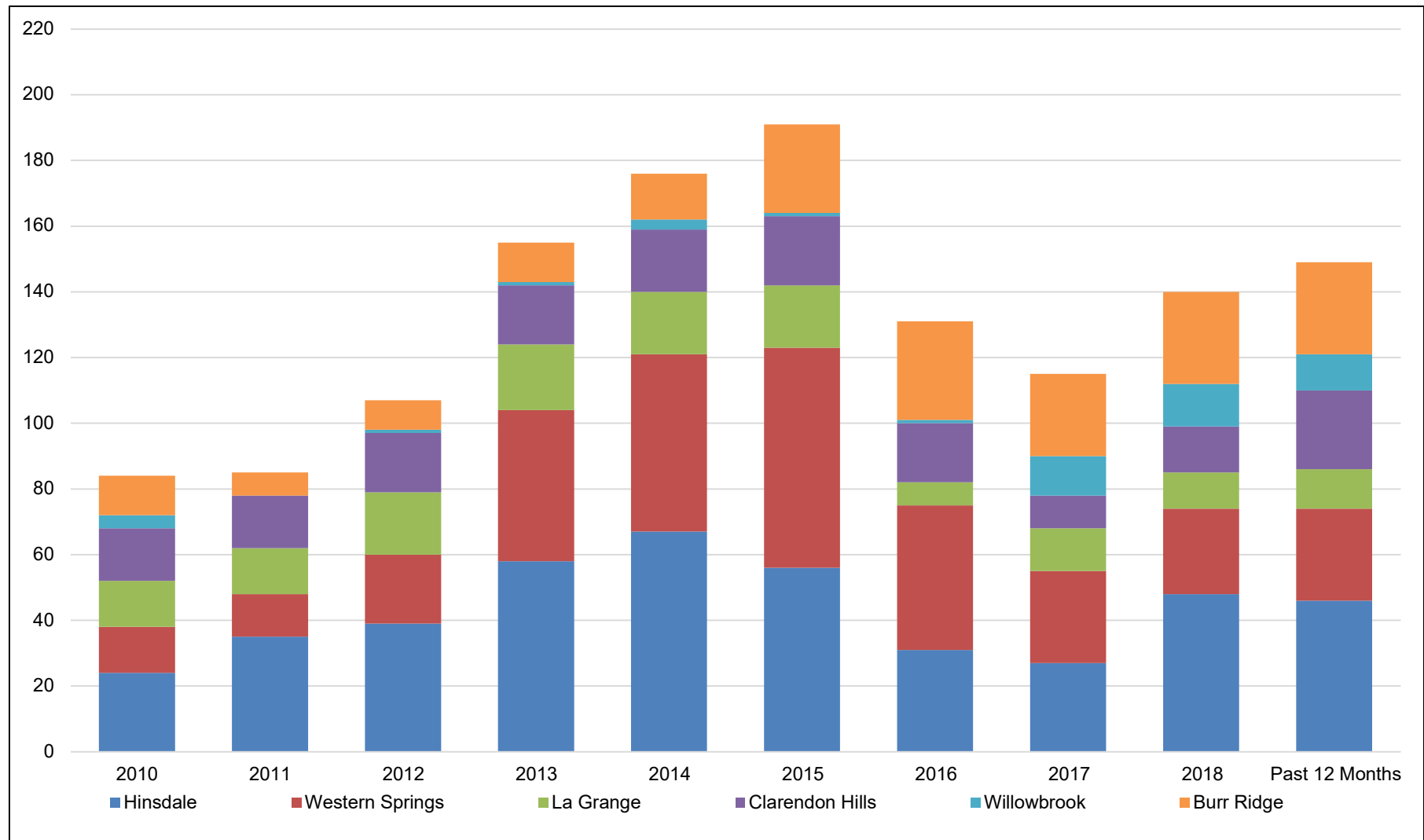
Building permit activity slowed in 2018, primarily due to a slowdown in multi-family permits in the City of Chicago. Single-family permits have remained flat since 2015.



Source: BLS, Housing Trends, LLC

Economic Analysis – Detached Building Permits Trends – CMA

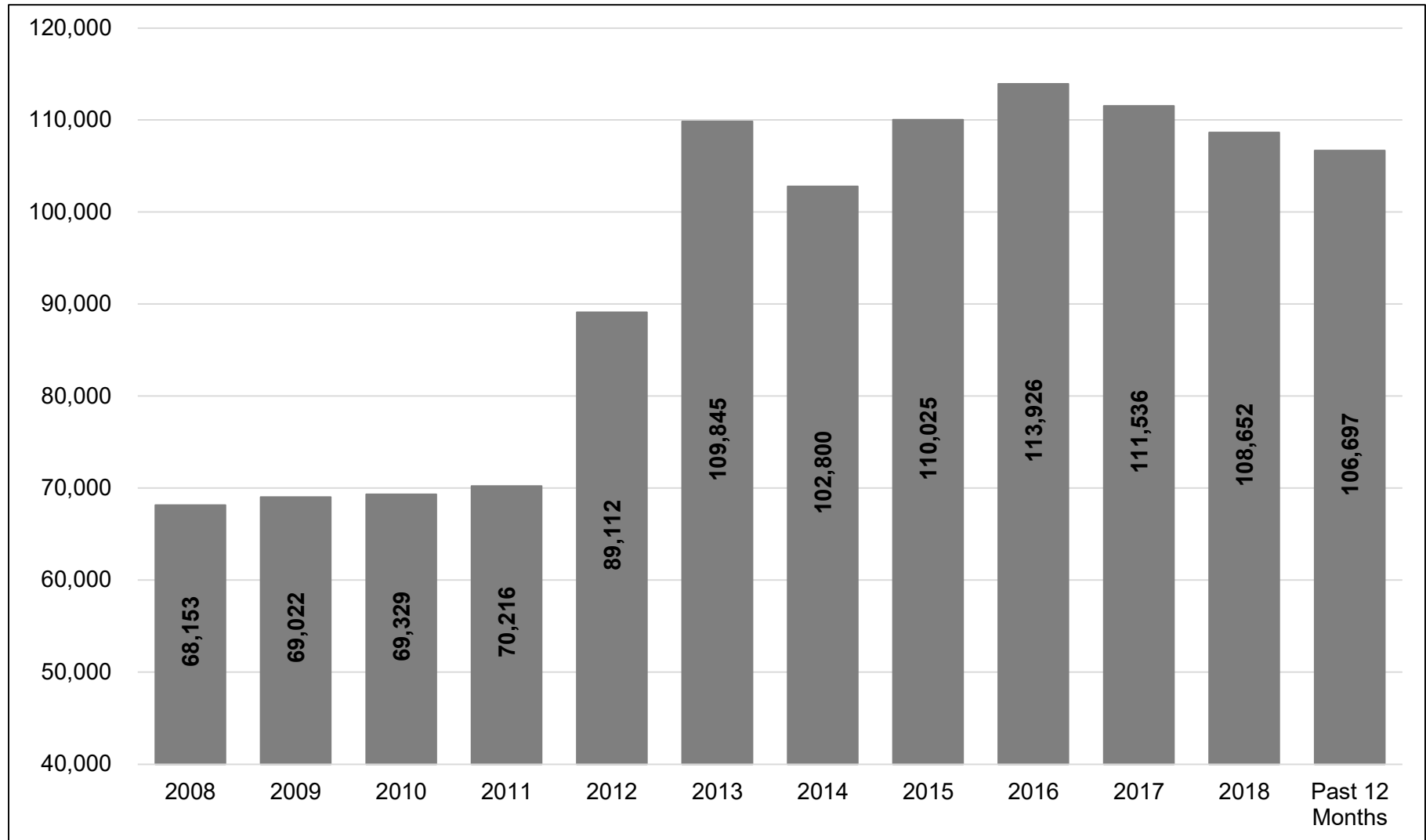
During the past 12 months, a total of 150 single-family permits have been issued in the Competitive Market Area. The largest share of these permits were issued in Hinsdale, with 43.



Source: SOCDs, Housing Trends, LLC

Economic Analysis – Chicago MSA Existing Home Sales Volume

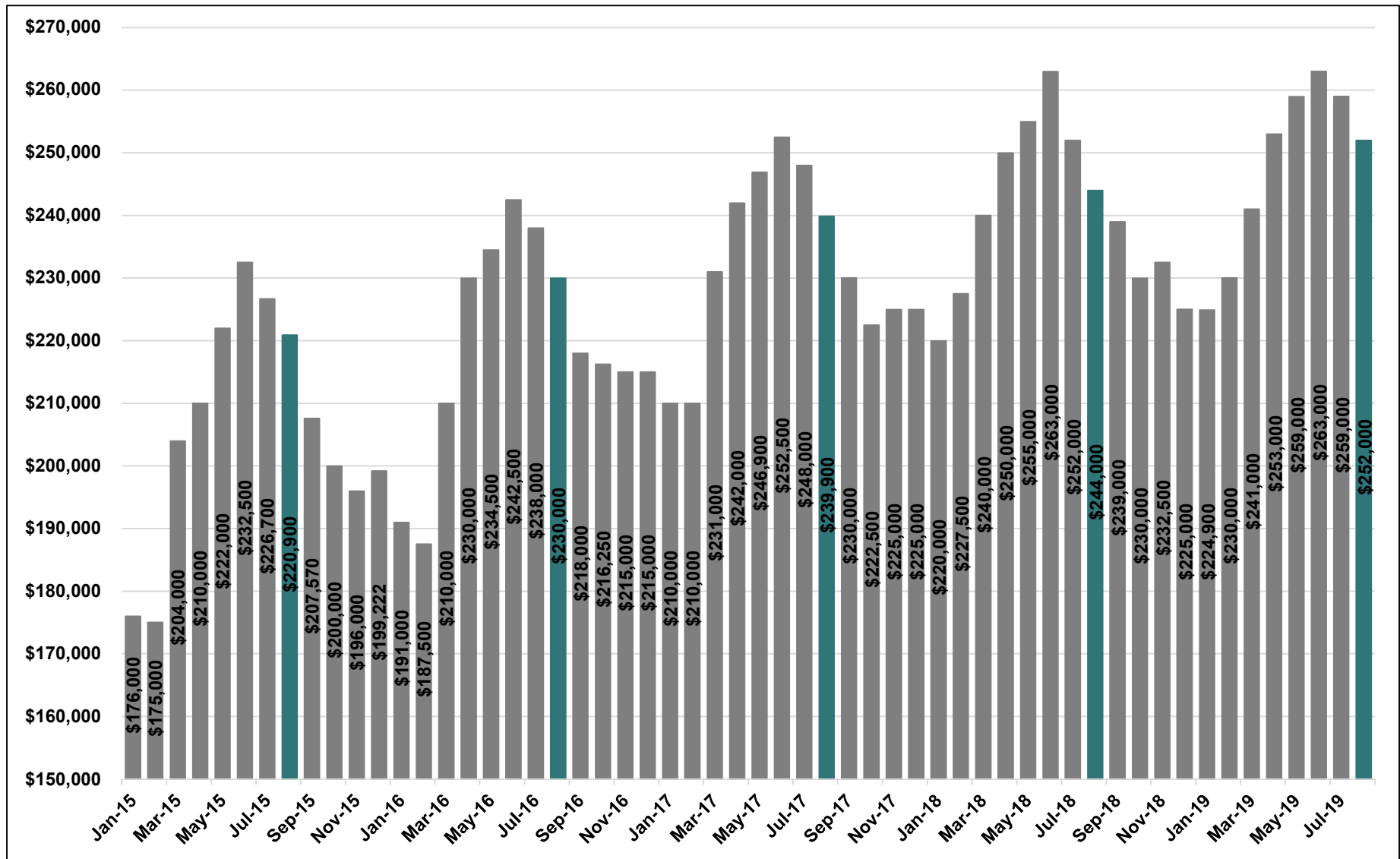
Existing home sales volume in the Chicago MSA ended 2018 approximately 2.3% below sales volumes in 2017. This is primarily due to a lack of inventory and buyers remaining on the sideline as mortgage rates increased. We expect sales volumes to remain flat or decrease slightly in 2019 as mortgage rates have returned to low levels.



Source: Illinois Realtors, Housing Trends, LLC

Economic Analysis – Chicago MSA Existing Home Average Sales Price

Median home prices have increased by 3.3% in the past 12 months.



Source: Illinois Realtors, Housing Trends, LLC

Appendix

Appendix – Demographic Data – New Home Demand



Household Income Profile

943 N. Adams Hinsdale IL 60521
 943 N. Adams Hinsdale IL 60521
 Ring: 2.5 mile radius

Latitude: 41.8110
 Longitude: -87.9420

Summary	2019	2024	2019-2024 Change	2019-2024 Annual Rate
Population	58,146	58,185	39	0.01%
Households	21,630	21,621	-9	-0.01%
Median Age	44.7	45.5	0.8	0.36%
Average Household Size	2.66	2.66	0.00	0.00%

Households by Income	2019		2024	
	Number	Percent	Number	Percent
Household	21,630	100%	21,621	100%
<\$15,000	1,233	5.7%	1,108	5.1%
\$15,000-\$24,999	1,069	4.9%	958	4.4%
\$25,000-\$34,999	986	4.6%	859	4.0%
\$35,000-\$49,999	1,442	6.7%	1,288	6.0%
\$50,000-\$74,999	2,620	12.1%	2,509	11.6%
\$75,000-\$99,999	2,213	10.2%	2,174	10.1%
\$100,000-\$149,999	3,395	15.7%	3,543	16.4%
\$150,000-\$199,999	2,155	10.0%	2,444	11.3%
\$200,000+	6,518	30.1%	6,739	31.2%
Median Household Income	\$114,396		\$122,465	
Average Household Income	\$178,331		\$190,500	
Per Capita Income	\$66,508		\$70,962	

Source: ESRI

www.housingtrendsllc.com

Appendix – Demographic Data – New Home Demand



Household Income Profile

943 N. Adams Hinsdale IL 60521
 943 N. Adams Hinsdale IL 60521
 Ring: 2.5 mile radius

Latitude: 41.8110
 Longitude: -87.9420

2019 Households by Income and Age of Householder							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	234	1,774	3,061	4,520	4,932	3,707	3,403
<\$15,000	26	96	83	117	225	230	456
\$15,000-\$24,999	16	65	59	98	185	240	407
\$25,000-\$34,999	22	111	84	107	142	202	319
\$35,000-\$49,999	45	186	183	175	186	235	431
\$50,000-\$74,999	54	262	293	313	411	527	760
\$75,000-\$99,999	25	266	334	297	500	543	250
\$100,000-\$149,999	30	384	456	695	782	658	390
\$150,000-\$199,999	7	190	374	466	594	356	168
\$200,000+	9	215	1,195	2,253	1,908	717	222
Median HH Income	\$52,428	\$89,004	\$153,989	\$198,985	\$152,293	\$93,018	\$51,895
Average HH Income	\$71,686	\$119,703	\$210,818	\$248,269	\$213,469	\$143,775	\$80,777
Percent Distribution							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	100%	100%	100%	100%	100%	100%	100%
<\$15,000	11.1%	5.4%	2.7%	2.6%	4.6%	6.2%	13.4%
\$15,000-\$24,999	6.8%	3.7%	1.9%	2.2%	3.8%	6.5%	12.0%
\$25,000-\$34,999	9.4%	6.3%	2.7%	2.4%	2.9%	5.4%	9.4%
\$35,000-\$49,999	19.2%	10.5%	6.0%	3.9%	3.8%	6.3%	12.7%
\$50,000-\$74,999	23.1%	14.8%	9.6%	6.9%	8.3%	14.2%	22.3%
\$75,000-\$99,999	10.7%	15.0%	10.9%	6.6%	10.1%	14.6%	7.3%
\$100,000-\$149,999	12.8%	21.6%	14.9%	15.4%	15.9%	17.8%	11.5%
\$150,000-\$199,999	3.0%	10.7%	12.2%	10.3%	12.0%	9.6%	4.9%
\$200,000+	3.8%	12.1%	39.0%	49.8%	38.7%	19.3%	6.5%

Source: ESRI

www.housingtrendsllc.com

Appendix – Demographic Data – New Home Demand



Household Income Profile

943 N. Adams Hinsdale IL 60521

943 N. Adams Hinsdale IL 60521

Ring: 2.5 mile radius

Latitude: 41.8110

Longitude: -87.9420

2024 Households by Income and Age of Householder							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	225	1,781	3,126	3,922	4,680	4,079	3,808
<\$15,000	25	77	66	91	176	216	457
\$15,000-\$24,999	12	51	47	70	150	226	403
\$25,000-\$34,999	17	86	61	65	109	187	334
\$35,000-\$49,999	45	157	144	133	144	222	444
\$50,000-\$74,999	56	226	256	260	344	544	824
\$75,000-\$99,999	24	255	322	259	438	579	297
\$100,000-\$149,999	33	420	482	604	743	757	505
\$150,000-\$199,999	6	240	444	434	621	461	237
\$200,000+	7	270	1,304	2,006	1,957	887	306
Median HH Income	\$54,066	\$102,934	\$167,412	\$200,001	\$165,886	\$102,918	\$55,858
Average HH Income	\$73,270	\$140,213	\$231,577	\$261,760	\$233,557	\$160,351	\$93,211
Percent Distribution							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	100%	100%	100%	100%	100%	100%	100%
<\$15,000	11.1%	4.3%	2.1%	2.3%	3.8%	5.3%	12.0%
\$15,000-\$24,999	5.3%	2.9%	1.5%	1.8%	3.2%	5.5%	10.6%
\$25,000-\$34,999	7.6%	4.8%	2.0%	1.7%	2.3%	4.6%	8.8%
\$35,000-\$49,999	20.0%	8.8%	4.6%	3.4%	3.1%	5.4%	11.7%
\$50,000-\$74,999	24.9%	12.7%	8.2%	6.6%	7.4%	13.3%	21.6%
\$75,000-\$99,999	10.7%	14.3%	10.3%	6.6%	9.4%	14.2%	7.8%
\$100,000-\$149,999	14.7%	23.6%	15.4%	15.4%	15.9%	18.6%	13.3%
\$150,000-\$199,999	2.7%	13.5%	14.2%	11.1%	13.3%	11.3%	6.2%
\$200,000+	3.1%	15.2%	41.7%	51.1%	41.8%	21.7%	8.0%

Source: ESRI

www.housingtrendsllc.com

Appendix – Demographic Data – New Home Demand



Household Income Profile

943 N. Adams Hinsdale IL 60521
 943 N. Adams Hinsdale IL 60521
 Ring: 5 mile radius

Latitude: 41.8110
 Longitude: -87.9420

Summary	2019	2024	2019-2024 Change	2019-2024 Annual Rate
Population	260,567	261,278	711	0.05%
Households	102,692	103,128	436	0.08%
Median Age	44.7	45.1	0.4	0.18%
Average Household Size	2.51	2.50	-0.01	-0.08%

Households by Income	2019		2024	
	Number	Percent	Number	Percent
Household	102,692	100%	103,128	100%
<\$15,000	5,919	5.8%	5,165	5.0%
\$15,000-\$24,999	5,887	5.7%	5,136	5.0%
\$25,000-\$34,999	5,924	5.8%	5,126	5.0%
\$35,000-\$49,999	8,972	8.7%	7,982	7.7%
\$50,000-\$74,999	14,482	14.1%	13,686	13.3%
\$75,000-\$99,999	13,139	12.8%	12,642	12.3%
\$100,000-\$149,999	19,231	18.7%	20,338	19.7%
\$150,000-\$199,999	11,035	10.7%	13,205	12.8%
\$200,000+	18,101	17.6%	19,850	19.2%
Median Household Income	\$93,097		\$102,990	
Average Household Income	\$132,465		\$145,862	
Per Capita Income	\$52,288		\$57,661	

Source: ESRI

www.housingtrendsllc.com

Appendix – Demographic Data – New Home Demand



Household Income Profile

943 N. Adams Hinsdale IL 60521

943 N. Adams Hinsdale IL 60521

Ring: 5 mile radius

Latitude: 41.8110

Longitude: -87.9420

2019 Households by Income and Age of Householder							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	1,473	10,271	15,148	18,932	22,276	17,605	16,987
<\$15,000	178	556	535	619	1,107	1,032	1,893
\$15,000-\$24,999	120	419	437	547	967	1,252	2,145
\$25,000-\$34,999	169	727	572	594	782	1,004	2,075
\$35,000-\$49,999	253	1,179	1,033	1,018	1,155	1,436	2,897
\$50,000-\$74,999	326	1,634	1,569	1,721	2,615	3,191	3,427
\$75,000-\$99,999	168	1,651	2,115	1,949	3,109	2,932	1,214
\$100,000-\$149,999	171	2,186	3,209	4,239	4,623	3,001	1,802
\$150,000-\$199,999	41	978	2,167	2,699	2,997	1,484	670
\$200,000+	47	941	3,510	5,546	4,920	2,273	865
Median HH Income	\$50,798	\$82,646	\$115,561	\$131,060	\$111,023	\$80,978	\$46,519
Average HH Income	\$66,984	\$105,561	\$156,417	\$177,761	\$154,111	\$115,727	\$71,528
Percent Distribution							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	100%	100%	100%	100%	100%	100%	100%
<\$15,000	12.1%	5.4%	3.5%	3.3%	5.0%	5.9%	11.1%
\$15,000-\$24,999	8.1%	4.1%	2.9%	2.9%	4.3%	7.1%	12.6%
\$25,000-\$34,999	11.5%	7.1%	3.8%	3.1%	3.5%	5.7%	12.2%
\$35,000-\$49,999	17.2%	11.5%	6.8%	5.4%	5.2%	8.2%	17.1%
\$50,000-\$74,999	22.1%	15.9%	10.4%	9.1%	11.7%	18.1%	20.2%
\$75,000-\$99,999	11.4%	16.1%	14.0%	10.3%	14.0%	16.7%	7.1%
\$100,000-\$149,999	11.6%	21.3%	21.2%	22.4%	20.8%	17.0%	10.6%
\$150,000-\$199,999	2.8%	9.5%	14.3%	14.3%	13.5%	8.4%	3.9%
\$200,000+	3.2%	9.2%	23.2%	29.3%	22.1%	12.9%	5.1%

Source: ESRI

www.housingtrendsllc.com

Appendix – Demographic Data – New Home Demand



Household Income Profile

943 N. Adams Hinsdale IL 60521

943 N. Adams Hinsdale IL 60521

Ring: 5 mile radius

Latitude: 41.8110

Longitude: -87.9420

2024 Households by Income and Age of Householder							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	1,433	10,376	15,576	17,011	20,321	19,298	19,114
<\$15,000	170	459	427	468	779	941	1,921
\$15,000-\$24,999	102	349	335	392	709	1,126	2,123
\$25,000-\$34,999	143	593	441	391	549	917	2,090
\$35,000-\$49,999	241	1,041	844	760	812	1,306	2,979
\$50,000-\$74,999	324	1,483	1,385	1,359	2,104	3,261	3,769
\$75,000-\$99,999	171	1,588	2,002	1,663	2,613	3,127	1,478
\$100,000-\$149,999	184	2,447	3,397	3,863	4,377	3,606	2,462
\$150,000-\$199,999	50	1,272	2,721	2,838	3,282	2,020	1,021
\$200,000+	48	1,142	4,022	5,276	5,095	2,994	1,271
Median HH Income	\$53,141	\$93,607	\$130,005	\$142,826	\$124,524	\$90,049	\$51,985
Average HH Income	\$72,480	\$120,609	\$175,359	\$192,329	\$173,388	\$132,459	\$83,943
Percent Distribution							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	100%	100%	100%	100%	100%	100%	100%
<\$15,000	11.9%	4.4%	2.7%	2.8%	3.8%	4.9%	10.1%
\$15,000-\$24,999	7.1%	3.4%	2.2%	2.3%	3.5%	5.8%	11.1%
\$25,000-\$34,999	10.0%	5.7%	2.8%	2.3%	2.7%	4.8%	10.9%
\$35,000-\$49,999	16.8%	10.0%	5.4%	4.5%	4.0%	6.8%	15.6%
\$50,000-\$74,999	22.6%	14.3%	8.9%	8.0%	10.4%	16.9%	19.7%
\$75,000-\$99,999	11.9%	15.3%	12.9%	9.8%	12.9%	16.2%	7.7%
\$100,000-\$149,999	12.8%	23.6%	21.8%	22.7%	21.5%	18.7%	12.9%
\$150,000-\$199,999	3.5%	12.3%	17.5%	16.7%	16.2%	10.5%	5.3%
\$200,000+	3.3%	11.0%	25.8%	31.0%	25.1%	15.5%	6.6%

Source: ESRI

www.housingtrendsllc.com

Appendix – Demographic Data – New Home Demand



Household Income Profile

943 N. Adams Hinsdale IL 60521
 943 N. Adams Hinsdale IL 60521
 Ring: 7.5 mile radius

Latitude: 41.8110
 Longitude: -87.9420

Summary	2019	2024	2019-2024 Change	2019-2024 Annual Rate
Population	590,749	591,564	815	0.03%
Households	223,442	223,933	491	0.04%
Median Age	41.5	42.3	0.8	0.38%
Average Household Size	2.62	2.61	-0.01	-0.08%

Households by Income	2019		2024	
	Number	Percent	Number	Percent
Household	223,442	100%	223,933	100%
<\$15,000	14,407	6.4%	12,400	5.5%
\$15,000-\$24,999	14,532	6.5%	12,511	5.6%
\$25,000-\$34,999	14,711	6.6%	12,639	5.6%
\$35,000-\$49,999	22,264	10.0%	19,817	8.8%
\$50,000-\$74,999	34,828	15.6%	32,962	14.7%
\$75,000-\$99,999	30,380	13.6%	29,496	13.2%
\$100,000-\$149,999	41,921	18.8%	45,364	20.3%
\$150,000-\$199,999	21,337	9.5%	26,112	11.7%
\$200,000+	29,062	13.0%	32,631	14.6%
Median Household Income	\$82,457		\$91,950	
Average Household Income	\$114,949		\$128,152	
Per Capita Income	\$43,447		\$48,474	

Source: ESRI

www.housingtrendsllc.com

Appendix – Demographic Data – New Home Demand



Household Income Profile

943 N. Adams Hinsdale IL 60521

943 N. Adams Hinsdale IL 60521

Ring: 7.5 mile radius

Latitude: 41.8110

Longitude: -87.9420

2019 Households by Income and Age of Householder							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	4,161	26,490	35,753	41,214	47,817	36,828	31,178
<\$15,000	543	1,648	1,579	1,680	2,778	2,514	3,664
\$15,000-\$24,999	423	1,389	1,379	1,459	2,466	2,932	4,484
\$25,000-\$34,999	530	2,126	1,649	1,562	1,970	2,585	4,287
\$35,000-\$49,999	716	3,236	3,028	2,833	3,074	3,882	5,497
\$50,000-\$74,999	937	4,717	4,442	5,003	6,875	6,803	6,051
\$75,000-\$99,999	426	4,085	5,146	5,255	7,317	6,045	2,107
\$100,000-\$149,999	387	5,353	8,295	9,346	9,787	5,880	2,872
\$150,000-\$199,999	91	2,110	4,332	5,581	5,733	2,471	1,018
\$200,000+	108	1,825	5,902	8,495	7,817	3,716	1,199
Median HH Income	\$46,414	\$75,574	\$102,481	\$110,734	\$97,480	\$73,440	\$42,297
Average HH Income	\$61,149	\$94,755	\$132,553	\$148,189	\$132,162	\$101,806	\$64,290
Percent Distribution							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	100%	100%	100%	100%	100%	100%	100%
<\$15,000	13.0%	6.2%	4.4%	4.1%	5.8%	6.8%	11.8%
\$15,000-\$24,999	10.2%	5.2%	3.9%	3.5%	5.2%	8.0%	14.4%
\$25,000-\$34,999	12.7%	8.0%	4.6%	3.8%	4.1%	7.0%	13.8%
\$35,000-\$49,999	17.2%	12.2%	8.5%	6.9%	6.4%	10.5%	17.6%
\$50,000-\$74,999	22.5%	17.8%	12.4%	12.1%	14.4%	18.5%	19.4%
\$75,000-\$99,999	10.2%	15.4%	14.4%	12.8%	15.3%	16.4%	6.8%
\$100,000-\$149,999	9.3%	20.2%	23.2%	22.7%	20.5%	16.0%	9.2%
\$150,000-\$199,999	2.2%	8.0%	12.1%	13.5%	12.0%	6.7%	3.3%
\$200,000+	2.6%	6.9%	16.5%	20.6%	16.3%	10.1%	3.8%

Source: ESRI

www.housingtrendsllc.com

Appendix – Demographic Data – New Home Demand



Household Income Profile

943 N. Adams Hinsdale IL 60521

943 N. Adams Hinsdale IL 60521

Ring: 7.5 mile radius

Latitude: 41.8110

Longitude: -87.9420

2024 Households by Income and Age of Householder							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	3,919	25,980	37,161	37,787	43,495	40,100	35,490
<\$15,000	501	1,313	1,296	1,294	1,958	2,270	3,767
\$15,000-\$24,999	341	1,105	1,065	1,079	1,805	2,624	4,493
\$25,000-\$34,999	432	1,672	1,287	1,039	1,418	2,355	4,436
\$35,000-\$49,999	659	2,805	2,531	2,185	2,258	3,573	5,806
\$50,000-\$74,999	915	4,284	4,064	4,095	5,704	7,065	6,836
\$75,000-\$99,999	424	3,908	5,011	4,655	6,298	6,567	2,633
\$100,000-\$149,999	422	5,964	9,174	8,982	9,518	7,223	4,081
\$150,000-\$199,999	110	2,744	5,676	6,113	6,413	3,431	1,627
\$200,000+	115	2,186	7,058	8,346	8,124	4,992	1,811
Median HH Income	\$50,443	\$84,775	\$113,098	\$119,837	\$108,455	\$81,580	\$47,424
Average HH Income	\$67,402	\$108,862	\$150,625	\$162,076	\$149,208	\$117,582	\$75,475
Percent Distribution							
	<25	25-34	35-44	45-54	55-64	65-74	75+
HH Income Base	100%	100%	100%	100%	100%	100%	100%
<\$15,000	12.8%	5.1%	3.5%	3.4%	4.5%	5.7%	10.6%
\$15,000-\$24,999	8.7%	4.3%	2.9%	2.9%	4.1%	6.5%	12.7%
\$25,000-\$34,999	11.0%	6.4%	3.5%	2.7%	3.3%	5.9%	12.5%
\$35,000-\$49,999	16.8%	10.8%	6.8%	5.8%	5.2%	8.9%	16.4%
\$50,000-\$74,999	23.3%	16.5%	10.9%	10.8%	13.1%	17.6%	19.3%
\$75,000-\$99,999	10.8%	15.0%	13.5%	12.3%	14.5%	16.4%	7.4%
\$100,000-\$149,999	10.8%	23.0%	24.7%	23.8%	21.9%	18.0%	11.5%
\$150,000-\$199,999	2.8%	10.6%	15.3%	16.2%	14.7%	8.6%	4.6%
\$200,000+	2.9%	8.4%	19.0%	22.1%	18.7%	12.4%	5.1%

Source: ESRI

www.housingtrendsllc.com

Limiting Conditions

The conclusions and recommendations presented in this report are based on our analysis of the information available to us from our own research and from the client as of the date of this report. We assume that the information is correct and reliable and that we have been informed about any issues that would affect project marketability or success potential.

Our conclusions and recommendations are based on current and expected performance of the national, and/or local economy and real estate market. Given that economic conditions can change and real estate markets are cyclical, it is critical to monitor the economy and real estate market continuously and to revisit key project assumptions periodically to ensure that they are still justified.

The future is difficult to predict, particularly given that the economy and housing markets can be cyclical, as well as subject to changing consumer and market psychology. There will usually be differences between projected and actual results because events and circumstances frequently do not occur as expected, and the differences may be material. We do not express any form of assurance on the achievability of any pricing or absorption estimates or reasonableness of the underlying assumptions.

In general, for projects out in the future, we are assuming “normal” real estate market conditions and not a condition of either prolonged “boom” or “bust” market conditions. We do assume that economic, employment, and household growth will occur more or less in accordance with current expectations. We are not taking into account major shifts in the level of consumer confidence; in the ability of developers to secure needed project entitlements; in the cost of development or construction; in tax laws that favor or disfavor real estate markets; or in the availability and/or cost of capital and mortgage financing for real estate developers, owners and buyers. Should there be such major shifts affecting real estate markets, this analysis should be updated, with the conclusions and recommendations summarized herein reviewed and reevaluated under a potential range of build-out scenarios reflecting changed market conditions.

We have no responsibility to update our analysis for events and circumstances occurring after the date of our report.



April 30, 2020

Mr. John Barry
McNaughton Development

Dear Mr. Barry:

It is a pleasure to present this draft fiscal impact analysis of your proposed residential development in Hinsdale, Illinois. This report addresses the following:

- Estimating the total incremental direct revenue sources and costs to the Village of Hinsdale, School District 86 and 181 as a result of this project over a 20-year period.

The analysis is dependent on a number of financial and market assumptions that were developed in connection with this report. Since future events are not subject to precise forecasts, some assumptions may not materialize in the exact form presented in this analysis. In addition, other unanticipated events or circumstances may occur which could influence the future outcome and performance of the project. Nonetheless, we believe that the underlying assumptions provide a reasonable basis for this analysis.

We appreciate the opportunity to work with you on this engagement and look forward to discussing the results of the report with you.

Very truly yours,
Laube Consulting Group LLC

DRAFT

By
Michael S. Laube

I. EXECUTIVE SUMMARY

McNaughton Development is proposing to construct a 46 unit residential development of single-family detached units, many of which will be marketed to empty-nesters. Approximately 23 of these units will have master suites on the ground floor; the remaining units will have more traditional construction. Even though there will be traditional construction, the community will be designed for, and marketing of the community will be targeted to, empty-nesters.

We have analyzed the net cost/benefit to the Village, School District 86, and School District 181. The net/cost benefit over a 20-year timeline for each taxing jurisdiction is as follows:

- Village of Hinsdale Scenario 1 - Net Benefit of \$1,150,000
- School District 86 Scenario 1 - Net Benefit of \$1,200,000
- School District 181 Scenario 1 - Net Benefit of \$1,050,000

Please refer to the Appendix for further detail of these summaries.

II. DEVELOPMENT PROGRAM

This Development will contain 46 dwelling units that are largely targeted to empty-nester buyers. More specifically the unit mix is proposed to be as follows:

Type of Units	Number of Units
Single Family Ranch Style	23
Single Family Traditional	23
Total Units	46

The development site is located in the Village and represented by the following tax parcels:

- 09-02-205-001
- 09-02-205-002
- 09-02-205-003
- 09-02-206-002
- 09-02-206-003
- 09-02-206-004
- 09-02-208-001
- 09-02-208-010
- 09-02-208-011

Hereinafter referred to as the “Property”.

III. PROPERTY TAXES

Overview

The assessment and taxation process involves several steps.

First, the County assessor's office establishes the fair market value ("FMV") of the property. The FMV is the most probable price in cash, terms equivalent to cash, or in other precisely revealed terms, for which the property will sell in a competitive market under all conditions requisite to a fair sale. The FMV is determined by any number of factors including, but not limited to: property location, age, type, and condition of facilities and infrastructure.

Second, the "assessed value" is calculated by multiplying the property's FMV by an assessment rate. The assessment rate is determined by county ordinance, in the case of DuPage County, which is where the Property is situated.

Third, the property's assessed value is multiplied by an equalization factor to determine the equalized assessed value ("EAV"). The equalization factor is used to ensure that property is assessed consistently throughout the state. The equalization factor for DuPage County is determined by the Illinois Department of Revenue.

Finally, the EAV is multiplied by a tax rate to determine the property tax due for the property.

Key Assumptions

- We have used the projected sales price to achieve the projected fair market value for purposes of the DuPage County Assessor.
- We have trended the initial assessed value by a reassessment growth rate of 2.5% annually.
- We have used the most current tax rates for the various taxing districts.

For a complete list of all assumptions used please see the Appendix.

Collections

(All shown in aggregate dollars over a 20-year period)

- | | |
|-----------------------------------|--------------|
| • Total Property Tax Collections | \$20,600,000 |
| • Village of Hinsdale | \$ 1,150,000 |
| • School District 86 Collections | \$ 5,400,000 |
| • School District 181 Collections | \$ 9,900,000 |

Please see the Appendix for the annual cash flows and all detail.

IV. INCREMENTAL MUNICIPAL COSTS

Overview

In order to objectively look at the impact to the Village of the proposed community, the incremental cost of the community must be evaluated. Incremental municipal costs can come in the form of the need for increased fire, police or emergency services, both operating and capital costs. Additionally, there can also be incremental costs of providing water and sewer as well as Village staff time in order to evaluate the proposed plans for construction, the related zoning. This section will provide a discussion of all of them.

Police, Fire and Ambulance Services

These types of developments require very little service from municipal police, fire or emergency. We are assuming that the current capacity of the Village is such that the addition of these units will not trigger an additional burden to these services such that it will facilitate the need to bring on any more officers, administrative personnel or facilitate the need to expend capital resources (e.g., vehicles, equipment, communication infrastructure, etc.) Therefore, we believe that there will be no negative financial impact to the Village with respect to these services.

Police

These types of residential developments experience very few incidents. While it is conceivable that the police may need to respond on occasion, these incidents are very rare.

Emergency

Due to the nature of the development, being a small single family home development, the need for emergency services certainly could occur, but should be very rare.

Additionally, given the proximity to the Village and the small nature of the development, existing Village services should easily be able to cover the needs of this area.

Village Staff Costs

The time incurred by Village staff to review and work through the zoning and building process is covered by the normal permits and fees paid for a development such as this. Based upon industry averages, the permit fees are approximately 0.75% - 1% (all in) of the hard costs of the project aggregately. At a minimum, this will cover the costs of review and time.

Water and Sewer Costs

This development will be a user of the municipal/governmental water and sewer systems and will pay the normal and customary charges for the services provided. Therefore, the development will not have a negative impact on the Village from the standpoint of the delivery of municipal utility services.

V. SCHOOL DISTRICT 86 AND 181 COSTS

Overview

We have looked at the incremental costs of the new student generation to School Districts 86 and 181 as a result of the construction of the proposed 46-unit residential development.

Key Assumptions

- We are using the ratios developed by the ISCS study and adjusting for current market conditions. Additionally, some of these units are masters down single family homes. Therefore, the student generation here should be more in line with a suburban high density development adjusted for the empty nester design features. Because this neighborhood will be predominantly designed and marketed to a more senior population the student generation within the more traditionally designed homes are anticipated to produce less school-aged children than in a more conventional development. These types of developments do not typically produce many students. However, for purposes of being conservative we have estimated that even the master down units will produce some children, but have discounted the ratios by 75%.

Furthermore, and most importantly, it is generally the nature of home buyers to purchase in communities that cater to their needs. That is families that have children will want to purchase in a neighborhood that has other children, has the appropriate amenities (like parks and open space) and is proximate to the schools. A development that is marketed and designed towards empty nesters will generally not be attractive to families with children. Therefore, we believe our methodology is reasonable and conservative.

- We have used the total operational cost per student of \$17,821 for District 181 and \$20,397 for District 86 as published by the Illinois School Report Card for 2018. Note that this is a conservative methodology that assumes that 100% of the costs of operation are being paid for by the residential tax base of the school districts. In actuality, the school districts also receive portions of the revenues they receive from the non-residential tax bases of the districts and from state and federal school aid.
- We have used a 5-year average consumer price index as the inflation rate for these costs.

Please see the Appendix for a complete list of assumptions.

Costs

- Over a 20-year period the incremental cost to School District 86 is \$4,400,000
- Over a 20-year period, the incremental cost to School District 181 is \$8,900,000

VI. NET COST BENEFIT CALCULATIONS OVER 20-YEARS

Village of Hinsdale

<u>Total in Nominal Dollars (Year 1 - Year 20)</u>	
Total Payments to Village	\$ 1,144,512
Total Costs to Village	<u>\$ 0</u>
Total (Cost)/Benefit to Village (Year 1 - Year 20)	<u>\$ 1,144,512</u>

Village 5-Year Cash Flow

Year		Collections	Costs	Net (Cost)/Benefit
Year 1	\$	44,804	\$0	\$44,804
Year 2	\$	45,924	\$0	\$45,924
Year 3	\$	47,073	\$0	\$47,073
Year 4	\$	48,429	\$0	\$48,429
Year 5	\$	49,456	\$0	\$49,456

School District 86

Total in Nominal Dollars (Year 1 - Year 20)	
Total Payments to SD 86	\$ 5,634,028
Total Costs to SD 86	<u>\$ 4,400,669</u>
Total (Cost)/Benefit to SD 86 (Year 1 - Year 20)	<u>\$ 1,233,359</u>

School District 86 5-Year Cash Flow

School District 86 Property Taxes		School District 86 Incremental Student Costs		Benefit/(Cost)	
\$	220,556	\$	179,861	\$	40,695
\$	226,070	\$	183,584	\$	42,486
\$	231,722	\$	187,384	\$	44,338
\$	237,515	\$	191,262	\$	46,253
\$	243,453	\$	195,221	\$	48,232

School District 181

Total in Nominal Dollars (Year 1 - Year 20)	
Total Payments to SD 181	\$ 9,976,253
Total Costs to SD 181	<u>\$ 8,925,711</u>
Total (Cost)/Benefit to SD 181 (Year 1 - Year 20)	<u>\$ 1,050,542</u>

School District 181 5-Year Cash Flow

Year	School District 181 Property Taxes	School District 181 Incremental Student Costs	Benefit/(Cost)
Year 1	\$ 390,592	\$ 364,805	\$ 25,737
Year 2	\$ 400,305	\$ 372,356	\$ 27,950
Year 3	\$ 410,313	\$ 380,063	\$ 30,250
Year 4	\$ 420,571	\$ 387,930	\$ 32,461
Year 5	\$ 431,085	\$ 395,959	\$ 35,126

APPENDIX

The Appendix is an integral part of this Report. The written narrative is meant to provide an overview of key assumptions and conclusions. The Appendix delineates all assumptions and detailed conclusions.

Table 1 – Executive Summary

Table 2 – Village Summary

Table 3 – School District 86 Summary

Table 4 – School District 181 Summary

Table 5 – Fair Market Value - Residential

Table 6 – Property Tax Assumptions

Table 7 – Total Property Tax Projections

Table 8 – Village Property Tax Projections

Table 9 – School District 86 Property Tax Projections

Table 10 – School District 181 Property Tax Projections

Table 11 – Number of School Children

Table 12 – School District 86 Cost Assumptions

Table 13 – School District 181 Cost Assumptions

Table 14 – School District 86 Cost Projections

Table 15 – School District 181 Cost Projections

**McNaughton Development
Hinsdale
Fiscal Impact Analysis
Executive Summary**

Village of Hinsdale

Total in Nominal Dollars (Year 1 - Year 20)

Total Payments to Village	\$ 1,144,512
Total Costs to Village	<u>\$ 0</u>
Total (Cost)/Benefit to Village (Year 1 - Year 20)	<u>\$ 1,144,512</u>

School District 86

Total in Nominal Dollars (Year 1 - Year 20)

Total Payments to SD 86	\$ 5,634,028
Total Costs to SD 86	<u>\$ 4,400,669</u>
Total (Cost)/Benefit to SD 86 (Year 1 - Year 20)	<u>\$ 1,233,359</u>

School District 181

Total in Nominal Dollars (Year 1 - Year 20)

Total Payments to SD 181	\$ 9,976,253
Total Costs to SD 181	<u>\$ 8,925,711</u>
Total (Cost)/Benefit to SD 181 (Year 1 - Year 20)	<u>\$ 1,050,542</u>

McNaughton Development
Hinsdale
Fiscal Impact Analysis
Cost Benefit Summary

Year	Village of Hinsdale		Incremental Village Costs		Benefit/(Cost)
Year 1	\$	44,804	\$	0	\$ 44,804
Year 2	\$	45,924	\$	0	\$ 45,924
Year 3	\$	47,073	\$	0	\$ 47,073
Year 4	\$	48,249	\$	0	\$ 48,249
Year 5	\$	49,456	\$	0	\$ 49,456
Year 6	\$	50,692	\$	0	\$ 50,692
Year 7	\$	51,959	\$	0	\$ 51,959
Year 8	\$	53,258	\$	0	\$ 53,258
Year 9	\$	54,590	\$	0	\$ 54,590
Year 10	\$	55,955	\$	0	\$ 55,955
Year 11	\$	57,353	\$	0	\$ 57,353
Year 12	\$	58,787	\$	0	\$ 58,787
Year 13	\$	60,257	\$	0	\$ 60,257
Year 14	\$	61,763	\$	0	\$ 61,763
Year 15	\$	63,307	\$	0	\$ 63,307
Year 16	\$	64,890	\$	0	\$ 64,890
Year 17	\$	66,512	\$	0	\$ 66,512
Year 18	\$	68,175	\$	0	\$ 68,175
Year 19	\$	69,880	\$	0	\$ 69,880
Year 20	\$	71,627	\$	0	\$ 71,627
Total	\$	1,144,512	\$	0	\$ 1,144,512

McNaughton Development
Hinsdale
Fiscal Impact Analysis
Cost Benefit Summary

Year	School District 86 Incremental Student			Benefit/(Cost)
	School District 86 Property Taxes	Costs		
Year 1	\$ 220,556	\$ 179,861	\$	40,695
Year 2	\$ 226,070	\$ 183,584	\$	42,486
Year 3	\$ 231,722	\$ 187,384	\$	44,338
Year 4	\$ 237,515	\$ 191,262	\$	46,253
Year 5	\$ 243,453	\$ 195,221	\$	48,232
Year 6	\$ 249,539	\$ 199,262	\$	50,277
Year 7	\$ 255,777	\$ 203,386	\$	52,391
Year 8	\$ 262,172	\$ 207,596	\$	54,576
Year 9	\$ 268,726	\$ 211,893	\$	56,833
Year 10	\$ 275,444	\$ 216,279	\$	59,166
Year 11	\$ 282,330	\$ 220,755	\$	61,575
Year 12	\$ 289,389	\$ 225,325	\$	64,064
Year 13	\$ 296,623	\$ 229,989	\$	66,635
Year 14	\$ 304,039	\$ 234,749	\$	69,290
Year 15	\$ 311,640	\$ 239,608	\$	72,032
Year 16	\$ 319,431	\$ 244,567	\$	74,863
Year 17	\$ 327,417	\$ 249,630	\$	77,787
Year 18	\$ 335,602	\$ 254,797	\$	80,805
Year 19	\$ 343,992	\$ 260,070	\$	83,922
Year 20	\$ 352,592	\$ 265,454	\$	87,138
Total	\$ 5,634,028	\$ 4,400,669	\$	1,233,359

McNaughton Development
Hinsdale
Fiscal Impact Analysis
Cost Benefit Summary
Scenario 1

Year	School District 181 Property Taxes		School District 181 Incremental Student Costs		Benefit/(Cost)
Year 1	\$	390,542	\$	364,805	\$ 25,737
Year 2	\$	400,305	\$	372,356	\$ 27,950
Year 3	\$	410,313	\$	380,063	\$ 30,250
Year 4	\$	420,571	\$	387,930	\$ 32,641
Year 5	\$	431,085	\$	395,959	\$ 35,126
Year 6	\$	441,862	\$	404,155	\$ 37,707
Year 7	\$	452,909	\$	412,520	\$ 40,388
Year 8	\$	464,231	\$	421,059	\$ 43,172
Year 9	\$	475,837	\$	429,774	\$ 46,063
Year 10	\$	487,733	\$	438,670	\$ 49,063
Year 11	\$	499,926	\$	447,750	\$ 52,177
Year 12	\$	512,425	\$	457,017	\$ 55,407
Year 13	\$	525,235	\$	466,477	\$ 58,758
Year 14	\$	538,366	\$	476,132	\$ 62,234
Year 15	\$	551,825	\$	485,988	\$ 65,837
Year 16	\$	565,621	\$	496,047	\$ 69,574
Year 17	\$	579,761	\$	506,314	\$ 73,447
Year 18	\$	594,255	\$	516,794	\$ 77,461
Year 19	\$	609,112	\$	527,491	\$ 81,621
Year 20	\$	624,339	\$	538,409	\$ 85,930
Total	\$	9,976,253	\$	8,925,711	\$ 1,050,542

McNaughton Development
Hinsdale
Fiscal Impact Analysis
Fair Market Value Assumptions

Type of Units - Ranch	Number of Units	Unit Chunk Price	Discount Factor	Estimated FMV for Purposes of County		Estimated Taxes Per Unit
				Assessor		
Essex	3	\$ 934,000	0%	\$	934,000	\$ 15,978
Brunswick	3	\$ 944,000	0%	\$	944,000	\$ 16,149
Ashford	3	\$ 949,000	0%	\$	949,000	\$ 16,234
Fenwick	4	\$ 954,000	0%	\$	954,000	\$ 16,320
Carlisle II	4	\$ 984,000	0%	\$	984,000	\$ 16,833
Bostonian	3	\$ 994,000	0%	\$	994,000	\$ 17,004
Astoria	3	\$ 999,000	0%	\$	999,000	\$ 17,090
Total Units	<u>23</u>					

Type of Units - Traditional Single Family	Number of Units	Unit Chunk Price	Discount Factor	Estimated FMV for Purposes of County		Estimated Taxes Per Unit
				Assessor		
1	7	\$ 1,050,000	0%	\$	1,050,000	\$ 17,962
2	5	\$ 1,070,000	0%	\$	1,070,000	\$ 18,304
3	6	\$ 1,100,000	0%	\$	1,100,000	\$ 18,817
4	5	\$ 1,150,000	0%	\$	1,150,000	\$ 19,673
Total Units	<u>23</u>					

**McNaughton Development
Hinsdale
Fiscal Impact Analysis
Tax Assumptions**

Assessment Ratio	33%
Equalization Multiplier	1.0000
Total Tax Rate	<u>5.132%</u>
School District 86 Tax Rate	1.4000%
High School District 181 Tax Rate	2.4790%
Village of Hinsdale	0.2844%
Annual Reassessment Growth Rate	2.50%

McNaughton Deveopment
Hinsdale
Total
Total Property Tax Projections

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9
Estiamted Fair Market Value									
Essex	\$ 2,802,000	\$ 2,872,050	\$ 2,943,851	\$ 3,017,448	\$ 3,092,884	\$ 3,170,206	\$ 3,249,461	\$ 3,330,697	\$ 3,413,965
Brunswick	\$ 2,832,000	\$ 2,902,800	\$ 2,975,370	\$ 3,049,754	\$ 3,125,998	\$ 3,204,148	\$ 3,284,252	\$ 3,366,358	\$ 3,450,517
Ashford	\$ 2,847,000	\$ 2,918,175	\$ 2,991,129	\$ 3,065,908	\$ 3,142,555	\$ 3,221,119	\$ 3,301,647	\$ 3,384,188	\$ 3,468,793
Fenwick	\$ 3,816,000	\$ 3,911,400	\$ 4,009,185	\$ 4,109,415	\$ 4,212,150	\$ 4,317,454	\$ 4,425,390	\$ 4,536,025	\$ 4,649,425
Carlisle II	\$ 3,936,000	\$ 4,034,400	\$ 4,135,260	\$ 4,238,642	\$ 4,344,608	\$ 4,453,223	\$ 4,564,553	\$ 4,678,667	\$ 4,795,634
Bostonian	\$ 2,982,000	\$ 3,056,550	\$ 3,132,964	\$ 3,211,288	\$ 3,291,570	\$ 3,373,859	\$ 3,458,206	\$ 3,544,661	\$ 3,633,277
Astoria	\$ 2,997,000	\$ 3,071,925	\$ 3,148,723	\$ 3,227,441	\$ 3,308,127	\$ 3,390,830	\$ 3,475,601	\$ 3,562,491	\$ 3,651,553
Single Family 1	\$ 7,350,000	\$ 7,533,750	\$ 7,722,094	\$ 7,915,146	\$ 8,113,025	\$ 8,315,850	\$ 8,523,747	\$ 8,736,840	\$ 8,955,261
Single Family 2	\$ 5,350,000	\$ 5,483,750	\$ 5,620,844	\$ 5,761,365	\$ 5,905,399	\$ 6,053,034	\$ 6,204,360	\$ 6,359,469	\$ 6,518,456
Single Family 3	\$ 6,600,000	\$ 6,765,000	\$ 6,934,125	\$ 7,107,478	\$ 7,285,165	\$ 7,467,294	\$ 7,653,977	\$ 7,845,326	\$ 8,041,459
Single Family 4	\$ 5,750,000	\$ 5,893,750	\$ 6,041,094	\$ 6,192,121	\$ 6,346,924	\$ 6,505,597	\$ 6,668,237	\$ 6,834,943	\$ 7,005,817
Total Estimated FMV	\$ 47,262,000	\$ 48,443,550	\$ 49,654,639	\$ 50,896,005	\$ 52,168,405	\$ 53,472,615	\$ 54,809,430	\$ 56,179,666	\$ 57,584,158
Assessment Ratio	33%	33%	33%	33%	33%	33%	33%	33%	33%
Equalization Multiplier	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Village Rate	5.1320%	5.1320%	5.1320%	5.1320%	5.1320%	5.1320%	5.1320%	5.1320%	5.1320%
Taxes to from the Development	\$ 808,495	\$ 828,708	\$ 849,425	\$ 870,661	\$ 892,428	\$ 914,738	\$ 937,607	\$ 961,047	\$ 985,073

McNaughton Deveopment
Hinsdale
Total
Total Property Tax Projections

	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18
Estiamted Fair Market Value									
Essex	\$ 3,499,314	\$ 3,586,797	\$ 3,676,467	\$ 3,768,378	\$ 3,862,588	\$ 3,959,153	\$ 4,058,131	\$ 4,159,585	\$ 4,263,574
Brunswick	\$ 3,536,780	\$ 3,625,199	\$ 3,715,829	\$ 3,808,725	\$ 3,903,943	\$ 4,001,542	\$ 4,101,580	\$ 4,204,120	\$ 4,309,223
Ashford	\$ 3,555,513	\$ 3,644,401	\$ 3,735,511	\$ 3,828,898	\$ 3,924,621	\$ 4,022,736	\$ 4,123,305	\$ 4,226,388	\$ 4,332,047
Fenwick	\$ 4,765,661	\$ 4,884,803	\$ 5,006,923	\$ 5,132,096	\$ 5,260,398	\$ 5,391,908	\$ 5,526,706	\$ 5,664,873	\$ 5,806,495
Carlisle II	\$ 4,915,525	\$ 5,038,413	\$ 5,164,373	\$ 5,293,482	\$ 5,425,819	\$ 5,561,465	\$ 5,700,502	\$ 5,843,014	\$ 5,989,089
Bostonian	\$ 3,724,109	\$ 3,817,212	\$ 3,912,642	\$ 4,010,458	\$ 4,110,720	\$ 4,213,488	\$ 4,318,825	\$ 4,426,796	\$ 4,537,466
Astoria	\$ 3,742,842	\$ 3,836,413	\$ 3,932,324	\$ 4,030,632	\$ 4,131,398	\$ 4,234,683	\$ 4,340,550	\$ 4,449,063	\$ 4,560,290
Single Family 1	\$ 9,179,143	\$ 9,408,621	\$ 9,643,837	\$ 9,884,933	\$ 10,132,056	\$ 10,385,358	\$ 10,644,992	\$ 10,911,116	\$ 11,183,894
Single Family 2	\$ 6,681,417	\$ 6,848,452	\$ 7,019,664	\$ 7,195,155	\$ 7,375,034	\$ 7,559,410	\$ 7,748,395	\$ 7,942,105	\$ 8,140,658
Single Family 3	\$ 8,242,496	\$ 8,448,558	\$ 8,659,772	\$ 8,876,266	\$ 9,098,173	\$ 9,325,627	\$ 9,558,768	\$ 9,797,737	\$ 10,042,681
Single Family 4	\$ 7,180,962	\$ 7,360,486	\$ 7,544,498	\$ 7,733,111	\$ 7,926,439	\$ 8,124,599	\$ 8,327,714	\$ 8,535,907	\$ 8,749,305
Total Estimated FMV	\$ 59,023,762	\$ 60,499,356	\$ 62,011,840	\$ 63,562,136	\$ 65,151,189	\$ 66,779,969	\$ 68,449,468	\$ 70,160,705	\$ 71,914,722
Assessment Ratio	33%	33%	33%	33%	33%	33%	33%	33%	33%
Equalization Multiplier	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Village Rate	5.1320%	5.1320%	5.1320%	5.1320%	5.1320%	5.1320%	5.1320%	5.1320%	5.1320%
Taxes to from the Development	\$ 1,009,700	\$ 1,034,942	\$ 1,060,816	\$ 1,087,336	\$ 1,114,520	\$ 1,142,383	\$ 1,170,942	\$ 1,200,216	\$ 1,230,221

**McNaughton Deveopment
Hinsdale
Total
Total Property Tax Projections**

	Year 19	Year 20
Estiamted Fair Market Value		
Essex	\$ 4,370,164	\$ 4,479,418
Brunswick	\$ 4,416,953	\$ 4,527,377
Ashford	\$ 4,440,348	\$ 4,551,357
Fenwick	\$ 5,951,658	\$ 6,100,449
Carlisle II	\$ 6,138,817	\$ 6,292,287
Bostonian	\$ 4,650,902	\$ 4,767,175
Astoria	\$ 4,674,297	\$ 4,791,155
Single Family 1	\$ 11,463,492	\$ 11,750,079
Single Family 2	\$ 8,344,174	\$ 8,552,778
Single Family 3	\$ 10,293,748	\$ 10,551,091
Single Family 4	\$ 8,968,038	\$ 9,192,239
Total Estimated FMV	\$ 73,712,590	\$ 75,555,405
Assessment Ratio	33%	33%
Equalization Multiplier	1.0000	1.0000
Village Rate	5.1320%	5.1320%
Taxes to from the Development	\$ 1,260,977	\$ 1,292,501

McNaughton Deveopment
Hinsdale
Total
Village Property Tax Projections

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9
Estiamted Fair Market Value									
Essex	\$ 2,802,000	\$ 2,872,050	\$ 2,943,851	\$ 3,017,448	\$ 3,092,884	\$ 3,170,206	\$ 3,249,461	\$ 3,330,697	\$ 3,413,965
Brunswick	\$ 2,832,000	\$ 2,902,800	\$ 2,975,370	\$ 3,049,754	\$ 3,125,998	\$ 3,204,148	\$ 3,284,252	\$ 3,366,358	\$ 3,450,517
Ashford	\$ 2,847,000	\$ 2,918,175	\$ 2,991,129	\$ 3,065,908	\$ 3,142,555	\$ 3,221,119	\$ 3,301,647	\$ 3,384,188	\$ 3,468,793
Fenwick	\$ 3,816,000	\$ 3,911,400	\$ 4,009,185	\$ 4,109,415	\$ 4,212,150	\$ 4,317,454	\$ 4,425,390	\$ 4,536,025	\$ 4,649,425
Carlisle II	\$ 3,936,000	\$ 4,034,400	\$ 4,135,260	\$ 4,238,642	\$ 4,344,608	\$ 4,453,223	\$ 4,564,553	\$ 4,678,667	\$ 4,795,634
Bostonian	\$ 2,982,000	\$ 3,056,550	\$ 3,132,964	\$ 3,211,288	\$ 3,291,570	\$ 3,373,859	\$ 3,458,206	\$ 3,544,661	\$ 3,633,277
Astoria	\$ 2,997,000	\$ 3,071,925	\$ 3,148,723	\$ 3,227,441	\$ 3,308,127	\$ 3,390,830	\$ 3,475,601	\$ 3,562,491	\$ 3,651,553
Single Family 1	\$ 7,350,000	\$ 7,533,750	\$ 7,722,094	\$ 7,915,146	\$ 8,113,025	\$ 8,315,850	\$ 8,523,747	\$ 8,736,840	\$ 8,955,261
Single Family 2	\$ 5,350,000	\$ 5,483,750	\$ 5,620,844	\$ 5,761,365	\$ 5,905,399	\$ 6,053,034	\$ 6,204,360	\$ 6,359,469	\$ 6,518,456
Single Family 3	\$ 6,600,000	\$ 6,765,000	\$ 6,934,125	\$ 7,107,478	\$ 7,285,165	\$ 7,467,294	\$ 7,653,977	\$ 7,845,326	\$ 8,041,459
Single Family 4	\$ 5,750,000	\$ 5,893,750	\$ 6,041,094	\$ 6,192,121	\$ 6,346,924	\$ 6,505,597	\$ 6,668,237	\$ 6,834,943	\$ 7,005,817
Total Estimated FMV	\$ 47,262,000	\$ 48,443,550	\$ 49,654,639	\$ 50,896,005	\$ 52,168,405	\$ 53,472,615	\$ 54,809,430	\$ 56,179,666	\$ 57,584,158
Assessment Ratio	33%	33%	33%	33%	33%	33%	33%	33%	33%
Equalization Multiplier	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Village Rate	0.2844%	0.2844%	0.2844%	0.2844%	0.2844%	0.2844%	0.2844%	0.2844%	0.2844%
Taxes to from the Development	\$ 44,804	\$ 45,924	\$ 47,073	\$ 48,249	\$ 49,456	\$ 50,692	\$ 51,959	\$ 53,258	\$ 54,590

McNaughton Deveopment
Hinsdale
Total
Village Property Tax Projections

	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18
Estiamted Fair Market Value									
Essex	\$ 3,499,314	\$ 3,586,797	\$ 3,676,467	\$ 3,768,378	\$ 3,862,588	\$ 3,959,153	\$ 4,058,131	\$ 4,159,585	\$ 4,263,574
Brunswick	\$ 3,536,780	\$ 3,625,199	\$ 3,715,829	\$ 3,808,725	\$ 3,903,943	\$ 4,001,542	\$ 4,101,580	\$ 4,204,120	\$ 4,309,223
Ashford	\$ 3,555,513	\$ 3,644,401	\$ 3,735,511	\$ 3,828,898	\$ 3,924,621	\$ 4,022,736	\$ 4,123,305	\$ 4,226,388	\$ 4,332,047
Fenwick	\$ 4,765,661	\$ 4,884,803	\$ 5,006,923	\$ 5,132,096	\$ 5,260,398	\$ 5,391,908	\$ 5,526,706	\$ 5,664,873	\$ 5,806,495
Carlisle II	\$ 4,915,525	\$ 5,038,413	\$ 5,164,373	\$ 5,293,482	\$ 5,425,819	\$ 5,561,465	\$ 5,700,502	\$ 5,843,014	\$ 5,989,089
Bostonian	\$ 3,724,109	\$ 3,817,212	\$ 3,912,642	\$ 4,010,458	\$ 4,110,720	\$ 4,213,488	\$ 4,318,825	\$ 4,426,796	\$ 4,537,466
Astoria	\$ 3,742,842	\$ 3,836,413	\$ 3,932,324	\$ 4,030,632	\$ 4,131,398	\$ 4,234,683	\$ 4,340,550	\$ 4,449,063	\$ 4,560,290
Single Family 1	\$ 9,179,143	\$ 9,408,621	\$ 9,643,837	\$ 9,884,933	\$ 10,132,056	\$ 10,385,358	\$ 10,644,992	\$ 10,911,116	\$ 11,183,894
Single Family 2	\$ 6,681,417	\$ 6,848,452	\$ 7,019,664	\$ 7,195,155	\$ 7,375,034	\$ 7,559,410	\$ 7,748,395	\$ 7,942,105	\$ 8,140,658
Single Family 3	\$ 8,242,496	\$ 8,448,558	\$ 8,659,772	\$ 8,876,266	\$ 9,098,173	\$ 9,325,627	\$ 9,558,768	\$ 9,797,737	\$ 10,042,681
Single Family 4	\$ 7,180,962	\$ 7,360,486	\$ 7,544,498	\$ 7,733,111	\$ 7,926,439	\$ 8,124,599	\$ 8,327,714	\$ 8,535,907	\$ 8,749,305
Total Estimated FMV	\$ 59,023,762	\$ 60,499,356	\$ 62,011,840	\$ 63,562,136	\$ 65,151,189	\$ 66,779,969	\$ 68,449,468	\$ 70,160,705	\$ 71,914,722
Assessment Ratio	33%	33%	33%	33%	33%	33%	33%	33%	33%
Equalization Multiplier	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Village Rate	0.2844%	0.2844%	0.2844%	0.2844%	0.2844%	0.2844%	0.2844%	0.2844%	0.2844%
Taxes to from the Development	\$ 55,955	\$ 57,353	\$ 58,787	\$ 60,257	\$ 61,763	\$ 63,307	\$ 64,890	\$ 66,512	\$ 68,175

**McNaughton Deveopment
Hinsdale
Total
Village Property Tax Projections**

	Year 19	Year 20
Estiamted Fair Market Value		
Essex	\$ 4,370,164	\$ 4,479,418
Brunswick	\$ 4,416,953	\$ 4,527,377
Ashford	\$ 4,440,348	\$ 4,551,357
Fenwick	\$ 5,951,658	\$ 6,100,449
Carlisle II	\$ 6,138,817	\$ 6,292,287
Bostonian	\$ 4,650,902	\$ 4,767,175
Astoria	\$ 4,674,297	\$ 4,791,155
Single Family 1	\$ 11,463,492	\$ 11,750,079
Single Family 2	\$ 8,344,174	\$ 8,552,778
Single Family 3	\$ 10,293,748	\$ 10,551,091
Single Family 4	\$ 8,968,038	\$ 9,192,239
Total Estimated FMV	\$ 73,712,590	\$ 75,555,405
Assessment Ratio	33%	33%
Equalization Multiplier	1.0000	1.0000
Village Rate	0.2844%	0.2844%
Taxes to from the Development	\$ 69,880	\$ 71,627

McNaughton Deveopment
Hinsdale
Total
SD 86 Property Tax Projections

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9
Estiamted Fair Market Value									
Essex	\$ 2,802,000	\$ 2,872,050	\$ 2,943,851	\$ 3,017,448	\$ 3,092,884	\$ 3,170,206	\$ 3,249,461	\$ 3,330,697	\$ 3,413,965
Brunswick	\$ 2,832,000	\$ 2,902,800	\$ 2,975,370	\$ 3,049,754	\$ 3,125,998	\$ 3,204,148	\$ 3,284,252	\$ 3,366,358	\$ 3,450,517
Ashford	\$ 2,847,000	\$ 2,918,175	\$ 2,991,129	\$ 3,065,908	\$ 3,142,555	\$ 3,221,119	\$ 3,301,647	\$ 3,384,188	\$ 3,468,793
Fenwick	\$ 3,816,000	\$ 3,911,400	\$ 4,009,185	\$ 4,109,415	\$ 4,212,150	\$ 4,317,454	\$ 4,425,390	\$ 4,536,025	\$ 4,649,425
Carlisle II	\$ 3,936,000	\$ 4,034,400	\$ 4,135,260	\$ 4,238,642	\$ 4,344,608	\$ 4,453,223	\$ 4,564,553	\$ 4,678,667	\$ 4,795,634
Bostonian	\$ 2,982,000	\$ 3,056,550	\$ 3,132,964	\$ 3,211,288	\$ 3,291,570	\$ 3,373,859	\$ 3,458,206	\$ 3,544,661	\$ 3,633,277
Astoria	\$ 2,997,000	\$ 3,071,925	\$ 3,148,723	\$ 3,227,441	\$ 3,308,127	\$ 3,390,830	\$ 3,475,601	\$ 3,562,491	\$ 3,651,553
Single Family 1	\$ 7,350,000	\$ 7,533,750	\$ 7,722,094	\$ 7,915,146	\$ 8,113,025	\$ 8,315,850	\$ 8,523,747	\$ 8,736,840	\$ 8,955,261
Single Family 2	\$ 5,350,000	\$ 5,483,750	\$ 5,620,844	\$ 5,761,365	\$ 5,905,399	\$ 6,053,034	\$ 6,204,360	\$ 6,359,469	\$ 6,518,456
Single Family 3	\$ 6,600,000	\$ 6,765,000	\$ 6,934,125	\$ 7,107,478	\$ 7,285,165	\$ 7,467,294	\$ 7,653,977	\$ 7,845,326	\$ 8,041,459
Single Family 4	\$ 5,750,000	\$ 5,893,750	\$ 6,041,094	\$ 6,192,121	\$ 6,346,924	\$ 6,505,597	\$ 6,668,237	\$ 6,834,943	\$ 7,005,817
Total Estimated FMV	\$ 47,262,000	\$ 48,443,550	\$ 49,654,639	\$ 50,896,005	\$ 52,168,405	\$ 53,472,615	\$ 54,809,430	\$ 56,179,666	\$ 57,584,158
Assessment Ratio	33%	33%	33%	33%	33%	33%	33%	33%	33%
Equalization Multiplier	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
SD 86	1.4000%	1.4000%	1.4000%	1.4000%	1.4000%	1.4000%	1.4000%	1.4000%	1.4000%
Taxes to from the Development	\$ 220,556	\$ 226,070	\$ 231,722	\$ 237,515	\$ 243,453	\$ 249,539	\$ 255,777	\$ 262,172	\$ 268,726

McNaughton Deveopment
Hinsdale
Total
SD 86 Property Tax Projections

	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18
Estiamted Fair Market Value									
Essex	\$ 3,499,314	\$ 3,586,797	\$ 3,676,467	\$ 3,768,378	\$ 3,862,588	\$ 3,959,153	\$ 4,058,131	\$ 4,159,585	\$ 4,263,574
Brunswick	\$ 3,536,780	\$ 3,625,199	\$ 3,715,829	\$ 3,808,725	\$ 3,903,943	\$ 4,001,542	\$ 4,101,580	\$ 4,204,120	\$ 4,309,223
Ashford	\$ 3,555,513	\$ 3,644,401	\$ 3,735,511	\$ 3,828,898	\$ 3,924,621	\$ 4,022,736	\$ 4,123,305	\$ 4,226,388	\$ 4,332,047
Fenwick	\$ 4,765,661	\$ 4,884,803	\$ 5,006,923	\$ 5,132,096	\$ 5,260,398	\$ 5,391,908	\$ 5,526,706	\$ 5,664,873	\$ 5,806,495
Carlisle II	\$ 4,915,525	\$ 5,038,413	\$ 5,164,373	\$ 5,293,482	\$ 5,425,819	\$ 5,561,465	\$ 5,700,502	\$ 5,843,014	\$ 5,989,089
Bostonian	\$ 3,724,109	\$ 3,817,212	\$ 3,912,642	\$ 4,010,458	\$ 4,110,720	\$ 4,213,488	\$ 4,318,825	\$ 4,426,796	\$ 4,537,466
Astoria	\$ 3,742,842	\$ 3,836,413	\$ 3,932,324	\$ 4,030,632	\$ 4,131,398	\$ 4,234,683	\$ 4,340,550	\$ 4,449,063	\$ 4,560,290
Single Family 1	\$ 9,179,143	\$ 9,408,621	\$ 9,643,837	\$ 9,884,933	\$ 10,132,056	\$ 10,385,358	\$ 10,644,992	\$ 10,911,116	\$ 11,183,894
Single Family 2	\$ 6,681,417	\$ 6,848,452	\$ 7,019,664	\$ 7,195,155	\$ 7,375,034	\$ 7,559,410	\$ 7,748,395	\$ 7,942,105	\$ 8,140,658
Single Family 3	\$ 8,242,496	\$ 8,448,558	\$ 8,659,772	\$ 8,876,266	\$ 9,098,173	\$ 9,325,627	\$ 9,558,768	\$ 9,797,737	\$ 10,042,681
Single Family 4	\$ 7,180,962	\$ 7,360,486	\$ 7,544,498	\$ 7,733,111	\$ 7,926,439	\$ 8,124,599	\$ 8,327,714	\$ 8,535,907	\$ 8,749,305
Total Estimated FMV	\$ 59,023,762	\$ 60,499,356	\$ 62,011,840	\$ 63,562,136	\$ 65,151,189	\$ 66,779,969	\$ 68,449,468	\$ 70,160,705	\$ 71,914,722
Assessment Ratio	33%	33%	33%	33%	33%	33%	33%	33%	33%
Equalization Multiplier	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
SD 86	1.4000%	1.4000%	1.4000%	1.4000%	1.4000%	1.4000%	1.4000%	1.4000%	1.4000%
Taxes to from the Development	\$ 275,444	\$ 282,330	\$ 289,389	\$ 296,623	\$ 304,039	\$ 311,640	\$ 319,431	\$ 327,417	\$ 335,602

McNaughton Deveopment
Hinsdale
Total
SD 86 Property Tax Projections

	Year 19	Year 20
Estiamted Fair Market Value		
Essex	\$ 4,370,164	\$ 4,479,418
Brunswick	\$ 4,416,953	\$ 4,527,377
Ashford	\$ 4,440,348	\$ 4,551,357
Fenwick	\$ 5,951,658	\$ 6,100,449
Carlisle II	\$ 6,138,817	\$ 6,292,287
Bostonian	\$ 4,650,902	\$ 4,767,175
Astoria	\$ 4,674,297	\$ 4,791,155
Single Family 1	\$ 11,463,492	\$ 11,750,079
Single Family 2	\$ 8,344,174	\$ 8,552,778
Single Family 3	\$ 10,293,748	\$ 10,551,091
Single Family 4	\$ 8,968,038	\$ 9,192,239
Total Estimated FMV	\$ 73,712,590	\$ 75,555,405
Assessment Ratio	33%	33%
Equalization Multiplier	1.0000	1.0000
SD 86	1.4000%	1.4000%
Taxes to from the Development	\$ 343,992	\$ 352,592

McNaughton Deveopment
Hinsdale
Total
SD 181 Property Tax Projections

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9
Estiamted Fair Market Value									
Essex	\$ 2,802,000	\$ 2,872,050	\$ 2,943,851	\$ 3,017,448	\$ 3,092,884	\$ 3,170,206	\$ 3,249,461	\$ 3,330,697	\$ 3,413,965
Brunswick	\$ 2,832,000	\$ 2,902,800	\$ 2,975,370	\$ 3,049,754	\$ 3,125,998	\$ 3,204,148	\$ 3,284,252	\$ 3,366,358	\$ 3,450,517
Ashford	\$ 2,847,000	\$ 2,918,175	\$ 2,991,129	\$ 3,065,908	\$ 3,142,555	\$ 3,221,119	\$ 3,301,647	\$ 3,384,188	\$ 3,468,793
Fenwick	\$ 3,816,000	\$ 3,911,400	\$ 4,009,185	\$ 4,109,415	\$ 4,212,150	\$ 4,317,454	\$ 4,425,390	\$ 4,536,025	\$ 4,649,425
Carlisle II	\$ 3,936,000	\$ 4,034,400	\$ 4,135,260	\$ 4,238,642	\$ 4,344,608	\$ 4,453,223	\$ 4,564,553	\$ 4,678,667	\$ 4,795,634
Bostonian	\$ 2,982,000	\$ 3,056,550	\$ 3,132,964	\$ 3,211,288	\$ 3,291,570	\$ 3,373,859	\$ 3,458,206	\$ 3,544,661	\$ 3,633,277
Astoria	\$ 2,997,000	\$ 3,071,925	\$ 3,148,723	\$ 3,227,441	\$ 3,308,127	\$ 3,390,830	\$ 3,475,601	\$ 3,562,491	\$ 3,651,553
Single Family 1	\$ 7,350,000	\$ 7,533,750	\$ 7,722,094	\$ 7,915,146	\$ 8,113,025	\$ 8,315,850	\$ 8,523,747	\$ 8,736,840	\$ 8,955,261
Single Family 2	\$ 5,350,000	\$ 5,483,750	\$ 5,620,844	\$ 5,761,365	\$ 5,905,399	\$ 6,053,034	\$ 6,204,360	\$ 6,359,469	\$ 6,518,456
Single Family 3	\$ 6,600,000	\$ 6,765,000	\$ 6,934,125	\$ 7,107,478	\$ 7,285,165	\$ 7,467,294	\$ 7,653,977	\$ 7,845,326	\$ 8,041,459
Single Family 4	\$ 5,750,000	\$ 5,893,750	\$ 6,041,094	\$ 6,192,121	\$ 6,346,924	\$ 6,505,597	\$ 6,668,237	\$ 6,834,943	\$ 7,005,817
Total Estimated FMV	\$ 47,262,000	\$ 48,443,550	\$ 49,654,639	\$ 50,896,005	\$ 52,168,405	\$ 53,472,615	\$ 54,809,430	\$ 56,179,666	\$ 57,584,158
Assessment Ratio	33%	33%	33%	33%	33%	33%	33%	33%	33%
Equalization Multiplier	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
SD 181	2.4790%	2.4790%	2.4790%	2.4790%	2.4790%	2.4790%	2.4790%	2.4790%	2.4790%
Taxes to from the Development	\$ 390,542	\$ 400,305	\$ 410,313	\$ 420,571	\$ 431,085	\$ 441,862	\$ 452,909	\$ 464,231	\$ 475,837

McNaughton Deveopment
Hinsdale
Total
SD 181 Property Tax Projections

	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18
Estiamted Fair Market Value									
Essex	\$ 3,499,314	\$ 3,586,797	\$ 3,676,467	\$ 3,768,378	\$ 3,862,588	\$ 3,959,153	\$ 4,058,131	\$ 4,159,585	\$ 4,263,574
Brunswick	\$ 3,536,780	\$ 3,625,199	\$ 3,715,829	\$ 3,808,725	\$ 3,903,943	\$ 4,001,542	\$ 4,101,580	\$ 4,204,120	\$ 4,309,223
Ashford	\$ 3,555,513	\$ 3,644,401	\$ 3,735,511	\$ 3,828,898	\$ 3,924,621	\$ 4,022,736	\$ 4,123,305	\$ 4,226,388	\$ 4,332,047
Fenwick	\$ 4,765,661	\$ 4,884,803	\$ 5,006,923	\$ 5,132,096	\$ 5,260,398	\$ 5,391,908	\$ 5,526,706	\$ 5,664,873	\$ 5,806,495
Carlisle II	\$ 4,915,525	\$ 5,038,413	\$ 5,164,373	\$ 5,293,482	\$ 5,425,819	\$ 5,561,465	\$ 5,700,502	\$ 5,843,014	\$ 5,989,089
Bostonian	\$ 3,724,109	\$ 3,817,212	\$ 3,912,642	\$ 4,010,458	\$ 4,110,720	\$ 4,213,488	\$ 4,318,825	\$ 4,426,796	\$ 4,537,466
Astoria	\$ 3,742,842	\$ 3,836,413	\$ 3,932,324	\$ 4,030,632	\$ 4,131,398	\$ 4,234,683	\$ 4,340,550	\$ 4,449,063	\$ 4,560,290
Single Family 1	\$ 9,179,143	\$ 9,408,621	\$ 9,643,837	\$ 9,884,933	\$ 10,132,056	\$ 10,385,358	\$ 10,644,992	\$ 10,911,116	\$ 11,183,894
Single Family 2	\$ 6,681,417	\$ 6,848,452	\$ 7,019,664	\$ 7,195,155	\$ 7,375,034	\$ 7,559,410	\$ 7,748,395	\$ 7,942,105	\$ 8,140,658
Single Family 3	\$ 8,242,496	\$ 8,448,558	\$ 8,659,772	\$ 8,876,266	\$ 9,098,173	\$ 9,325,627	\$ 9,558,768	\$ 9,797,737	\$ 10,042,681
Single Family 4	\$ 7,180,962	\$ 7,360,486	\$ 7,544,498	\$ 7,733,111	\$ 7,926,439	\$ 8,124,599	\$ 8,327,714	\$ 8,535,907	\$ 8,749,305
Total Estimated FMV	\$ 59,023,762	\$ 60,499,356	\$ 62,011,840	\$ 63,562,136	\$ 65,151,189	\$ 66,779,969	\$ 68,449,468	\$ 70,160,705	\$ 71,914,722
Assessment Ratio	33%	33%	33%	33%	33%	33%	33%	33%	33%
Equalization Multiplier	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
SD 181	2.4790%	2.4790%	2.4790%	2.4790%	2.4790%	2.4790%	2.4790%	2.4790%	2.4790%
Taxes to from the Development	\$ 487,733	\$ 499,926	\$ 512,425	\$ 525,235	\$ 538,366	\$ 551,825	\$ 565,621	\$ 579,761	\$ 594,255

McNaughton Development
Hinsdale
Total
SD 181 Property Tax Projections

	Year 19	Year 20
Estiamted Fair Market Value		
Essex	\$ 4,370,164	\$ 4,479,418
Brunswick	\$ 4,416,953	\$ 4,527,377
Ashford	\$ 4,440,348	\$ 4,551,357
Fenwick	\$ 5,951,658	\$ 6,100,449
Carlisle II	\$ 6,138,817	\$ 6,292,287
Bostonian	\$ 4,650,902	\$ 4,767,175
Astoria	\$ 4,674,297	\$ 4,791,155
Single Family 1	\$ 11,463,492	\$ 11,750,079
Single Family 2	\$ 8,344,174	\$ 8,552,778
Single Family 3	\$ 10,293,748	\$ 10,551,091
Single Family 4	\$ 8,968,038	\$ 9,192,239
Total Estimated FMV	\$ 73,712,590	\$ 75,555,405
Assessment Ratio	33%	33%
Equalization Multiplier	1.0000	1.0000
SD 181	2.4790%	2.4790%
Taxes to from the Development	\$ 609,112	\$ 624,339

McNaughton Deveopment
Hinsdale
Fiscal Impact Analysis
School Children

Ranch Units - First Floor Masters

Grades K-8					
Type of Unit	Number of Units	Standard Ratio of Children/Uni	Adjustment Factor for Geriatric Home Design	Adjusted Ratio	Total Children
2-Bedroom	13	0.022	75%	0.006	0.072
3 Bedroom	10	0.542	75%	0.136	1.355
Total K-8 Children Produced					1.427

Grades 9-12					
Type of Unit	Number of Units	Standard Ratio of Children/Uni	Adjustment Factor for Geriatric Home Design	Adjusted Ratio	Total Children
2-Bedroom	13	0.024	75%	0.006	0.078
3 Bedroom	10	0.184	75%	0.046	0.460
Total 9-12 Children Produced					0.538

Traditional Single Family

Grades K-8					
Type of Unit	Number of Units	Standard Ratio of Children/Uni	Adjustment Factor for Geriatric Home Design	Adjusted Ratio	Total Children
3 Bedroom	0	0.542	75%	0.136	0.000
4-Bedroom	23	0.828	0%	0.828	19.044
Total K-8 Children Produced					19.044

Grades 9-12					
Type of Unit	Number of Units	Standard Ratio of Children/Uni	Adjustment Factor for Geriatric Home Design	Adjusted Ratio	Total Children
3 Bedroom	0	0.184	75%	0.046	0.000
4-Bedroom	23	0.360	0%	0.360	8.280
Total 9-12 Children Produced					8.280

Total K-8 **20.471**

Total High School **8.818**

McNaughton Development
Hinsdale
Fiscal Impact Analysis
School District 86 Cost
Cost Assumptions

Operational Cost Per Student \$ 20,397

Annual Inflationary Index

2013	207.34	
2014	215.30	3.84%
2015	214.54	-0.36%
2016	218.06	1.64%
2017	224.94	3.16%
2018	229.59	2.07%
Five-Year Average		2.07%

McNaughton Development
Hinsdale
Fiscal Impact Analysis
School District 181 Cost
Cost Assumptions

Operational Cost Per Student \$ 17,821

Annual Inflationary Index

2013	207.34	
2014	215.30	3.84%
2015	214.54	-0.36%
2016	218.06	1.64%
2017	224.94	3.16%
2018	229.59	2.07%
Five-Year Average		2.07%

McNaughton Development
Hinsdale
Fiscal Impact Analysis
School District 86
Cost Per Student Projection

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Total Annual Number of Students	8.818	8.818	8.818	8.818	8.818	8.818	8.818
Total Operational Cost Per Student	\$ 20,397	\$ 20,819	\$ 21,250	\$ 21,690	\$ 22,139	\$ 22,597	\$ 23,065
Total Incremental Costs of Students to SD 86 from Development	\$ 179,861	\$ 183,584	\$ 187,384	\$ 191,262	\$ 195,221	\$ 199,262	\$ 203,386

McNaughton Deveopment
Hinsdale
Fiscal Impact Analysis
School District 86
Cost Per Student Projection

	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14
Total Annual Number of Students	8.818	8.818	8.818	8.818	8.818	8.818	8.818
Total Operational Cost Per Student	\$ 23,542	\$ 24,030	\$ 24,527	\$ 25,035	\$ 25,553	\$ 26,082	\$ 26,622
Total Incremental Costs of Students to SD 86 from Development	\$ 207,596	\$ 211,893	\$ 216,279	\$ 220,755	\$ 225,325	\$ 229,989	\$ 234,749

McNaughton Development
Hinsdale
Fiscal Impact Analysis
School District 86
Cost Per Student Projection

	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Total Annual Number of Students	8.818	8.818	8.818	8.818	8.818	8.818
Total Operational Cost Per Student	\$ 27,173	\$ 27,735	\$ 28,309	\$ 28,895	\$ 29,493	\$ 30,104
Total Incremental Costs of Students to SD 86 from Development	\$ 239,608	\$ 244,567	\$ 249,630	\$ 254,797	\$ 260,070	\$ 265,454

McNaughton Development
Hinsdale
Fiscal Impact Analysis
School District 181
Cost Per Student Projection

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Total Annual Number of Students	20.471	20.471	20.471	20.471	20.471	20.471	20.471
Total Operational Cost Per Student	\$ 17,821	\$ 18,190	\$ 18,566	\$ 18,951	\$ 19,343	\$ 19,743	\$ 20,152
Total Incremental Costs of Students to SD 181 from Development	\$ 364,805	\$ 372,356	\$ 380,063	\$ 387,930	\$ 395,959	\$ 404,155	\$ 412,520

McNaughton Development
Hinsdale
Fiscal Impact Analysis
School District 181
Cost Per Student Projection

	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14
Total Annual Number of Students	20.471	20.471	20.471	20.471	20.471	20.471	20.471
Total Operational Cost Per Student	\$ 20,569	\$ 20,995	\$ 21,429	\$ 21,873	\$ 22,326	\$ 22,788	\$ 23,259
Total Incremental Costs of Students to SD 181 from Development	\$ 421,059	\$ 429,774	\$ 438,670	\$ 447,750	\$ 457,017	\$ 466,477	\$ 476,132

McNaughton Development
Hinsdale
Fiscal Impact Analysis
School District 181
Cost Per Student Projection

	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Total Annual Number of Students	20,471	20,471	20,471	20,471	20,471	20,471
Total Operational Cost Per Student	\$ 23,741	\$ 24,232	\$ 24,734	\$ 25,246	\$ 25,768	\$ 26,302
Total Incremental Costs of Students to SD 181 from Development	\$ 485,988	\$ 496,047	\$ 506,314	\$ 516,794	\$ 527,491	\$ 538,409

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: McNaughton Development, Inc.

Owner's name (if different): Institute of Basic Life Principles & Spreenberg Family

Property address: 4S010 Madison Street, Hinsdale

Property legal description: [attach to this form]

Present zoning classification: R-2, Single Family Residential

Square footage of property: 22.1 Acres

Lot area per dwelling: 2.08 Units/ Acre

Lot dimensions: 40 x 60

Current use of property: Institutional Building & Single Family Residential

Proposed use: ☒ Single-family detached dwelling
☐ Other: _____

Approval sought: ☐ Building Permit ☐ Variation
☒ Special Use Permit ☒ Planned Development
☒ Site Plan ☒ Exterior Appearance
☐ Design Review
☐ Other: _____

Brief description of request and proposal:

Request for R-2 PD with Special Use & Modifications per Attached

Plans & Specifications: [submit with this form]

Provided: Required by Code:

Yards:

front: _____
interior side(s) _____ / _____ _____ / _____

Provided:

Required by Code:

corner side

rear

Setbacks (businesses and offices):

front:

interior side(s)

corner side

rear

others:

Ogden Ave. Center:

York Rd. Center:

Forest Preserve:

Building heights:

principal building(s):

accessory building(s):

Maximum Elevations:

principal building(s):

accessory building(s):

Dwelling unit size(s):

Total building coverage:

Total lot coverage:

Floor area ratio:

Accessory building(s): None

Spacing between buildings: [depict on attached plans]

principal building(s):

accessory building(s):

Number of off-street parking spaces required: _____

Number of loading spaces required: _____

Statement of applicant:

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

By:

John Barry
Applicant's signature

John Barry

Applicant's printed name

Dated: 4/13, 2020.

Heather Highlands of Hinsdale
R2 PUD
Requested Concept Level Modifications
Final Modifications to be Determined at Detail Plan Level

1. The requirement to submit soil borings / prove water table shall be inapplicable to this development.
2. Work hours adjusted so that work can commence starting at 7:00A.M. Monday-Saturday.
3. Work hours shall be added for Sundays commencing at 8:00 AM and ending at 5:00PM.
4. Bulk regulations:
 - a. See attached chart.
5. Eliminate cash bond requirements on building permit.
6. Eliminate driveway requirements regarding minimum setback from lot line + width of the driveway at the property line and curb.
7. Performance-based compliance with the IECC is acceptable (I think it already is).
8. Shaft-liner party wall acceptable for duplexes and triplexes (no masonry requirement).
9. Fire sprinklers not required for any of the non-condominium product, and development is grandfathered in the event of any subsequent code changes.
10. Sidewalks proposed per plan, and we request relief from the requirement, if any, to install additional sidewalk (or provide cash-in-lieu therefor).
11. Trees that lie within public R.O.W. or to be dedicated R.O.W. are permitted to be removed by the developer (without requirement for replacement or cash-in-lieu of replacement) if the removal is required to construct the site in accordance with the approved final engineering plans, and installation of dry utilities.
12. The park requirement for the site shall be satisfied in full by the dedication of approximately 16.3 acres of open space to be owned and maintained by the homeowner's association as a private park with passive amenities.
13. The streets are privately owned within a 32' wide private access easement, and improved with a street to be 27' back of curb to back of curb (deviation from 28' back of curb to back of curb requirement).
14. A carriage walks of 4' wide shall be constructed within the 32' wide private access easement.
15. The curb shall be rolled curb.
16. The depth of the open space boundaries along the perimeter of the site, required under the PUD ordinance, shall be modified to the minimums as proposed under the site plan.

Heather Highlands of Hinsdale
R2 PD
Bulk Regs. Concept Level Modifications
3/31/2020

	R2 Requirements	Traditional SF Cluster Mods.
Minimum Lot Area	20,000SF	2,600SF
Minimum Lot Area Per Unit	20,000SF	2,600SF
Minimum Lot Width (interior or corner lots)	100'	40'
Minimum Lot Depth	125'	65'
Minimum Front Yard*	35'	20'
Minimum Corner Side Yard	35'	Eliminate
Minimum Interior Side Yard**	10'	15'
Minimum Total Side Yard**	30% of lot width	15'
Minimum Rear Yard (interior or corner lots)***	50' and 25', respectively	25'
Maximum FAR	.25 of Lot Area + 1,100SF	Eliminate
Maximum Building Coverage	25%	Eliminate
Maximum Lot Coverage	50%	Eliminate
Maximum Height	30'	No modification requested
Maximum Stories	3	No modification requested
Maximum Elevation	37'	No modification requested

*The proposed modification is a minimum measurement from the front of the lot to the curb, or the nearest edge of sidewalk (as the case may be)

**The proposed modification is a minimum measurement of building separation between the lots/units

***The proposed modification is a minimum measurement of building separation to the perimeter lot line



VILLAGE
OF HINSDALE FOUNDED IN 1873

VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant
Name: <u>SEE ATTACHED</u>
Address: <u>ADDENDUM</u>
City/Zip: _____
Phone/Fax: (____) _____ / _____
E-Mail: _____

Owner
Name: <u>SEE ATTACHED</u>
Address: _____
City/Zip: _____
Phone/Fax: (____) _____ / _____
E-Mail: _____

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

Name: <u>SEE ATTACHED</u>
Title: _____
Address: _____
City/Zip: _____
Phone/Fax: (____) _____ / _____
E-Mail: _____

Name: <u>SEE ATTACHED</u>
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) _____

II. SITE INFORMATION

Address of subject property: SEE ATTACHED ADDENDUM

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

Brief description of proposed project: RESIDENTIAL PD with SPECIAL USES +
MODIFICATIONS. TRADITIONAL SINGLE FAMILY HOMES
Built as a CLUSTER DEVELOPMENT / CONSERVATION Design

General description or characteristics of the site: Primarily VACANT with
THREE INSTITUTIONAL BUILDINGS + THREE SINGLE
FAMILY HOMES

Existing zoning and land use: R-2

Surrounding zoning and existing land uses:

North: OAK BROOK R1 + R2 South: HINSDALE R-2

East: HINSDALE R-2 West: OAK BROOK R-2

Proposed zoning and land use: R-2 PD

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

- | | |
|--|--|
| <input checked="" type="checkbox"/> Site Plan Approval 11-604 | <input type="checkbox"/> Map and Text Amendments 11-601E
Amendment Requested: _____ |
| <input checked="" type="checkbox"/> Design Review Permit 11-605E | _____ |
| <input checked="" type="checkbox"/> Exterior Appearance 11-606E | <input checked="" type="checkbox"/> Planned Development 11-603E |
| <input checked="" type="checkbox"/> Special Use Permit 11-602E
Special Use Requested: _____ | <input type="checkbox"/> Development in the B-2 Central Business
District Questionnaire |
| _____ | |

TABLE OF COMPLIANCE

Address of subject property: SEE ATTACHED APPENDUM

The following table is based on the P-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)			
Lot Depth			
Lot Width			
Building Height			
Number of Stories			
Front Yard Setback			
Corner Side Yard Setback			
Interior Side Yard Setback			
Rear Yard Setback			
Maximum Floor Area Ratio (F.A.R.)*			
Maximum Total Building Coverage*			
Maximum Total Lot Coverage*			
Parking Requirements			
Parking front yard setback			
Parking corner side yard setback			
Parking interior side yard setback			
Parking rear yard setback			
Loading Requirements			
Accessory Structure Information			

* Must provide actual square footage number and percentage.

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

CERTIFICATION

The Applicant certifies and acknowledges and agrees that:

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

On the _____, day of _____, 20____, 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 _____ day of _____,

Notary Public

VILLAGE OF HINSDALE

CERTIFICATION OF PROPER NOTICE

REGARDING APPLICATION FOR PUBLIC HEARINGS AND MEETINGS

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

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

By: _____

Name: _____

Address: _____

Subscribed and sworn to before me

This _____ day of _____, _____.

By: _____

Notary Public

Heather Highlands
Plan Commission Application
Addendum
March 27, 2020

General Information:

Applicant:

McNaughton Development
John Barry
11S220 Jackson Street, Suite # 101
Burr Ridge, Illinois 60527
Office: 630-325-3400
Email: johnb@mcnaughtondevelopment.com

Owner:

Institute of Basic Life Principles
Robert Barth
707 W Ogden Avenue
Hinsdale, Illinois 60521
Office: 630-323-9800
Email: rbarth@iblp.org

Wendy Spreenber
1049 W. Montana # 2
Chicago, Illinois 60614
Office: 312-372-6050
Email: wendy@siteresolve.com

Project Consultants:

Planning, Urban Design and Economic Development Consultant

Kon Savoy Consulting Group
Kon Savoy
2311 Crawford Avenue
Evanston, Illinois 60201
Office: 847-275-8677
Email: ksavoy@savoyconsultinggroup.net

Engineering, Survey, Wetlands, Environmental & Traffic

V3 Engineering
Ryan Wagner
7325 Janes Avenue
Woodridge, Illinois 60517
Office: 630-729-6261
Email: rwagner@v3co.com

Land Planning & Landscape Architecture:

Metz & Associates

Randy Metz

826 E Maple Street

Lombard, Illinois 60148

Office: 630-561-3903

Email: metz_landarch@comcast.net

Traditional Single-Family Home Architect:

Fergon Architects

Brian Fergon

434 N. Dover Avenue

LaGrange Park, Illinois 60526

Office: 708-352-0446

Email: fergonarch@comcast.net

Fiscal Impact Study:

Laube Companies

Michael Laube

200 S Wacker Drive Suite 3100

Chicago, Illinois 60606

Office: 312-674-4537

Email: mulaube@laubecompanies.com

Market Study:

Housing Trends

Lance Ramella

210 Cedar Avenue

St. Charles, Illinois 60174

Office: 630-544-7826

Email: lrabella@housingtrendsllc.com

Subject Property Addresses & PIN:**IBLP Properties**

4S010 Madison

09-02-205-001

918 Brook Lane

09-02-206-002

920 Brook Lane

09-02-206-003

Brook Place Private Easement

09-02-206-004

**Subject Property Addresses & PIN:
Spreenber Properties:**

930 Brook Lane
09-02-205-002

16W070 Birchwood
09-02-205-003

Heather Highlands of Hinsdale
R2 PUD
Requested Concept Level Modifications
Final Modifications to be Determined at Detail Plan Level

1. The requirement to submit soil borings / prove water table shall be inapplicable to this development.
2. Work hours adjusted so that work can commence starting at 7:00A.M. Monday-Saturday.
3. Work hours shall be added for Sundays commencing at 8:00 AM and ending at 5:00PM.
4. Bulk regulations:
 - a. See attached chart.
5. Eliminate cash bond requirements on building permit.
6. Eliminate driveway requirements regarding minimum setback from lot line + width of the driveway at the property line and curb.
7. Performance-based compliance with the IECC is acceptable (I think it already is).
8. Shaft-liner party wall acceptable for duplexes and triplexes (no masonry requirement).
9. Fire sprinklers not required for any of the non-condominium product, and development is grandfathered in the event of any subsequent code changes.
10. Sidewalks proposed per plan, and we request relief from the requirement, if any, to install additional sidewalk (or provide cash-in-lieu therefor).
11. Trees that lie within public R.O.W. or to be dedicated R.O.W. are permitted to be removed by the developer (without requirement for replacement or cash-in-lieu of replacement) if the removal is required to construct the site in accordance with the approved final engineering plans, and installation of dry utilities.
12. The park requirement for the site shall be satisfied in full by the dedication of approximately 16.3 acres of open space to be owned and maintained by the homeowner's association as a private park with passive amenities.
13. The streets are privately owned within a 32' wide private access easement, and improved with a street to be 27' back of curb to back of curb (deviation from 28' back of curb to back of curb requirement).
14. A carriage walks of 4' wide shall be constructed within the 32' wide private access easement.
15. The curb shall be rolled curb.
16. The depth of the open space boundaries along the perimeter of the site, required under the PUD ordinance, shall be modified to the minimums as proposed under the site plan.

Heather Highlands of Hinsdale
R2 PD
Bulk Regs. Concept Level Modifications
3/31/2020

	R2 Requirements	Traditional SF Cluster Mods.
Minimum Lot Area	20,000SF	2,600SF
Minimum Lot Area Per Unit	20,000SF	2,600SF
Minimum Lot Width (interior or corner lots)	100'	40'
Minimum Lot Depth	125'	65'
Minimum Front Yard*	35'	20'
Minimum Corner Side Yard	35'	Eliminate
Minimum Interior Side Yard**	10'	15'
Minimum Total Side Yard**	30% of lot width	15'
Minimum Rear Yard (interior or corner lots)***	50' and 25', respectively	25'
Maximum FAR	.25 of Lot Area + 1,100SF	Eliminate
Maximum Building Coverage	25%	Eliminate
Maximum Lot Coverage	50%	Eliminate
Maximum Height	30'	No modification requested
Maximum Stories	3	No modification requested
Maximum Elevation	37'	No modification requested

*The proposed modification is a minimum measurement from the front of the lot to the curb, or the nearest edge of sidewalk (as the case may be)

**The proposed modification is a minimum measurement of building separation between the lots/units

***The proposed modification is a minimum measurement of building separation to the perimeter lot line

Heather Highlands of Hinsdale Special Use Standards

Introduction

The Heather Highlands of Hinsdale development require a special use permit as part of an R-2 Planned Development.

1. R-2 Planned Development & Modifications

A special use permit for a Planned Development is permissible in the underlying R-2 district. "A Planned Development may be established as a special use, in accordance with the terms and conditions set forth in Section 11-602." Due to the Hinsdale & Heather Highlands of Hinsdale development's size and scope a Planned Development is appropriate, especially in context of the code modifications requested, which are listed on the attached addendums.

Special Use Standards

1. The special use will be consistent with the purposes, goals and objectives and standards of the village code and the official comprehensive plan, any adopted overlay plan and these regulations.

The special uses do not alter any of the purposes, goals and objectives and standards of the Comprehensive Plan, any adopted overlay plan or Village Codes. The Planned Development is consistent with the Comprehensive Plan, residential uses on the properties. Petitioners proposes 46 traditional single-family cluster homes. The modifications that petitioner proposes at this concept level are attached

2. The design of the proposed use will have no undue adverse effect, including visual impacts on adjacent properties.

The Planned Development is planned and designed so that there are no impacts to adjacent properties. The single-family cluster homes are general boarded by the open space, cemetery and a tennis club. Existing homeowners on adjacent properties are not impacted adversely by any of the uses, visually or otherwise, because the uses are self-contained to a pods within the development that, with a minor exception, do not abut other existing residential buildings. The requested modifications do not adversely effect, visually or otherwise, adjacent properties.

3. The proposed use will not have an adverse effect on the value of the adjacent property.

The Planned Development will not negatively affect value of the adjacent property because it will continue to consist of high quality, new construction. The development as an entirety will add a much need product in the village, and the high quality, visually

aesthetic architecture and luxury finishes will be a benefit to values in the area. The requested modifications do not impact value.

4. The applicant has demonstrated that public facilities and services, including but not limited to roadways, park facilities, police and fire protection, hospital and medical services, drainage systems, refuse disposal, waters and sewers, and schools will be capable of serving the special use at an adequate level of service.

The Planned Development can be adequately served by government and emergency services. The existing roadway configuration is sufficient for the proposed uses. The existing public utilities and drainage structures are sufficient. The development will improve the utilities by completing complementary interconnections. Overall drainage patterns will be improved with new stormwater management areas. The requested modifications do not negatively impact government or emergency services. The private nature of this development requires very little service from municipal police, fire or emergency. The current capacity of the Village and local School Districts are such that the addition of these units will not trigger an additional burden to these services such that it will facilitate the need to bring on any more officers, administrative personnel, and teachers or facilitate the need to expend capital resources (e.g., vehicles, equipment, communication infrastructure, etc.) Therefore, we believe that there will be no negative impacts to the Village or Schools with respect to these services per our fiscal impact analysis.

5. The development will not cause traffic congestion.

The Planned Development will not cause undue congestion. The traditional single-family cluster homes have limited bedroom counts which result in reduced traffic trips and counts per our traffic study.

6. The development will not adversely affect a known natural, scenic, historical or cultural resource.

This is not applicable – there are no known archaeological, historical, or cultural resources onsite or on neighboring properties. The large open space corridor is being maintained and enhanced.

7. The proposed use will comply with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other requirements of the ordinances of the Village.

Petitioner has listed all modifications it believes are needed at this time in order to accomplish the proposed use, it will continue to discuss required modifications with village staff through the concept stage and will then comply with all other provisions of the Residence district, and all other codes of the Village of Hinsdale.



**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: SEE ATTACHED ADDENDUM

Proposed Special Use request: P-2 PD

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.

SEE ATTACHED ADDENDUM

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

3. *No Interference with Surrounding Development.* The proposed use and development will be constructed, arranged, and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations
4. *Adequate Public Facilities.* The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services.
5. *No Traffic Congestion.* The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.
6. *No Destruction of Significant Features.* The proposed use and development will not result in the destruction, loss, or damage of any natural, scenic, or historic feature of significant importance.
7. *Compliance with Standards.* The proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use.
8. *Special standards for specified special uses.* When the district regulations authorizing any special use in a particular district impose special standards to be met by such use in such district.

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

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

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

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

Heather Highlands
Plan Commission Application
Addendum
March 27, 2020

General Information:

Applicant:

McNaughton Development
John Barry
11S220 Jackson Street, Suite # 101
Burr Ridge, Illinois 60527
Office: 630-325-3400
Email: johnb@mcnaughtondevelopment.com

Owner:

Institute of Basic Life Principles
Robert Barth
707 W Ogden Avenue
Hinsdale, Illinois 60521
Office: 630-323-9800
Email: rbarth@iblp.org

Wendy Spreenber
1049 W. Montana # 2
Chicago, Illinois 60614
Office: 312-372-6050
Email: wendy@siteresolve.com

Project Consultants:

Planning, Urban Design and Economic Development Consultant

Kon Savoy Consulting Group
Kon Savoy
2311 Crawford Avenue
Evanston, Illinois 60201
Office: 847-275-8677
Email: ksavoy@savoyconsultinggroup.net

Engineering, Survey, Wetlands, Environmental & Traffic

V3 Engineering
Ryan Wagner
7325 Janes Avenue
Woodridge, Illinois 60517
Office: 630-729-6261
Email: rwagner@v3co.com

Land Planning & Landscape Architecture:

Metz & Associates

Randy Metz

826 E Maple Street

Lombard, Illinois 60148

Office: 630-561-3903

Email: metz_landarch@comcast.net

Traditional Single-Family Home Architect:

Fergon Architects

Brian Fergon

434 N. Dover Avenue

LaGrange Park, Illinois 60526

Office: 708-352-0446

Email: fergonarch@comcast.net

Fiscal Impact Study:

Laube Companies

Michael Laube

200 S Wacker Drive Suite 3100

Chicago, Illinois 60606

Office: 312-674-4537

Email: mulaube@laubecompanies.com

Market Study:

Housing Trends

Lance Ramella

210 Cedar Avenue

St. Charles, Illinois 60174

Office: 630-544-7826

Email: lrabella@housingtrendsllc.com

Subject Property Addresses & PIN:**IBLP Properties**

4S010 Madison

09-02-205-001

918 Brook Lane

09-02-206-002

920 Brook Lane

09-02-206-003

Brook Place Private Easement

09-02-206-004

**Subject Property Addresses & PIN:
Spreenber Properties:**

930 Brook Lane
09-02-205-002

16W070 Birchwood
09-02-205-003

Heather Highlands of Hinsdale Special Use Standards

Introduction

The Heather Highlands of Hinsdale development require a special use permit as part of an R-2 Planned Development.

1. R-2 Planned Development & Modifications

A special use permit for a Planned Development is permissible in the underlying R-2 district. "A Planned Development may be established as a special use, in accordance with the terms and conditions set forth in Section 11-602." Due to the Hinsdale & Heather Highlands of Hinsdale development's size and scope a Planned Development is appropriate, especially in context of the code modifications requested, which are listed on the attached addendums.

Special Use Standards

1. The special use will be consistent with the purposes, goals and objectives and standards of the village code and the official comprehensive plan, any adopted overlay plan and these regulations.

The special uses do not alter any of the purposes, goals and objectives and standards of the Comprehensive Plan, any adopted overlay plan or Village Codes. The Planned Development is consistent with the Comprehensive Plan, residential uses on the properties. Petitioners proposes 46 traditional single-family cluster homes. The modifications that petitioner proposes at this concept level are attached

2. The design of the proposed use will have no undue adverse effect, including visual impacts on adjacent properties.

The Planned Development is planned and designed so that there are no impacts to adjacent properties. The single-family cluster homes are general boarded by the open space, cemetery and a tennis club. Existing homeowners on adjacent properties are not impacted adversely by any of the uses, visually or otherwise, because the uses are self-contained to a pods within the development that, with a minor exception, do not abut other existing residential buildings. The requested modifications do not adversely effect, visually or otherwise, adjacent properties.

3. The proposed use will not have an adverse effect on the value of the adjacent property.

The Planned Development will not negatively affect value of the adjacent property because it will continue to consist of high quality, new construction. The development as an entirety will add a much need product in the village, and the high quality, visually

aesthetic architecture and luxury finishes will be a benefit to values in the area. The requested modifications do not impact value.

4. The applicant has demonstrated that public facilities and services, including but not limited to roadways, park facilities, police and fire protection, hospital and medical services, drainage systems, refuse disposal, waters and sewers, and schools will be capable of serving the special use at an adequate level of service.

The Planned Development can be adequately served by government and emergency services. The existing roadway configuration is sufficient for the proposed uses. The existing public utilities and drainage structures are sufficient. The development will improve the utilities by completing complementary interconnections. Overall drainage patterns will be improved with new stormwater management areas. The requested modifications do not negatively impact government or emergency services. The private nature of this development requires very little service from municipal police, fire or emergency. The current capacity of the Village and local School Districts are such that the addition of these units will not trigger an additional burden to these services such that it will facilitate the need to bring on any more officers, administrative personnel, and teachers or facilitate the need to expend capital resources (e.g., vehicles, equipment, communication infrastructure, etc.) Therefore, we believe that there will be no negative impacts to the Village or Schools with respect to these services per our fiscal impact analysis.

5. The development will not cause traffic congestion.

The Planned Development will not cause undue congestion. The traditional single-family cluster homes have limited bedroom counts which result in reduced traffic trips and counts per our traffic study.

6. The development will not adversely affect a known natural, scenic, historical or cultural resource.

This is not applicable – there are no known archaeological, historical, or cultural resources onsite or on neighboring properties. The large open space corridor is being maintained and enhanced.

7. The proposed use will comply with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other requirements of the ordinances of the Village.

Petitioner has listed all modifications it believes are needed at this time in order to accomplish the proposed use, it will continue to discuss required modifications with village staff through the concept stage and will then comply with all other provisions of the Residence district, and all other codes of the Village of Hinsdale.

**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNED DEVELOPMENT CRITERIA**

Must be accompanied by completed Plan Commission Application

Address of proposed request: SEE ATTACHED ADDENDUM

Proposed Planned Development request: R-2PD

REVIEW CRITERIA

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

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

SEE ATTACHED ADDENDUM

2. *Additional standards for all planned developments.* No special use permit for a planned development shall be recommended or granted unless the applicant shall establish that the proposed development will meet each of the following additional standards:

- a. *Unified ownership required.* MCMANAGHAN Development
- b. *Minimum area.* 42.65 ACRES
- c. *Covenants and restrictions to be enforceable by village.* to be established
- d. *Public open space and contributions.* PRIVATE OPEN SPACE

e. Common open space.

Amount, location, and use. 20.9 ACRES OF PRIVATE OPEN SPACE THROUGH THE DEVELOPMENT

Preservation. _____

Ownership and maintenance. DONATED & MAINTAINED BY HOA

Property owners' association. TO BE ESTABLISHED

f. Landscaping and perimeter treatment. TO BE PROVIDED

g. Building and spacing. PER BULK & MODIFICATION RELIEF REQUEST

h. Private streets. YES

i. Sidewalks. PROVIDED

j. Utilities. PUBLIC SEWER & WATER FACILITIES + PRIVATE STORM SYSTEM

Additional standards for specific planned developments. _____

ATTACHED ADDENDUM

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

ATTACHED ADDENDUM

Heather Highlands
Plan Commission Application
Addendum
March 27, 2020

General Information:

Applicant:

McNaughton Development
John Barry
11S220 Jackson Street, Suite # 101
Burr Ridge, Illinois 60527
Office: 630-325-3400
Email: johnb@mcnaughtondevelopment.com

Owner:

Institute of Basic Life Principles
Robert Barth
707 W Ogden Avenue
Hinsdale, Illinois 60521
Office: 630-323-9800
Email: rbarth@iblp.org

Wendy Spreenber
1049 W. Montana # 2
Chicago, Illinois 60614
Office: 312-372-6050
Email: wendy@siteresolve.com

Project Consultants:

Planning, Urban Design and Economic Development Consultant

Kon Savoy Consulting Group
Kon Savoy
2311 Crawford Avenue
Evanston, Illinois 60201
Office: 847-275-8677
Email: ksavoy@savoyconsultinggroup.net

Engineering, Survey, Wetlands, Environmental & Traffic

V3 Engineering
Ryan Wagner
7325 Janes Avenue
Woodridge, Illinois 60517
Office: 630-729-6261
Email: rwagner@v3co.com

Land Planning & Landscape Architecture:

Metz & Associates

Randy Metz

826 E Maple Street

Lombard, Illinois 60148

Office: 630-561-3903

Email: metz_landarch@comcast.net

Traditional Single-Family Home Architect:

Fergon Architects

Brian Fergon

434 N. Dover Avenue

LaGrange Park, Illinois 60526

Office: 708-352-0446

Email: fergonarch@comcast.net

Fiscal Impact Study:

Laube Companies

Michael Laube

200 S Wacker Drive Suite 3100

Chicago, Illinois 60606

Office: 312-674-4537

Email: mulaube@laubecompanies.com

Market Study:

Housing Trends

Lance Ramella

210 Cedar Avenue

St. Charles, Illinois 60174

Office: 630-544-7826

Email: lrabella@housingtrendsllc.com

Subject Property Addresses & PIN:**IBLP Properties**

4S010 Madison

09-02-205-001

918 Brook Lane

09-02-206-002

920 Brook Lane

09-02-206-003

Brook Place Private Easement

09-02-206-004

**Subject Property Addresses & PIN:
Spreenber Properties:**

930 Brook Lane
09-02-205-002

16W070 Birchwood
09-02-205-003

Heather Highlands of Hinsdale Special Use Standards

Introduction

The Heather Highlands of Hinsdale development require a special use permit as part of an R-2 Planned Development.

1. R-2 Planned Development & Modifications

A special use permit for a Planned Development is permissible in the underlying R-2 district. "A Planned Development may be established as a special use, in accordance with the terms and conditions set forth in Section 11-602." Due to the Hinsdale & Heather Highlands of Hinsdale development's size and scope a Planned Development is appropriate, especially in context of the code modifications requested, which are listed on the attached addendums.

Special Use Standards

1. The special use will be consistent with the purposes, goals and objectives and standards of the village code and the official comprehensive plan, any adopted overlay plan and these regulations.

The special uses do not alter any of the purposes, goals and objectives and standards of the Comprehensive Plan, any adopted overlay plan or Village Codes. The Planned Development is consistent with the Comprehensive Plan, residential uses on the properties. Petitioners proposes 46 traditional single-family cluster homes. The modifications that petitioner proposes at this concept level are attached

2. The design of the proposed use will have no undue adverse effect, including visual impacts on adjacent properties.

The Planned Development is planned and designed so that there are no impacts to adjacent properties. The single-family cluster homes are general boarded by the open space, cemetery and a tennis club. Existing homeowners on adjacent properties are not impacted adversely by any of the uses, visually or otherwise, because the uses are self-contained to a pods within the development that, with a minor exception, do not abut other existing residential buildings. The requested modifications do not adversely effect, visually or otherwise, adjacent properties.

3. The proposed use will not have an adverse effect on the value of the adjacent property.

The Planned Development will not negatively affect value of the adjacent property because it will continue to consist of high quality, new construction. The development as an entirety will add a much need product in the village, and the high quality, visually

aesthetic architecture and luxury finishes will be a benefit to values in the area. The requested modifications do not impact value.

4. The applicant has demonstrated that public facilities and services, including but not limited to roadways, park facilities, police and fire protection, hospital and medical services, drainage systems, refuse disposal, waters and sewers, and schools will be capable of serving the special use at an adequate level of service.

The Planned Development can be adequately served by government and emergency services. The existing roadway configuration is sufficient for the proposed uses. The existing public utilities and drainage structures are sufficient. The development will improve the utilities by completing complementary interconnections. Overall drainage patterns will be improved with new stormwater management areas. The requested modifications do not negatively impact government or emergency services. The private nature of this development requires very little service from municipal police, fire or emergency. The current capacity of the Village and local School Districts are such that the addition of these units will not trigger an additional burden to these services such that it will facilitate the need to bring on any more officers, administrative personnel, and teachers or facilitate the need to expend capital resources (e.g., vehicles, equipment, communication infrastructure, etc.) Therefore, we believe that there will be no negative impacts to the Village or Schools with respect to these services per our fiscal impact analysis.

5. The development will not cause traffic congestion.

The Planned Development will not cause undue congestion. The traditional single-family cluster homes have limited bedroom counts which result in reduced traffic trips and counts per our traffic study.

6. The development will not adversely affect a known natural, scenic, historical or cultural resource.

This is not applicable – there are no known archaeological, historical, or cultural resources onsite or on neighboring properties. The large open space corridor is being maintained and enhanced.

7. The proposed use will comply with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other requirements of the ordinances of the Village.

Petitioner has listed all modifications it believes are needed at this time in order to accomplish the proposed use, it will continue to discuss required modifications with village staff through the concept stage and will then comply with all other provisions of the Residence district, and all other codes of the Village of Hinsdale.

Heather Highlands of Hinsdale
R2 PUD
Requested Concept Level Modifications
Final Modifications to be Determined at Detail Plan Level

1. The requirement to submit soil borings / prove water table shall be inapplicable to this development.
2. Work hours adjusted so that work can commence starting at 7:00A.M. Monday-Saturday.
3. Work hours shall be added for Sundays commencing at 8:00 AM and ending at 5:00PM.
4. Bulk regulations:
 - a. See attached chart.
5. Eliminate cash bond requirements on building permit.
6. Eliminate driveway requirements regarding minimum setback from lot line + width of the driveway at the property line and curb.
7. Performance-based compliance with the IECC is acceptable (I think it already is).
8. Shaft-liner party wall acceptable for duplexes and triplexes (no masonry requirement).
9. Fire sprinklers not required for any of the non-condominium product, and development is grandfathered in the event of any subsequent code changes.
10. Sidewalks proposed per plan, and we request relief from the requirement, if any, to install additional sidewalk (or provide cash-in-lieu therefor).
11. Trees that lie within public R.O.W. or to be dedicated R.O.W. are permitted to be removed by the developer (without requirement for replacement or cash-in-lieu of replacement) if the removal is required to construct the site in accordance with the approved final engineering plans, and installation of dry utilities.
12. The park requirement for the site shall be satisfied in full by the dedication of approximately 16.3 acres of open space to be owned and maintained by the homeowner's association as a private park with passive amenities.
13. The streets are privately owned within a 32' wide private access easement, and improved with a street to be 27' back of curb to back of curb (deviation from 28' back of curb to back of curb requirement).
14. A carriage walks of 4' wide shall be constructed within the 32' wide private access easement.
15. The curb shall be rolled curb.
16. The depth of the open space boundaries along the perimeter of the site, required under the PUD ordinance, shall be modified to the minimums as proposed under the site plan.

Heather Highlands of Hinsdale
R2 PD
Bulk Regs. Concept Level Modifications
3/31/2020

	R2 Requirements	Traditional SF Cluster Mods.
Minimum Lot Area	20,000SF	2,600SF
Minimum Lot Area Per Unit	20,000SF	2,600SF
Minimum Lot Width (interior or corner lots)	100'	40'
Minimum Lot Depth	125'	65'
Minimum Front Yard*	35'	20'
Minimum Corner Side Yard	35'	Eliminate
Minimum Interior Side Yard**	10'	15'
Minimum Total Side Yard**	30% of lot width	15'
Minimum Rear Yard (interior or corner lots)***	50' and 25', respectively	25'
Maximum FAR	.25 of Lot Area + 1,100SF	Eliminate
Maximum Building Coverage	25%	Eliminate
Maximum Lot Coverage	50%	Eliminate
Maximum Height	30'	No modification requested
Maximum Stories	3	No modification requested
Maximum Elevation	37'	No modification requested

*The proposed modification is a minimum measurement from the front of the lot to the curb, or the nearest edge of sidewalk (as the case may be)

**The proposed modification is a minimum measurement of building separation between the lots/units

***The proposed modification is a minimum measurement of building separation to the perimeter lot line



COMMUNITY DEVELOPMENT
DEPARTMENT
EXTERIOR APPEARANCE AND
SITE PLAN REVIEW CRITERIA

Address of proposed request: See Attached Addendum

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.

Extensive open spaces are provided throughout the development per the concept plan. These include large open areas and building setbacks.

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

Highest quality of exterior and interior building materials as required by buyer's expectations at the price point

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

The design quality is of the upmost quality and is in character with the overall neighborhood.

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

The development will be professional landscaped and will provide for interconnectivity for both pedestrians & vehicles. Vehicle patterns and conditions will be adequately served by the exist infrastructure.

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

The buildings will be visually comparable to immediately adjacent buildings.

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

The building proportions are in line with the overall architecture and character of new construction homes within the village.

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.

Building openings have been considered in the overall design of the individual product.

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.

Special attention has been given in respect to the use of space for all of the different product as it relates to all of the building 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.

Spacing has be maximized throughout the development to provide for an open feel.

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

The vast majority of the proposed architecture is highlighted by entrance porches and covered areas.

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 structures will use varied natural materials to provide texture throughout the development. Materials will include stone, brick, wood horizontal, shake and board and batton siding.

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

Architectural grade asphalt shingles will complement the natural materials on the structures.

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 building facades will be complemented by extensive professional landscaping and other common elements to provide for appropriate scale and visual attractiveness.

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 proposed buildings have been sized to complement the surrounding open areas. Building elements have been added and sized to enhance the visual appeal of each 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.

The proposed structures have been located on the site to maximize the overall open area views and minimize the exposure to existing exterior right-of-way.

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.

N/A

REVIEW CRITERIA – Site Plan Review

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

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

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

The plan is extremely well thoughtout. It provides for orderly development, it maintains the village's historic character and does not alter the purpose or goals of the zoning code.

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

The plan in no instance interferes with easements or right-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 Conservation Design plan preserves and enhances the existing features of the property.

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

The site plan causes no harm to 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 plan in fact improves the overall pedestrian and traffic patterns within the areas

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

Professional mature landscaping will be planted to provide exceptional screening for the new residents

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

Private amenities within small and large common areas in addition to within the structure will complement the surrounding areas.

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 existing open space corridor will be enhanced with natural materials and professionally maintained by the future homeowners association.

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 plan in fact will assist in correcting difficent drainage issues that currently occur on and off site.

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 existing utility system has ample capacity. The overall system will be improved by this development's additional improvements that will provide for needed interconnectivity.

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

The plan provides for both private and public uses

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

In no instance will the public health, safety or general wealth be negatively be affected.

VILLAGE OF HINSDALE 2015

VILLAGE OF OAK BROOK

OS

IB

O-2

Birchwood Dr

Salt Creek Club

OS

IB

O-2

Map of Hinsdale, Illinois, showing various zoning districts and a detailed inset of a specific area.

Attachment 3: Aerial View of Subject Property

