

**VILLAGE OF HINSDALE  
VILLAGE BOARD OF TRUSTEES  
MINUTES OF THE MEETING  
Tuesday, September 3, 2013**

The regularly scheduled meeting of the Hinsdale Village Board of Trustees was called to order by President Tom Cauley in Memorial Hall of the Memorial Building on Tuesday, August 13, 2013 at 7:33 p.m.

Present: President Tom Cauley, Trustees Christopher Elder, J. Kimberley Angelo William Haarlow, Gerald J. Hughes, Laura LaPlaca and Bob Saigh

Absent: None

Also Present: Assistant Village Manager/Director of Finance Darrell Langlois, Chief of Police Brad Bloom, Fire Chief Rick Ronovsky, Director of Community Development Robb McGinnis, Director of Public Services George Franco, Director of Economic Development & Urban Design Tim Scott, Village Engineer Dan Deeter and Village Clerk Christine Bruton

**PLEDGE OF ALLEGIANCE**

President Cauley led those in attendance in the Pledge of Allegiance

**APPROVAL OF MINUTES**

President Cauley and Trustee Hughes made corrections to the draft minutes. Trustee Saigh moved to **approve the draft minutes of the regularly scheduled meeting of August 13, 2013, as amended.** Trustee LaPlaca seconded the motion.

**AYES:** Trustees Elder, Angelo, Haarlow, Saigh

**NAYS:** None

**ABSTAIN:** Trustees Hughes and LaPlaca

**ABSENT:** None

Motion carried.

## CITIZENS' PETITIONS

None.

## VILLAGE PRESIDENT'S REPORT

No report.

## CONSENT AGENDA

President Cauley read the Consent Agenda as follows:

### **Items Recommended by Zoning & Public Safety Committee**

- a) Purchase of One Pierce Saber Pumping Engine from Pierce Fire Apparatus/Global Emergency Products through the Northwest Municipal Group Purchasing Agreement and our Group Purchase Cooperative for the Sum of \$435,132.00 (Omnibus vote)
- b) Purchase of Two (2) Replacement Squad Cars from Currie Motors of Frankfort in the Total Amount not to Exceed \$51,888 Under the Terms of the Suburban Purchasing Cooperative Contract (Omnibus vote)
- c) Award a Competitive Bid to Replace Certain Exterior Doors and Windows in the Police/Fire Building to Suburban Door and Lock of Westmont in an Amount not to Exceed \$53,272.00 (Omnibus vote)
- d) Waive Competitive Bids and Approve Payment to Kroeshell Engineering of \$22,947.50 to Make Emergency Repairs to the HVAC Systems in the Police and Fire Building (Omnibus vote)

### **Items Recommended by Administration & Community Affairs Committee**

- e) Resolution Appointing a Delegate and Alternate Delegate to the Intergovernmental Risk Management Agency (Omnibus vote) (R2013-16)
- f) Resolution Naming Harris Bank as a Designated Depository; Designation of Authorized Officers; and Authorized Activities (Omnibus vote) (R2013-17)
- g) Ordinance Amending Title 2 (Boards and Commissions) Chapter 5 (Park and Recreation Commission) of the Village Code of Hinsdale Relative to Park and Recreation Commission Membership (Omnibus vote)
- h) Annulment of a Bid Award to Wilson Ware Group, Waiving of Competitive Bidding, and Approval of a Contract with King's Landscaping in an Amount Not to Exceed \$204,022.55 to Construct the Masonry Wall in Burlington Park (Omnibus vote)
- i) Approve the Closure of Village Place Adjacent to Hinsdale Bank & Trust on October 5<sup>th</sup> from 8 a.m. until 3:30 p.m. for Hinsdale Bank & Trust's Annual Oktoberfest (Omnibus vote)

Trustee Saigh pointed out a correction to the dollar amount of consent agenda Item C; Chief Bloom confirmed that the squad cars are approximately \$15,000 under the budgeted amount for the purchase and that the final invoice has not been received for the air conditioning repairs to the Police and Fire building, but it does not appear there will be any adjustments to the quoted amount.

Regarding the Burlington Park wall, President Cauley asked if the \$200,000 budgeted amount included landscaping. Director of Economic Development Tim Scott said that it did not, the 20% overage of the bid before the Board is because of the landscaping. Mr. Langlois stated we will find an offset somewhere to cover the cost. It was noted that original bids went as high as \$500,000; Trustee Hughes recalled that the initial discussion was to get as much done as possible for \$200,000. Trustee Elder moved to **approve the Consent Agenda, as presented.** Trustee Saigh seconded the motion.

**AYES:** Trustees Elder, Angelo, Haarlow, Hughes, LaPlaca, Saigh

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** None

Motion carried.

#### **ADMINISTRATION AND COMMUNITY AFFAIRS**

Trustee Haarlow said all questions were satisfactorily answered by Finance Director Darrell Langlois; he moved **Approval and Payment of the Accounts Payable for the Period of August 10, 2013 through August 26, 2013 in the aggregate amount of \$1,362,353.46 as set forth on the list provided by the Village Treasurer, of which a permanent copy is on file with the Village Clerk.** Trustee Hughes seconded the motion.

**AYES:** Trustees Elder, Angelo, Haarlow, Hughes, LaPlaca, Saigh

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** None

Motion carried.

President Cauley asked Mr. Langlois if an alternative to lower the price of the fire engine would be to pre-pay half. Mr. Langlois explained that the discount range on a pre-pay is in the 1% range and more money would be lost in interest than saved. It is his opinion that this is not a valuable option.

Trustee Hughes informed the Board that regarding a walking path in Veeck Park, Committee determined that the arguments for and against the concept have changed. He is uncertain what resident expectation was, but staff is recommending not to put it in given that we have a berm now. The proposed path would be closer to the fields as a result and could restrict future use of the fields. Committee feels we should evaluate the proposal based on merits today and make sure what resident expectations are. They will reach out to local residents for a discussion before making a determination. Trustee LaPlaca noted there was no walking path in the original plan for Veeck Park.

## **ENVIRONMENT AND PUBLIC SERVICES**

Trustee LaPlaca said the next meeting will be Monday, September 9<sup>th</sup>.

## **ZONING AND PUBLIC SAFETY**

Trustee Saigh said the regular meeting will be September 23<sup>rd</sup>.

## **REPORTS FROM ADVISORY BOARDS AND COMMISSIONS**

No reports.

## **STAFF REPORTS**

No reports.

## **CITIZENS' PETITIONS**

No reports.

## **TRUSTEE COMMENTS**

No reports.



## ADJOURNMENT

There being no further business before the Board, President Cauley asked for a motion to adjourn into Closed Session. Trustee Saigh **moved to adjourn the regularly scheduled meeting of the Village Board of Trustees of September 3, 2013.** Trustee Elder seconded the motion.

**AYES:** Trustees Elder, Angelo, Haarlow, Hughes, LaPlaca, Saigh

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** None

Motion carried.

Meeting adjourned at 7:53 p.m.

ATTEST: \_\_\_\_\_  
Christine M. Bruton, Village Clerk

**REQUEST FOR BOARD ACTION**

<b>AGENDA</b> EPS Agenda <b>SECTION NUMBER</b>	<b>ORIGINATING DEPARTMENT PUBLIC SERVICES</b>
<b>ITEM: APPROVAL OF THE ISSUANCE OF PURCHASE ORDER TO HOMER TREE SERVICES IN THE AMOUNT OF \$19,000</b>	<b>APPROVAL</b>

At the September 9, 2013 Environmental and Public Services (EPS) Committee meeting, the Committee reviewed staff's request to provide additional funding in the amount of \$24,000 for the removal of stumps associated with the removal of trees identified as having emerald ash borer (EAB) infestation and in need of removal.

In June, Village staff surveyed those ash trees that had visual signs of EAB infestation in order to schedule the removal of those trees. The survey indicated that 212 ash trees were in need of removal due to being infested with EAB. This is in addition to the 80 trees already scheduled for removal due to other factors such as Dutch Elm Disease and storm damage.

The 2013-14 Budget includes \$60,000 funding in account #2203-7304 to provide for tree and stump removal. Year to date expenditures are \$49,300 which has provided the funding for the contractual removal of 64 trees. Staff would like to retain the remaining balance of \$10,700 to be utilized for contractual tree removal as needed for the remainder of the fiscal year.

In addition to tree removals, the Village has 266 stumps requiring removal and restoration. Based on unit pricing provided for in Bid Award #1536, contractual stump removal and restoration would cost approximately \$32,146. It is proposed that Village staff remove a portion of the stumps (those 110 located in Village parks and those less than 15 in. diameter on Village parkways) and that the Village utilize a contractor for the remaining 156 stumps due to the size of the stump being removed and the desire to expedite the removal of the stumps in residential parkway areas. This method is less than the estimated \$32,000 for the outside contractor to perform all the removals and restorations. The following summarizes the expenses related to this request:


	Stump removal	Cost	Location
Village	110	In house time and equipment	Village Parks and those less than 15 in. dia.
Contractor	156 stumps of various sizes : 1"-36" tree 37"+ tree 3,378 total inch	\$6.50 per inch \$7.00 per inch \$24,000.00	Resident parkway and those greater than 15 in. in dia.
<b>Total</b>	<b>266</b>	<b>\$24,000</b>	

At Village Board meeting of March 19, 2013, the Village Board awarded bid #1536 for tree and stump removal to Homer Tree Care Inc. in an amount not to exceed \$65,000. As the approval to move forward by the EPS Committee will now result in a combined spending authorization of \$84,000, Village Board action is required to approve the additional spending of \$19,000 to Homer Tree Care.

**Budget Impact:** There will be no adverse budget impact as the \$19,000 in additional funding will be offset by savings of \$33,452 from the Highland Station parking lot resurfacing project (due to grant funding from the West Suburban Mass Transit District) along with \$8,000 in savings from the Public Services upper level yard fence replacement.

**MOTION:** To Approve the Issuance of a Purchase Order to Homer Tree Care, Inc. in the Amount of \$19,000 for Tree and Stump Removal.

**STAFF APPROVALS**

<b>APPROVAL</b>	<b>APPROVAL</b>	<b>APPROVAL</b>	<b>APPROVAL</b>	<b>MANAGER's APPROVAL</b> 
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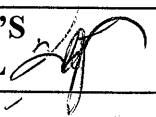
**COMMITTEE ACTION:**

At the September 9, 2013 EPS Committee meeting the Committee unanimously approved additional budget spending of \$24,000 on tree and stump removal for a total of \$84,000. The requested authorization will align the contract authorization with Homer Tree Care with the Village Board's revised budget amount by increasing the contract awarded March 19, 2013 of \$65,000 by an additional \$19,000 for a total of \$84,000.

**BOARD ACTION:**

DATE: September 9, 2013

**REQUEST FOR BOARD ACTION**

<b>AGENDA</b>		<b>ORIGINATING</b>		
<b>SECTION NUMBER</b> EPS Consent Agenda		<b>DEPARTMENT</b> Community Development		
<b>ITEM</b> Alley Vacation Request –544 W. Seventh St		<b>APPROVAL</b> Dan Deeter Village Engineer		
<p>Attached please find an ordinance vacating a portion of a public alley adjacent to 544 W. Seventh Street. Also included is the appraisal report establishing a fair market value for the vacated property. A plat of vacation will be prepared upon approval of this request for recording at DuPage County. The alley has previously had vacations approved and is therefore not a through alley right-of-way.</p> <p>The appraisal established the value of the property at approximately \$19.50 per square foot. The property to be vacated contains an area of 400 square feet. The total appraised value of the property is \$7,800.</p> <p><b>MOTION: To Recommend Adoption of an Ordinance Vacating Half of a Public Alley Right-of-Way Situated East and Adjoining 544 W. Seventh Street at a Purchase Price of \$7,800.</b></p>				
<b>APPROVAL</b>	<b>APPROVAL</b>	<b>APPROVAL</b>	<b>APPROVAL</b>	<b>MANAGER'S APPROVAL</b> 
<b>COMMITTEE ACTION:</b> At the September 9 <sup>th</sup> EPS meeting, the Committee unanimously moved to approve the above motion.				
<b>BOARD ACTION:</b>				

## VILLAGE OF HINSDALE

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AUTHORIZING THE VACATION OF A CERTAIN  
PORTION OF AN UNIMPROVED ALLEY SITUATED EAST OF AND  
ADJOINING 544 W. SEVENTH STREET IN THE VILLAGE OF HINSDALE,  
DUPAGE AND COOK COUNTIES, ILLINOIS**

**WHEREAS**, the Village of Hinsdale, DuPage and Cook Counties, Illinois (the "Village") is a duly authorized and existing municipal corporation created under the provisions of the laws of the State of Illinois and under the provisions of the Illinois Municipal Code, as from time to time supplemented and amended; and

**WHEREAS**, the property owner of 544 W. Seventh Street, Hinsdale, Illinois, which property is identified by permanent index number ("P.I.N.") 09-11-414-001, has requested that a certain portion of an alley, as more fully described below, be vacated in order to be developed and maintained by said property owner; and

**WHEREAS**, Section 11-91-1 of the Illinois Municipal Code, 65 ILCS 5/11-91-1 *et seq.* (2007) (the "Code"), authorizes the Village to determine whether or not the public interest is served by vacating an alley, or part thereof, within its corporate boundaries, by an ordinance duly adopted by the affirmative vote of three-fourths of the trustees then holding office; and

**WHEREAS**, the Code further provides that upon vacation of an alley, or any part thereof, by the Village, title to the vacated property vest in the then owner or owners of land abutting thereon; and

**WHEREAS**, the Village President and Board of Trustees of the Village of Hinsdale (the "Corporate Authorities") have determined that the relief to the public from the further burden and responsibility of maintaining a certain portion of the alley, as more fully described below, and to return said portion to the tax rolls for the benefit of all taxing bodies is in the public interest.

**NOW THEREFORE, BE IT ORDAINED** by the President and Board of Trustees of the Village of Hinsdale, DuPage and Cook Counties, State of Illinois, as follows:

**Section 1. Recitals Incorporated.** The above recitals and findings are incorporated herein and made a part hereof.

**Section 2. Vacation of Unimproved Alley.** Pursuant to the terms of this Ordinance, the Village shall vacate an 8.5' x 47' portion of the unimproved alley

situated east of and adjoining 544 W. Seventh Street, Hinsdale, Illinois (the "Subject Property"), legally described, as follows:

Lots 95 and 96 in the Resubdivision of Block 24, of Stough's Second Addition to Hinsdale, in the Southeast Quarter of Section 11, Township 38 North, Range 11 East of the Third Principal Meridian in DuPage County, Illinois

P.I.N. 09-11-414-001

**Section 3. Plat of Vacation Approved.** The Plat of Vacation, a copy of which is attached hereto as Exhibit A and made a part hereof, is approved.

**Section 4. Conditions of Vacation.** The Subject Property is vacated subject to any existing easement of public record for any public or private utility for the maintenance, renewal and construction or reconstruction of public and private utilities and that the Village reserves unto itself as a corporate municipality and to any public utility, its successors or assigns, the right to maintain and relocate any respective facilities in, under, across and along those parts of the public alley as herein vacated, with the right of access thereto at all times for any and all such purposes as may be reasonably required for the construction, maintenance and efficient operation of said equipment pursuant to any existing easement of public record.

**Section 5. Payment of Consideration and Title to Vacated Property.** Upon the vacation of the Subject Property, title thereto shall be acquired by and vest to the property owner of 544 W. Seventh Street, Hinsdale, Illinois upon the payment of seven thousand, eight hundred dollars (\$7,800.00) to the Village by the property owner as fair market value for the Subject Property. The vacation of the Subject Property, and the recording of the Plat of Vacation, shall not be effective until said payment is received pursuant to Section 11-91-1 of the Code, 65 ILCS 5/11-91-1.

**Section 6. Execution of Documents.** The Village President, Village Clerk and all other officials are hereby authorized to take any and all action and execute any and all documents required to implement said vacation and record this Ordinance and the Plat of Vacation with the applicable county recorder of deeds upon the payment of the consideration set forth in Section 5 of this Ordinance.

**Section 7. Severability and Repeal of Inconsistent Ordinances.** If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance. All ordinances in conflict herewith are hereby repealed to the extent of such conflict.

**Section 8. Effective Date.** This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

AYES:

NAYES:

ABSENT:

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2013

\_\_\_\_\_  
Thomas Cauley, Village President

ATTEST:

\_\_\_\_\_  
Christine Bruton, Deputy Village Clerk

**SUMMARY APPRAISAL REPORT**

**AN 8.5' X 47' PORTION OF THE UNIMPROVED  
ALLEY SITUATED EAST AND ADJOINING  
544 WEST 7<sup>TH</sup> STREET  
HINSDALE, ILLINOIS**

**Prepared For**

**Mr. Dan Deeter  
Village of Hinsdale  
19 East Chicago Avenue  
Hinsdale, Illinois 60521**

**Prepared By**

**C.A. Benson & Associates, Inc.  
419 North La Grange Road  
La Grange Park, Illinois 60526**



**C.A. BENSON & ASSOCIATES, INC.**  
**419 North La Grange Road - La Grange Park, IL 60526**  
**P.O. Box 157 - La Grange, IL 60525**  
**(708) 352-6056 Fax (708) 352-6070**

July 2, 2013

Mr. Dan Deeter  
Village of Hinsdale  
19 East Chicago Avenue  
Hinsdale, IL 60521

Re: Summary Appraisal of an 8.5' x 47' portion of  
unimproved alley situated east and adjoining 544  
West 7<sup>th</sup> Street, Hinsdale, Illinois

Dear Mr. Deeter:

In accordance with your request, I have inspected the above captioned property and analyzed all pertinent factors relative to it in order to estimate its "as is" market value of the fee simple interest. The property was inspected on June 24, 2013, which is the effective date of this valuation.

The property consists of an 8.5' by 47' portion of unimproved alley located east and adjoining 544 West 7<sup>th</sup> Street, Hinsdale, Illinois. It contains 400 square feet and is zoned R-4, Single-Family Residential.

Based on this analysis, it is my opinion that the "as is" Market Value of the subject property as of June 24, 2013 was

<p><b>SEVEN THOUSAND EIGHT HUNDRED DOLLARS</b> <b>(\$7,800)</b></p>
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This is a Summary Appraisal Report, which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice for a Summary Appraisal Report. As such, it presents only summary discussions of the data, reasoning and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning and analyses is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated below. The appraiser is not responsible for unauthorized use of this report.

# C.A. Benson & Associates, Inc.

## PURPOSE OF THE APPRAISAL:

The purpose of this appraisal is to provide my best estimate of the market value of the subject real property as of the effective date. *Market Value* is defined by the federal financial institutions regulatory agencies as follows:

*Market Value* means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

(Source: Office of the Comptroller of the Currency under 12 CFR, Part 34, Subpart C-Appraisals, 34.42 Definitions (f))

**INTENDED USE:** The function of this appraisal is to assist the Village of Hinsdale with a possible sale of the subject.

**INTENDED USER:** The intended user of this appraisal report is the client.

**INTEREST VALUED:** Fee simple

**DATE OF INSPECTION:** June 24, 2013

**EFFECTIVE DATE OF VALUE:** June 24, 2013

**DATE OF REPORT:** July 2, 2013

**APPRAISAL DEVELOPMENT AND REPORTING PROCESS:** In preparing this appraisal, I have

- Inspected the subject property;
- Gathered and confirmed information on comparable sales;
- Applied the Sales Comparison Approach to Value to arrive at an indicated value.

This Summary Appraisal Report is a brief recapitulation of my data, analyses and conclusions. Supporting documentation is retained in my file.

**COMPETENCY OF THE APPRAISER:** The appraiser has the appropriate knowledge and experience to complete this assignment competently as illustrated by the Qualifications of the Appraiser statement contained within this report.

# C.A. Benson & Associates, Inc.

## DESCRIPTION OF REAL ESTATE APPRAISED:

The subject property is situated in the Village of Hinsdale, approximately 20-miles southwest of the City of Chicago's Central Business District. Hinsdale is bordered by Oak Brook to the north, Burr Ridge to the south, Western Springs to the east and Clarendon Hills to the west.

Hinsdale is a residential community that has a population of 16,834 residents as of the 2010 census and an average family income of \$150,024 (2009). Over the past 12 months, the average sale price of a single-family residence in Hinsdale was \$1,016,647, which is a 5.6% increase over the prior 12 month average sale price of \$962,555. This is reflective of a moderate improvement in the overall market.

Hinsdale is a substantially built-up community and is one of the communities in the Southern DuPage County suburbs, which include Burr Ridge, Clarendon Hills, Darien, Downers Grove, Glen Ellyn, Lisle, Naperville, Oak Brook, Oakbrook Terrace, Warrenville, Westmont, Wheaton, Willowbrook, Winfield and Woodridge. The majority of these are mid-aged to older established communities that have reached maturity. Redevelopment of new single-family residences is occurring in Hinsdale, Clarendon Hills and Downers Grove on sites where older residences have been demolished. The overall composition of the area provides most amenities such as adequate employee base, established commercial/residential areas and municipal services, educational facilities, etc. The area hospitals include Good Samaritan, La Grange Community and Hinsdale. Hinsdale has a thriving central business district and the Oak Brook Center and Yorktown Center regional shopping malls are in nearby driving distance.

The major transportation systems include the North-South Tollway (I-355), the Tri-State Tollway (I-294) and the East-West Tollway (I-88). In addition, the Metra commuter trains and Pace buses service Hinsdale.

More specifically, the subject property is located in the southwest section of Hinsdale. The immediate area is approximately 98% built-up with single-family residences of varying architectural designs in the range of 0 to 80+ years. The price range varies from \$275,000 for smaller existing single-family residences to in excess of \$1,500,000 for new custom two story residences. Many of the older, smaller residences have been torn down and redeveloped with large custom single-family residences. The immediate occupancy of the neighborhood consists of professionals, executives and white-collar workers. Maintenance level is good and there were no adverse conditions noted on the date of inspection.

Overall, the community of Hinsdale and the subject neighborhood are stable without any land changes anticipated with the exception of residential development of new single residents on lots that were previously improved with older homes. The strengths of the community include the viable central business district, the good community services, ample shopping, proximity to major transportation systems and the historically strong demand for residential, retail and office properties.

The subject property is the west 8.5' of a 17' wide unimproved alley. It has a width of 47', which is equal to the width of the adjoining residence located at 544 West 7<sup>th</sup> Street. It is rectangular in shape and has a calculated area of 400 square feet. It is in an R-4, Single Family Residence District which requires a minimum lot area of 10,000 square feet and 70 or 80 feet of street frontage depending on whether the site is an interior or corner parcel. The subject property is not buildable and would be of use only to the adjoining property owner. It is in a zone "X" area of minimal flooding activity per FEMA Map #17043C0903H, dated December 16, 2004.

# C.A. Benson & Associates, Inc.

## **ESTIMATE OF EXPOSURE TIME:**

The subject property is an 8.5' x 47' section of an unimproved alley, which can only be sold to the adjoining property owner. As such, estimating a marketing time is futile as a potential sale is reliant on the adjoining property owner's willingness to buy the property. The typical marketing time for area buildable sites and single-family residences is 3 to 9 months.

## **PERMANENT INDEX NUMBER:**

The subject is a section of unimproved alley, which has no permanent index number.

**TOTAL 2012 ASSESSED VALUE:** Not assessed

## **THREE-YEAR PROPERTY HISTORY:**

According to FIRREA and the Uniform Standards of Professional Practice of the Appraisal Foundation, I am required to report and analyze any sale transactions involving the subject property during the past three years or any listing or pending sale transaction involving the subject property.

The subject is part of an unimproved alley under ownership by the Village of Hinsdale. This appraisal will be used as an estimate of market value for a possible sale of the property.

## **HIGHEST AND BEST USE ANALYSIS:**

The subject consists of an 8.5' x 47', rectangular shaped portion of unimproved alley. It cannot be developed by itself and has value only to the adjoining property owner. It is my opinion that the highest and best use of the subject property is in conjunction with the adjoining residential property.

## **SUMMARY OF ANALYSIS AND VALUATION:**

As indicated, the Sales Comparison Approach to Value will only be used.

## **SALES COMPARISON APPROACH TO VALUE AS IMPROVED:**

Definition: A set of procedures in which a value indication is derived by comparing the property being appraised to similar properties that have been sold recently, then applying appropriate units of comparison, and making adjustments to the sale prices of the comparables based on the elements of comparison.\*

\*Source: Page 255, *The Dictionary of Real Estate Appraisal*, Appraisal Institute, Fourth Edition.

# C.A. Benson & Associates, Inc.

## SALES COMPARISON APPROACH TO VALUE - Continued

In order to estimate the market value of the subject property by the Sales Comparison Approach, I have analyzed the following sales.

1. **223 South Bodin Street, Hinsdale** was reported sold in December 2012 for \$355,000. This is a 60 foot by 134.25 foot parcel zoned R-4, containing 8,055 square feet. The sales price was equal to \$44.07 per square foot.
2. **741 South Bodin Street, Hinsdale** was reported sold in May 2012 for \$256,000. This is a 50 foot by 125 foot parcel zoned R-4, containing 6,250 square feet. The sales price was equal to \$40.96 per square foot.
3. **632 South Stough Street, Hinsdale** was reported sold in May 2012 for \$345,000. This is a 59 foot by 134 foot parcel zoned R-4, containing 7,906 square feet. The sale price was equal to \$43.64 per square foot.
4. **224 South Thurlow Street, Hinsdale** was reported sold in August 2012 for \$299,000. This is a 50 foot by 133.5 foot parcel zoned R-4, containing 6,675 square feet. The sale price was equal to \$44.79 per square foot.

### Commentary

The above sales were all improved with older smaller single-family residences and the sale prices were reflective of land value. Since their acquisitions, three of the existing residences has been demolished and one is vacant and will most likely be demolished. They sold from \$40.96 to \$44.79 per square foot and averaged \$43.36 per square foot for a buildable site.

The subject consists of a 400 square foot unimproved alley that is not buildable and can only be sold to an adjoining property owner. Historical comparisons of varying size sites indicated that additional rear site area above the standard size lot contributes at a rate of 45% of the base lot. For this analysis, 45% of the \$40.96 average value of a buildable site or \$19.51 per square foot, rounded to \$19.50 per square foot is indicated.

# C.A. Benson & Associates, Inc.

## SALES COMPARISON APPROACH TO VALUE - Continued

Based on the above analysis, it is my opinion that \$19.50 per square foot is indicated for the subject property.

400 square feet @ \$20.00 per square foot = \$7,800

**INDICATED VALUE BY THE SALES COMPARISON APPROACH: \$7,800**

### COMMENT AND FINAL VALUE CONCLUSION:

Based on the sales data analyzed in this report, it is my opinion that the "as is" fee simple market value of the subject property as of June 24, 2013 was

<p><b>SEVEN THOUSAND EIGHT HUNDRED DOLLARS</b> <b>(\$7,800)</b></p>
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Respectfully submitted,



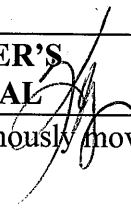
C.A. BENSON & ASSOCIATES, INC.



Charles A. Benson, Jr., SRA  
Illinois State Certified General Real Estate Appraiser  
License #553.000387 (Exp. 9/30/13)

DATE: September 17, 2013

**REQUEST FOR BOARD ACTION**

<b>AGENDA SECTION NUMBER</b>	<b>ORIGINATING DEPARTMENT Community Development</b>			
<b>ITEM 46 Village Place – Café La Fortuna – Site Plan and Exterior Appearance Review for Façade Modifications</b>	<b>APPROVAL</b>			
<p><b><u>REQUEST</u></b></p> <p>The applicant is requesting approval of exterior appearance and site plans to allow for a building façade improvement. The site is improved with a single-story commercial building in the B-2 Central Business District.</p> <p>The applicant is proposing improvements to the building elevations, with the substantial changes including a new awning, several wall mounted light fixtures, benches and three new signs (two wall signs and a single blade sign). Several smaller changes are also proposed, and are outlined in the attached memo. It should be noted that Plan Commission has the final authority on signage and as such, no further action is required for those.</p> <p>At the July 10, 2013 Plan Commission meeting the commission reviewed the application submitted for 46 Village Place, and unanimously recommended approvals (6-0, 3 absent) of the requests for site plan and exterior appearance for the requested façade modifications.</p> <p><b><u>Review Criteria</u></b></p> <p>In review of the application submitted the Commission must review the following criteria as stated in the Zoning Code:</p> <ol style="list-style-type: none"><li>1. Subsection 11-604F pertaining to Standards for site plan disapproval; and</li><li>2. Subsection 11-606E pertaining to Standards for building permits (exterior appearance review), which refers to Subsection 11-605E Standards and considerations for design review permit.</li></ol> <p>Attached are the approved findings and recommendation from the Plan Commission and the ordinance.</p> <p><b>MOTION: Move that the Board of Trustees approve an “Ordinance Approving Site Plans and Exterior Appearance Plans for Modifications to a Commercial Building at 46 Village Place.”</b></p>				
<b>APPROVAL</b> 	<b>APPROVAL</b> 	<b>APPROVAL</b>	<b>APPROVAL</b>	<b>MANAGER'S APPROVAL</b> 
<b>COMMITTEE ACTION:</b> On August 26, 2013, the Zoning and Public Safety Committee unanimously moved to recommend approval of the above motion.				
<b>BOARD ACTION:</b>				

**VILLAGE OF HINSDALE**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE APPROVING SITE PLANS AND EXTERIOR APPEARANCE PLANS  
FOR MODIFICATIONS TO A COMMERCIAL BUILDING AT 46 VILLAGE PLACE –  
CAFÉ LA FORTUNA**

**WHEREAS**, the Village of Hinsdale, has received an application for site plan approval and exterior appearance review for façade improvements (the "Application"), at property located at 46 Village Place, Hinsdale, Illinois (the "Subject Property"); and

**WHEREAS**, the Subject Property is located in the Village's B-2 Central Business Zoning District and is improved with a single-story commercial building; and

**WHEREAS**, the Application was considered by the Village of Hinsdale Plan Commission at a public meeting held on July 10, 2013. After considering all of the matters related to the Application, the Plan Commission recommended approval by the Board of Trustees of the Exterior Appearance Plans and Site Plans relative to the façade improvements, on a vote of six (6) in favor, zero (0) against, and three (3) absent, all as set forth in the Plan Commission's Findings and Recommendation in this matter ("Findings and Recommendation"), a copy of which is attached hereto as **Exhibit A**; and

**WHEREAS**, the President and Board of Trustees find that the Application satisfies the standards established in Sections 11-604 and 11-606 of the Hinsdale Zoning Code governing site plans and exterior appearance plans, subject to the conditions stated in this Ordinance.

**NOW, THEREFORE, BE IT ORDAINED** by the President and Board of Trustees of the Village of Hinsdale, DuPage and Cook Counties and State of Illinois, as follows:

**SECTION 1: Recitals.** The foregoing recitals are incorporated into this Ordinance by this reference as findings of the President and Board of Trustees.

**SECTION 2: Approval of Site Plans and Exterior Appearance Plans.** The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and Sections 11-604 and 11-606 of the Hinsdale Zoning Code, approves the site plans and exterior appearance plans attached to, and by this reference, incorporated into this Ordinance as **Exhibit B** (the "Approved Plans"), a new awning, several wall mounted light fixtures, new



benches and outdoor planters/landscaping, subject to the conditions set forth in Section 3 of this Ordinance.

**SECTION 3: Conditions on Approvals.** The approvals granted in Section 2 of this Ordinance are expressly subject to all of the following conditions:

- A. Compliance with Plans. All work on the Subject Property shall be undertaken only in strict compliance with the Approved Plans attached as **Exhibit B.**
- B. Compliance with Codes, Ordinances, and Regulations. Except as specifically set forth in this Ordinance, the provisions of the Hinsdale Municipal Code and the Hinsdale Zoning Code shall apply and govern all development on, and improvement of, the Subject Property. All such development and improvement shall comply with all Village codes, ordinances, and regulations at all times.
- C. Building Permits. The Applicant shall submit all required building permit applications and other materials in a timely manner to the appropriate parties, which materials shall be prepared in compliance with all applicable Village codes and ordinances.

**SECTION 4: Violation of Condition or Code.** Any violation of any term or condition stated in this Ordinance, the Original Ordinance or of any applicable code, ordinance, or regulation of the Village shall be grounds for rescission by the Board of Trustees of the approvals set forth in this Ordinance.

**SECTION 5: Severability and Repeal of Inconsistent Ordinances.** Each section, paragraph, clause and provision of this Ordinance is separable, and if any section, paragraph, clause or provision of this Ordinance shall be held unconstitutional or invalid for any reason, the unconstitutionality or invalidity of such section, paragraph, clause or provision shall not affect the remainder of this Ordinance, nor any part thereof, other than that part affected by such decision. All ordinances, resolutions or orders, or parts thereof, in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.

**SECTION 6: Effective Date.** This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law.

PASSED this \_\_\_\_ day of \_\_\_\_\_ 2013.

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

APPROVED this \_\_\_\_ day of \_\_\_\_\_ 2013.

\_\_\_\_\_  
Thomas K. Cauley, Jr., Village President

ATTEST:

\_\_\_\_\_  
Christine M. Bruton, Village Clerk

ACKNOWLEDGEMENT AND AGREEMENT BY THE APPLICANT TO THE  
CONDITIONS OF THIS ORDINANCE:

By: \_\_\_\_\_

Its: \_\_\_\_\_

Date: \_\_\_\_\_, 2013

**EXHIBIT A**

**FINDINGS OF FACT  
(ATTACHED)**

## HINSDALE PLAN COMMISSION

**RE: 46 Village Place – Café La Fortuna – Exterior Appearance/Site Plan Review**

**DATE OF PLAN COMMISSION REVIEW: July 10, 2013**

**DATE OF ZONING AND PUBLIC SAFETY REVIEW: August 26, 2013**

### FINDINGS AND RECOMMENDATION

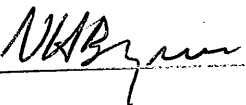
#### I. FINDINGS

1. Café La Fortuna (the "Applicant") submitted an application to the Village of Hinsdale for exterior appearance and site plan review at 46 Village Place (the "Subject Property").
2. The Subject Property is located in the B-2 Central Business District and is improved with a single-story commercial building.
3. The applicant presented the proposed changes to the façade which included:
  - A new awning
  - Several wall mounted light fixtures
  - Exterior benches and landscaping
  - Three new signs (Administratively Approved)
4. The Plan Commission was very complimentary of the elevations and the proposal as a whole.
5. The Plan Commission finds that the plan submitted by the Applicant complies with the standards set forth in Section 11-604 of the Zoning Code governing site plan review.
6. The Plan Commission finds that the plan submitted by the Applicant complies with the standards set forth in Section 11-606 of the Zoning Code governing exterior appearance review.

#### II. RECOMMENDATION

The Village of Hinsdale Plan Commission, on a vote of six (6) "Ayes," zero (0) "Nays," and three (3) "Absent" recommends that the President and Board of Trustees approve the site plan and exterior appearance plans for 46 Village Place – Café La Fortuna.

THE HINSDALE PLAN COMMISSION

By:   
Chairman

Dated this 11<sup>th</sup> day of Sept., 2013.

**EXHIBIT B**

**APPROVED SITE PLANS AND EXTERIOR APPEARANCE PLANS  
(ATTACHED)**

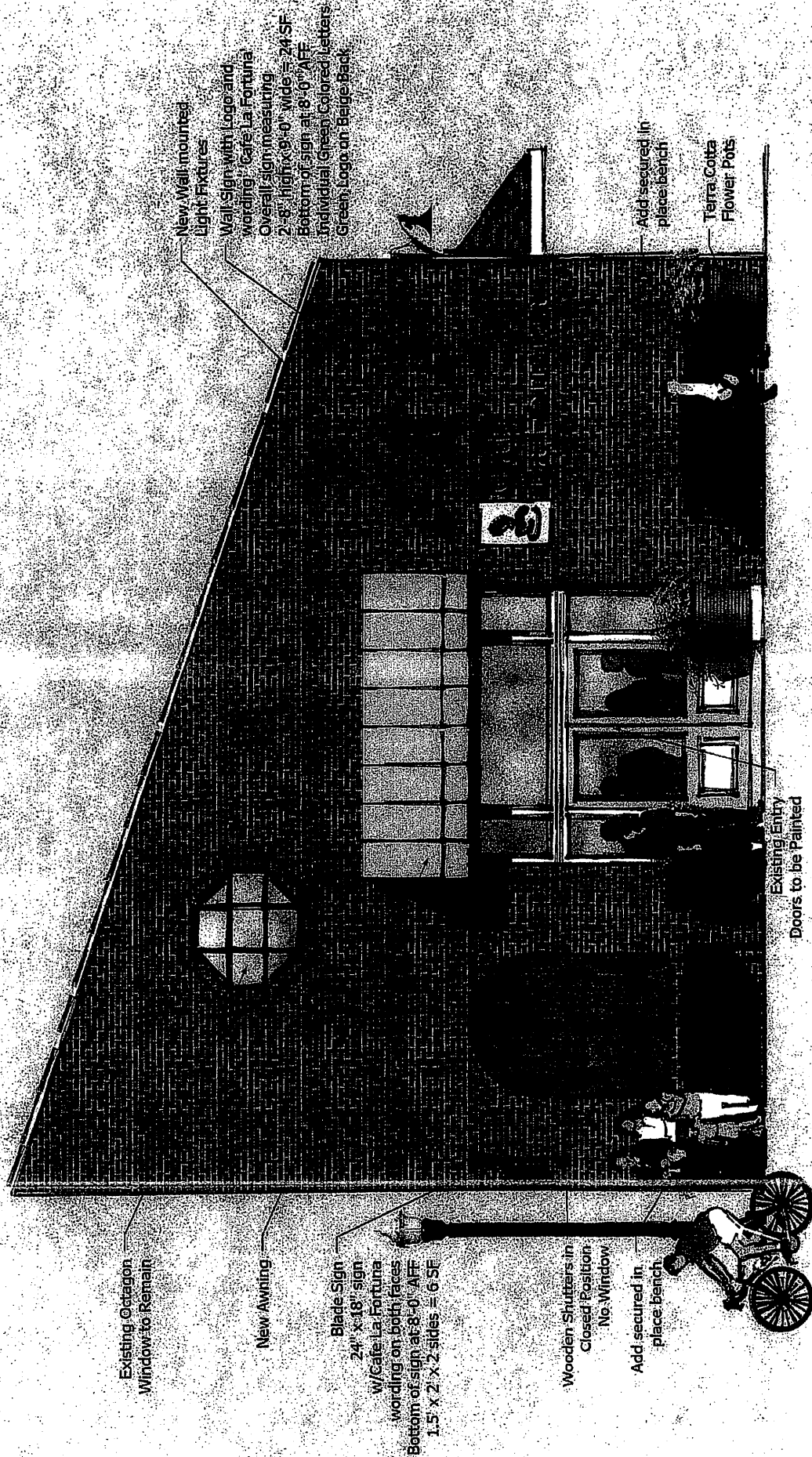
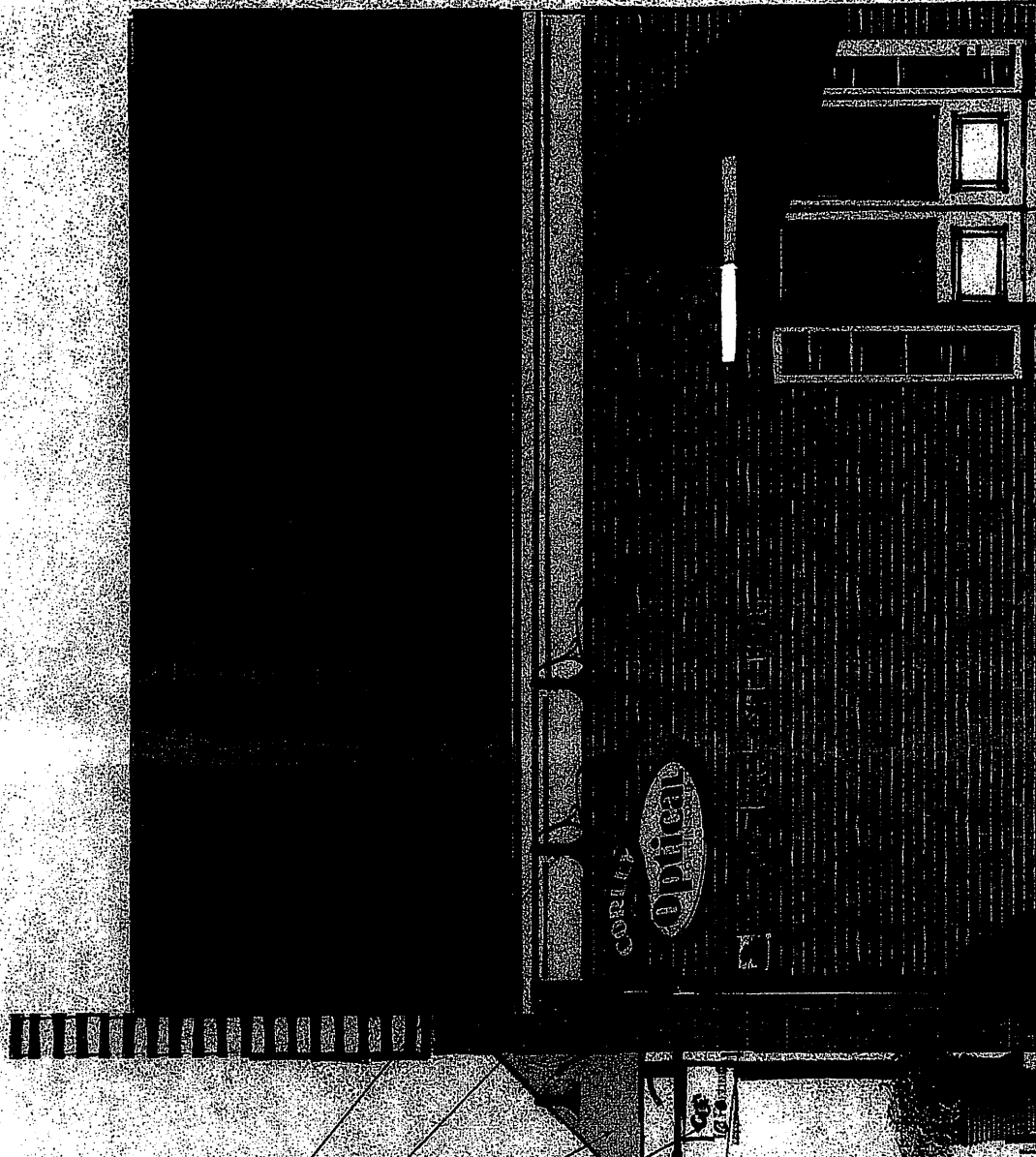


EXHIBIT "B"





New Wall-mounted  
Light Fixtures

Portion of Masonry Wall  
to be Painted to Match  
Front Elevation

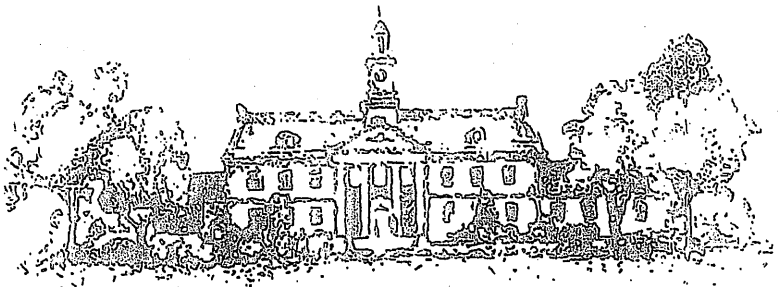
Side View of  
Proposed Awning

Blade Sign (beyond)  
24" x 18" sign  
w/ Cafe La Fortuna  
wording on both faces  
Bottom of sign at 8'-0" AFF

Wall Sign with Logo and  
wording 'Cafe La Fortuna'  
Overall sign measuring  
1'-0" high x 10'-0" wide = 10 SF  
Individual Green Letters and  
Green Logo on Beige back  
Bottom of sign at 7'-0" AFF







# VILLAGE OF HINSDALE

FOUNDED IN 1847

POLICE DEPARTMENT 789-7070  
FIRE DEPARTMENT 789-7060  
121 N. M. SYMONDS DRIVE

19 EAST CHICAGO AVENUE  
HINSDALE, ILLINOIS 60521-3489 (630) 789-7000  
Village Website: <http://www.villageofhinsdale.org>

## VILLAGE PRESIDENT

Thomas K. Cauley

## TRUSTEES

J. Kim Angelo

Christopher J. Elder

Doug Geoga

William N. Haarlow

Laura LaPlaca

Bob Saigh

May 15, 2013

Patrick McCarty  
Matocha and Associates  
17 W. 220 22<sup>nd</sup> Street  
Suite 500  
Oak Brook Terrace, IL 60181

Dear Mr. McCarty,

Per Section 11-401 of the Village of Hinsdale Zoning Code, I am obligated to review all applications for Certificate of Zoning Compliance and either issue a certificate approving the request or deny the application, stating the reasons or conditions for denial. The intent of this letter is to provide you notice that your application, as submitted, has been denied based on the following conditions/deficiencies:

1. The Plan Commission must approve and/or recommend to the Board of Trustees, approval of exterior appearance and site plan review that you are requesting.
2. The Board of Trustee's adopt an Ordinance that grants the following requests:
  - Subsection 11-604 pertaining to Site Plan Review
  - Subsection 11-606 pertaining to Exterior Appearance Review

Pursuant to Section 11-401E(2), because relief from the above conditions is available pursuant to a companion application(s) being filed along with this application, I am able to process this application and in due time, approve the requested Certificate, subject to these conditions being met. Please do not hesitate to contact me, should you need additional clarification or have any other questions.

Sincerely,

David Cook  
Zoning Administrator/Village Manager  
Village of Hinsdale

Cc: Robert McGinnis, Director of Community Development/Building Commissioner



**VILLAGE  
OF HINSDALE** FOUNDED IN 1873

**VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT  
DEPARTMENT**

**PLAN COMMISSION APPLICATION  
FOR BUSINESS DISTRICTS**

**I. GENERAL INFORMATION**

**Applicant**

Name: CAFE LA FORTUNA  
Address: 46 VILLAGE PLACE  
City/Zip: HINSDALE, 60521  
Phone/Fax: (630) 537-1586 /  
E-Mail: alejandroe@cafelafortuna.com

**Owner**

Name: PETER MARBERRY  
Address: 315 EAST MAIN ST  
City/Zip: ST. CHARLES, 60174  
Phone/Fax: (630) 584-0170 /  
E-Mail: pmarberry@marberrycleaners.com

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

Name: PATRICK W. McCARTY  
Title: PRINCIPAL  
Address: 17 W 22ND 22ND ST SUITE 500  
City/Zip: OAKBROOK TERRACE, 60181  
Phone/Fax: (630) 530-2300 /  
E-Mail: pmccarty@matcocha.com

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

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

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

## II. SITE INFORMATION

Address of subject property: 46 Village Place

Property identification number (P.I.N. or tax number): \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Brief description of proposed project: EXTERIOR MODIFICATIONS, SEE  
ATTACHED DOCUMENTS

General description or characteristics of the site: \_\_\_\_\_

Existing zoning and land use: B-2

**Surrounding zoning and existing land uses:**

North: B-2

South: B-2

East: B-2

West: B-2

Proposed zoning and land use: SAME

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

☒ Site Plan <sup>Approval</sup> ~~Disapproval~~ 11-604

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

☐ Design Review Permit 11-605E

☒ Exterior Appearance 11-606E

☐ Planned Development 11-603E

☐ **Special Use Permit 11-602E**  
Special Use Requested: \_\_\_\_\_

## ☐ Development in the B-2 Central Business District Questionnaire

# TABLE OF COMPLIANCE

Address of subject property: 46 VILLAGE PLACE, HINSDALE 60521

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

	Minimum Code Requirements			Proposed/Existing Development
	B-1	B-2	B-3	EXISTING
Minimum Lot Area	6,250	2,500	6,250	
Minimum Lot Depth	125'	125'	125'	
Minimum Lot Width	50'	20'	50'	
Building Height	30'	30'	30'	
Number of Stories	2	2	2	
Front Yard Setback	25'	0'	25'	
Corner Side Yard Setback	25'	0'	25'	
Interior Side Yard Setback	10'	0'	10'	
Rear Yard Setback	20'	20'	20'	
Maximum Floor Area Ratio (F.A.R.)*	.35	2.5	.50	
Maximum Total Building Coverage*	N/A	80%	N/A	
Maximum Total Lot Coverage*	90%	100%	90%	
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 (height)	15'	15'	15'	

\* 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 10th day of MAY, 2013, I/We have read the above certification, understand it, and agree to abide by its conditions.

[Signature]  
Signature of applicant or authorized agent

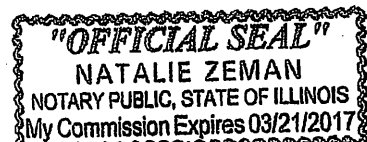
ALEJANDRO GARCIA-PALACIOS  
Name of applicant or authorized agent

[Signature]  
Signature of applicant or authorized agent

[Signature]  
Name of applicant or authorized agent

SUBSCRIBED AND SWORN  
to before me this 8th day of  
May, 2013.

[Signature]  
Notary Public



For Alejandro Palacios

**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: CAFE LA FORTUNA

Owner's name (if different): PETER MARBERY

Property address: 46 VILLAGE PLACE

Property legal description: [attach to this form]

Present zoning classification: NO CHANGE REQUESTED

Square footage of property: N/A

Lot area per dwelling: N/A

Lot dimensions: EXISTING NO CHANGE

Current use of property: COFFEE SHOP

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:

EXTERIOR MODIFICATIONS, SEE ATTACHED DOCUMENTS

Plans & Specifications: [submit with this form]

Provided: Required by Code:

Yards:

front: N/A N/A  
interior side(s) / /

Provided:

Required by Code:

corner side  
rear

N/A

N/A

**Setbacks (businesses and offices):**

front:

interior side(s)

corner side

rear

others:

Ogden Ave. Center:

York Rd. Center:

Forest Preserve:

1

1

**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):

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:

Alexandro Garcia-Palacios  
Applicant's signature

ALEXANDRO GARCIA-PALACIOS  
Applicant's printed name

Dated: MAY 10, 2013.



**VILLAGE  
OF HINSDALE**

FOUNDED IN 1873

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

Address of proposed request: 460 VILLAGE PLACE, HINSDALE

**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.

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

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

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

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

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. EXTERIOR MODIFICATIONS  
NON-STRUCTURAL CONSISTENT WITH CORPORATE BUSINESS AND  
MARKETING PLAN

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



6. *Proportion of front façade.* The relationship of the width to the height of the front elevation shall be visually compatible with buildings, public ways, and places to which it is visually related. N/A
- 
7. *Proportion of openings.* The relationship of the width to the height of windows shall be visually compatible with buildings, public ways, and places to which the building is visually related. N/A
- 
8. *Rhythm of solids to voids in front facades.* The relationship of solids to voids in the front façade of a building shall be visually compatible with buildings, public ways, and places to which it is visually related. N/A
- 
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. N/A
- 
10. *Rhythm of entrance porch and other projections.* The relationship of entrances and other projections to sidewalks shall be visually compatible with the buildings, public ways, and places to which it is visually related. N/A
- 
11. *Relationship of materials and texture.* The relationship of the materials and texture of the façade shall be visually compatible with the predominant materials to be used in the buildings and structures to which it is visually related. N/A
- 
12. *Roof shapes.* The roof shape of a building shall be visually compatible with the buildings to which it is visually related. N/A
- 
13. *Walls of continuity.* Building facades and appurtenances such as walls, fences, and landscape masses shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street to ensure visual compatibility with the buildings, public ways, and places to which such elements are visually related. N/A
- 
14. *Scale of building.* The size and mass of buildings and structures in relation to open spaces, windows, door openings, porches, and balconies shall be visually compatible with the buildings, public ways, and places to which they are visually related. N/A
- 
15. *Directional expression of front elevation.* The buildings shall be visually compatible with the buildings, public ways, and places to which it is visually related in its directional character, whether this be vertical character, horizontal character, or nondirectional character. N/A
-

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

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. N/A

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

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

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

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

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

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

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

---

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

---

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

---

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

---

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

---

**VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT DEPARTMENT  
B-2 CENTRAL BUSINESS DISTRICT QUESTIONNAIRE**

**Must be accompanied by completed Plan Commission Application**

Address of proposed request: 46 VILLAGE PLACE, HINSDALE 60521

**Questionnaire – B-2 Central Business District**

The Hinsdale Zoning Code intends, in part, "to protect, preserve and enhance the character and architectural heritage of the Village." Recognizing that the buildings in the B-2 Central Business District are significant, reasonable considerations may be prudent to provide minimum, compatible alterations to the existing exterior. Distinctive architectural features identify the buildings uniqueness and may enhance the overall streetscape.

The purpose of this questionnaire is to transmit information to the Village concerning the proposed plans to change the exterior of the building. The completion of this questionnaire is in no way intended to be determinative on the approval or denial of the application.

1. *Impact on Historic or Architectural Significant Area.* Will the historic and/or architectural significance of the B-2 Central Business District be affected by the proposed changes to the building under review? If so, please explain how. NO

2. *Impact on Significant Features of Buildings.* State the effects of the proposed changes on the historic and/or architectural significance of the building under review, including the extent to which the changes would cause the elimination, or masking, of distinguishing original architectural features. NO

3. *Replacement Rather than Restoration.* Will the changes proposed replace rather than restore deteriorated materials or features? If so, will the replacements be made with compatible materials and historically and architecturally accurate designs? \_\_\_\_\_

4. *Future Improvements.* Are the proposed improvements to the building designed so that the architectural integrity of the building under review will not be impaired if those improvements are removed in the future? Please explain. YES
- 
- 

5. *Reduction of Amount of Demolition.* State the alternatives that were considered in the design to minimize the amount of demolition of the building under review.

N/A.

---

---

VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT DEPARTMENT  
APPLICATION FOR SIGN PERMIT

**Applicant**

Name: CAFE LA FORTUNA  
Address: 46 VILLAGE PLACE  
City/Zip: HINSDALE, 60521  
Phone/Fax: (630) 537-1586/  
E-Mail: alejandroc@cafelafortuna.com  
Contact Name: ALEJANDRO GARCIA PALACIOS

**Contractor**

Name: XTON CONSTRUCTION, INC  
Address: 9430 S 76TH CT  
City/Zip: HICKORY HILLS, 60457  
Phone/Fax: (708) 653-9132/  
E-Mail: lakorestoration26@gmail.com  
Contact Name: MARK WILK

**ADDRESS OF SIGN LOCATION:**

46 VILLAGE PLACE

**ZONING DISTRICT:**

**Sign Type:**

- ☒ Permanent      ☐ Temporary  
☐ Ground Sign  
☐ Wall Sign  
☐ Pole Sign

**Sign Information: MULTIPLE SIGNS**

SEE ATTACHED SUMMARY

Overall Size (Square Feet): \_\_\_\_\_ (\_\_\_\_ x \_\_\_\_\_)

Overall Height from Grade: \_\_\_\_\_ Ft.

Proposed Colors (Maximum of Three Colors):

① \_\_\_\_\_ ② \_\_\_\_\_

③ \_\_\_\_\_

Type of Illumination: \_\_\_\_\_

Foot Candles: \_\_\_\_\_

**Site Information:**

Lot/Street Frontage: \_\_\_\_\_

Building/Tenant Frontage: \_\_\_\_\_

Existing Sign Information:

Business Name: CAFE LA FORTUNA

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

MAY 10, 2013  
Date

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

\_\_\_\_\_  
Date

**FOR OFFICE USE ONLY:**

Fee: \$4.00 per square foot, not less than \$75.00 per sign

Total square footage: \_\_\_\_\_ x \$4.00 = \_\_\_\_\_

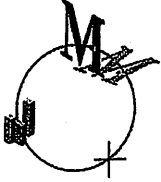
Plan Commission Approval Date: \_\_\_\_\_

# MATOCCHA

ASSOCIATES

Architecture, Development, and  
Program Management

17 W. 220 22 ND STREET, SUITE 500  
OAKBROOK TERRACE, ILLINOIS 60181  
VOICE 630 530 - 2300  
FAX 630 530 - 2335  
EMAIL MATOCHA@MATOCHA.COM  
WEB WWW.MATOCHA.COM



## CAFE LA FORTUNA

46 Village Place  
Hinsdale, Illinois

### Summary Statement:

Scope of Work involves architectural upgrades to the main East elevation and partial North elevation as follows:

#### East Elevation:

New Awning over existing entrance; painting of entry doors to match color of new awning.

- (2) new benches and (4) new flower containers
  - (3) exterior wall mounted light fixtures
  - (1) arched top faux shutter (no window behind)
  - (1) blade sign with Café La Fortuna on each face
  - (1) Logo image with Café La Fortuna wall sign
- Existing masonry wall to be painted.

#### North Elevation:

- (2) exterior wall mounted light fixtures to match East elevation
  - (1) Café La Fortuna wall sign with logo image.
- Portion of existing masonry wall to be painted.

### Architectural Material Descriptions:

#### Proposed New Awning

Quantity: 1

Location: East Elevation

Overall Dimensions: 11'-0" wide x 4'-0" high x 3'-0" depth

Bottom of Awning: 11'-2" AFF

Color: Matching Pantone S 298-2 (C=35, Y=85, M=0, K=0) or similar

#### Existing Entry Doors

Quantity: 2

Location: East Elevation

Painting of both door leafs (exterior only)

Color: Matching Pantone S 298-2 (C=35, Y=85, M=0, K=0) or similar

Remaining of sidelites and overhead transom framing to remain white.

**Existing Masonry Walls**

Location: Entire East Elevation and Portion of North Elevation.

East Elevation and Portion of North Elevation to be painted.

Color: Matching Pantone S 137-2 (C=40, Y=50, M=100, K=30) or similar

**Blade Sign**

Quantity: 1

Location: East Elevation near south end of façade.

Actual sign centered on Blade sign.

Blade sign projecting from main façade for a total of 36".

Actual sign dimensions: 24" wide x 18" high (3 SF per side)

hung from scroll type blade sign.

Wording of both sign faces to be "Café La Fortuna".

Color: Matching Pantone S 298-2 (C=35, Y=85, M=0, K=0)

**Wall Mounted Wooden Faux Shutter**

Quantity: 1

Location: East Elevation near south end of façade.

Western Red Cedar – to be stained

Overall size: 5'-0" wide x 7'-6" high x 4" projection from exterior wall.

Bottom of shutter mounted 3'-6" AFF

**Ground Mounted Wood Bench**

Quantity: 2

Location: Along East Elevation – north and south end.

Overall length: 7'-2" length x 25.4" wide x 35" high

Material: Weather-resistant powder-coated steel

Mountable with pre-drilled holes.

Manufactured by The Bench Factory, model: Northgate Metal Bench with Arched Back

Color: Black Oynx (Silver is also available)

**Wall Mounted Sign**

Quantity: 1

Location: East Elevation – north end.

Vertical Image of Logo with word 'Café' on upper line and

'La Fortuna' wording on lower line.

(Overall Dimensions for the Logo and the two lines of wording are:

2'-8" high x 9'-0" wide = 24 SF)

Bottom of Sign located at 8'-0" AFF



**Wall Mounted Sign**

Quantity: 1

Location: North Elevation near east end of façade.

Logo image with wording 'Café La Fortuna'

(Overall Dimensions for the Logo and the wording are:

1'-0" high x 10'-0" wide = 10 SF)

Bottom of Sign located at 7'-0" AFF

**Exterior Wall Mounted Light Fixtures**

Quantity: 3 on East Elevation; 2 on North Elevation

**Flower Pots**

Quantity: 4

Location: Along East Elevation

30" in outside diameter at top x 24" high

Rotation molded and Weatherproof – Color: Terra Cotta

Manufactured by Tusco Products or approved equal.

**Overall Building / Multi-Tenant Signage calculation:**

Corley Optical	1 sign at 25 SF (approx.)	= 25 SF (Existing)
Giuliano's	1 sign at 25 SF (approx.)	= 25 SF (Existing)
	2 signs at 5 SF (approx.)	= 10 SF (Existing)
Café La Fortuna	1 sign at 10 SF	= 10 SF (Proposed)
<u>Café La Fortuna</u>	<u>1 sign at 24 SF</u>	<u>= 24 SF (Proposed)</u>

**Total:**

**= 94 SF < 100 SF Allowed**

**Café La Fortuna proposes 1 Sign at 10 SF on North Elevation**

**Café La Fortuna proposes 1 Sign at 24 SF on East Elevation**

# Tusco Products

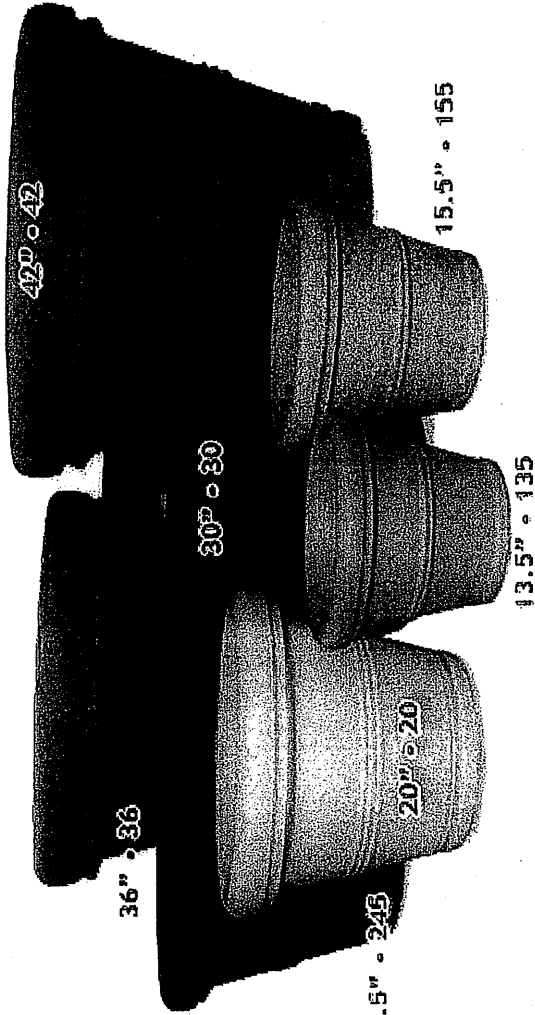
Helping Things Grow...

Home	▶
About Us	▶
Products	▶
Contact Us	▶
Horsemen's Pride, Inc.	▶
Jolly Pets, Inc.	▶

## Round Pots

### Round Pots

Round Rolled Rim Planters are available in a variety of sizes and colors. They are made of heavy duty galvanized steel and are designed to hold up to 100 lbs. of soil. They are perfect for use in gardens, patios, and balconies. They are also available in a variety of colors to match your decor.

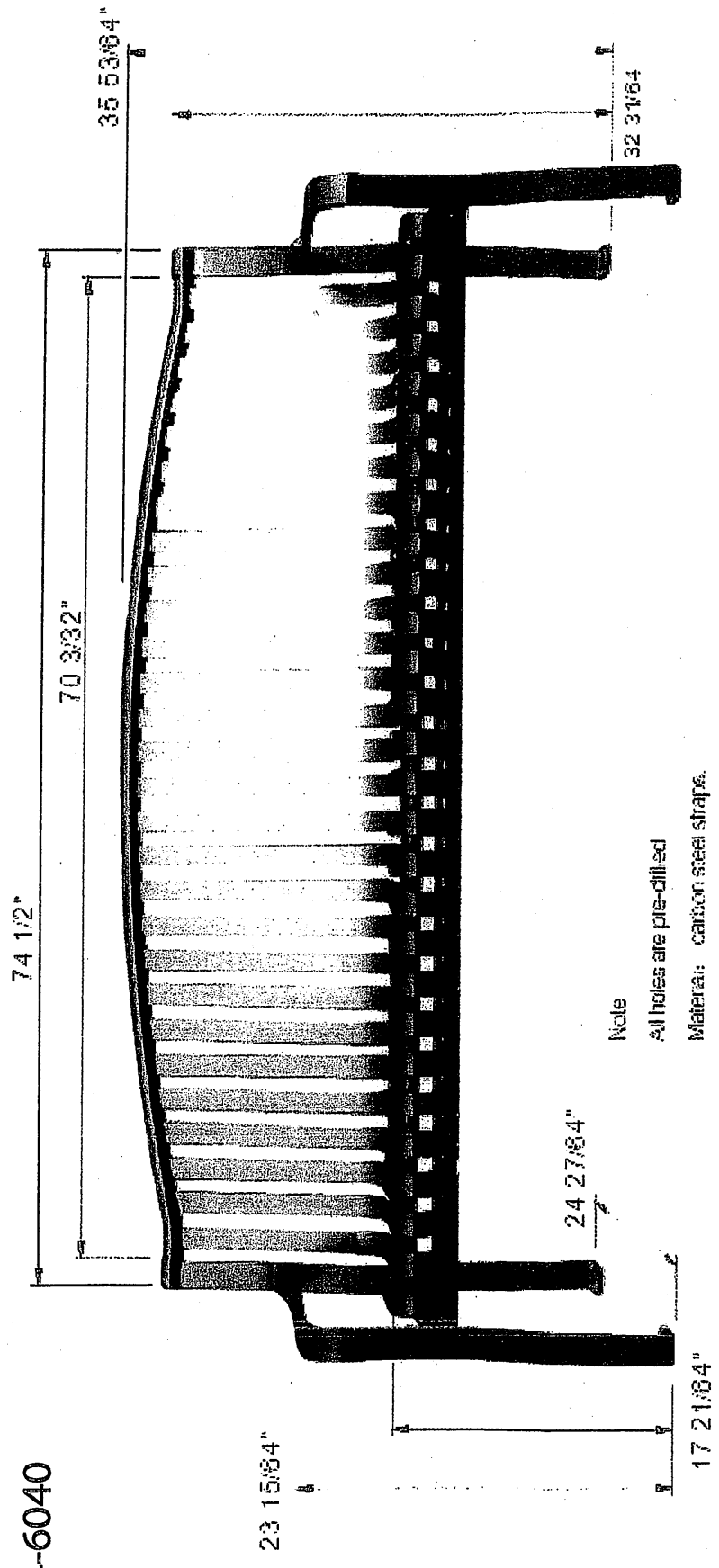


### Round Rolled Rim Planters

Item Number	Description	Dimensions Outside x Inside x Height	Quantity per Pallet
135	15.5" Round	13.5 x 10.5 x 11	225
155	15.5" Round	15.5 x 12.5 x 12.5	225
20	20" Round	20 x 16 x 16	125
245	24.5" Round	24.5 x 20 x 19	80
30	30" Round	30 x 24 x 24	30
36	36" Round	36 x 30 x 29	11
42	42" Round	42 x 35 x 32	9

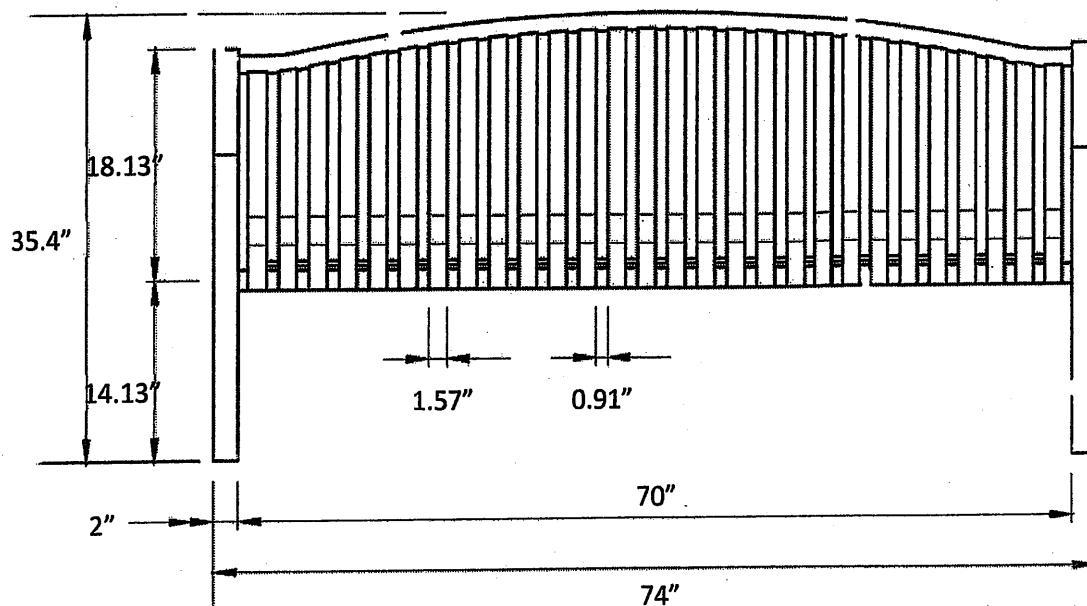
Standard Colors: White, Blue, Bronze, Silver, Sand, Green, Black.

434-6040



# Specifications

## Steel Slat Arched Back Park Bench



Front View

**Length**  
74"

**Width**  
25.4"

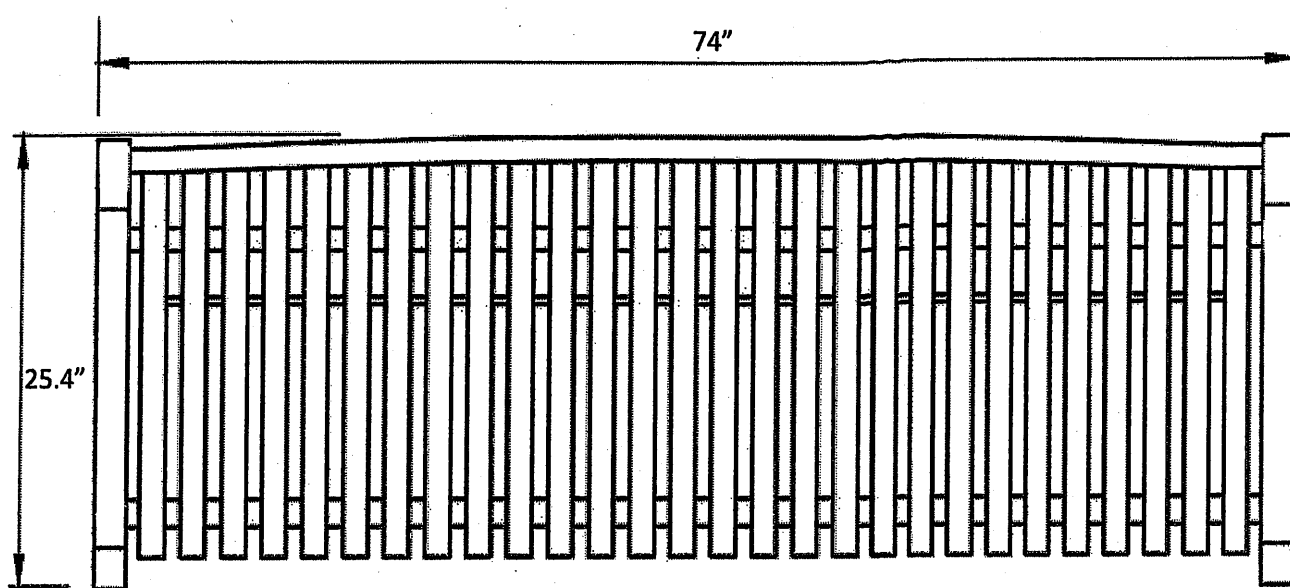
**Height**  
35"

**Seat height**  
18"

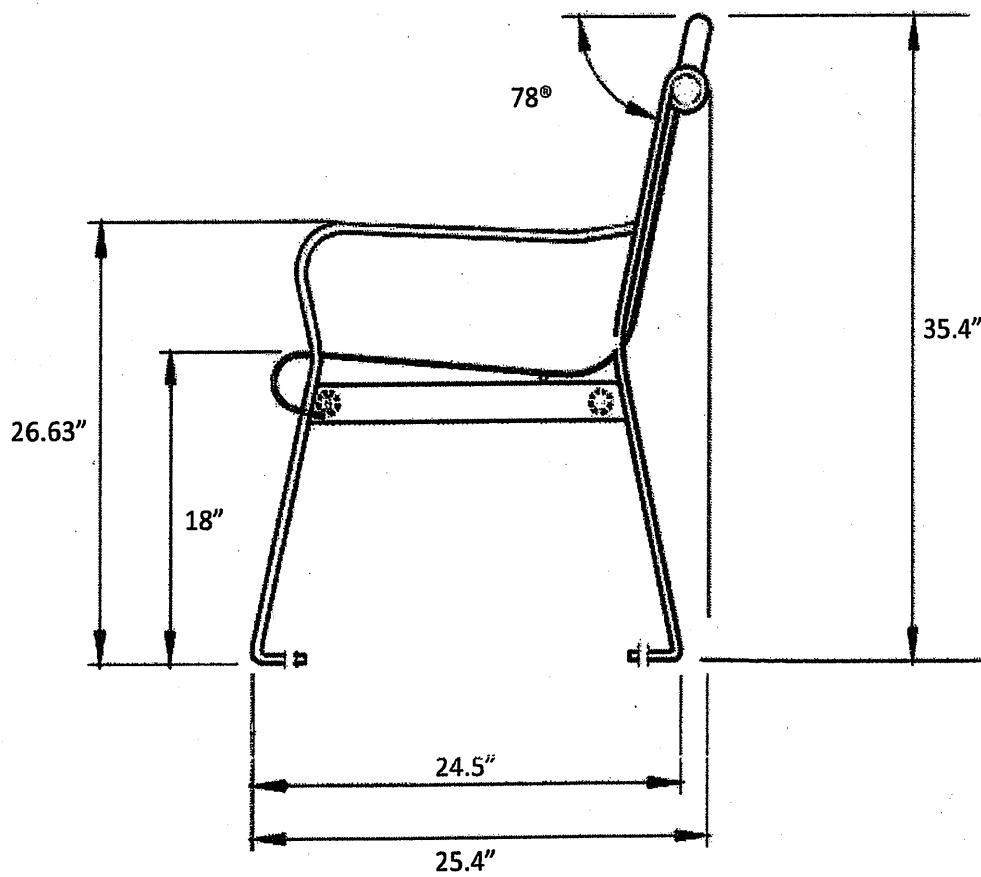
**Steel slats**  
Width: 1.57"  
Thickness: 0.177"  
Space in between: 0.91"

**Material:**  
**Finish:**  
**Fasteners:**

Cold rolled carbon steel  
Powder coating  
Stainless steel



Top View



End View

FREE SHIPPING ON ORDERS OVER \$75 PLUS NO SALES TAX (excl. HI & CA) NO HASSLE RETURNS & PRICE MATCHING [Details](#)

**bellacor**

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[Shopping Cart \(0\)](#)

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Enter Keyword or Item #

**SEARCH**

**Mother's Day SALE**  
HURRY, SALE ENDS 5/13/13

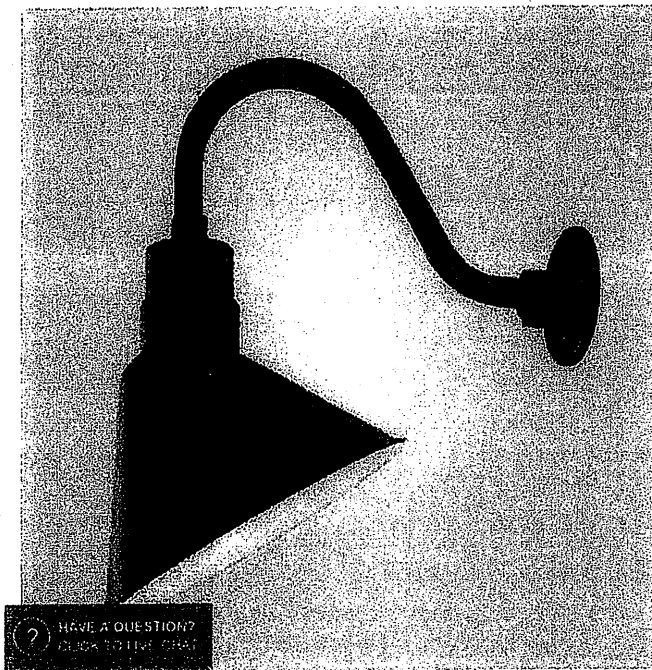
**+10% OFF**

Look for the badge on select items to save up to an additional 10% by using promo code MOM10. Free shipping & no sales tax on select items. Discount items are not eligible for additional discounts.

[Slide-Inable Lens](#)

[Coupons & Promotions](#)

[Looking for more Outdoor Wall Lighting?](#)  
[See more Millennium Lighting](#)



[Like](#) [Tweet](#)

1

#### PRODUCT DESCRIPTION

Components will be added to your cart individually and may arrive separately.

Components include:

[R Series Satin Black 12-Inch Angle Shade \(1\)](#)  
Availability: 1 to 2 business days

[R Series Satin Black Goose Neck Only \(1\)](#)  
Availability: 1 to 2 business days

Millennium Lighting's R-Series RLM fixtures are constructed of cold rolled steel for durability. All painted finishes utilize UV stabilized paint that is baked in high temperature ovens enabling excellent adhesion and weathering properties for harsh outdoor environments.

- Materials: Cold rolled steel, die cast zinc.

#### R SERIES COLLECTION


FREE SHIPPING ON ORDERS OVER \$75

PLUS NO SALES TAX (excl. MN & CA) NO HASSLE RETURNS & PRICE MATCHING

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SEARCH

Mother's Day SALE

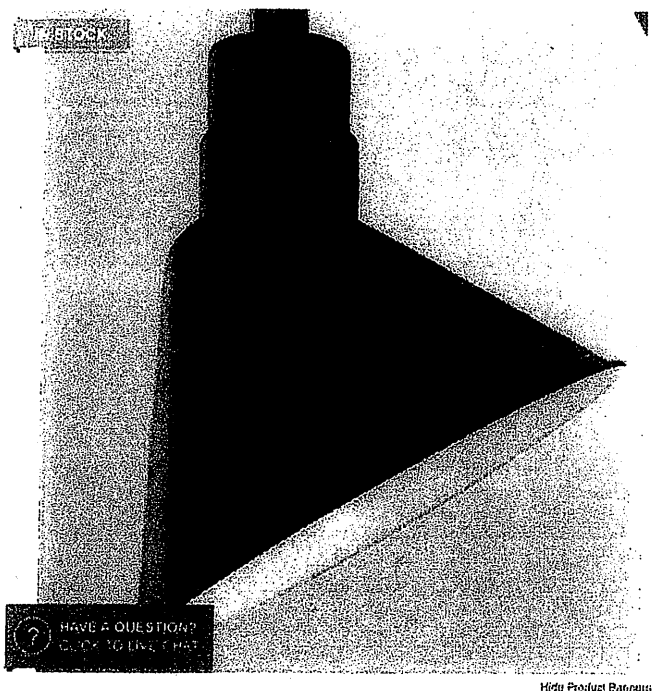
+10% OFF

Look for this badge on select items to save up to 10% additional off by using your code MON10. This code will be available on select items only. Excludes items that are not eligible for promotional discounts.

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[Coupons & Promotions](#)

[Looking for more Outdoor Wall Lighting?](#)  
[See more Millennium Lighting](#)



#### PRODUCT DESCRIPTION

Millennium Lighting's R-Series RLM fixtures are constructed of cold rolled steel for durability. All painted finishes utilize UV stabilized paint that is baked in high temperature ovens enabling excellent adhesion and weathering properties for harsh outdoor environments

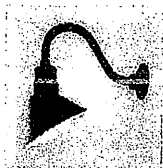
- Materials: Cold rolled steel, die cast zinc

#### R SERIES COLLECTION



R Series Satin Black 12-Inch Angle Outdoor Wall Mount

~~\$120.00~~  
\$101.80



R Series Satin Black 10-Inch Angle Outdoor Wall Mount

~~\$113.00~~  
\$95.80



R Series Galvanized 10-Inch Angle Outdoor Wall Mount w.

~~\$113.00~~  
\$95.80

FREE SHIPPING ON ORDERS OVER \$75 PLUS NO SALES TAX (EXCL. HI & CA) NO HASSLE RETURNS & PRICE MATCHING Details



Customer Support:  
1-877-723-5522  
HOURS LIVECHAT

Shopping Cart (0)

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Enter Keyword or Item #

SEARCH

Lighting Fixtures	Furniture	Lamps	Decor	Kitchen	Bedding	Bath	Outdoor	Kids	Overstock	Clearance	Shop By
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**Mother's Day SALE**  
HURRY! SALE ENDS 5/13/13

**+10% OFF**

Look for the badge on select items to save up to an additional 10% by using promo code MCM13. Free shipping & no sales tax on orders.

Clearance items are not eligible for additional discounts.

Shop, Enable Items

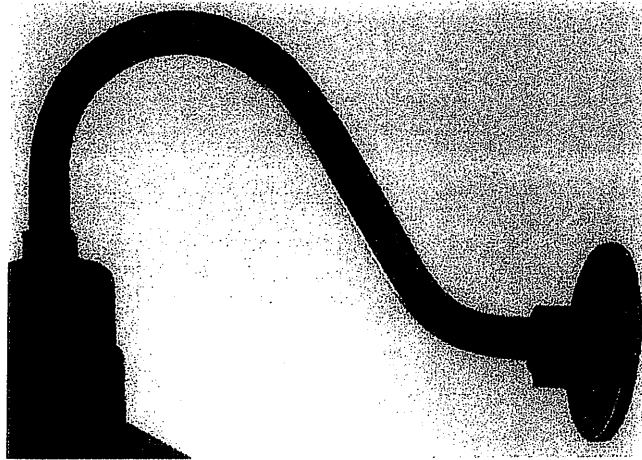
Compos & Promotions

Looking for more Outdoor Wall Lighting?  
See more Millennium Lighting

## Millennium Lighting R Series Satin Black Goose Neck Only

Bellacor Number: 595065

Twitter



Sale Price: **\$39.90\***  
Compare: ~~\$55.00~~  
Regular Price: ~~\$42.00~~  
YOU SAVE 15% \$7.10

Customer Reviews  
(0)

[Write a Review](#)

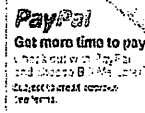
- ☐ Add To Favorites
- ☐ Add To Wishlist
- ☐ Print Page
- ☐ Add to Compare
- ☐ Email a Friend

Qty:

SHIPS IN 1 TO 2 BUSINESS DAYS

FREE SHIPPING ON ORDERS OVER **\$75**

[See Details](#)



Need Help? Call us at 1-877-723-5522 No Hassle Returns

### PRODUCT DETAILS

Bellacor Number: 595065  
Finish: Satin Black  
Dimensions: 1"W x 7.5"H x 14.5"D  
Backplate: 4 1/2"W  
Voltage: 110 to 120 Volt  
Certification: UL  
Usage: Exterior/Wet  
UPC: 842639008275  
Brand SKU: RGN15-SB  
Brand: Millennium Lighting  
Collection: R Series

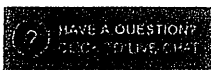
### SHIPPING INFORMATION

In Stock 10+ Available  
Ships in: 1 TO 2 BUSINESS DAYS  
Expected Delivery Time: 7 Days  
Free Shipping on orders over \$75.00 (Excl. Alaska, Hawaii & Intl.)  
[More Info](#)

### DISCLAIMERS

\*Due to manufacturer policies, additional discounts cannot be applied to this item. Clearance items are not eligible for discounts.

\*NOTICE: This item is one component of a multi-component item and may only



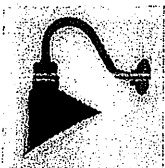
Light Product Barriers

### PRODUCT DESCRIPTION

Millennium Lighting's R-Series RLM fixtures are constructed of cold rolled steel for durability. All painted finishes utilize UV stabilized paint that is baked in high temperature ovens enabling excellent adhesion and weathering properties for harsh outdoor environments.

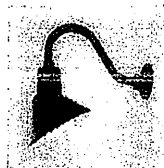
- Materials: Cold rolled steel, die cast zinc

### R SERIES COLLECTION



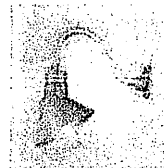
R Series Satin Black 12-Inch Angle Outdoor Wall Mount

\$120.00  
\$101.80



R Series Satin Black 10-Inch Angle Outdoor Wall Mount

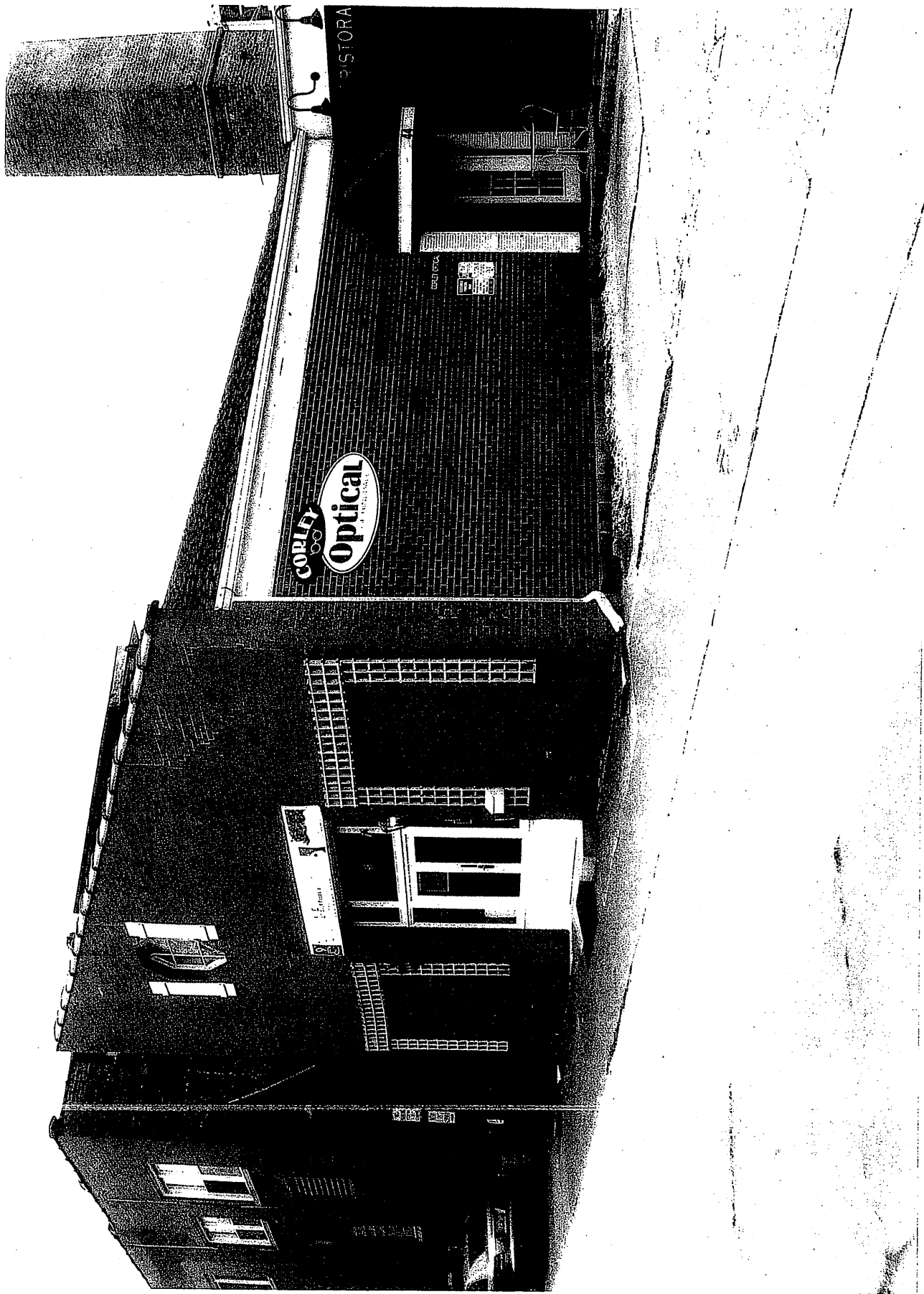
\$113.00  
\$95.80

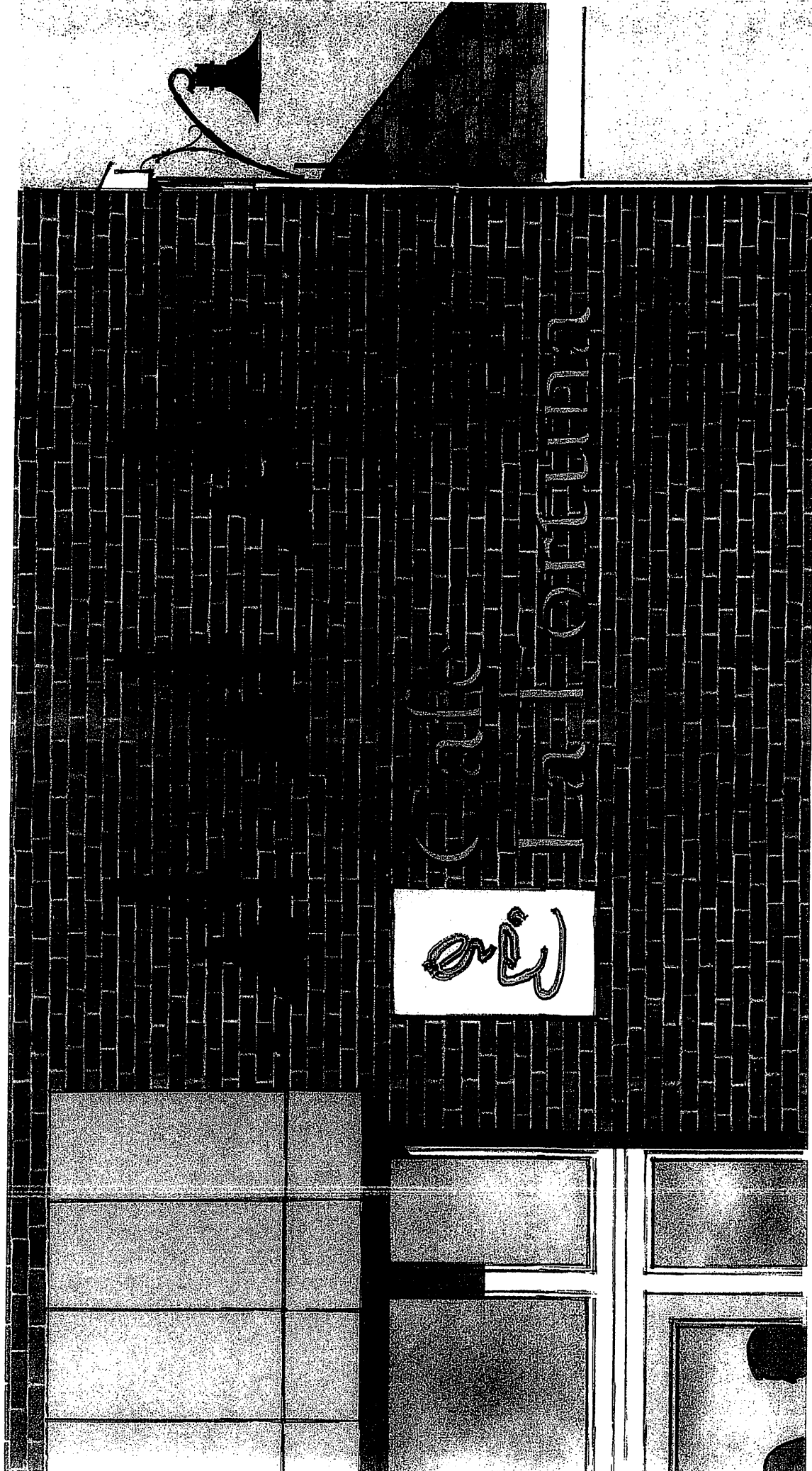


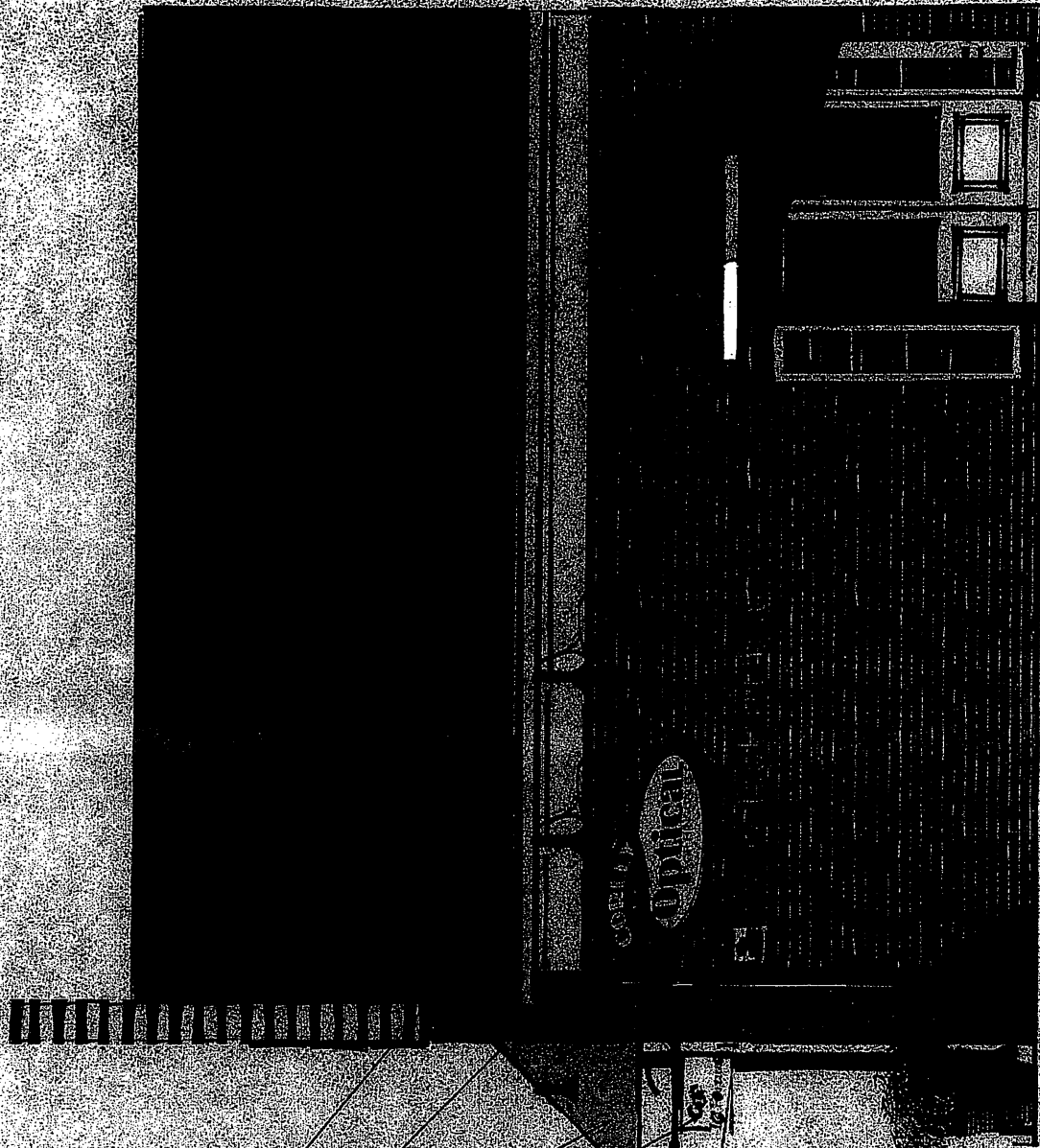
R Series Galvanized 10-Inch Angle Outdoor Wall Mount w.

\$113.00  
\$95.80









New Wall Mounted  
Light Fixtures

Portion of Masonry Wall  
to be Painted to Match  
Front Elevation

Side View of  
Proposed Awning

Blade Sign (beyond)  
24' x 18' sign  
w/ Late La Fortuna  
wording on both faces  
Bottom of sign at 8'-0" AFF

Wall Sign with Logo and  
wording "Late La Fortuna"  
Overall sign measuring  
1'-0" high x 10'-0" wide = 10 SF  
Individual Green Letters and  
Green Logo on Beige Back  
Bottom of sign at 7'-0" AFF

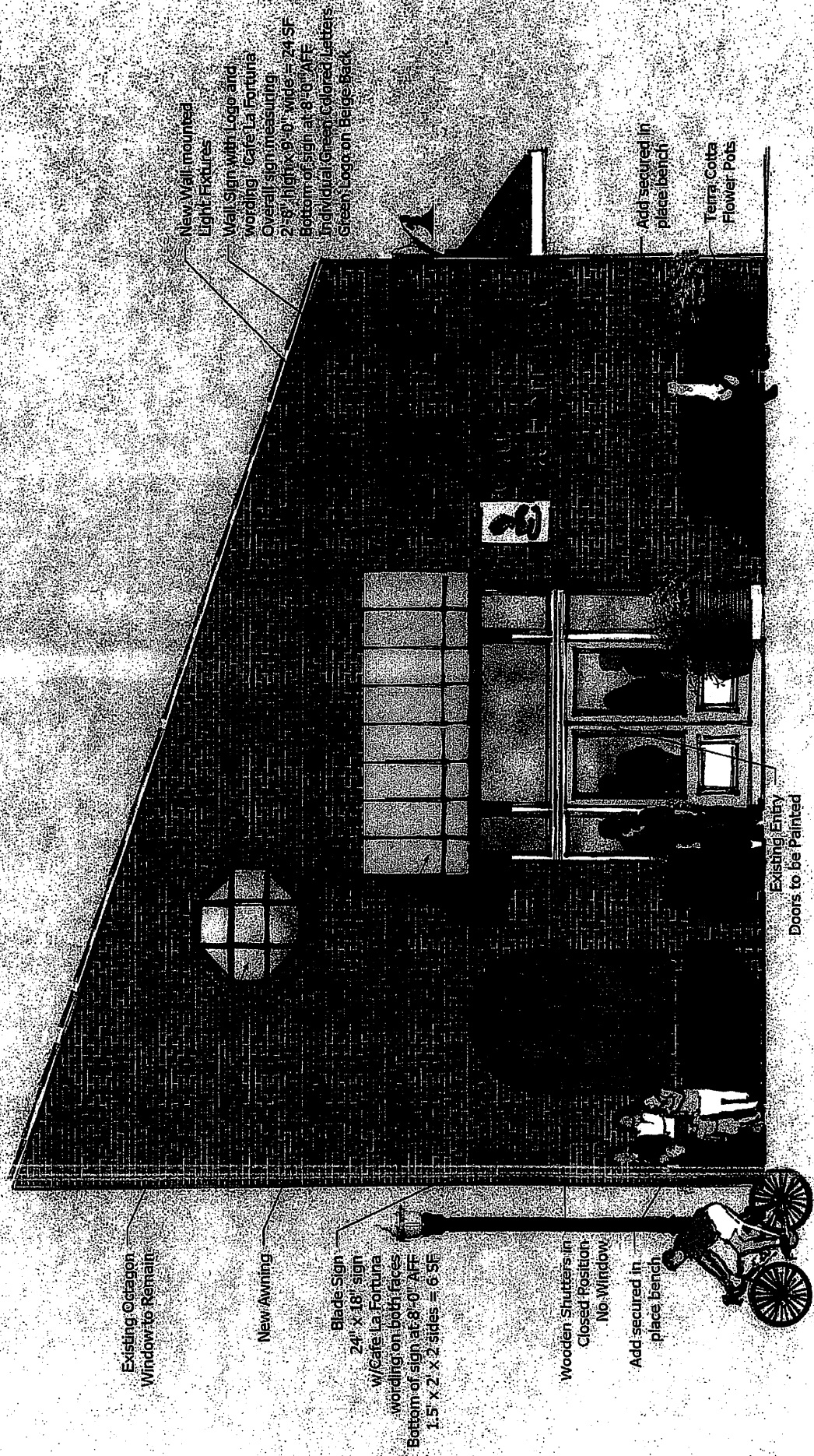
CORLEY  
Optical  
OF HINSDALE



Cafe  
La Fontaine







Existing Octagon Window to Remain

New Awning

Blade Sign  
24" x 18" sign  
w/Cafe La Fortuna  
wording on both faces  
Bottom of sign at 8'-0" AFF  
1.5' x 2' x 2 sides = 6 SF

Wooden Shutters in  
Closed Position  
No Window

Add secured in  
place bench

New Wall-mounted  
Light Fixtures

Wall Sign with Logo and  
wording "Cafe La Fortuna"  
Overall sign measuring  
2'-8" high x 9'-0" wide = 24 SF  
Bottom of sign at 8'-0" AFF  
Individual Green Colored Letters  
Green Logo on Beige Back

Add secured in  
place bench

Terra Cotta  
Flower Pots

Existing Entry  
Doors to be Painted



# VILLAGE OF HINSDALE

FOUNDED IN 1873

POLICE DEPARTMENT 789-7070  
FIRE DEPARTMENT 789-7060  
121 N. M. SYMONDS DRIVE

19 EAST CHICAGO AVENUE  
HINSDALE, ILLINOIS 60521-3489 (630) 789-7000  
Village Website: <http://www.villageofhinsdale.org>

**Al Diaz**

*Assistant Village Engineer*

Voice: 630-789-7029

Fax: 630-789-7016

[adiaz@villageofhinsdale.org](mailto:adiaz@villageofhinsdale.org)

## Request for Engineering Plan Review

Single Family Residence

September 13, 2013

306 E Third

**Included: Revised Site Plan and Archt. Plan.**

Note:

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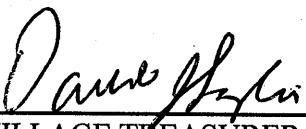
Signature


**VILLAGE OF HINSDALE**

**ACCOUNTS PAYABLE WARRANT REGISTER #1550**

**FOR PERIOD August 27, 2013 through September 13, 2013**

The attached Warrant Summary by Fund and Warrant Register listing TOTAL DISBURSEMENTS FOR ALL FUNDS of \$1,974,679.92 reviewed and approved by the below named officials.



APPROVED BY  DATE 9/13/13  
VILLAGE TREASURER/ASSISTANT VILLAGE MANAGER

APPROVED BY  DATE 9/13/13  
VILLAGE MANAGER

APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
VILLAGE TRUSTEE



DATE September 13, 2013

<b>AGENDA SECTION</b>	ACA	<b>ORIGINATING DEPARTMENT</b>	Finance
<b>ITEM</b>	Accounts Payable	<b>APPROVED</b>	Darrell Langlois  Assistant Village Manager/Director of Finance
<p>At the meeting of September 17, 2013 staff respectfully requests the presentation of the following motion to approve the accounts payable:</p> <p><b>Motion:</b> To move approval and payment of the accounts payable for the period of August 27, 2013 through September 13, 2013 in the aggregate amount of <u>\$1,974,679.92</u> as set forth on the list provided by the Village Treasurer, of which a permanent copy is on file with the Village Clerk.</p>			
<b>STAFF APPROVALS</b>			
<b>APPROVAL</b>	<b>APPROVAL</b>	<b>APPROVAL</b>	<b>MANAGER'S APPROVAL</b> 
<b>COMMITTEE ACTION:</b>			
<b>BOARD ACTION:</b>			

**Village of Hinsdale**  
**Warrant # 1550**  
**Summary By Fund**

<b>Recap By Fund</b>	<b>Fund</b>	<b>Regular Checks</b>	<b>ACH/Wire Transfers</b>	<b>Total</b>
General Fund	10000	127,872.81	-	127,872.81
Capital Project Fund	45300	495,210.89		495,210.89
Water & Sewer Operation	61061	416,092.74		416,092.74
Water and Sewer Capital	61062	605,332.12		605,332.12
Escrow Funds	72100	22,500.00		22,500.00
Payroll revolving Fund	79000	11,188.79	240,572.57	251,761.36
Capital reserve	95000	55,910.00		55,910.00
<b>Total</b>		<b>1,734,107.35</b>	<b>240,572.57</b>	<b>1,974,679.92</b>

## WARRANT REGISTER: 1550

DATE: 09/17/13

VOUCHER	VOUCHER DESCRIPTION	INVOICE NUMBER	AMOUNT PAID
<b>ALEXANDER EQUIPMENT</b>			
176983	CHAINSAW PARTS	95369	\$195.69
177034	CHAIN SAW	95560	\$466.95
177034	CHAIN SAW	95560	\$466.95
<b>Total for Check: 95336</b>			<b>\$1,129.59</b>
<b>AMERICAN MESSAGING</b>			
177019	PAGERS	U1153710NI	\$4.36
177019	PAGERS	U1153710NI	\$47.07
177019	PAGERS	U1153710NI	\$46.12
<b>Total for Check: 95337</b>			<b>\$97.55</b>
<b>ARAMARK UNIFORM SERVICES</b>			
177018	UNIFORMS	7018221626	\$30.13
177018	UNIFORMS	7018221626	\$120.69
177018	UNIFORMS	7018221626	\$22.07
177018	UNIFORMS	7018221626	\$29.77
177018	UNIFORMS	7018221626	\$33.58
177018	UNIFORMS	7018221626	\$23.19
177018	UNIFORMS	7018221626	\$47.96
177215	UNIFORMS	7018230572	\$30.13
177215	UNIFORMS	7018230572	\$120.69
177215	UNIFORMS	7018230572	\$22.07
177215	UNIFORMS	7018230572	\$29.77
177215	UNIFORMS	7018230572	\$33.58
177215	UNIFORMS	7018230572	\$23.19
177215	UNIFORMS	7018230572	\$47.96
<b>Total for Check: 95338</b>			<b>\$614.78</b>
<b>B &amp; R REPAIR INC</b>			
177168	REAR BRAKES	W1042172	\$2,167.72
<b>Total for Check: 95339</b>			<b>\$2,167.72</b>
<b>BARCO PRODUCTS</b>			
177192	GARBAGE CANS	081301361	\$1,779.14
<b>Total for Check: 95340</b>			<b>\$1,779.14</b>
<b>BATEMAN, ASHLEY</b>			
177050	KLM REFUND	EN130831/21088	\$480.00
<b>Total for Check: 95341</b>			<b>\$480.00</b>
<b>BELVIS, DAWN</b>			
177060	KLM REFUND	EN130830/21329	\$500.00
<b>Total for Check: 95342</b>			<b>\$500.00</b>
<b>BLAU, AMANDA</b>			
177054	KLM REFUND	EN130901/21011	\$262.50
<b>Total for Check: 95343</b>			<b>\$262.50</b>
<b>BLUE TARP FINANCIAL</b>			
177188	SCALER	28958431	\$88.98
<b>Total for Check: 95344</b>			<b>\$88.98</b>
<b>BONO CSR KATHLEEN W.</b>			
177166	6/13 COURT HEARINGS	6156	\$111.88
<b>Total for Check: 95345</b>			<b>\$111.88</b>
<b>BRADFORD &amp; KENT</b>			

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VOUCHER	VOUCHER DESCRIPTION	INVOICE NUMBER	AMOUNT PAID
177006	CONT BD/829 S BODIN	21121	\$2,500.00
		<b>Total for Check: 95346</b>	<b>\$2,500.00</b>
<b>BYWALEC, JENNIFER</b>			
177051	KLM REFUND	EN130810/21007	\$500.00
		<b>Total for Check: 95347</b>	<b>\$500.00</b>
<b>CASHIER BOILERS/ELEVATORS</b>			
176986	BOILERS	9500575	\$70.00
176986	BOILERS	9500575	\$70.00
176986	BOILERS	9500575	\$70.00
176986	BOILERS	9500575	\$70.00
176986	BOILERS	9500575	\$70.00
176986	BOILERS	9500575	\$70.00
		<b>Total for Check: 95348</b>	<b>\$420.00</b>
<b>CHICAGOLAND PAVING</b>			
177197	2013 RECONSTRUCTION	10	\$401,284.74
177197	2013 RECONSTRUCTION	10	\$119,697.47
177197	2013 RECONSTRUCTION	10	\$94,254.00
		<b>Total for Check: 95349</b>	<b>\$615,236.21</b>
<b>CINTAS CORPORATION 769</b>			
176982	RUGS TOWELS ETC	769277487	\$26.12
176982	RUGS TOWELS ETC	769277487	\$65.01
176982	RUGS TOWELS ETC	769277487	\$164.13
177190	RUGS TOWELS ETC	769280850	\$26.12
177190	RUGS TOWELS ETC	769280850	\$164.13
		<b>Total for Check: 95350</b>	<b>\$445.51</b>
<b>CIT TECHNOLOGY FIN SERV IN</b>			
177046	ALARM	23840692	\$152.50
		<b>Total for Check: 95351</b>	<b>\$152.50</b>
<b>COLLEGE OF DUPAGE</b>			
177214	REGISTRATION	27500-09/2013	\$275.00
		<b>Total for Check: 95352</b>	<b>\$275.00</b>
<b>COLLINS AND COMPANY</b>			
176989	VALVE	61197	\$115.00
		<b>Total for Check: 95353</b>	<b>\$115.00</b>
<b>COLORADO STATE PATROL</b>			
177024	RENEWAL	352	\$300.00
		<b>Total for Check: 95354</b>	<b>\$300.00</b>
<b>COMCAST</b>			
177022	PW/WP CABLE	0037136-09/13	\$67.47
177022	PW/WP CABLE	0037136-09/13	\$67.48
177218	WP/PW	0036815-09/13	\$54.95
177218	WP/PW	0036815-09/13	\$54.95
177219	PD/FD	0036781-09/13	\$84.98
177219	PD/FD	0036781-09/13	\$84.97
177220	KLM LODGE	0036807-09/13	\$104.95
177221	VILLAGE HALL	0036757-09/13	\$204.90
		<b>Total for Check: 95355</b>	<b>\$724.65</b>
<b>COMED</b>			

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VOUCHER	VOUCHER DESCRIPTION	INVOICE NUMBER	AMOUNT PAID
177185	TRAFFIC SIGNALS	1653148069-08/13	\$32.31
		<b>Total for Check: 95356</b>	<b>\$32.31</b>
<b>COMMERCIAL COFFEE SERVICE</b>			
177216	COFFEE	120172	\$75.00
		<b>Total for Check: 95357</b>	<b>\$75.00</b>
<b>COMPTROLLER OF CURRENCY</b>			
177058	KLM REFUND	EN130815/21330	\$250.00
		<b>Total for Check: 95358</b>	<b>\$250.00</b>
<b>CONSTELLATION NEWENERGY</b>			
176997	908 ELM STREET	0011245112-0001	\$34.37
176998	TRANSFORMER	0011259052-0001	\$1,731.24
176999	STREET LIGHTS	0011259785-0001	\$7,229.41
		<b>Total for Check: 95359</b>	<b>\$8,995.02</b>
<b>COURTNEYS SAFETY LANE</b>			
177007	SAFETY INSPECTION	054357	\$35.00
		<b>Total for Check: 95360</b>	<b>\$35.00</b>
<b>CUNO, CYNTHIA</b>			
177177	CONT BD/325 E WALNUT	21365	\$500.00
		<b>Total for Check: 95361</b>	<b>\$500.00</b>
<b>CURRIE MOTORS</b>			
177194	NEW SQUAD CAR	E2320/23	\$52,478.00
		<b>Total for Check: 95362</b>	<b>\$52,478.00</b>
<b>DEJANA INDUSTRIES INC.</b>			
177038	STREET SWEEPING	4138/4149	\$1,091.48
		<b>Total for Check: 95363</b>	<b>\$1,091.48</b>
<b>DUPAGE COUNTY CHILDRENS</b>			
177202	CONTRIBUTION	H1001-08/13	\$3,500.00
		<b>Total for Check: 95364</b>	<b>\$3,500.00</b>
<b>DUPAGE COUNTY RECORDER</b>			
177170	RECORDING FEES	201308090274	\$1,311.00
		<b>Total for Check: 95365</b>	<b>\$1,311.00</b>
<b>DUPAGE WATER COMMISSION</b>			
177211	WATER	10157	\$395,089.58
		<b>Total for Check: 95366</b>	<b>\$395,089.58</b>
<b>EAGLE UNIFORMS INC</b>			
177037	UNIFORMS	225331/341	\$404.25
		<b>Total for Check: 95367</b>	<b>\$404.25</b>
<b>ERTNER, REBECCA</b>			
177055	KLM REFUND	EN130803/21083	\$450.00
		<b>Total for Check: 95368</b>	<b>\$450.00</b>
<b>FACTORY AUTHORIZED PARTS</b>			
177187	AUTO PARTS	663852	\$43.44
177187	AUTO PARTS	663852	\$48.71
177187	AUTO PARTS	663852	\$70.88
177187	AUTO PARTS	663852	\$145.75
177187	AUTO PARTS	663852	\$28.44
177187	AUTO PARTS	663852	\$42.75
		<b>Total for Check: 95369</b>	<b>\$379.97</b>

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VOUCHER	VOUCHER DESCRIPTION	INVOICE NUMBER	AMOUNT PAID
<b>FALLON, RICH</b>			
177222	CLASS REFUND	123635	\$165.00
Total for Check: 95370			\$165.00
<b>FARRELL, MICHAEL</b>			
177003	CONT BD/729 S LINCOLN	21484	\$500.00
Total for Check: 95371			\$500.00
<b>FAST SIGNS</b>			
177162	SCHOOL ZONE SIGNS	6546749	\$400.00
177162	SCHOOL ZONE SIGNS	6546749	\$75.00
177189	BANNERS	6546764	\$45.52
Total for Check: 95372			\$520.52
<b>FCWRD</b>			
176996	WATER	8919-08/2013	\$668.68
Total for Check: 95373			\$668.68
<b>FEDEX</b>			
177042	OVERNIGHT MAIL	238403763	\$27.72
177042	OVERNIGHT MAIL	238403763	\$29.10
Total for Check: 95374			\$56.82
<b>FIREHOUSE</b>			
177223	RENEWAL	62404	\$29.95
Total for Check: 95375			\$29.95
<b>FIRESTONE STORES</b>			
177021	TIRES	096034	\$239.74
Total for Check: 95376			\$239.74
<b>FOLLETT, JEAN</b>			
177017	CONT BD/820 N WASHINGTON	21229	\$500.00
Total for Check: 95377			\$500.00
<b>FUKAR, KEN</b>			
177014	UMPIRE	62350	\$32.00
Total for Check: 95378			\$32.00
<b>FULLERS HOME &amp; HARDWARE</b>			
177164	ASST HARDWARE	159707	\$11.98
177164	ASST HARDWARE	159707	\$8.39
177164	ASST HARDWARE	159707	\$7.99
177164	ASST HARDWARE	159707	\$25.54
177164	ASST HARDWARE	159707	\$33.48
177164	ASST HARDWARE	159707	\$71.80
177164	ASST HARDWARE	159707	\$44.86
177164	ASST HARDWARE	159707	\$23.66
177164	ASST HARDWARE	159707	\$21.78
177164	ASST HARDWARE	159707	\$1.66
177164	ASST HARDWARE	159707	\$27.18
177164	ASST HARDWARE	159707	\$6.22
177164	ASST HARDWARE	159707	\$11.33
177164	ASST HARDWARE	159707	\$50.37
177164	ASST HARDWARE	159707	\$14.29
Total for Check: 95379			\$360.53
<b>FULLERS SERVICE CENTER IN</b>			

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VOUCHER	VOUCHER DESCRIPTION	INVOICE NUMBER	AMOUNT PAID
177171	CAR WASHES	9216082872	\$216.00
		<b>Total for Check: 95380</b>	<b>\$216.00</b>
<b>GALLS AN ARAMARK COMPANY</b>			
177033	LIGHT KIT	921541	\$250.00
177033	LIGHT KIT	921541	\$9.93
		<b>Total for Check: 95381</b>	<b>\$259.93</b>
<b>GEEST, LINDSY</b>			
177052	KLM REFUND	EN130809/21045	\$500.00
		<b>Total for Check: 95382</b>	<b>\$500.00</b>
<b>GERARDI SEWER &amp; WATER CO</b>			
177196	2013 RESURFACING	09	\$93,926.15
177196	2013 RESURFACING	09	\$164,198.42
177196	2013 RESURFACING	09	\$227,182.23
		<b>Total for Check: 95383</b>	<b>\$485,306.80</b>
<b>GIULIANOS</b>			
177201	EMERGENCY DINNERS	3714-08/13	\$37.14
		<b>Total for Check: 95384</b>	<b>\$37.14</b>
<b>GLOBAL COM INC.</b>			
177183	MAIN TELEPHONE	12071759	\$318.99
177183	MAIN TELEPHONE	12071759	\$771.16
177183	MAIN TELEPHONE	12071759	\$442.30
177183	MAIN TELEPHONE	12071759	\$189.56
177183	MAIN TELEPHONE	12071759	\$109.89
177183	MAIN TELEPHONE	12071759	\$229.98
177183	MAIN TELEPHONE	12071759	\$62.59
		<b>Total for Check: 95385</b>	<b>\$2,124.47</b>
<b>GRAINGER, INC.</b>			
176984	ASST SUPPLIES	9227156933/80826	\$241.22
177001	FOUNTAIN REPAIRS	9228082450/2476	\$64.46
177061	PAIS	9220845326613629	\$22.86
177061	PAIS	9220845326613629	\$22.86
177193	OIL	9232970294	\$273.60
		<b>Total for Check: 95386</b>	<b>\$625.00</b>
<b>HAWKINS, INC.</b>			
177032	CHEMICALS	3507927	\$187.50
		<b>Total for Check: 95387</b>	<b>\$187.50</b>
<b>HERATY, MICHAEL</b>			
177172	CONT BD/514 MORRIS LANE	21490	\$500.00
		<b>Total for Check: 95388</b>	<b>\$500.00</b>
<b>HILBERT, DAVE</b>			
177013	UMPIRE	62351	\$96.00
		<b>Total for Check: 95389</b>	<b>\$96.00</b>
<b>HINSDALE TOWNSHIP HIGH</b>			
177160	A/C	671	\$690.00
		<b>Total for Check: 95390</b>	<b>\$690.00</b>
<b>HOLLAND HARDWARE</b>			
177049	CASTERS	675721	\$19.76
		<b>Total for Check: 95391</b>	<b>\$19.76</b>

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VOUCHER	VOUCHER DESCRIPTION	INVOICE NUMBER	AMOUNT PAID
177174	CONT BD/616 E SIXTH	20420	\$10,000.00
<b>Total for Check: 95392</b>			<b>\$10,000.00</b>
177204	WATER	03H0120706023	\$95.53
<b>Total for Check: 95393</b>			<b>\$95.53</b>
177045	PRINC/INT PMT	L174511-08/13	\$10,218.98
177045	PRINC/INT PMT	L174511-08/13	\$2,649.45
<b>Total for Check: 95394</b>			<b>\$12,868.43</b>
177165	PARKS	219062/064	\$8.50
177165	PARKS	219062/064	\$295.37
<b>Total for Check: 95395</b>			<b>\$303.87</b>
177224	RENEWAL	320	\$60.00
<b>Total for Check: 95396</b>			<b>\$60.00</b>
177020	EXT FEES	91382445	\$40.00
177020	EXT FEES	91382445	\$40.00
177020	EXT FEES	91382445	\$113.00
177020	EXT FEES	91382445	\$40.00
177020	EXT FEES	91382445	\$40.00
<b>Total for Check: 95397</b>			<b>\$273.00</b>
177025	REPAIR PARTS	CO000000330084	\$20.00
177025	REPAIR PARTS	CO000000330084	\$112.00
177025	REPAIR PARTS	CO000000330084	\$119.00
177025	REPAIR PARTS	CO000000330084	\$9.50
<b>Total for Check: 95398</b>			<b>\$260.50</b>
177206	POOL PADDLER	173037.00	\$89.70
<b>Total for Check: 95399</b>			<b>\$89.70</b>
177005	CONT BD/727 N ELM	21420	\$500.00
<b>Total for Check: 95400</b>			<b>\$500.00</b>
177016	LEGAL SERVICES	4405001-07/13	\$11,369.50
<b>Total for Check: 95401</b>			<b>\$11,369.50</b>
177059	KLM REFUND	EN130804/21094	\$500.00
<b>Total for Check: 95402</b>			<b>\$500.00</b>
177011	UMPIRE	62180	\$52.50
<b>Total for Check: 95403</b>			<b>\$52.50</b>
177195	RESERVATION REFUND	123599	\$80.00
<b>Total for Check: 95404</b>			<b>\$80.00</b>



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VOUCHER	VOUCHER DESCRIPTION	INVOICE NUMBER	AMOUNT PAID
<b>LICHENBERGER HOMES</b>			
177175	CONT BD/307 FOREST	20799	\$1,000.00
Total for Check: 95405			\$1,000.00
<b>LOUIS, AMY</b>			
177173	CONT BD/222 E SIXTH	20354	\$2,500.00
Total for Check: 95406			\$2,500.00
<b>MATHEWS, DAVE</b>			
177010	UMPIRE	62352	\$96.00
Total for Check: 95407			\$96.00
<b>MATTHEW, ANNIE</b>			
177053	KLM REFUND	EN130831/21081	\$500.00
Total for Check: 95408			\$500.00
<b>MCELROY, TIM</b>			
176994	REPAIR PARTS	332207	\$92.62
Total for Check: 95409			\$92.62
<b>MCMASTER-CARR SUPPLY CO</b>			
177044	THREAD ROD	58814684	\$95.34
Total for Check: 95410			\$95.34
<b>MEDICOM REIMBURSEMENT</b>			
177015	BROCHURE DELIVERY	4103	\$51.00
Total for Check: 95411			\$51.00
<b>METROCOUNT INC</b>			
177163	METRO COUNT	US005509	\$530.00
177163	METRO COUNT	US005509	\$58.00
177163	METRO COUNT	US005509	\$3,780.00
177163	METRO COUNT	US005509	\$66.00
Total for Check: 95412			\$4,434.00
<b>MILLER, STACY</b>			
177056	KLM REFUND	EN130824/21025	\$450.00
Total for Check: 95413			\$450.00
<b>MINER ELECTRONICS</b>			
177036	SQUAD REPAIRS	250847	\$95.00
Total for Check: 95414			\$95.00
<b>MOTOROLA</b>			
177200	BATTERIES	SR102550	\$70.00
Total for Check: 95415			\$70.00
<b>NAPA AUTO PARTS</b>			
177198	AUTO PARTS	274857/943/27610	\$4.98
177198	AUTO PARTS	274857/943/27610	\$108.80
177198	AUTO PARTS	274857/943/27610	\$69.19
177198	AUTO PARTS	274857/943/27610	\$9.08
177198	AUTO PARTS	274857/943/27610	\$31.95
177198	AUTO PARTS	274857/943/27610	\$17.72
Total for Check: 95416			\$241.72
<b>NELSON, DIANE</b>			
177004	CONT BD/232 S CLAY	21466	\$500.00
Total for Check: 95417			\$500.00
<b>NESCI LANDSCAPING</b>			

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VOUCHER	VOUCHER DESCRIPTION	INVOICE NUMBER	AMOUNT PAID
177178	CONT BD/722 S GRANT	21370	\$500.00
		<b>Total for Check: 95418</b>	<b>\$500.00</b>
<b>NEUCO INC</b>			
177207	OIL FILTER KIT	752281	\$95.00
		<b>Total for Check: 95419</b>	<b>\$95.00</b>
<b>NEXTEL/SPRINT</b>			
177000	CELL PHONES	977740515-139	\$197.08
177000	CELL PHONES	977740515-139	\$39.42
177000	CELL PHONES	977740515-139	\$591.28
177000	CELL PHONES	977740515-139	\$313.10
177000	CELL PHONES	977740515-139	\$39.42
177000	CELL PHONES	977740515-139	\$39.42
177000	CELL PHONES	977740515-139	\$78.84
177000	CELL PHONES	977740515-139	\$78.84
177000	CELL PHONES	977740515-139	\$551.87
177000	CELL PHONES	977740515-139	\$118.26
177000	CELL PHONES	977740515-139	\$39.42
177000	CELL PHONES	977740515-139	\$514.44
		<b>Total for Check: 95420</b>	<b>\$2,601.39</b>
<b>NICOR GAS</b>			
177208	350 N VINE	1327011000-08/13	\$157.58
		<b>Total for Check: 95421</b>	<b>\$157.58</b>
<b>NUCO2 INC</b>			
177167	CHEMICALS	R139468253	\$181.70
		<b>Total for Check: 95422</b>	<b>\$181.70</b>
<b>P R STREICH &amp; SONS, INC.</b>			
176980	VALVE	38613	\$1,035.00
		<b>Total for Check: 95423</b>	<b>\$1,035.00</b>
<b>PIECZYNSKI, LINDA</b>			
177047	PROSECUTOR	5893	\$1,006.00
		<b>Total for Check: 95424</b>	<b>\$1,006.00</b>
<b>PLAQUES PLUS</b>			
176992	PLAQUES	20008	\$31.97
		<b>Total for Check: 95425</b>	<b>\$31.97</b>
<b>PRO SAFETY</b>			
177031	SLUSH BOOTS	2/761170	\$29.90
		<b>Total for Check: 95426</b>	<b>\$29.90</b>
<b>QUARRY MATERIALS, INC.</b>			
177029	ASPHALT	47582	\$859.68
177030	ASPHALT	47565	\$895.90
177030	ASPHALT	47565	\$867.78
		<b>Total for Check: 95427</b>	<b>\$2,623.36</b>
<b>RED WING SHOE STORE</b>			
176991	SAFETY BOOTS	450000006254	\$100.00
		<b>Total for Check: 95428</b>	<b>\$100.00</b>
<b>RUTLEDGE PRINTING CO.</b>			
177043	BUSINESS CARDS	118690	\$112.61
		<b>Total for Check: 95429</b>	<b>\$112.61</b>

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<b>SABAN, BRAD</b>			
177008	UMPIRE	62354	\$96.00
Total for Check: 95430			\$96.00
<b>SAMS CLUB #6384</b>			
177169	ASST SUPPLIES	15925872-08/13	\$330.93
177169	ASST SUPPLIES	15925872-08/13	\$19.62
177169	ASST SUPPLIES	15925872-08/13	\$91.45
Total for Check: 95431			\$442.00
<b>SCHNEIDER, DENISE</b>			
177180	CONT BD/20 E THIRD	20136	\$1,500.00
Total for Check: 95432			\$1,500.00
<b>SERVICE FORMS &amp; GRAPHICS</b>			
176987	AP CHECKS	145719	\$470.15
177191	PR CHECKS/LABELS	145812/813	\$1,062.20
Total for Check: 95433			\$1,532.35
<b>SHERWIN INDUSTRIES, INC</b>			
177048	GAS CAP	SS052127	\$29.90
177184	RAIN GEAR	SS052132	\$86.81
177213	RAINWEAR	SS052252	\$155.31
Total for Check: 95434			\$272.02
<b>SIERRA, DANIEL</b>			
177002	CONT BD/818 W HINSDALE	20908	\$500.00
Total for Check: 95435			\$500.00
<b>SILHAN, MARC</b>			
177009	UMPIRE	62353	\$96.00
Total for Check: 95436			\$96.00
<b>SOCCER MADE IN AMERICA</b>			
177039	CAMP *REIMB EXP*	CA13020	\$733.20
Total for Check: 95437			\$733.20
<b>SPECIAL T UNLIMITED</b>			
177217	SHIRTS	9291	\$55.00
Total for Check: 95438			\$55.00
<b>STAWCZYK, WAYNE</b>			
177012	UMPIRE	62355	\$32.00
Total for Check: 95439			\$32.00
<b>SUBURBAN DOOR CHECK</b>			
177186	LATCH	439677	\$40.25
Total for Check: 95440			\$40.25
<b>TAMELING INDUSTRIES</b>			
177212	LANDSCAPE	0089704	\$236.99
Total for Check: 95441			\$236.99
<b>TERRACE SUPPLY CO</b>			
176995	OXYGEN	70157980	\$63.58
Total for Check: 95442			\$63.58
<b>THE HINSDALEAN</b>			
177203	ZONING PUBLICATIONS	29031-29501	\$3,347.20
Total for Check: 95443			\$3,347.20
<b>THE MARTIN COMPANY</b>			

Run date: 13-SEP-13

Village of Hinsdale

Page: 10

## WARRANT REGISTER: 1550

DATE: 09/17/13

VOUCHER	VOUCHER DESCRIPTION	INVOICE NUMBER	AMOUNT PAID
176990	NAME PLATES	358600	\$26.65
		Total for Check: 95444	\$26.65
<b>THE POLICE &amp; SHERIFFS</b>			
177041	ID CARDS	49953	\$17.46
		Total for Check: 95445	\$17.46
<b>THOMPSON ELEVATOR INSPEC</b>			
177023	INSPECTION	132886	\$100.00
		Total for Check: 95446	\$100.00
<b>TPI BLDG CODE CONSULTANT</b>			
177226	PLAN REVIEW	6630	\$9,454.23
		Total for Check: 95447	\$9,454.23
<b>TRANE</b>			
177062	AC PARTS PD/FD	8280951R1	\$84.67
177062	AC PARTS PD/FD	8280951R1	\$84.67
177210	FILTERS	8308891R1	\$108.00
		Total for Check: 95448	\$277.34
<b>TREE CARE INDUSTRY ASSOC</b>			
177225	WORKSHOP	129524-526	\$75.00
		Total for Check: 95449	\$75.00
<b>UNDERGROUND STORAGE</b>			
177179	CONT BD/444 E FOURTH	21505	\$500.00
		Total for Check: 95450	\$500.00
<b>UPS STORE #3276</b>			
177027	UPS CHARGES	5553	\$41.02
		Total for Check: 95451	\$41.02
<b>US GAS</b>			
177035	OXYGEN	205497	\$72.00
		Total for Check: 95452	\$72.00
<b>USA BLUE BOOK</b>			
176988	STRIP CHART ROLLS	128318	\$249.40
177161	REPLACEMENT PARTS	134571	\$397.71
		Total for Check: 95453	\$647.11
<b>VERIZON WIRELESS</b>			
177205	MODEUMS	9710695222	\$197.24
		Total for Check: 95454	\$197.24
<b>VILLAGE OF HINSDALE-FIRE</b>			
177209	FIRE PETTY CASH	3600-08/13	\$36.00
		Total for Check: 95455	\$36.00
<b>VILLAGE OF HINSDALE-POLIC</b>			
177040	POLICE PETTY CASH	3836	\$5.94
177040	POLICE PETTY CASH	3836	\$7.42
177040	POLICE PETTY CASH	3836	\$25.00
		Total for Check: 95456	\$38.36
<b>WAGNER, JAMES</b>			
177057	KLM REFUND	EN130818/21302	\$500.00
		Total for Check: 95457	\$500.00
<b>WAREHOUSE DIRECT INC</b>			
176981	OFFICE SUPPLIES	2028011	\$152.17

Run date: 13-SEP-13

Village of Hinsdale

Page: 11

## WARRANT REGISTER: 1550

DATE: 09/17/13

VOUCHER	VOUCHER DESCRIPTION	INVOICE NUMBER	AMOUNT PAID
177028	OFFICE SUPPLIES	2051319/1231	\$215.10
		<b>Total for Check: 95458</b>	<b>\$367.27</b>
<b>WARRENS DECKING</b>			
177176	CONT BD/429 N CLAY	21358	\$500.00
		<b>Total for Check: 95459</b>	<b>\$500.00</b>
<b>WILLOWBROOK FORD INC</b>			
177199	HEATER ASSEMBLY	5084789	\$20.61
		<b>Total for Check: 95460</b>	<b>\$20.61</b>
<b>XEROX CORPORATION</b>			
177181	MAINTENANCE	069813658	\$85.00
177182	MAINTENANCE	069813659	\$85.00
		<b>Total for Check: 95461</b>	<b>\$170.00</b>
<b>YU, LIYAN</b>			
176993	SWIM LESSONS	123369	\$80.00
		<b>Total for Check: 95462</b>	<b>\$80.00</b>
<b>BIGGERT, RODY</b>			
176985	SEWER REIMBURSTMENT	27647	\$3,500.00
		<b>Total for Check: 95463</b>	<b>\$3,500.00</b>
<b>KAPELINSKI, ED</b>			
177026	REPLACEMENT TIRE	217044	\$260.00
		<b>Total for Check: 95464</b>	<b>\$260.00</b>
<b>AFLAC-FLEXONE</b>			
177237	AFLAC OTHER	091313000000000	\$180.31
177238	ALFAC OTHER	091313000000000	\$248.14
177239	AFLAC SLAC	091313000000000	\$36.65
		<b>Total for Check: 95465</b>	<b>\$465.10</b>
<b>CHASE</b>			
177227	P & I	0000002088	\$50,000.00
177227	P & I	0000002088	\$5,910.00
		<b>Total for Check: 95466</b>	<b>\$55,910.00</b>
<b>COLONIAL LIFE PROPROCESSING</b>			
177228	COLONIAL S L A C	091313000000000	\$74.75
177229	COLONIAL OTHER	091313000000000	\$27.63
		<b>Total for Check: 95467</b>	<b>\$102.38</b>
<b>I.U.O.E.LOCAL 150</b>			
177244	LOCAL 150 UNION DUES	091313000000000	\$457.06
		<b>Total for Check: 95468</b>	<b>\$457.06</b>
<b>ILLINOIS FRATERNAL ORDER</b>			
177231	UNION DUES	091313000000000	\$817.00
		<b>Total for Check: 95469</b>	<b>\$817.00</b>
<b>NATIONWIDE RETIREMENT SOL</b>			
177232	USCM/PEBSO	091313000000000	\$1,630.00
177233	USCM/PEBSO	091313000000000	\$40.98
		<b>Total for Check: 95470</b>	<b>\$1,670.98</b>
<b>NATIONWIDE TRUST CO.FSB</b>			
177240	PEHP UNION 150	091313000000000	\$329.34
177241	PEHPPD	091313000000000	\$628.45
177242	PEHP REGULAR	091313000000000	\$1,913.35

Run date: 13-SEP-13

Village of Hinsdale

Page: 12

WARRANT REGISTER: 1550

DATE: 09/17/13

VOUCHER	VOUCHER DESCRIPTION	INVOICE NUMBER	AMOUNT PAID
		Total for Check: 95471	\$2,871.14
NCPERS GRP LIFE INS#3105			
177230	LIFE INS	091313000000000	\$272.00
		Total for Check: 95472	\$272.00
STATE DISBURSEMENT UNIT			
177243	CHILD SUPPORT	091313000000000	\$1,084.62
		Total for Check: 95473	\$1,084.62
STATE DISBURSEMENT UNIT			
177245	CHILD SUPPORT	091313000000000	\$313.21
		Total for Check: 95474	\$313.21
STATE DISBURSEMENT UNIT			
177246	CHILD SUPPORT	091313000000000	\$585.00
		Total for Check: 95475	\$585.00
STATE DISBURSEMENT UNIT			
177247	CHILD SUPPORT	091313000000000	\$230.77
		Total for Check: 95476	\$230.77
STATE DISBURSEMENT UNIT			
177248	CHILD SUPPORT	091313000000000	\$1,615.38
		Total for Check: 95477	\$1,615.38
VILLAGE OF HINSDALE			
177234	MEDICAL REIMBURSEMENT	091313000000000	\$344.57
177235	MEDICAL REIMBURSEMENT	091313000000000	\$270.83
177236	DEP CARE REIMB.F/P	091313000000000	\$88.75
		Total for Check: 95478	\$704.15

REPORT TOTAL \$1,734,107.35

END OF REPORT

**Village of Hinsdale**  
**Schedule of Bank Wire Transfers and ACH Payments**  
**1550**

Payee/ Date	Description	Vendor Invoice	Invoice Amount
Electronic Federal Tax Payment Systems 9/13/2013	Village Payroll #19- Calendar 2013	FWH	48,241.99
Electronic Federal Tax Payment Systems 9/13/2013	Village Payroll #19- Calendar 2013	FICA/MCARE	36,385.74
Illinois Department of Revenue 9/13/2013	Village Payroll #19- Calendar 2013	State Tax Withholding	17,370.60
ICMA - 457 Plans 9/13/2013	Village Payroll #19- Calendar 2013	Employee Withholding	13,743.43
H SA PLAN CONTRIBUTION H SA PLAN CONTRIBUTION		Employee Withholding Employee Withholding	1,375.78 -
Intergovernmental Personnel Benefit Cooperative Employee Health Insurance August 2013		Employer/Employee	-
Illinois Municipal Retirement Fund		Employer/Employee	123,455.03
<b>Total Bank Wire Transfers and ACH Payments</b>			<b>240,572.57</b>

DATE: September 17, 2013

**REQUEST FOR BOARD ACTION**

<b>AGENDA</b>	<b>ORIGINATING DEPARTMENT</b>
<b>SECTION NUMBER</b>	<b>Community Development</b>
<b>ITEM 421 E. Ogden Avenue – Adventist Hinsdale Hospital – Exterior Appearance and Site Plan Review for a New Cancer Treatment Center</b>	<b>APPROVAL</b>

**REQUEST**

The applicant is requesting approval for exterior appearance and site plan review, to allow for the construction of a new cancer center totaling approximately 54,000 square feet. The proposed development would also contain a surface parking lot which would provide 239 parking spaces. The site is currently vacant but for one unused structure scheduled for demolition and is in the O-3, General Office District.

The applicant is proposing to construct the new development at 421 E. Ogden, on the northeast corner of Ogden Avenue and Salt Creek Lane. The proposal would include a single building with varying roof heights, containing a 40,000 square foot cancer center and a 14,000 square foot imaging center. The proposed access from Ogden would be on Salt Creek Lane, with the current configuration of the privately owned Spinning Wheel Road being relocated to tie into Salt Creek Lane to provide access to the medical center. Based on the square footages provided, the petitioner would be required to provide a total of 238 parking spaces, with 239 proposed. In addition to these meetings, the applicant has also held three separate community meetings conducted on March 5<sup>th</sup>, 6<sup>th</sup> and 11<sup>th</sup> to allow for questions and concerns from residents and the general community. Notification of these meetings were published in the Hinsdalean, as well as mailed to the surrounding property owners.

The size and scale of the proposed building is in keeping with other buildings in that area. According to the application, the building materials and design elements for the proposed development includes brick masonry, Arriscraft stone, aluminum store-front window system and varied rooflines constructed of standing seam metal. The horizontal massing of the exterior elevations are broken up with the placement of architectural design details, variation of façade depths and window placement. The petitioner has utilized parapets, containing metal coping, within the architecture and elevations to shield all mechanical equipment, as required by code. The landscape plan identifies the general use of native plants and trees to complement the architecture of the proposed structure throughout the site, including substantial parking lot landscaping. In addition to the extensive landscaping, the site includes a large retention basin which will also be fully landscaped. You will note that the landscape plan also identifies a fitness path encompassing the detention basin. While it is the applicant's intent to ultimately provide this path, it is subject to the appropriate funds being collected and as such, the applicant is requesting that the site plan approval include both options as part of this process.

**Signage**

While the applicant has identified several ground signs on the landscaping plan, signage is not included as part of this review. The applicant has submitted a sign plan for the campus which included requests for variations. On August 21, 2013, the applicant received unanimous approval of all variations relative to the sign package and will now appear before the Plan Commission for signage approval.



At the March 13, 2013 Plan Commission meeting the commission reviewed the application submitted for 421 E. Ogden – Adventist Hinsdale Hospital, and unanimously recommended approvals (6-0, 3 absent) of the requests for site plan and exterior appearance for the construction of a new cancer treatment center subject to the following conditions:

- The applicant be required to confirm that the site plan adequately provides sufficient handicap parking spaces, and to the extent that the existing site plan cannot, provide documentation that shows how the deficiency will be accommodated.
- The applicant will add 2 parking lot peninsulas to the south area, add 1 island to the west and 1 peninsula to the north of the parking lot.
- The applicant will provide a detailed plant list that identifies the selection of plant materials the applicant may choose from in each category (shade trees, ornamental trees, perennials, etc.). Such list shall contain common name, botanical name and size/caliper of material at planting.



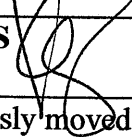
#### Review Criteria

In review of the application submitted the Commission must review the following criteria as stated in the Zoning Code:

1. Subsection 11-604F pertaining to Standards for site plan disapproval; and
2. Subsection 11-606E pertaining to Standards for building permits (exterior appearance review), which refers to Subsection 11-605E Standards and considerations for design review permit.

Attached are the approved findings and recommendation from the Plan Commission and the ordinance.

**MOTION: Move that the Board of Trustees approve an “Ordinance Approving Site Plans and Exterior Appearance Plans for the Construction of a New Cancer Treatment Center at 421 E. Ogden Avenue – Adventist Hinsdale Hospital.”**

APPROVAL 	APPROVAL 	APPROVAL	APPROVAL	MANAGER'S APPROVAL 
COMMITTEE ACTION: On August 26, 2013, the Zoning and Public Safety Committee unanimously moved to recommend approval of the above motion.				

**BOARD ACTION:**

## Robert McGinnis

---

**From:** George, John J. <jgeorge@srcattorneys.com>  
**Sent:** Friday, September 13, 2013 9:04 AM  
**To:** Robert McGinnis  
**Subject:** Ogden-Cancer Center

Dear Mr. McGinnis,

I am writing you this letter on behalf of my client, Adventist Hinsdale Hospital, to request that our application for the approval of a New Outpatient Cancer Center to be built at Salt Creek and Ogden Avenues be placed on the Agenda of Board of Trustees meeting which is Scheduled for September 17, 2013. This matter was unanimously approved by the Plan Commission when it was heard by that body.

Please confirm that the matter will be heard on September 17, 2013.

Sincerely,

Jack

**John J. George**

Attorney at Law

[JGeorge@SRCattorneys.com](mailto:JGeorge@SRCattorneys.com)

312 565.8439 tel | 312 565.8300 fax

*\*Please note our new address below.*

Schuyler  
Roche attorneys  
Crisham

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**Schuyler, Roche & Crisham, P.C.**

Two Prudential Plaza

180 North Stetson Avenue

Suite 3700

Chicago, IL 60601

[www.SRCattorneys.com](http://www.SRCattorneys.com)

**Duncan, Kathleen A.**

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**From:** Gamble, Doug <Doug.Gamble@Illinois.gov>  
**Sent:** Monday, June 17, 2013 1:04 PM  
**To:** Duncan, Kathleen A.  
**Subject:** RE: Adventist Hinsdale Hospital

Hi Kathleen

The last paragraph on my interpretation is a disclaimer that goes on all of my interpretations. The "new" ADA, called the 2010 Accessibility Standards became mandatory on March 15, 2012. The 1997 Illinois Accessibility Code was more stringent than the 1991 ADA so all one had to do in Illinois was follow that. However, there are things in the 2010 Standards that are more stringent than the IAC and you must follow both. The Attorney General's office enforces both, but my office that does the interpretations only has the authority to interpret the State code, not the Federal Code. I try and tell people about things that I know are different, but that is not my responsibility. You need to get an interpretation from the Access Board in Washington DC (but they will not put anything in writing). Regarding other codes, in Illinois there is not a state building code (nor will there ever be in my opinion because we have tried for years). Each municipality or county adopts whatever code they want, whatever year they want, and can amend them anyway they want, and they are not required to adopt anything. If they do not adopt one, they must follow the 2006 International Code. So you will need to look at any codes that Hinsdale has adopted to see if there are more stringent parking regulations in that village.

On this project it is my interpretation that 7 spaces are sufficient to comply with the Illinois Accessibility Code, and from what I know of the 2010 ADA, it would be enough for them as well (but to be sure you need to talk to the Access Board.)

I know this is a lot of information. I give seminars on this stuff all over the state and can go on for hours.....

Doug

*Douglas I. Gamble*  
Accessibility Specialist

State of Illinois Capital Development Board  
3<sup>rd</sup> Floor William G. Stratton Building  
401 South Spring Street  
Springfield, Illinois 62706

(217) 782-8530  
(217) 524-4208 Fax

doug.gamble@illinois.gov

**From:** Duncan, Kathleen A. [mailto:kduncan@srcattorneys.com]  
**Sent:** Thursday, June 13, 2013 4:54 PM  
**To:** Gamble, Doug; George, John J.  
**Subject:** RE: Adventist Hinsdale Hospital

Mr. Gamble,

I am an attorney working with John George representing Adventist Hinsdale Hospital ("AHH") in the development of their new outpatient cancer care facility located in Hinsdale, Illinois (please see below chain of emails between yourself and Mr. George). Thank you for providing the below email to us. Mr. George and I would like to ask for some clarification on this email. The last statement in your email is a bit confusing to me and I have a few questions:

1. Are you stating that you have authority to grant an interpretation of the Illinois Accessibility Code and that it is your interpretation that 7 spaces will be sufficient for the project to comply with the Illinois Accessibility Code?
2. Are you also stating that the 2010 ADA and other applicable codes may conflict with this interpretation and require more spaces thereby "trumping" the Illinois Accessibility Code?
3. Would the 2010 ADA require us to have more accessible parking than the Illinois Accessibility Code? If so, what would be the required number of spaces?
4. Are there other codes that we should be considering when determining how many accessible parking spaces are required? If so, what are those codes?

AHH is very concerned that it is providing the proper number of accessible parking spaces for this new facility. Any assistance you can offer in response to these questions would be greatly appreciated. If you have any questions whatsoever please do not hesitate to contact Mr. George or me. Thank you so much, in advance, for your continued assistance with this project.

Sincerely,  
Kate Duncan

Kathleen A. Duncan  
Schuyler, Roche & Crisham, P.C.  
[KDuncan@SRCattorneys.com](mailto:KDuncan@SRCattorneys.com)  
312 565.8405 TEL | 312 565.8300 FAX

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**From:** George, John J.  
**Sent:** Thursday, May 09, 2013 10:01 AM  
**To:** Duncan, Kathleen A.  
**Subject:** FW: Adventist Hinsdale Hospital

John J. George  
Schuyler, Roche & Crisham, P.C.  
[JGeorge@SRCattorneys.com](mailto:JGeorge@SRCattorneys.com)  
312 565.8439 TEL | 312 565.8300 FAX

---

**From:** Gamble, Doug [<mailto:Doug.Gamble@Illinois.gov>]  
**Sent:** Thursday, May 09, 2013 9:54 AM  
**To:** George, John J.  
**Subject:** RE: Adventist Hinsdale Hospital

Hi John

Thank you for your letter furthering the explanation of the use of this facility. Sorry for all the confusion. I have been getting information from several sources and have had to sort it out.

I am in agreement with you that 7 parking spaces should be provided for people with disabilities.

The authority to issue Illinois Accessibility Code interpretations is project specific and is granted to the Capital Development Board by the Illinois Environmental Barriers Act. It does not relieve the project from conformance with the 2010 Americans with Disabilities Act or other applicable codes.

*Douglas I. Gamble*  
Accessibility Specialist

State of Illinois Capital Development Board  
3<sup>rd</sup> Floor William G. Stratton Building  
401 South Spring Street  
Springfield, Illinois 62706

(217) 782-8530  
(217) 524-4208 Fax

[doug.gamble@illinois.gov](mailto:doug.gamble@illinois.gov)

---

**From:** George, John J. [<mailto:jgeorge@srcattorneys.com>]  
**Sent:** Friday, April 26, 2013 2:35 PM  
**To:** Gamble, Doug  
**Subject:** Adventist Hinsdale Hospital

Dear Mr. Gamble:

Per our telephone conversation, I represent Adventist Hinsdale Hospital. Adventist Hinsdale Hospital ("AHH") is proposing to construct a new cancer care facility in Hinsdale, Illinois. It is my understanding that there has been some question regarding the number of accessible parking spaces that this facility will require under the Illinois Accessibility Code. AHH's current site plan allows for 7 accessible parking spaces.

The proposed cancer care facility will be an outpatient facility that performs radiation oncology, medical oncology and imaging. The cancer center will be approximately 40,000 square feet and will include two linear accelerator vaults, 18 private and 5 open bay patient service areas, and 21 exam rooms. The imaging area will be approximately 14,000 square feet and will include diagnostic radiology, ultrasound, mammography, bone density and stereo modalities.

AHH is required by the Village of Hinsdale to provide a total of 239 parking spaces for staff and visitors. Valet service is not planned for this facility. There will be two separate drop-off lanes since it is anticipated that a high number of patients will not drive themselves.

There is an outstanding question as to whether 10% of the total parking spaces must be accessible spaces, or approximately 24 parking spaces. AHH feels that this number is highly excessive. Not every oncology patient or imaging patient will be "handicapped" so as to qualify to use the accessible spaces, but many will be weak and sick. Since these patients may not be "handicapped" they will not be able to utilize the accessible spaces near the entry points, thereby requiring these patients to park further from the entry points they want to access. These sick patients will need the shortest travel distance to an entry point/treatment area possible but requiring 24 accessible parking spaces will relegate these patients to parking in areas that are far from any building entry.

Attached hereto is a site plan of the proposed cancer care facility for your reference.

We have engaged numerous consultants on this project. Mr. Kevin Camino from Eriksson Engineering is our site engineer and has studied many medical facilities in the region that did not have valet service. Mr. Camino believes that there is no consistency as to whether the table on page 33 of the IAC or the 10% medical facilities rule is applied. Mr. Camino's further opinion is that, because of the particular uses in the building, a total of 7 accessible spaces is more than sufficient to serve the needs of the patients coming to AHH's new cancer care facility.

I would ask that you revisit your interpretation as to the appropriate number of accessible parking spaces so that the Village of Hinsdale and AHH can move this project forward expeditiously. Thank you very much for your consideration.

Sincerely,  
John J. George

**John J. George**  
Attorney at Law  
[JGeorge@SRCattorneys.com](mailto:JGeorge@SRCattorneys.com)  
312 565.8439 TEL | 312 565.8300 FAX

*\*Please note our new address below.*

**Schuyler  
Roche | ATTORNEYS  
Crisham**

---

Schuyler, Roche & Crisham, P.C.  
Two Prudential Plaza  
180 North Stetson Avenue  
Suite 3700  
Chicago, IL 60601  
[www.SRCattorneys.com](http://www.SRCattorneys.com)

**Duncan, Kathleen A.**

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**From:** Becker, Kevin <Kevin.Becker@parsons.com>  
**Sent:** Wednesday, July 03, 2013 12:44 PM  
**To:** Duncan, Kathleen A.; George, John J.  
**Cc:** Leach, Chris A.; Williams, Tom; Goebel, Mike  
**Subject:** FW: ADA parking count at Hinsdale Cancer Ctr

Kate / Jack

Hello once again.

Re: Ogden Cancer Center

- Good News
- FYI only
- Just a note below from our design team code review sub-consultant.....that they believe the 7 H/C parking space quantity does comply with both Illinois and national 2010 ADA accessibility codes.
- I don't believe this should be an issue at this point.
- No design changes required with our site parking lot design.

Kevin J. Becker

PARSONS

45 South Seventh Street, Suite 2750, Minneapolis, MN 55402

320.763.2461; Cell: 320.808.4482; Fax: 320.763.2336

[kevin.becker@parsons.com](mailto:kevin.becker@parsons.com)

---

**From:** Al Bronner [<mailto:alb@esarch.com>]  
**Sent:** Wednesday, July 03, 2013 10:07 AM  
**To:** Becker, Kevin  
**Cc:** Kevin Harney  
**Subject:** Fwd: ADA parking count at Hinsdale Cancer Ctr

Kevin, see below for confirmation from our ADA consultant that 7 accessible spaces meet applicable requirements.

Sent from my iPhone

Begin forwarded message:

**From:** pdsamericagulf <[pdsamericagulf@bellsouth.net](mailto:pdsamericagulf@bellsouth.net)>  
**Date:** June 21, 2013, 2:05:01 PM CDT  
**To:** <[alb@esarch.com](mailto:alb@esarch.com)>  
**Cc:** PDSA <[pdsAmerica@comcast.net](mailto:pdsAmerica@comcast.net)>, <[kcamino@eea-ltd.com](mailto:kcamino@eea-ltd.com)>  
**Subject:** ADA parking count at Hinsdale Cancer Ctr

Yes, Al, 7 spaces is the correct number of ADA parking spaces for a 239-space lot. That count meets both Hinsdale (IBC-06/ANSI-03) and the federal 2010 Standards (ref 208.2 table).

Best,  
Michael

--

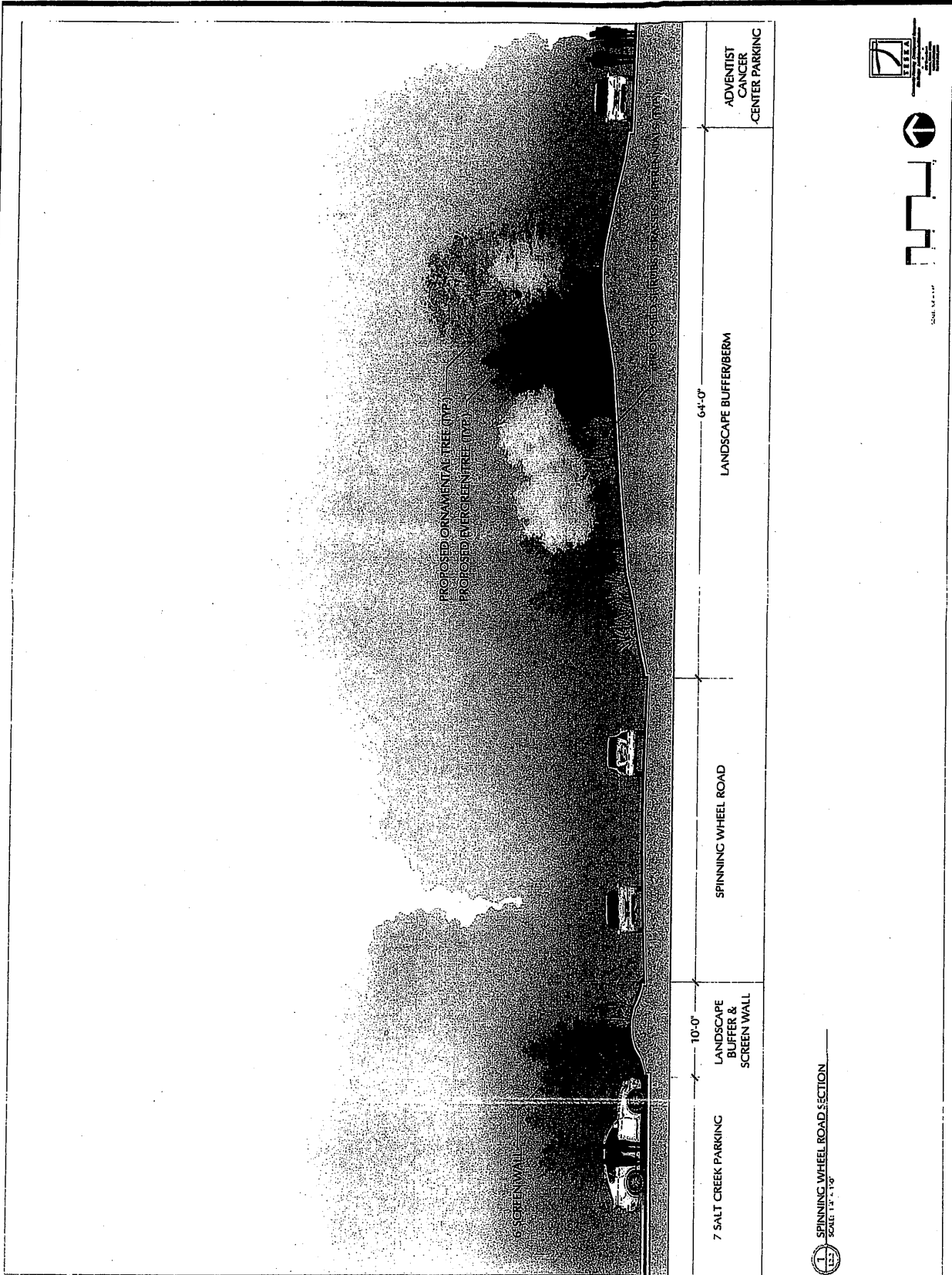
Michael Allen

Accessibility Specialist ICC  
Senior Technical Consultant  
PDS America Accessibility  
Nashville, Pensacola  
615-650-1254 office  
850-723-5742 cell










A circular logo with a double-line border. Inside, a vertical line divides the circle. The number '1' is on the left side, and 'L2.4' is on the right side.



East Svensson Associates, Inc.  
2000 North Lincoln Avenue, Suite 100  
Hinsdale, Illinois 60521  
Phone: 630.325.1234  
Fax: 630.325.1235  
www.eastsvensson.com

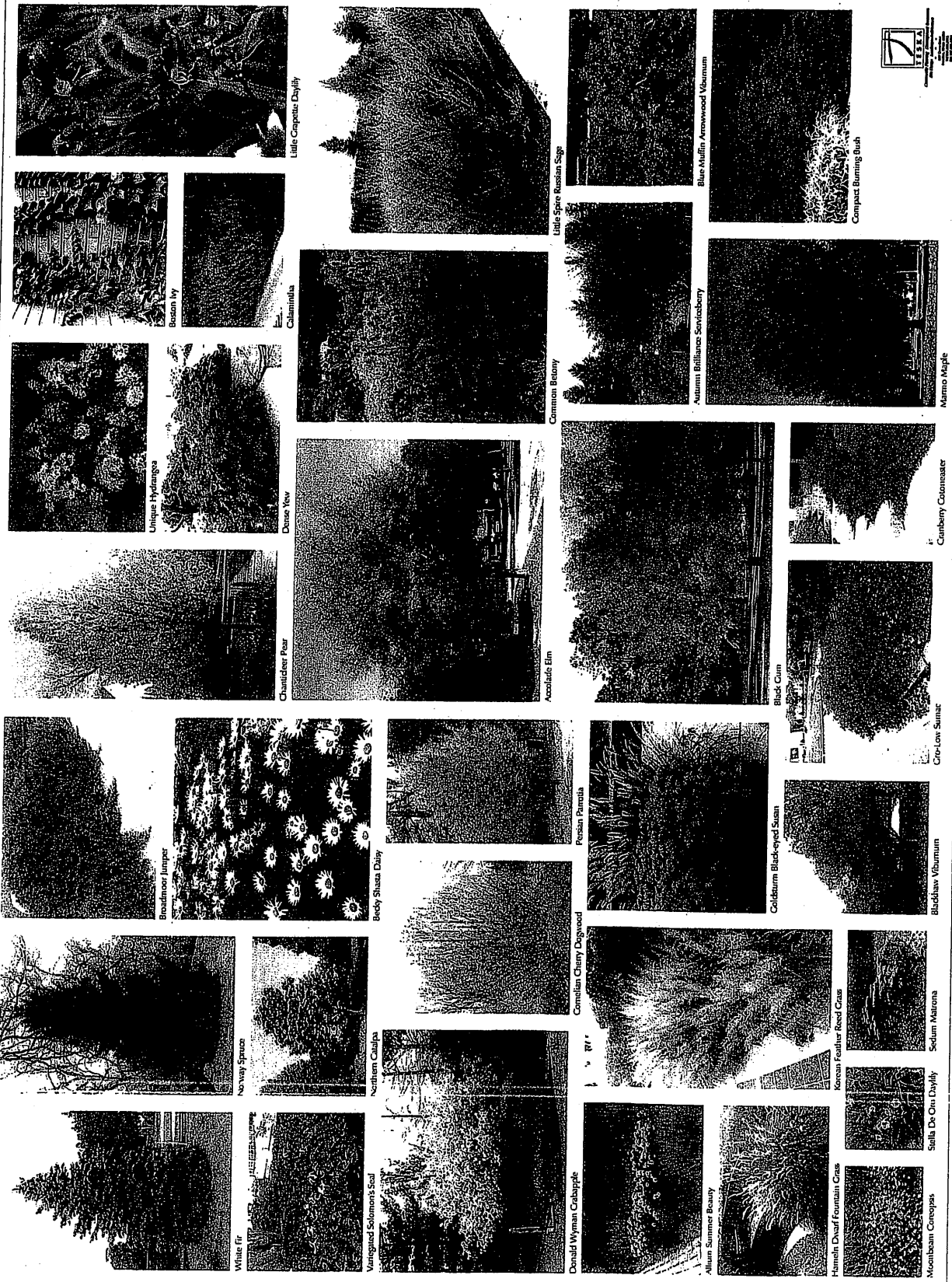
PRELIMINARY  
NOT FOR CONSTRUCTION

# Adventist Cancer Institute - Ogden Campus

HINSDALE, ILLINOIS

Project Name	Adventist Cancer Institute - Ogden Campus
Project Number	AC120130411
Client	Adventist Health System
Architect	East Svensson Associates, Inc.
Plant Designer	East Svensson Associates, Inc.
Plant Material	See Schedule
Planting Schedule	See Schedule
Planting Method	See Schedule
Planting Location	See Schedule
Planting Date	See Schedule
Planting Time	See Schedule
Planting Weather	See Schedule
Planting Personnel	See Schedule
Planting Equipment	See Schedule
Planting Materials	See Schedule
Planting Labor	See Schedule
Planting Supervision	See Schedule
Planting Inspection	See Schedule
Planting Approval	See Schedule
Planting Sign-off	See Schedule

L2.3



## VILLAGE OF HINSDALE

### ORDINANCE NO. \_\_\_\_\_

#### **AN ORDINANCE APPROVING SITE PLANS AND EXTERIOR APPEARANCE PLANS FOR CONSTRUCTION OF A NEW CANCER TREATMENT CENTER AT 421 E. OGDEN AVENUE – ADVENTIST HINSDALE HOSPITAL**

**WHEREAS**, the Village of Hinsdale has received an application (the "Application") for site plan approval and exterior appearance review for construction of a new cancer treatment center and related improvements at property located at 421 E. Ogden Avenue, Hinsdale, Illinois (the "Subject Property"), from applicant Adventist Hinsdale Hospital (the "Applicant"); and

**WHEREAS**, the Subject Property is located in the Village's O-3 General Office Zoning District and is proposed to be improved with a single-building with varying roof heights, containing a 40,000 square foot cancer center and a 14,000 square foot imaging center (the "Treatment Center"), along with related parking and landscaping improvements; and

**WHEREAS**, the Application also proposes that the privately-owned Spinning Wheel Road be reconfigured across the Subject Property to tie into Salt Creek Lane, providing access to the Treatment Center on the Subject Property from Ogden Avenue via Salt Creek Lane; and

**WHEREAS**, the Application was considered by the Village of Hinsdale Plan Commission at a public meeting held on March 13, 2013. After considering all of the matters related to the Application, the Plan Commission recommended, on a vote of six (6) in favor, zero (0) against, and three (3) absent, approval by the Board of Trustees of the Exterior Appearance Plan and Site Plan relative to the Treatment Center and related improvements, subject to the following:

- Confirmation by the Applicant that sufficient handicapped parking spaces have been provided pursuant to federal and State law and regulations. The Board of Trustees shall be provided with a revised Site Plan showing how any identified deficiency has been addressed;
- Addition by the applicant of 2 parking lot peninsulas to the south area, add 1 island to the west and 1 peninsula to the north of the parking lot.; and
- Submission by the Applicant to the Board of Trustees of a detailed plant list identifying the selection of plan materials the Applicant may choose from in each category (shade trees, ornamental trees, perennials, etc., including the common name, botanical name and size/caliper of plants at the time of planting.

The approval and related conditions are all set forth in the Plan Commission's Findings and Recommendation in this matter ("Findings and Recommendation"), a copy of which is attached hereto as **Exhibit A** and made a part hereof; and

**WHEREAS**, the revised Site Plan and Landscaping List have been submitted, received and approved by the Board of Trustees as requested by the Plan Commission; and

**WHEREAS**, the President and Board of Trustees find that the Application satisfies the standards established in Sections 11-604 and 11-606 of the Hinsdale Zoning Code governing site plans and exterior appearance plans, subject to the conditions stated in this Ordinance.

**NOW, THEREFORE, BE IT ORDAINED** by the President and Board of Trustees of the Village of Hinsdale, DuPage and Cook Counties and State of Illinois, as follows:

**SECTION 1: Recitals.** The foregoing recitals are incorporated into this Ordinance by this reference as findings of the President and Board of Trustees.

**SECTION 2: Approval of Site Plan and Exterior Appearance Plan.** The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and Sections 11-604 and 11-606 of the Hinsdale Zoning Code, approves the revised site plan and exterior appearance plan attached to, and by this reference, incorporated into this Ordinance as **Exhibit B** (the "Approved Plans"), relative to the Treatment Center and related improvements, subject to the conditions set forth in Section 3 of this Ordinance.

**SECTION 3: Conditions on Approvals.** The approvals granted in Section 2 of this Ordinance are expressly subject to all of the following conditions:

- A. **Compliance with Plans.** All work on the Subject Property shall be undertaken only in strict compliance with the Approved Plans attached as **Exhibit B**.
- B. **Compliance with Codes, Ordinances, and Regulations.** Except as specifically set forth in this Ordinance or as otherwise specifically authorized by the Village, the provisions of the Hinsdale Municipal Code and the Hinsdale Zoning Code shall apply and govern all development on, and improvement of, the Subject Property. All such development and improvement shall comply with all Village codes, ordinances, and regulations at all times.
- C. **Building Permits.** The Applicant shall submit all required building permit applications and other materials in a timely manner to the appropriate parties, which materials shall be prepared in compliance with all applicable Village codes and ordinances.

**SECTION 4: Violation of Condition or Code.** Any violation of any term or condition stated in this Ordinance, or of any applicable code, ordinance, or regulation of the Village, shall be grounds for rescission by the Board of Trustees of the approvals set forth in this Ordinance.

**SECTION 5: Severability and Repeal of Inconsistent Ordinances.** Each section, paragraph, clause and provision of this Ordinance is separable, and if any section, paragraph, clause or provision of this Ordinance shall be held unconstitutional or invalid for any reason, the unconstitutionality or invalidity of such section, paragraph, clause or provision shall not affect the remainder of this Ordinance, nor any part thereof, other than that part affected by such decision. All ordinances, resolutions or orders, or parts thereof, in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.

**SECTION 6: Effective Date.** This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law.



**PASSED** this \_\_\_\_\_ day of \_\_\_\_\_ 2013.

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

**APPROVED** by me this \_\_\_\_\_ day of \_\_\_\_\_ 2013 and attested by the Village Clerk this same day.

\_\_\_\_\_  
Thomas K. Cauley, Jr., Village President

ATTEST:

\_\_\_\_\_  
Christine M. Bruton, Village Clerk

**ACKNOWLEDGEMENT AND AGREEMENT BY THE APPLICANT TO THE CONDITIONS OF THIS ORDINANCE:**

By: \_\_\_\_\_

Its: \_\_\_\_\_

Date: \_\_\_\_\_, 2013

**EXHIBIT A**

**FINDINGS OF FACT  
(ATTACHED)**

## **HINSDALE PLAN COMMISSION**

**RE: 421 E. Ogden Avenue – Adventist Hinsdale Hospital – Exterior Appearance and Site Plan Review for a New Cancer Treatment Center**

**DATE OF PLAN COMMISSION REVIEW: March 13, 2013**

**DATE OF ZONING AND PUBLIC SAFETY REVIEW: August 26, 2013**

### **FINDINGS AND RECOMMENDATION**

#### **I. FINDINGS**

1. The Applicant, Adventist Hinsdale Hospital, submitted an application for Exterior Appearance and Site Plan Review to construct a new 54,000 square foot cancer treatment center at 421 E. Ogden Avenue.
2. The property is located within the O-3, General Office District and is currently vacant but for one unused structure scheduled for demolition.
3. The Plan Commission heard a presentation from the applicant regarding the proposed request at the Plan Commission meeting of March 13, 2013.
4. While certain Commissioners expressed concern regarding the proposal in terms of how it would impact the Village's existing access to Duncan Field, the Hospital indicated they were willing to continue the existing agreement with the Village to allow access and parking for this area.
5. Certain Commissioners expressed concern with the degree of specificity regarding the landscaping and the applicant confirmed that among other things, all ornamental and shade trees would be a minimum of 3" caliper species, at the time of planting. The applicant also agreed to provide a detailed plant list that identifies the selection of plant materials they may choose from in each category (shade trees, ornamental trees, perennials, etc.). And that such list would contain common name, botanical name and size/caliper of material at planting.
6. The Commission was generally satisfied with the landscape plan however requested that the applicant add 2 parking lot peninsulas to the south area, add 1 island to the west and 1 peninsula to the north of the parking lot.
7. The applicant confirmed that while it would provide an area for a Village Gateway Sign it was not their intent to provide the sign itself. In addition, while they agreed the fitness path surrounding the detention basin would be optional, the applicant would be required to install the sidewalk along Ogden and Salt Creek Lane, as shown in the site plan.

8. Concerns were raised regarding the calculation of handicap spaces on the site and the applicant indicated they would confirm that the site plan adequately provided sufficient handicap parking, and to the extent that the existing site plan cannot, provide documentation that shows how the deficiency will be accommodated.
9. Other areas discussed and asked about by the Commissioners included the relocation of Spinning Wheel Drive, parking, appearance of the proposed building from various vantage points, materials to be used on the exterior of the building, possible future expansion, adjacent ownership and uses. The Applicant's traffic expert answered a number of questions on traffic flow and access.
10. The Plan Commission was generally very complimentary of the site plan, elevations and the proposal as a whole.
11. The Plan Commission specifically finds that based on the Application and the evidence presented at the public meeting, the Applicant has satisfied the standards in Sections 11-604 and 11-606 of the Zoning Code applicable to approval of site plan and exterior appearance approval, respectively, provided the applicant satisfy the requested conditions prior to final Board approval. Among the evidence relied upon by the Plan Commission were the elevations and various plans submitted and considered for the March 13, 2013 Plan Commission meeting.

## **II. RECOMMENDATION**

The Village of Hinsdale Plan Commission, by a vote of six (6) "Ayes," 0 "Nay," and three (3) "Absent", recommends that the President and Board of Trustees approve the Application for site plan and exterior appearance to allow the construction of a new cancer treatment center at 421 E. Ogden Avenue subject to the following conditions:

- The applicant be required to confirm that the site plan adequately provides sufficient handicap parking spaces, and to the extent that the existing site plan cannot, provide documentation that shows how the deficiency will be accommodated.
- The applicant will add 2 parking lot peninsulas to the south area, add 1 island to the west and 1 peninsula to the north of the parking lot.
- The applicant will provide a detailed plant list that identifies the selection of plant materials the applicant may choose from in each category (shade trees, ornamental trees, perennials, etc.). Such list shall contain common name, botanical name and size/caliper of material at planting.

THE HINSDALE PLAN COMMISSION

By: MS Bryan  
Chairman

Dated this 10<sup>th</sup> day of April, 2013.

**EXHIBIT B**

**APPROVED SITE PLAN AND EXTERIOR APPEARANCE PLAN  
(ATTACHED)**

scholarship money, advised  
1000 1000 West End Avenue, Suite 1270  
Memphis, Tennessee 38103  
1-800-392-7222

**PRELIMINARY  
NOT FOR CONSTRUCTION**

**Adventist Cancer Institute - Ogden Campus**

MINISDALE, ILLINOIS

[illegible]LANDSCAPE  
PLANTING  
PLAN


## L2.1

## ADVENTIST CANCER INSTITUTE CONCEPT PLANTING SCHEDULE

[illegible][illegible]

Cynodactylon dactyloides L. (Hairy Crabgrass)  
 Hypochaeris glabra L. (Black Cat's Paw)  
 Conium maculatum L. (Deadly Nightshade)  
 Ornamental Iris (Iris sibirica L.) - Approx. 10%  
 C. dactyloides L. (Hairy Crabgrass)

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 4. **Arrived home 7:30 PM. Home 4:30 PM**  
 5. **Arrived home 7:30 PM. Home 4:30 PM**

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**SHRUBS & PERENNIALS:**  
SUNSHINE, 13-15" tall, 50¢ + P.O.C.  
Guaranteed to add color to your landscape  
Plants 12-15" tall, 50¢ + P.O.C.

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**TURFCRESS & DETENTION BASIN SEED LIXES:**  
LURICRESS SEED LIXE Aug. 2nd at  
 Wrightsburg, West Virginia

**DECLARATION OF INTEREST**  
I, Dr. J. M. Smith, declare that I have no financial interest in the subject of this research.



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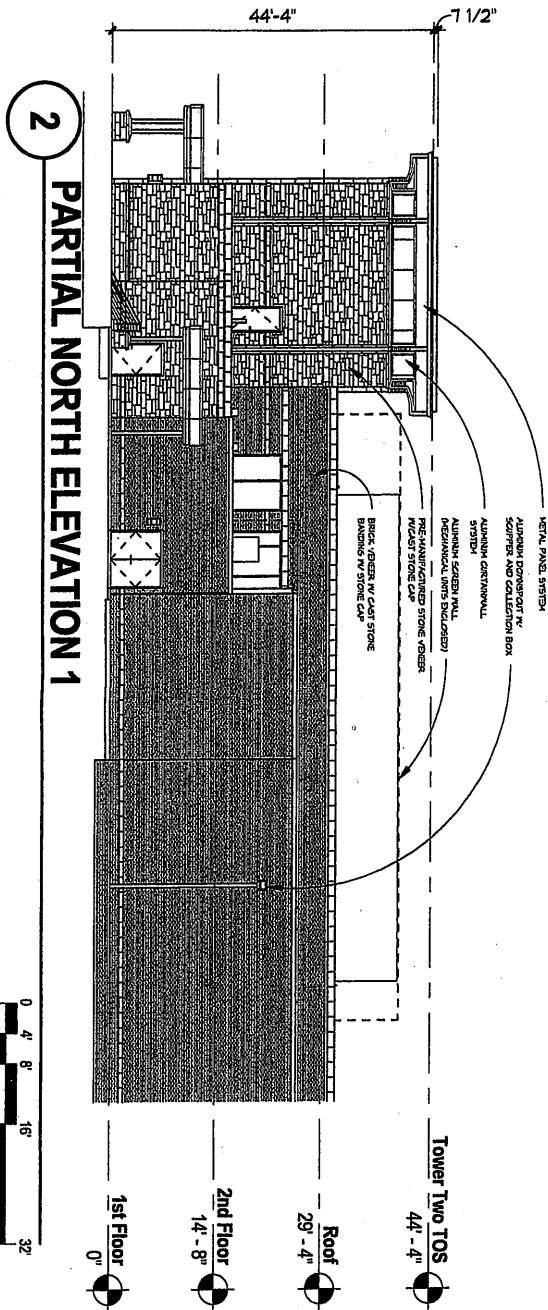
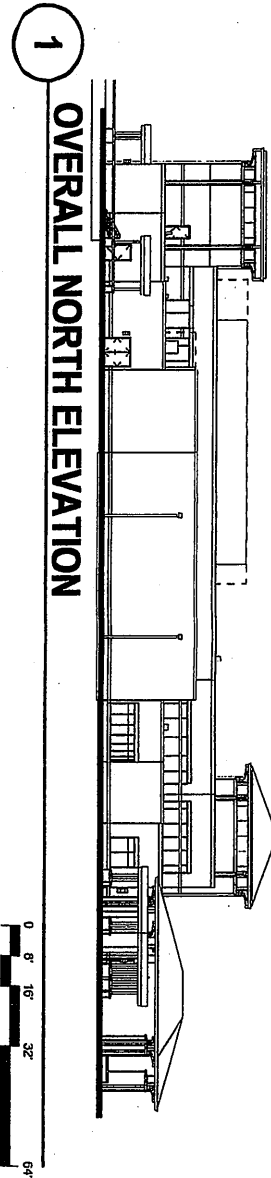
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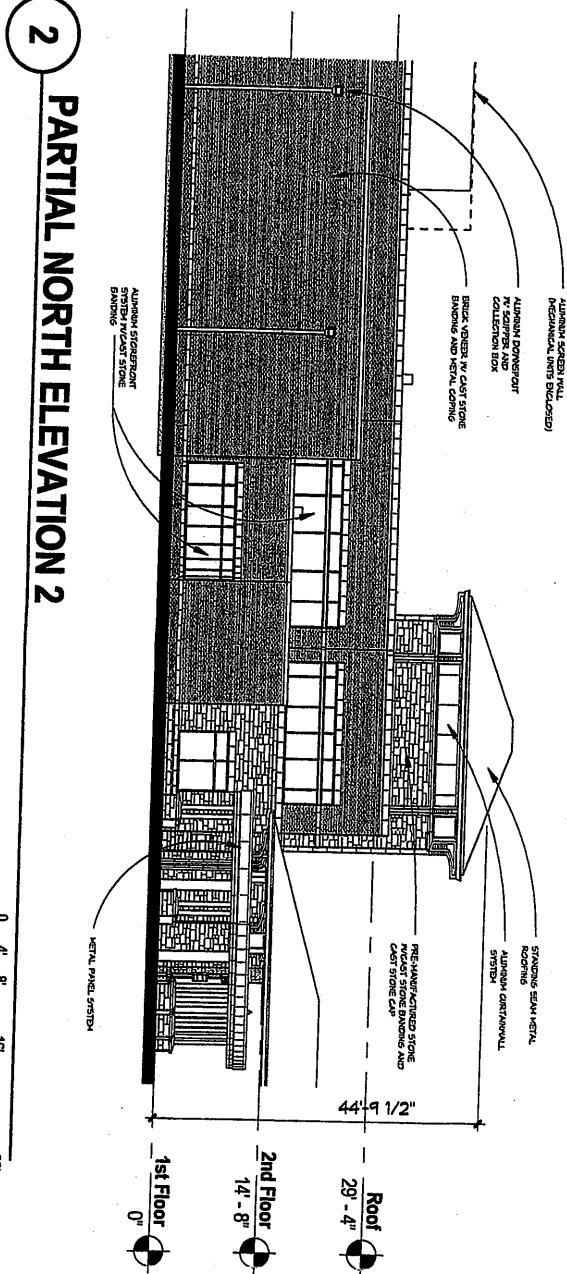
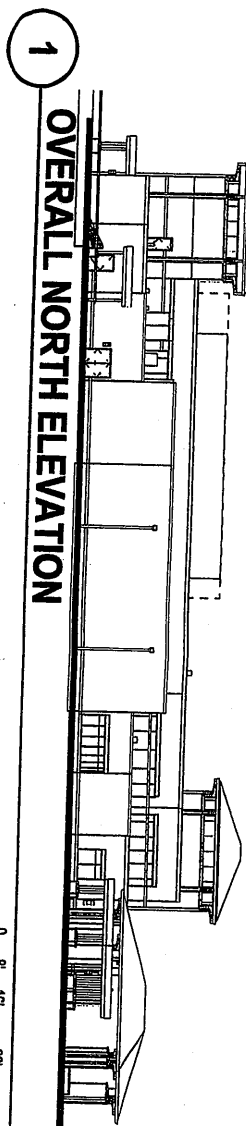
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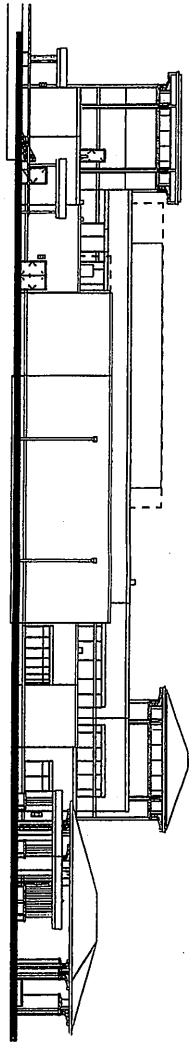
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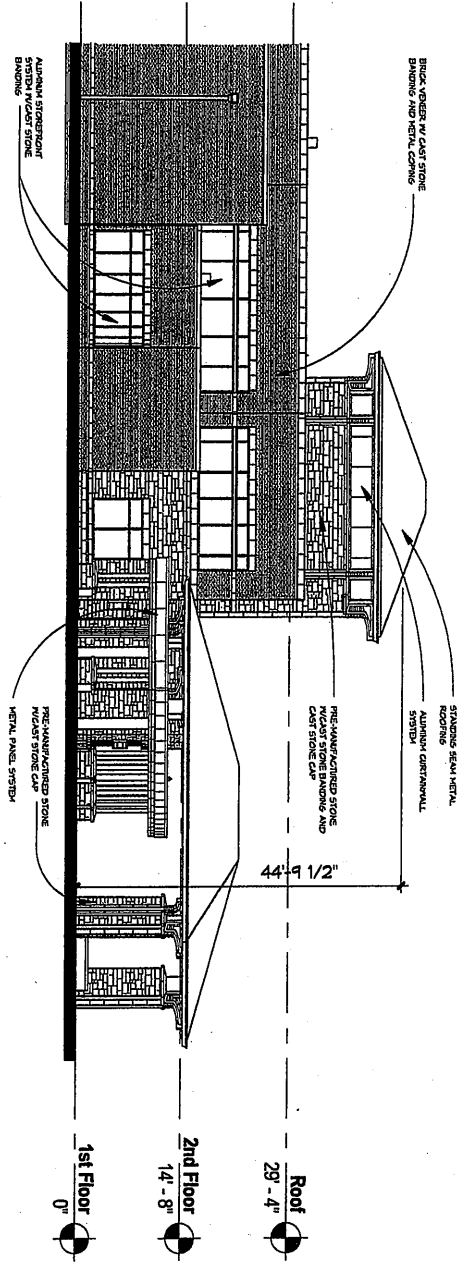
**Adventist Cancer Institute - Ogden Campus Phase 1**

HINSDALE, ILLINOIS

EXTERIOR ELEVATIONS 02-08-13

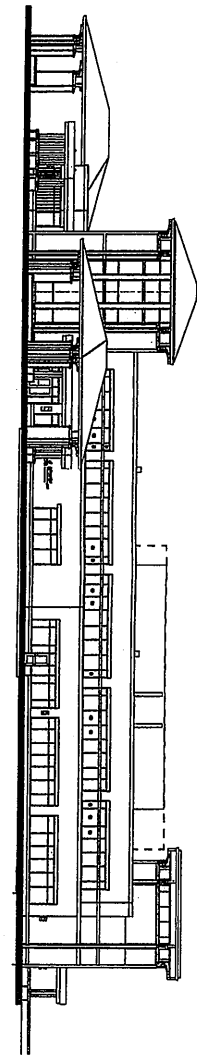


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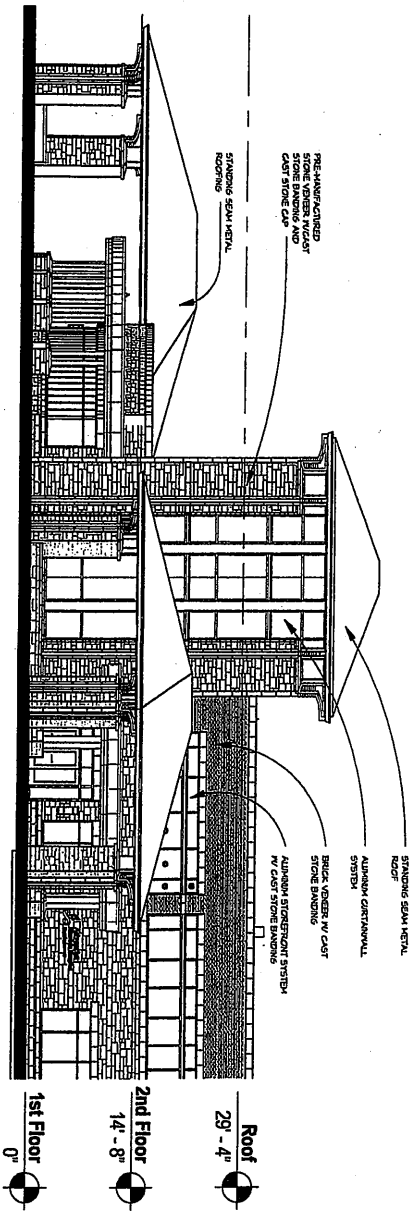
2 PARTIAL NORTH ELEVATION 3





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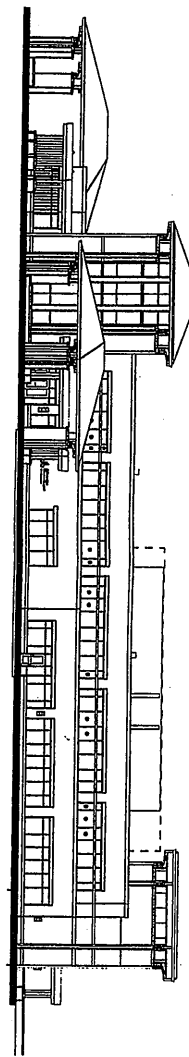
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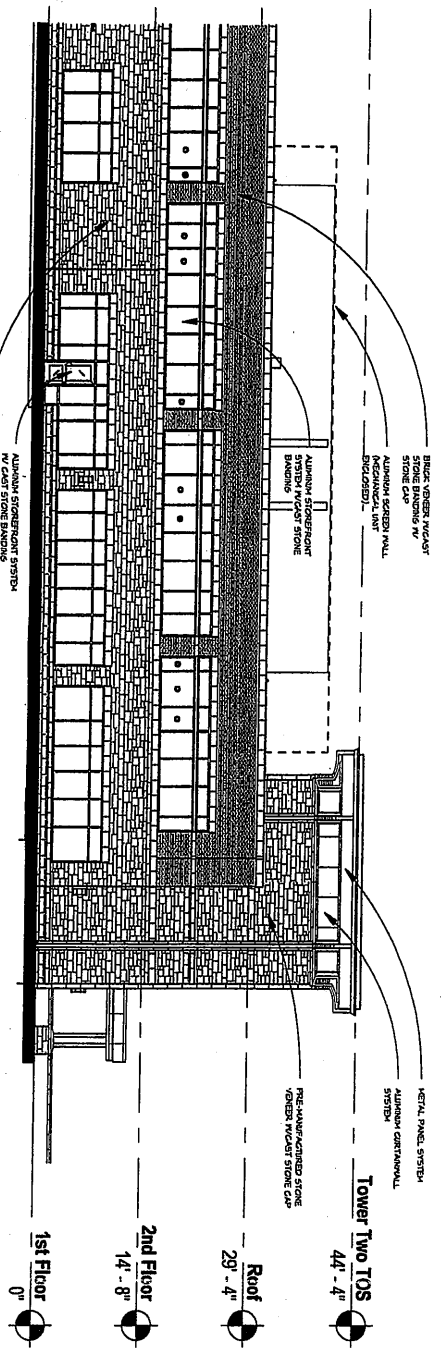
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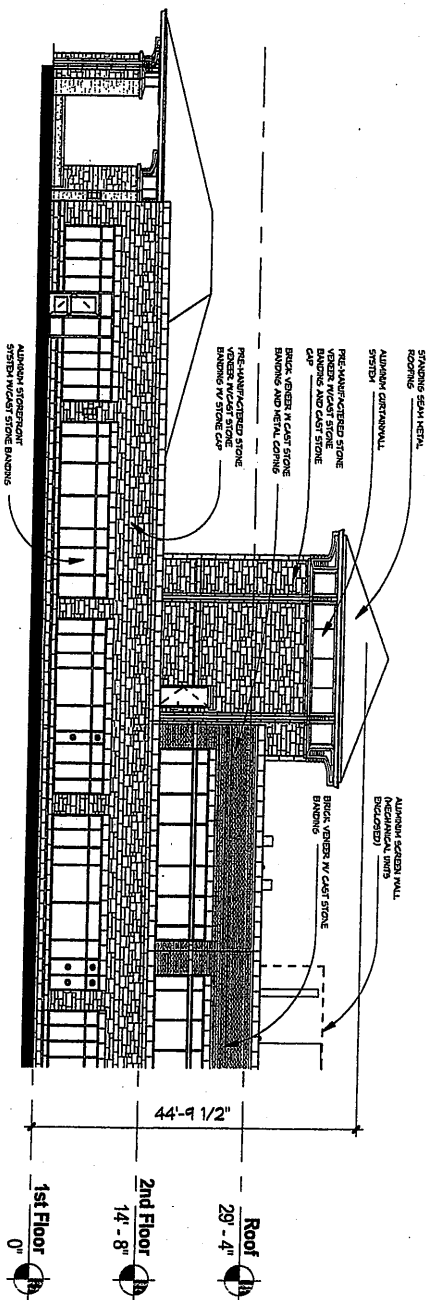
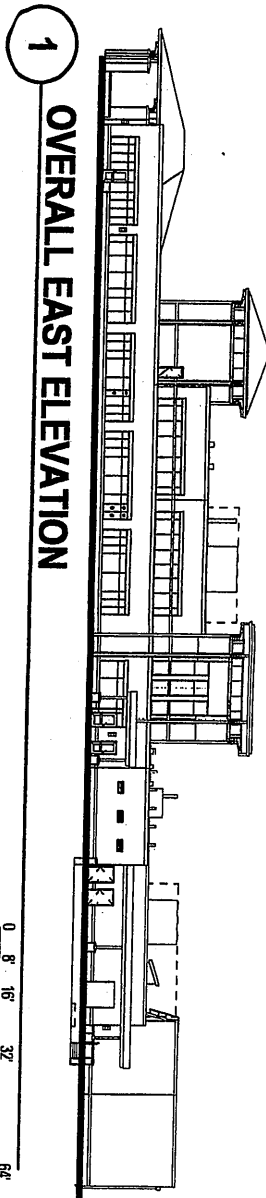


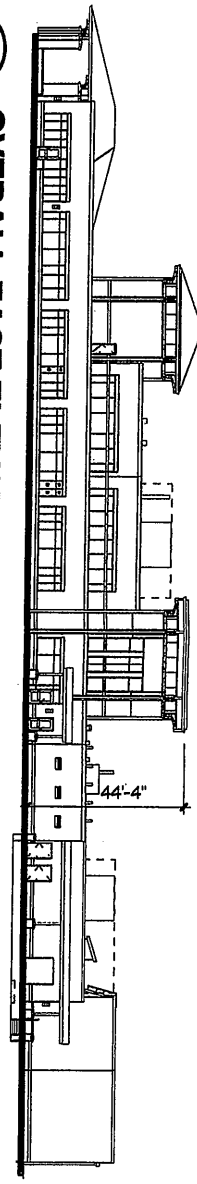


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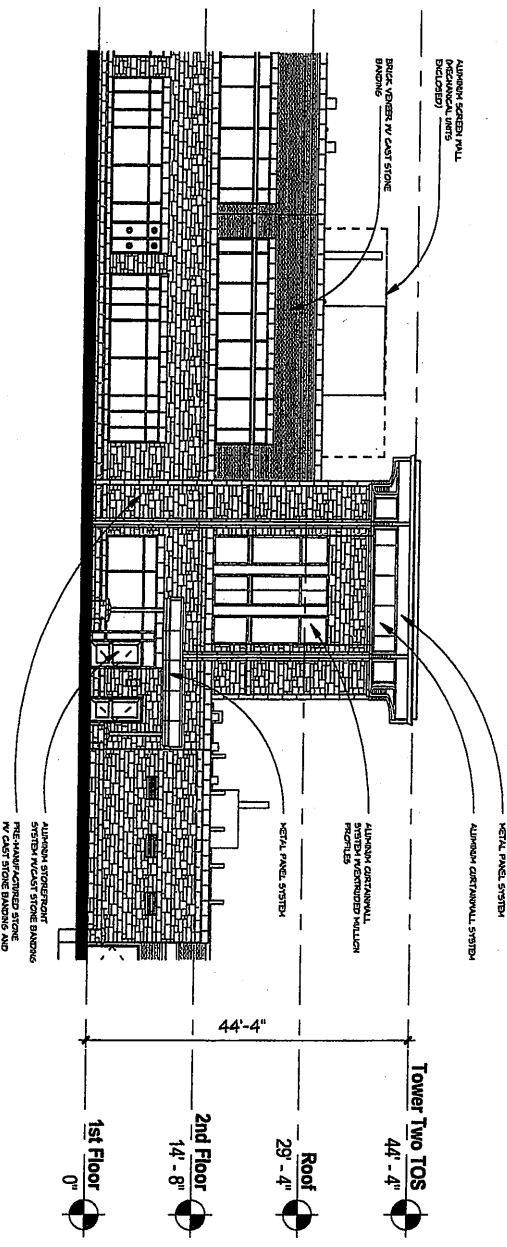
2 PARTIAL SOUTH ELEVATION 2





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OVERALL EAST ELEVATION

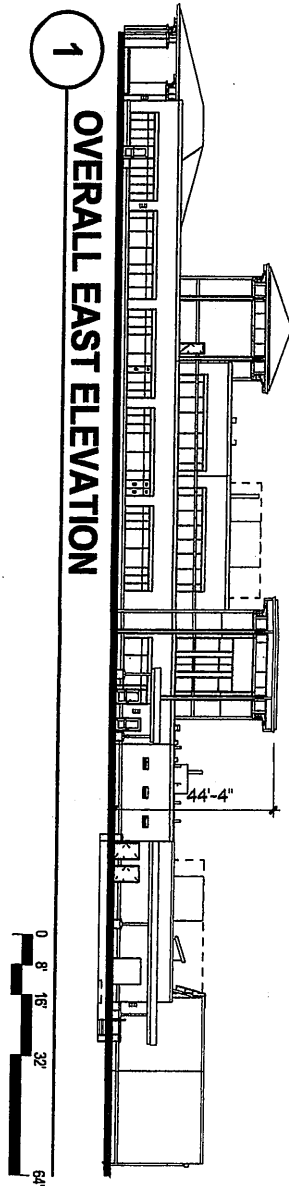


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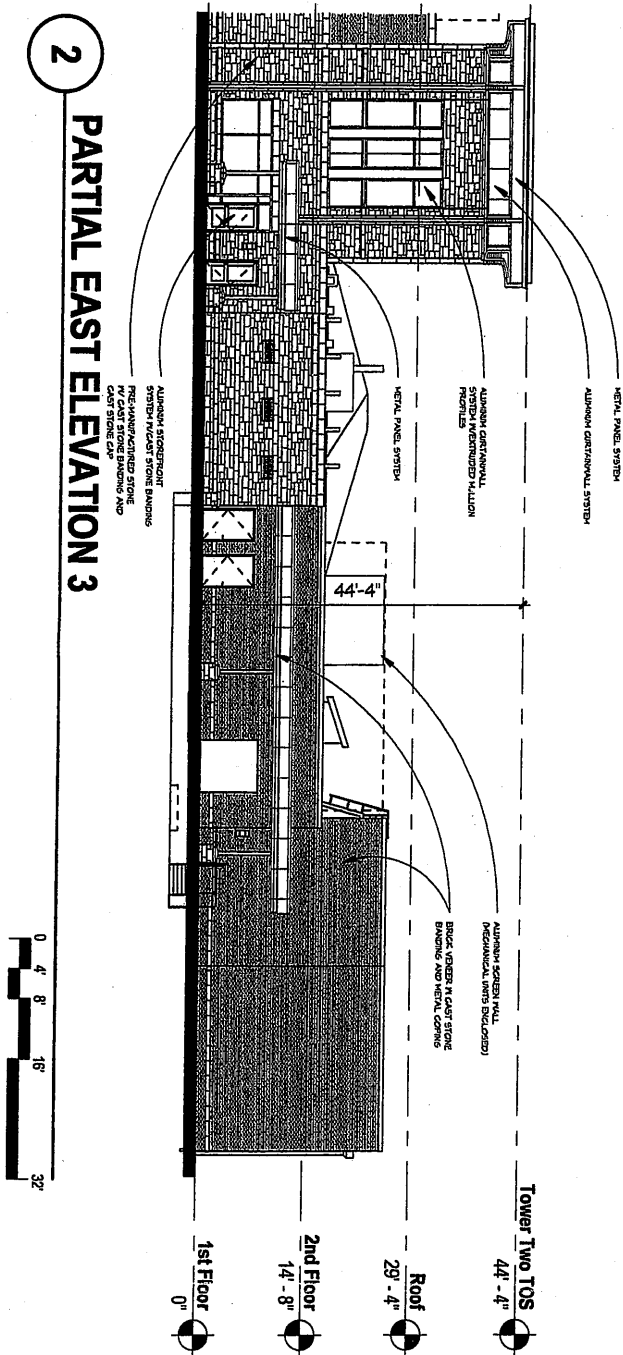
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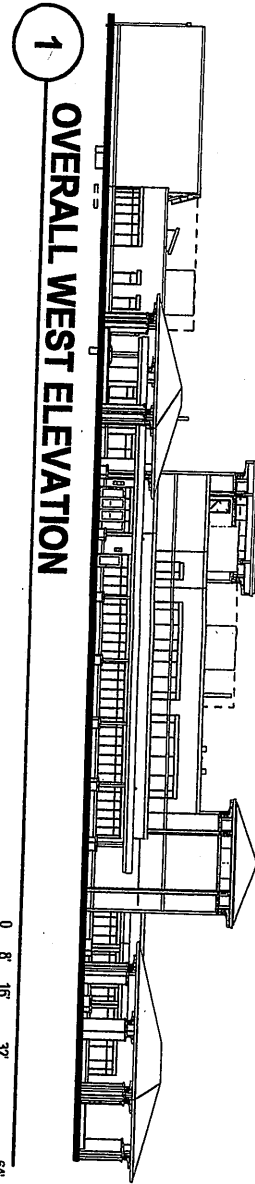


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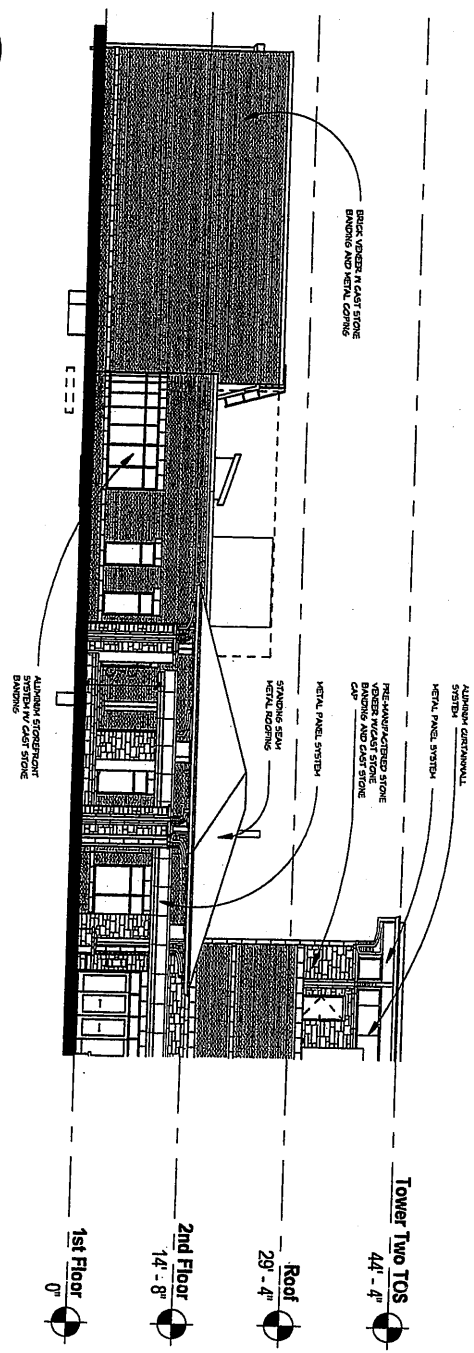


### PARTIAL EAST ELEVATION 3





1 OVERALL WEST ELEVATION



2 PARTIAL WEST ELEVATION 1

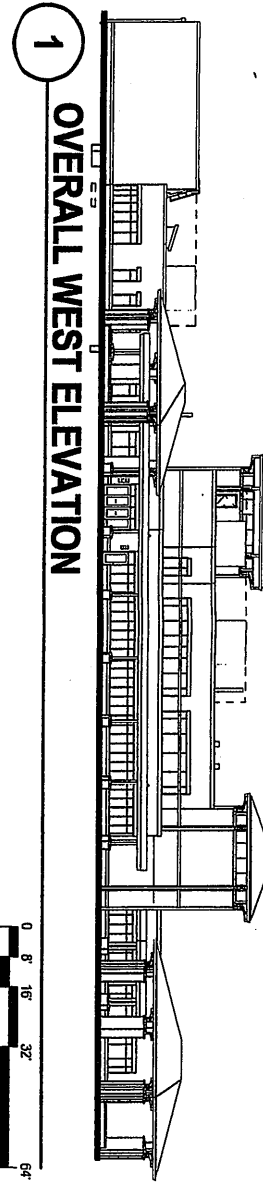
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Adventist Cancer Institute - Ogden Campus Phase 1

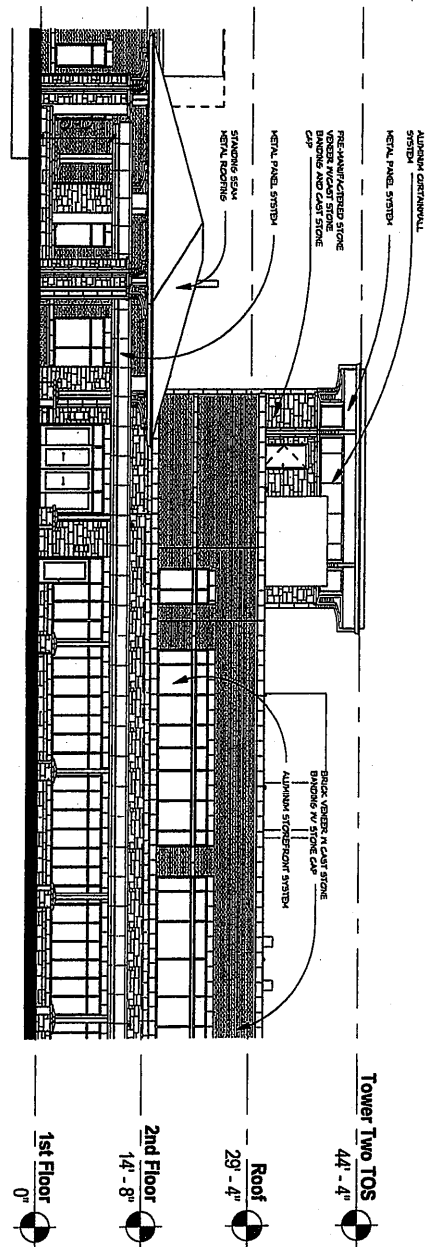
HINSDALE, ILLINOIS

EXTERIOR ELEVATIONS 02-08-13





1 OVERALL WEST ELEVATION



2 PARTIAL WEST ELEVATION 2

