

**VILLAGE OF HINSDALE  
VILLAGE BOARD OF TRUSTEES  
MINUTES OF THE MEETING  
March 4, 2014**

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, March 4, 2014 at 7:30 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: Village Manager Kathleen A. Gargano, Village Attorney Lance Malina, Assistant Village Manager/Finance Director Darrell Langlois, Director of Community Development Robb McGinnis, Deputy Police Chief Kevin Simpson, Director of Public Services George Franco and Asst. Director of Public Services Tom Bueser, Director of Parks & Recreation Gina Hassett and Village Clerk Christine Bruton

**PLEDGE OF ALLEGIANCE**

President Cauley led those in attendance in the Pledge of Allegiance.

**APPROVAL OF MINUTES**

There being no changes or corrections to the draft minutes, Trustee Elder moved to **approve the draft minutes of the regularly scheduled meeting of February 18, 2014, as presented.** Trustee Saigh seconded the motion.

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

**NAYS:** None

**ABSTAIN:** Trustee Hughes

**ABSENT:** None

Motion carried.

**CITIZENS' PETITIONS**

**Ms. Denise Stout, 717 S. Grant Street,** addressed the Board regarding frozen water pipes this winter. She returned from Florida to frozen pipes in the ground and she believes the Village is unprepared to deal with the mess many people have because of frozen pipes in the ground. She suggested the Village initiate a program to protect

water service in the winter months. Her water service was restored after 20 days and a \$3,000.00 repair. She referenced a Village ordinance that states the water utility lines from the street to the house are her responsibility, as well as from the buffalo box to the water main. It is her opinion that the Village of Hinsdale and the Board should take some responsibility for this problem. She did acknowledge that the Village Water Department staff has used a heating system that has helped some people.

**Ms. Suzanne Cooper, 123 N. Grant**, informed the Board that her pipes have been frozen and she has been without water since January 31<sup>st</sup>. She wants the Board to be proactive in the future and believes the ordinance Ms. Stout referred to should be scrubbed. She commented she had no say in what went on under the road 10 years ago when her road was replaced, but the lead pipe was not replaced with copper.

President Cauley remarked that this has been a horrible winter, but assured Mrs. Cooper that Village staff will come out to her home tomorrow to help her. He noted there have been 12 reported cases of this type of frozen pipe this year. The Village has attempted to help restore the water in these cases, but when there is a plastic connection, the heat method won't work. To the extent there is cost to residents, the Village will share that cost. He said it has been a tough year, but we will try to develop a plan to react more quickly in the future.

**Kendra Olson, 111 S. Grant Street**, addressed the Board regarding the proposed parking at 125 W. 2<sup>nd</sup> Street. Hers is the business directly adjacent on the north side of the subject property and would be most affected. She wants to reiterate support for this off-street parking proposal; to put more cars on the street everyday would be unbearable for their business and difficult for their clients.

## **VILLAGE PRESIDENT'S REPORT**

President Cauley reported the Village received a AAA bond rating from Fitch Ratings in conjunction with the water bond issue. This is good news because our cost of borrowing will be less. He summarized the contents of their press release which outlined the Village's positive fiscal position.

He has recently received two letters from residents congratulating the Public Services Department for their thorough and timely removal of snow. President Cauley commended Public Services staff for the excellent job they have done this winter.

He received another letter commenting on the horrible state of the roads and a recommendation for a program to fix the streets and inform the residents. President Cauley reminded residents that the Village has a 19-year road repair program and the street schedule is on the website. He acknowledged the serious problem with potholes due

to weather this year, but stated Public Services is putting in cold patch now and a more permanent solution will occur when the weather breaks.

## **CONSENT AGENDA**

President Cauley pulled Item E off the Consent Agenda for separate discussion and read the remainder of the Consent Agenda as follows:

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

- a) Ordinance Approving a Major Adjustment to the Site Plan/Exterior Appearance Plan at 26-32 E. First Street – Garfield Crossing (Omnibus vote) (O2014-07)

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

- b) Approve the Engagement Letter from Chapman and Cutler LLP in the amount of \$10,000 to Provide Bond Counsel Services for the Proposed General Obligation Bonds (Waterworks and Sewerage System Alternate Revenue Source), Series 2014 (Omnibus vote)
- c) Authorization to Proceed with Replacement of the Village's File and Print Server, Domain Controller, Back-up Solution, and Network Switches in an Amount not to Exceed \$59,134.78 (Omnibus vote)
- d) Approve a Recreation Agreement with the Hinsdale Tennis Association (Omnibus vote)
- e) Approve an Amendment to the Personnel Policy to provide the Village Manager Authority to Amend Certain Provisions of the Personnel Policy without prior Board Approval. The Village Manager upon making such Changes to the Personal Policy shall Communicate those Changes to the Village Board (Item taken separately)

Trustee Hughes moved to **approve the Consent Agenda, as amended.** Trustee Saigh seconded the motion.

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

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** None

Motion carried.

**Approve an Amendment to the Personnel Policy to provide the Village Manager Authority to Amend Certain Provisions of the Personnel Policy without prior Board Approval. The Village Manager upon making such Changes to the Personal Policy shall Communicate those Changes to the Village Board**

President Cauley explained that he removed this item from the Consent Agenda because some language was added to the proposal and he wanted to be clear about the changes and the purpose of the changes. The Board will still approve changes to salary or number of staff positions, but the Village Manager will have the authority to enact State and County laws which needn't come to the Board. Trustee LaPlaca moved to **Approve an Amendment to the Personnel Policy to provide the Village Manager Authority to Amend Certain Provisions of the Personnel Policy without prior Board Approval. The Village Manager upon making such Changes to the Personal Policy shall Communicate those Changes to the Village Board.** Trustee Hughes seconded the motion.

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

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** None

Motion carried.

**ADMINISTRATION AND COMMUNITY AFFAIRS**

**Accounts Payable**

Trustee Elder moved **Approval and Payment of the Accounts Payable for the Period of February 15, 2014 through February 28, 2014 in the aggregate amount of \$510,371.16 as set forth on the list provided by the Village Treasurer, of which a permanent copy is on file with the Village Clerk.** Trustee Haarlow seconded the motion.

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

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** None

Motion carried.

**Accept a Proposal from HD Supply Waterworks, Ltd. to Provide Water Meters, Automated Water Meter Reading Systems and Installation Services in the Amount of \$1,994,885 based on Estimated Quantities**

President Cauley introduced the item and explained that it could have been on the Consent Agenda as it passed unanimously at ACA, but he removed it because it is a \$2 million dollar item. Assistant Village Manager/Finance Director Darrell Langlois described in detail the history of the item beginning in 2012 when serious problems were identified because of aging water meters. After an extensive process of research, evaluation and review by staff with the help of Trustee Elder, they believe that HD Supply Waterworks, Ltd. can best meet the needs of the Village. In addition to specific details about the equipment and its performance, he also pointed out that the debt service for the project will be paid back from accurate readings of water usage and increased revenue as a result. Although there is an additional \$10,000 annual cost for the software necessary to run the system, it is anticipated that 18% of the unaccounted for 20% water loss will be recovered and will more than offset additional expenses.

Mr. Jerry Plotke from HD Waterworks and Mr. Dave Wieggers from Sensus Water Meters provided a comprehensive presentation to the Board regarding the various benefits of the new water meter system. Mr. Plotke explained the meter warranty and the accuracy of the readings. They demonstrated the installation of the meters at the home. Discussion of the antennae installation on the Memorial Building followed wherein it was concluded that it would not affect aesthetics. It was noted that this system will pull hourly reads stored for up to 45 days, will interface with the current water billing system and installation will be done by licensed union plumbers. Mr. Plotke explained that residents will be informed of the change out of their meter by a series of letters; appointments will be scheduled for the changeover through their call center.

Additionally, the system will provide reports that will indicate and flag meter problems almost instantaneously. Discussion followed regarding resident concerns that their new bill could be much higher than in the past. Trustee LaPlaca pointed out that higher Village water bills will impact residents Flagg Creek bills, as well.

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

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** None

Motion carried.

## ENVIRONMENT AND PUBLIC SERVICES

No report.

## ZONING AND PUBLIC SAFETY

### **Ordinance Approving Site Plans/Exterior Appearance Plans for the Expansion of an Existing Parking Lot at 125 West Second Street**

President Cauley introduced the item stating that this matter has appeared before the Plan Commission and Zoning Board of Appeals. The ZBA approved the matter unanimously, however, the Plan Commission voted against the exterior appearance because they felt a parking lot is not consistent with the residential feel of the neighborhood. It was recommended with a 3-1 vote in favor from ZPS. President Cauley said he looked at the property and it is his personal view that with the screening, the location of the lot, which is only five spaces, he thinks it has the benefit of taking parking off street. He noted the ZBA concluded that fewer cars on the street is more consistent with a residential feel.

Trustee LaPlaca moved to approve an **Ordinance Approving Site Plans/Exterior Appearance Plans for the Expansion of an Existing Parking Lot at 125 West Second Street**. Trustee Angelo seconded the motion.

Mr. Steven Kolber, architect for the project, addressed the Board stated the following: the first iteration of the project included a more aggressive parking proposal; they heard the concerns of the Plan Commission and the neighbors and reduced the request. Based on the comments of the neighbor across the street, they have added more landscaping screening on the Second Street side. They researched the O-1 District and of the other seven similar sites, four have on-site parking. They added ADA access and one handicapped site at grade level. Trustee LaPlaca commented that if the ZBA had heard the case first, it might have had a significant impact on the Plan Commission vote. However, to promote reuse of the building and the fact that the on-site parking has sensitive landscaping and screening, she is in favor of approving. Trustee Saigh believes the ZBA got it wrong and questioned their authority in this matter. He believes there should have been a text amendment. He questioned whether the problem is self-created; there will be an increase in intensity of use of this parcel and more asphalt on that property than traditionally. The parking pad is non-compliant because it will not be continuous. He thinks this Board should hold the line with regard to the east side parking pad/strip.

President Cauley confirmed that tandem parking is not allowed by code, but this is a different issue than the five spots in the back of the lot. Mr. Kolber said his client

would be amenable to taking out the tandem parking on the east side of the building and leaving only one parking space. Village Attorney Lance Malina noted this tandem was a prior use. Trustee LaPlaca modified her original motion and moved to approve an **Ordinance Approving Site Plans/Exterior Appearance Plans for the Expansion of an Existing Parking Lot at 125 West Second Street and eliminate the tandem parking on the east side of the property.** Trustee Angelo seconded the motion. Director of Community Development Robb McGinnis assured the Board that staff will make sure the east side parking proceeds according to this approval.

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

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** None

Motion carried.

Trustee LaPlaca mentioned that a Traffic Committee meeting for the Oak Street Bridge is being planned for either the end of March or early April. She invited persons interested in participating to contact the Village offices.

Trustee Saigh noted the next meeting of the ZPS Committee is scheduled for March 24<sup>th</sup>.

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

No reports.

#### **STAFF REPORTS**

No reports.

#### **CITIZENS' PETITIONS**

None.

#### **TRUSTEE COMMENTS**

None.

## ADJOURNMENT

There being no further business before the Board and no need for a Closed Session, President Cauley asked for a motion to adjourn. Trustee Elder **moved to adjourn regularly scheduled meeting of March 4, 2014.** Trustee Saigh seconded the motion.

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

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** None

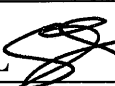

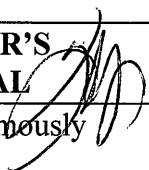
Motion carried.

Meeting adjourned at 9:26 p.m.

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

DATE: March 18, 2014

**REQUEST FOR BOARD ACTION**

<b>AGENDA SECTION NUMBER</b>		<b>ORIGINATING DEPARTMENT Community Development</b>		
<b>ITEM</b> Case A-01-2014 - Applicant: Scott Grove - Location: 35 E. First Street - Request: Special Use Permit for a Personal Training/Fitness Facility on the Second Floor		<b>APPROVAL</b>		
<p>The applicant is proposing a Personal Training Facility to be located on the second floor of the commercial building located at 35 E. First Street in the B-2 Central Business District and is requesting approval of a special use to allow the business. According to Paragraph 5-105C(11), physical fitness/personal training facilities must be located above the first floor of any structure in the B-2 district and is a special use. As stated in the application, the applicant intends to cater to small classes and would operate from 9 a.m. to 9 p.m. doing personal training and some individual classes. The applicant has provided more detail regarding his intended use in the attached business summary.</p> <p>At the Plan Commission meeting of February 12, 2014, it was recommended, unanimously (5-0) that the Special Use Permit be approved.</p> <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 a Special Use Permit for a Personal Training/Fitness Facility on the Second Floor, at the Property Located at 35 E. First Street."</b></p>				
<b>APPROVAL</b> 	<b>APPROVAL</b> 	<b>APPROVAL</b>	<b>APPROVAL</b>	<b>MANAGER'S APPROVAL</b> 
<b>COMMITTEE ACTION:</b> On February 24, 2014, 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 A SPECIAL USE PERMIT TO OPERATE A  
PERSONAL TRAINING/FITNESS FACILITY ON THE SECOND FLOOR IN THE B-2  
CENTRAL BUSINESS ZONING DISTRICT AT 35 EAST FIRST STREET**

**WHEREAS**, an application seeking a special use permit to operate a personal training/fitness facility at 35 East First Street, Hinsdale, Illinois (the "Subject Property"), in the B-2 Central Business Zoning District, was filed by Petitioner Scott Grove (the "Applicant") with the Village of Hinsdale; and

**WHEREAS**, physical fitness facilities are permitted as special uses in the B-2 Central Business Zoning District pursuant to Section 5-105(c)(11) of the Hinsdale Zoning Code ("Zoning Code"); and

**WHEREAS**, the Subject Property is legally described in Exhibit A attached hereto and made a part hereof; and

**WHEREAS**, the application has been referred to the Plan Commission of the Village and has been processed in accordance with the Zoning Code, as amended; and

**WHEREAS**, on February 12, 2014, the Plan Commission held a public hearing on the Application pursuant to notice thereof properly published in *The Hinsdalean* on January 23, 2014, in accordance with Illinois law, and, after considering all of the testimony and evidence presented at the public hearing, the Plan Commission recommended approval of the Application by a vote of 5 in favor, 0 against and 1 absent, all as set forth in the Plan Commission's Findings and Recommendation for Plan Commission Case No. A-01-2014 ("Findings and Recommendation"), a copy of which is attached hereto as Exhibit B; and

**WHEREAS**, the Zoning and Public Safety Committee of the Board of Trustees of the Village, at a public meeting on February 24, 2013, considered the Application and the Findings and Recommendation of the Plan Commission and made its recommendation to the Board of Trustees; and

**WHEREAS**, the President and Board of Trustees of the Village have duly considered the Findings and Recommendation of the Plan Commission, recommendation of the Zoning and Public Safety Committee and all of the materials, facts and circumstances affecting the Application, and find that the Application satisfies

the standards set forth in Section 11-602 of the Zoning Code relating to special use permits.

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

**Section 1: Incorporation.** The foregoing recitals are incorporated into this Section 1 by reference as findings of the President and Board of Trustees;

**Section 2: Approval of Special Use for a Personal Training/Fitness Facility.** The President and Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and the Zoning Code, hereby approves a special use permit for a Personal Training/Fitness Facility on the Second Floor in the B-2 Central Business Zoning District on the Subject Property located at 35 East First Street, Hinsdale, Illinois, legally described in **Exhibit A.**

**Section 3: 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 the immediate rescission by the Board of Trustees of the approvals made in this Ordinance.

**Section 4: 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 5: Effective Date.** This Ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_ 2014.

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

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

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

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_ 2014.

\_\_\_\_\_  
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: \_\_\_\_\_, 2014

**EXHIBIT A**

**THE EAST 50 FEET OF LOT 8 (EXCEPT THE NORTH 10 FEET) AND THE EAST 50 FEET OF LOT 11 IN BLOCK 2 IN TOWN OF HINSDALE, BEING A SUBDIVISION OF THE NORTHWEST ¼ (EXCEPT RAILROAD LANDS) OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 14, 1865, AS DOCUMENT 7738, IN DUPAGE COUNTY, ILLINOIS.**

**EXHIBIT B**

**FINDINGS AND RECOMMENDATION  
(ATTACHED)**

## HINSDALE PLAN COMMISSION

**RE: Case A-01-2014 – 35 E. First Street – Special Use Permit to Allow a Personal Training/Fitness Facility on the Second Floor.**

**DATE OF PLAN COMMISSION REVIEW: February 12, 2014**

**DATE OF COMMITTEE REVIEW: February 24, 2014**

### FINDINGS AND RECOMMENDATION

#### I. FINDINGS

1. Scott Grove, (the “applicant”), submitted an application to the Village of Hinsdale for the property located at 35 E. First Street (the “subject property”).
2. The subject property is located within the B-2, Central Business District in which personal training facilities are permitted above the first floor, as a Special Use.
3. The applicant proposes to operate a personal training facility on the second floor of the subject property.
4. The applicant has indicated that class sizes will be anywhere from one-on-one instruction to classes of 12 and will be open from 9 a.m. to 9 p.m., Monday through Friday.
5. The applicant also indicated that they have been currently operating for almost a decade at another downtown location and were just looking to relocate.
6. The Plan Commission generally finds that the Application, as a whole, satisfies the standards in Section 11-602 of the Zoning Code applicable to approval of a special use permit. Among the evidence relied upon by the Plan Commission was the testimony given by the applicant, as well as the applications and various plans submitted and considered for the February 14<sup>th</sup>, Plan Commission meeting.

#### II. RECOMMENDATION

The Village of Hinsdale Plan Commission, by a vote of 5 “Ayes,” 0 “Nay,” and 1 “Absent” recommends that the President and Board of Trustees approve the Application for an Amendment to the Special Use permit to allow a personal training/fitness facility on the second floor of the subject property at 35 E. First Street.

THE HINSDALE PLAN COMMISSION

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

Chairman

Dated this 12<sup>th</sup> day of March, 2014.

February 3, 2014

Village of Hinsdale Plan Commission  
19 East Chicago Avenue  
Hinsdale, IL. 60521

Re: 35 East First Street B-2 Central Business District special use permit request for physical fitness facility/  
personal training facility.

To Chair Byrnes and the Plan Commission members,

The future tenant of this space, Scott Grove, and I, Jamie Zaura, the Architect, are requesting a special use permit for a portion of the second floor located on 35 East First Street.

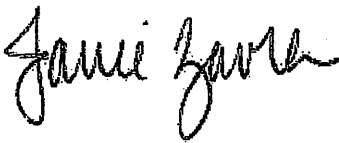
The proposed use of this space will be for fitness activities. The hours of operation will be from 9:00 am to 9:00 pm, Monday through Friday. The goal of the facility is to run two scheduled fitness classes in the morning and two scheduled fitness classes in the evening. When the scheduled classes are not in session the time will be filled with one on one personal training, or small, four person, personal training classes.

The focus of the classes are quality, not quantity, and the amount of participants will be limited to a small group size. Every class is 45 minutes long with a 20 minute gap in between sessions allowing the participants time to leave without overlap of the following class. When a class is in session personal training is not permitted in the same space. Due to the size of the classes parking is not foreseen to be a concern.

The age range of participants varies from age six up to age eighty-four, depending on the class. There is no limit on age, only participant's physical ability.

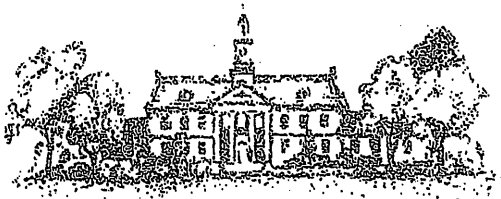
If you have any additional questions, please feel free to contact me.

Thank you for your time and consideration,



Jamie Zaura, AIA, LEED AP BD + C  
Principal and Architect  
708.872.4146

Co: Sean Gascoigne, Village Planner



VILLAGE  
OF HINSDALE FOUNDED IN 1873

VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT  
DEPARTMENT

**PLAN COMMISSION APPLICATION  
FOR BUSINESS DISTRICTS**

**I. GENERAL INFORMATION**

**Applicant**

Name: SCOTT GROVE  
Address: 46 SOUTH WASHINGTON ST.  
City/Zip: HINSDALE, 60521  
Phone/Fax: (708) 289.9732  
E-Mail: grove CME.com

**Owner**

Name: DOUGLAS FULLER  
Address: 35 E. FIRST ST.  
City/Zip: HINSDALE, 60521  
Phone/Fax: (630) 841.0054  
E-Mail: da.fuller@yahoo.com

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

Name: JAMIE ZAURA  
Title: PRINCIPAL ARCHITECT  
Address: 106 CALENDAR COURT #131  
City/Zip: LA GRANGE, 60525  
Phone/Fax: (708) 268.9719 / DIRECT  
E-Mail: jamiez@845designgroup.com

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

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

- 1) N/A
- 2) \_\_\_\_\_
- 3) \_\_\_\_\_

## II. SITE INFORMATION

Address of subject property: 35 E. FIRST ST., HINSDALE

Property identification number (P.I.N. or tax number): 09 - 12 - 129 - 012

Brief description of proposed project: AN INTERIOR BUILD-OUT FOR A SPACE THAT  
WILL BE USED FOR OFFICE SPACE AND STUDIO SPACE TO TRAIN PERSONAL  
TRAINERS.

General description or characteristics of the site: EXISTING 2-STORY BUILDING  
(COMMERCIAL) AT SOUTHEAST CORNER OF THE CENTRAL BUSINESS  
DISTRICT.

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: B-2

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

☐ Site Plan Disapproval 11-604

☐ Design Review Permit 11-605E

☐ Exterior Appearance 11-606E

☒ Special Use Permit 11-602E  
Special Use Requested: FITNESS

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

☐ Planned Development 11-603E

☐ Development in the B-2 Central Business  
District Questionnaire

# TABLE OF COMPLIANCE

Address of subject property: 35 E. FIRST ST. (EXISTING BUILDING)

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

	Minimum Code Requirements			Proposed/Existing Development
	B-1	B-2	B-3	B-2
Minimum Lot Area	6,250	2,500	6,250	13,704 sq ft.
Minimum Lot Depth	125'	125'	125'	198.06' or 76.02'
Minimum Lot Width	50'	20'	50'	50' or 100'
Building Height	30'	30'	30'	30'
Number of Stories	2	2	2	2
Front Yard Setback	25'	0'	25'	0'
Corner Side Yard Setback	25'	0'	25'	0'/50' REAR/SIDE OF L-SHAPED LOT
Interior Side Yard Setback	10'	0'	10'	0'
Rear Yard Setback	20'	20'	20'	20'
Maximum Floor Area Ratio (F.A.R.)*	.35	2.5	.50	1.5
Maximum Total Building Coverage*	N/A	80%	N/A	.75 ≈ 75%
Maximum Total Lot Coverage*	90%	100%	90%	100%
Parking Requirements				N/A
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 5<sup>TH</sup> day of DEC, 2013, I/We have read the above certification, understand it, and agree to abide by its conditions.

Scott Grove  
Signature of applicant or authorized agent

SCOTT GROVE  
Name of applicant or authorized agent

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

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

SUBSCRIBED AND SWORN  
to before me this 5<sup>TH</sup> day of Dec

OFFICIAL SEAL  
CARMELLA R TROSYNSKI  
Notary Public - State of Illinois  
My Commission Expires Dec 17, 2017

Carmella R Trozynski  
Notary Public



COMMUNITY DEVELOPMENT  
DEPARTMENT  
EXTERIOR APPEARANCE AND  
SITE PLAN REVIEW CRITERIA

Address of proposed request: 35 E. FIRST ST.

REVIEW CRITERIA

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

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

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

**Standard Application: \$600.00**

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

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

1. Open spaces. The quality of the open space between buildings and in setback spaces between street and facades. NOT AFFECTED BY INTERIOR BUILD-OUT.
2. Materials. The quality of materials and their relationship to those in existing adjacent structures. PHYSICAL IMPROVEMENTS ARE ONLY MADE TO THE INTERIOR OF THE BUILDING.
3. General design. The quality of the design in general and its relationship to the overall character of neighborhood. THE EXTERIOR OF THE BUILDING SHALL REMAIN AS IS.
4. General site development. The quality of the site development in terms of landscaping, recreation, pedestrian access, auto access, parking, servicing of the property, and impact on vehicular traffic patterns and conditions on-site and in the vicinity of the site, and the retention of trees and shrubs to the maximum extent possible. THE EXTERIOR LANDSCAPING & STREETScape REMAIN UNAFFECTED IN THE COMPLETION OF THIS SPACE.

5. *Height.* The height of the proposed buildings and structures shall be visually compatible with adjacent buildings. THE EXISTING SHALL REMAIN AS IS.
6. *Proportion of front façade.* The relationship of the width to the height of the front elevation shall be visually compatible with buildings, public ways, and places to which it is visually related. THE EXISTING FRONT FACADE SHALL REMAIN AS IS.
7. *Proportion of openings.* The relationship of the width to the height of windows shall be visually compatible with buildings, public ways, and places to which the building is visually related. THE EXISTING WINDOWS IN THE SPACE SHALL REMAIN AS IS.
8. *Rhythm of solids to voids in front facades.* The relationship of solids to voids in the front façade of a building shall be visually compatible with buildings, public ways, and places to which it is visually related. THE EXISTING FRONT FACADE SHALL REMAIN AS IS.
9. *Rhythm of spacing and buildings on streets.* The relationship of a building or structure to the open space between it and adjoining buildings or structures shall be visually compatible with the buildings, public ways, and places to which it is visually related. THE BUILDING SHALL REMAIN AS IS.
10. *Rhythm of entrance porch and other projections.* The relationship of entrances and other projections to sidewalks shall be visually compatible with the buildings, public ways, and places to which it is visually related. THE ENTRANCE SHALL REMAIN AS IS.
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. NO EXTERIOR MATERIALS WILL BE MODIFIED.
12. *Roof shapes.* The roof shape of a building shall be visually compatible with the buildings to which it is visually related. THE EXISTING ROOF SHALL REMAIN AS IS.
13. *Walls of continuity.* Building facades and appurtenances such as walls, fences, and landscape masses shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street to ensure visual compatibility with the buildings, public ways, and places to which such elements are visually related. THE EXISTING BUILDING SHALL REMAIN AS IS.
14. *Scale of building.* The size and mass of buildings and structures in relation to open spaces, windows, door openings, porches, and balconies shall be visually compatible with the buildings, public ways, and places to which they are visually related. THE EXISTING BUILDING SHALL REMAIN AS IS.
15. *Directional expression of front elevation.* The buildings shall be visually compatible with the buildings, public ways, and places to which it is visually related in its directional character,

whether this be vertical character, horizontal character, or nondirectional character.

THE CHARACTER OF THE BUILDING EXTERIOR REMAINS UNCHANGED.

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.

EXTERIOR MATERIALS SHALL REMAIN UNTOUCHED. ALL IMPROVEMENTS ARE ON THE INTERIOR OF THE BUILDING.

#### 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 meets the requirements for Site Plan Approval. Briefly describe how this application will meet 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 adequately meets specified standards required by the Zoning Code with respect to the proposed use or development, including special use standards where applicable.

THE EXTERIOR OF THE BUILDING REMAINS AS IS AND DOES NOT AFFECT THE ZONING CODE.

2. The proposed site plan does not interfere with easements and rights-of-way. THE SITE PLAN REMAINS AS IS.

3. The proposed site plan does not unreasonably destroy, damage, detrimentally modify, or interfere with the enjoyment of significant natural, topographical, or physical features of the site. THE SITE REMAINS AS IS.

4. The proposed site plan is not unreasonably injurious or detrimental to the use and enjoyment of surrounding property. THE SITE PLAN REMAINS AS IS.

5. The proposed site plan does not create undue traffic congestion or hazards in the public streets, or the circulation elements of the proposed site plan do not unreasonably create hazards to safety on or off site or disjointed, inefficient pedestrian or vehicular circulation paths on or off the site. NO, THE SITE PLAN REMAINS AS IS.

6. The screening of the site provides adequate shielding from or for nearby uses.

THE SITE REMAINS AS IS.

7. The proposed structures or landscaping are not unreasonably lacking amenity in relation to, or are incompatible with, nearby structures and uses. THE EXTERIOR REMAINS AS IS.
- 
8. In the case of site plans submitted in connection with an application for a special use permit, the proposed site plan makes adequate provisions for the creation or preservation of open space or for its continued maintenance. THE EXTERIOR OF THE BUILDING SHALL REMAIN AS IS.
- 
9. The proposed site plan does not create unreasonable drainage or erosion problems or fails to fully and satisfactorily integrate the site into the overall existing and planned ordinance system serving the community. THE EXISTING SITE DRAINAGE SHALL REMAIN AS IS.
- 
10. The proposed site plan does not place unwarranted or unreasonable burdens on specified utility systems serving the site or area or fails to fully and satisfactorily integrate the site's utilities into the overall existing and planned utility system serving the Village. THE EXISTING INFRASTRUCTURE AND UTILITIES SHALL REMAIN AS IS.
- 
11. The proposed site plan provides for required public uses designated on the Official Map. THIS IS AN EXISTING BUILDING WITH NO SITE CHANGES.
- 
12. The proposed site plan does not otherwise adversely affect the public health, safety, or general welfare. THIS IS AN EXISTING BUILDING WITH NO SITE CHANGES.
-

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

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

Address of proposed request: 35 E. FIRST ST., HINSDALE

**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, THE EXTERIOR OF THE BUILDING SHALL REMAIN AS IS. ALL RENOVATIONS ARE ON THE INTERIOR OF THE BUILDING.
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 ARCHITECTURAL FEATURES ARE AFFECTED, ONLY THE INTERIOR OF THE BUILDING WILL BE RENOVATED.
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? THERE IS NO CHANGE IN THE EXTERIOR OF THE BUILDING.

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. NO, IMPROVEMENTS ARE INTERIOR

AND DO NOT AFFECT ARCHITECTURAL INTEGRITY.

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.

THE INTERIOR REQUIRED SOME DEMOLITION, THIS DID NOT AFFECT  
THE EXTERIOR OF THE BUILDING.

**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: SCOTT GROVE

Owner's name (if different): DOUGLAS FULLER

Property address: 35 E. FIRST STREET, HINSDALE

Property legal description: [attach to this form]

Present zoning classification: B-2

Square footage of property: 13,704 SQ. FT.

Lot area per dwelling: N/A

Lot dimensions: 50' x 198.00' + 50' x 76.02'

Current use of property: RETAIL

Proposed use: ☐ Single-family detached dwelling  
☒ Other: INTERIOR BUILD-OUT, OFFICE + TRAINING FACILITY

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

**Brief description of request and proposal:**

SEEKING A SPECIAL USE PERMIT FOR INTERIOR BUILD-OUT SPACE THAT  
WILL BE USED TO OPERATE A FACILITY THAT TRAINS PERSONAL  
TRAINERS AND REQUIRES OFFICE SPACE.

Plans & Specifications: [submit with this form]

Provided: Required by Code: EXISTING BUILDING  
TO REMAIN AS IS.

Yards:

front:	<u>0'</u>	<u>0'</u>
interior side(s)	<u>0'10'</u>	<u>0'10'</u>

Provided:

Required by Code:

corner side	<u>0'</u>	<u>0'</u>
rear	<u>20'</u>	<u>20'</u>

**Setbacks (businesses and offices):**

front:	<u>0'</u>	<u>0'</u>
interior side(s)	<u>0' / 0'</u>	<u>0' / 0'</u>
corner side	<u>0'</u>	<u>0'</u>
rear	<u>20'</u>	<u>20'</u>
others:	<u>N/A</u>	<u>N/A</u>
Ogden Ave. Center:	<u>N/A</u>	<u>N/A</u>
York Rd. Center:	<u>N/A</u>	<u>N/A</u>
Forest Preserve:	<u>N/A</u>	<u>N/A</u>

**Building heights:**

principal building(s):	<u>30'</u>	<u>30'</u>
accessory building(s):	<u>N/A</u>	<u>N/A</u>

**Maximum Elevations:**

principal building(s):	<u>30'</u>	<u>30'</u>
accessory building(s):	<u>N/A</u>	<u>15'</u>

Dwelling unit size(s): N/A

Total building coverage: 75 / 75% 8 / 80%

Total lot coverage: 100% 100%

Floor area ratio: 2.5 2.5

Accessory building(s): N/A

**Spacing between buildings: [depict on attached plans]**

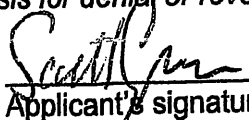
principal building(s):	<u>N/A</u>	<u>        </u>
accessory building(s):	<u>N/A</u>	<u>        </u>

Number of off-street parking spaces required: N/A

Number of loading spaces required: N/A

**Statement of applicant:**

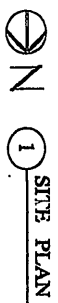
*I swear/affirm that the information provided in this form is true and complete. I understand that any omission of applicable or relevant information from this form could be a basis for denial or revocation of the Certificate of Zoning Compliance.*

By:   
Applicant's signature

SCOTT GROVE  
Applicant's printed name

Dated: 5<sup>TH</sup> / DEC, 2003

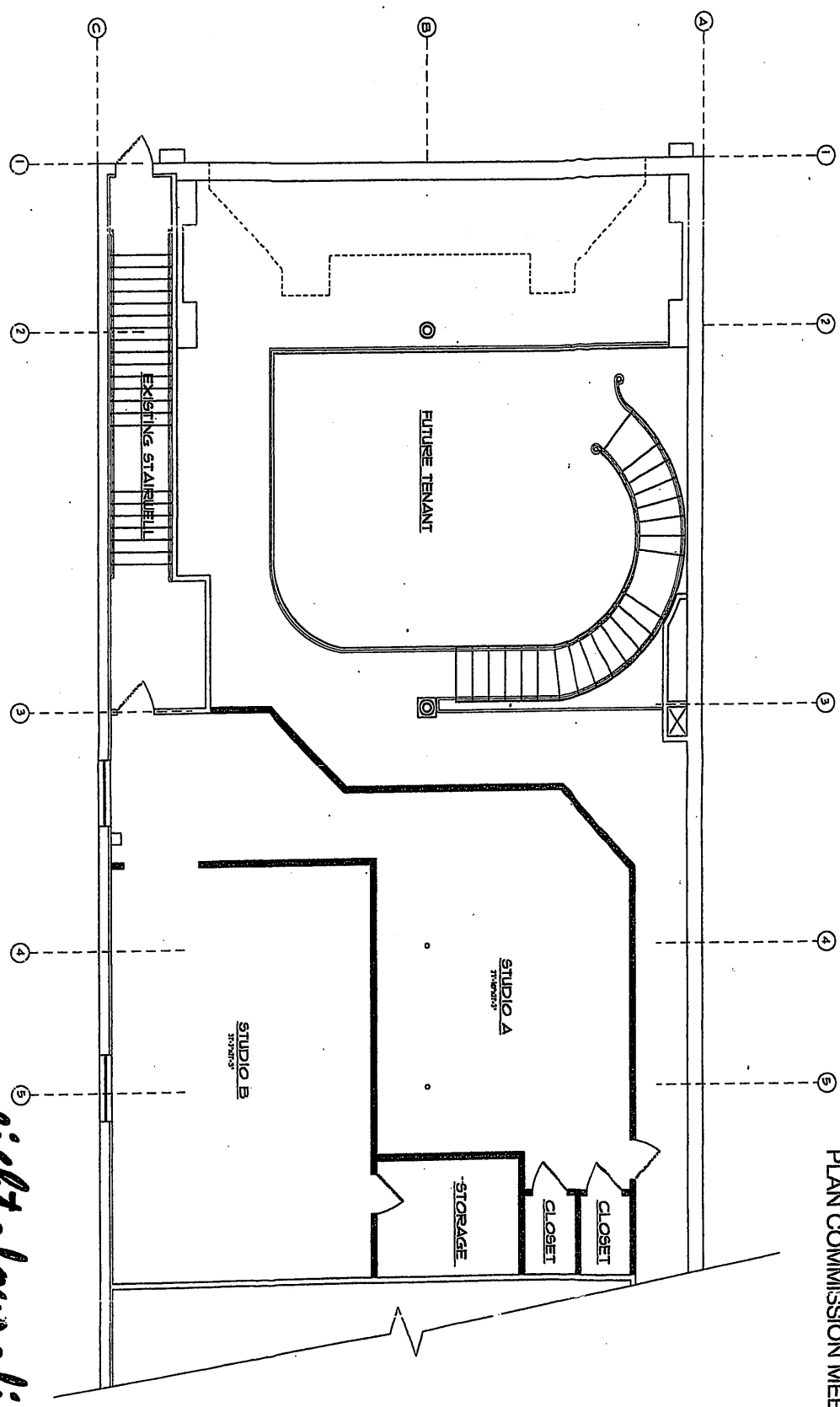
198.06'



SCALE 1/16" = 1'-0"

**design group p.c.**  
©2013 845 Design Group P.C.

FITNESS STUDIO  
 35 EAST FIRST STREET  
 PLAN COMMISSION MEETING: 1.08.14



1 SECOND FLOOR PLAN  
 SCALE: 1/8" = 1'-0"

*eight-fan-five*  
 design group p.c.  
 © 2013 845 Design Group P.C.

DATE: March 10, 2014

**REQUEST FOR BOARD ACTION**

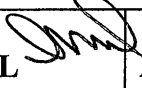

<b>AGENDA</b>	<b>ORIGINATING</b>
<b>SECTION NUMBER</b> EPS Consent Agenda	<b>DEPARTMENT</b> Community Development
<b>ITEM</b> Alley Vacation Request – 746 W. Hinsdale Ave.	<b>APPROVAL</b> Dan Deeter Village Engineer

Attached please find an ordinance vacating a portion of a public alley adjacent to 746 W. Hinsdale Avenue. The resident at 746 W. Hinsdale Avenue has expressed interest in purchasing this portion of the alley. Staff has reviewed the infrastructure requirements for this alley. There are no current infrastructure conflicts on this alley. The alley has previously had vacations approved and is therefore not a through-alley right-of-way. Staff recommends approval of the vacation.

Also included is the appraisal report establishing a fair market value for the vacated property. The appraisal established the value of the property at approximately \$20.40 per square foot. The property to be vacated contains an area of 760 square feet. The total appraised value of the property is \$13,500.

A plat of vacation will be prepared upon approval of this request for recording at DuPage County. To allow for potential future utility use of the alley, the plat of vacation will include a utility and drainage easement across the vacated area.

**MOTION: To Recommend Adoption of an Ordinance Vacating Half of a Public Alley Right-of-Way Situated South and Adjoining 746 W. Hinsdale Avenue at a Purchase Price of \$13,500.**

<b>APPROVAL</b> 	<b>APPROVAL</b>	<b>APPROVAL</b>	<b>APPROVAL</b>	<b>MANAGER'S APPROVAL</b> 
<b>COMMITTEE ACTION:</b> At the March 10 <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 SOUTH OF AND  
ADJOINING 746 W. HINSDALE AVENUE 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 746 W. Hinsdale Avenue, Hinsdale, Illinois, which property is identified by permanent index number ("P.I.N.") 09-11-221-001, 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 a 10' x 76' portion of the unimproved alley situated south of and adjoining 746 W. Hinsdale Avenue, Hinsdale, Illinois (the "Subject Property"), legally described, as follows:

Lots 18, 19 and 20 in the Resubdivision of Block 11 of Stough's Second Addition to the Town of Hinsdale in Section 11, Township 38 North, Range 11, East of the Third Principal Meridian, in DuPage County, Illinois

P.I.N. 09-11-221-001

**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 746 W. Hinsdale Avenue, Hinsdale, Illinois upon the payment of thirteen thousand, five hundred dollars (\$13,500.00) 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 \_\_\_\_\_, 2014.

AYES:

NAYES:

ABSENT:

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2014

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

ATTEST:

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

**APPRAISAL REPORT**

**A 10' X 76' PORTION OF THE UNIMPROVED  
ALLEY SITUATED SOUTH AND ADJOINING  
746 WEST HINSDALE AVENUE  
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**

January 31, 2014

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

Re: Appraisal of a 10' x 76' portion of unimproved  
alley situated south and adjoining 746 West Hinsdale  
Avenue, 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 January 27, 2014, which is the effective date of this valuation.

The property consists of a 10' by 76' trapezoidal shaped portion of unimproved alley located south and adjoining 746 West Hinsdale Avenue, Hinsdale, Illinois. It contains 660+/- 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 January 27, 2014 was

<p><b>THIRTEEN-THOUSAND FIVE-HUNDRED DOLLARS</b> <b>(\$13,500)</b></p>
--

This Appraisal Report is intended to comply with the reporting requirements set forth under Standards Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice. As such, it presents 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 Village of Hinsdale.

**INTEREST VALUED:** Fee simple

**DATE OF INSPECTION:** January 27, 2014

**EFFECTIVE DATE OF VALUE:** January 27, 2014

**DATE OF REPORT:** January 31, 2014

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

- Inspected the subject property;
- Examined the Sidwell Plat Book to obtain the size of the subject;
- Reviewed Public Records, Flood Hazard Rate Map and pertinent real estate tax and zoning information.
- Gathered and confirmed information on comparable sales;
- Applied the Sales Comparison Approach to Value to arrive at an indicated value.

This Appraisal Report is a 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 \$1,076,154, which is an 18% increase over the prior 12 month average sale price of \$912,601. This is a significant increase and is reflective of improving market conditions.

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 \$350,000 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 northerly 10' of a 20' wide unimproved alley. It has a width of 76', which is equal to the width of the adjoining residence located at 746 West Hinsdale Avenue. It is trapezoidal in shape and has a calculated area of 660+/- 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 a 10' x 76' 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 a 10' x 76', trapezoidal 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. **722 South Bruner Street, Hinsdale** was reported sold in June 2013 for \$455,100. This is a 65 foot by 124.3 foot parcel zoned R-4, containing 8,080 square feet. The sales price was equal to \$56.32 per square foot.
2. **211 South Thurlow Street, Hinsdale** was reported sold in August 2013 for \$400,000. This is a 50 foot by 133 foot parcel zoned R-4, containing 6,650 square feet. The sales price was equal to \$60.15 per square foot.
3. **411 South Adams Street, Hinsdale** was reported sold in November 2013 for \$425,000. This is a 59 foot by 125 foot parcel zoned R-4, containing 7,375 square feet. The sale price was equal to \$57.63 per square foot.
4. **211 South Monroe Street, Hinsdale** was reported sold in December 2013 for \$349,000. This is a 50 foot by 133.5 foot parcel zoned R-4, containing 6,675 square feet. The sale price was equal to \$52.28 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, one of the existing residences has been demolished and the others will most likely be demolished. They sold from \$52.28 to \$60.15 per square foot and averaged \$56.60 per square foot for a buildable site.

The subject consists of a 660+/- 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 \$56.60 average value of a buildable site or \$25.47 per square foot, rounded to \$25.50 per square foot is indicated. However, the subject is located near Hinsdale Avenue, which is a feeder street with above average traffic and the Metra Burlington Northern Santa Fe railway tracks. It is my opinion that a 20% downward location adjustment is warranted indicating a value of \$ 20.40 per square foot for the subject.

# C.A. Benson & Associates, Inc.

## SALES COMPARISON APPROACH TO VALUE - Continued

Based on the above analysis, it is my opinion that \$20.40 per square foot is indicated for the subject property.

660+/- square feet @ \$20.40 per square foot = \$13,464

**INDICATED VALUE BY THE SALES COMPARISON APPROACH: \$13,500**

### 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 January 27, 2014 was

<p><b>THIRTEEN-THOUSAND FIVE-HUNDRED DOLLARS</b> <b>(\$13,500)</b></p>
--

Respectfully submitted,

C.A. BENSON & ASSOCIATES, INC.



Charles A. Benson, Jr., SRA  
Illinois State Certified General Real Estate Appraiser  
License #553.000387 (Exp. 9/30/15)

# C.A. Benson & Associates, Inc.

## ASSUMPTIONS AND LIMITING CONDITIONS

1. This Appraisal Report is intended to comply with the reporting requirements set forth under Standard Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice. It might not include full 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 information contained in this report is specific to the needs of the client and for the intended use stated in this report. The appraiser is not responsible for unauthorized use of this report.
2. No responsibility is assumed for legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated in this report.
3. The property is appraised free and clear of any or all liens and encumbrances unless otherwise stated in this report.
4. Responsible ownership and competent property management are assumed unless otherwise stated in this report.
5. The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.
6. All engineering is assumed to be correct. Any plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
7. It is assumed that there are no hidden or unapparent conditions of the property, subsoil or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
8. It is assumed that there is full compliance with all applicable federal, state and local environmental regulations and laws unless otherwise stated in this report.
9. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a non-conformity has been stated, defined and considered in this appraisal report.
10. It is assumed that all required licenses, certificates of occupancy or other legislative or administrative authority from any local, state or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimates contained in this report are based.
11. Any sketch in this report may show approximate dimensions and is included to assist the reader in visualizing the property. Maps and exhibits found in this report are provided for reader reference purposes only. No guarantee as to accuracy is expressed or implied unless otherwise stated in this report. No survey has been made for the purpose of this report.

# C.A. Benson & Associates, Inc.

## ASSUMPTIONS AND LIMITING CONDITIONS - Continued

12. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless otherwise stated in this report.

13. The appraiser is not qualified to detect hazardous waste and/or toxic materials. Any comment by the appraiser that might suggest the possibility of the presence of such substances should not be taken as confirmation of the presence of hazardous waste and/or toxic materials. Such determination would require investigation by a qualified expert in the field of environmental assessment. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The appraiser's value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value unless otherwise stated in this report. No responsibility is assumed for any environmental conditions or for any expertise or engineering knowledge required to discover them. The appraiser's descriptions and resulting comments are the result of the routine observations made during the appraisal process.

14. Unless otherwise stated in this report, the subject property is appraised without a specific compliance survey having been conducted to determine if the property is or is not in conformance with the requirements of the Americans with Disabilities Act. The presence of architectural and communications barriers that are structural in nature that would restrict access by disabled individuals may adversely affect the property's value, marketability or utility.

15. Any proposed improvements are assumed to be completed in a good workmanlike manner in accordance with the submitted plans and specifications.

16. The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.

17. Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event, only with proper written qualification and only in its entirety.

18. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news sales, or other media without prior written consent and approval of the appraiser.

# C.A. Benson & Associates, Inc.

## CERTIFICATION

I certify that, to the best of my knowledge and belief....

- the statements of fact contained in this report are true and correct.
- the reported analyses, opinion, and conclusions are limited only by the reported assumptions and limiting conditions, are my personal, impartial, and unbiased professional analyses.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- my engagement in this assignment was not contingent upon developing or reporting predetermined results.
- my compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- my analyses, opinions and conclusions were developed, and this report has been prepared in conformity with the *Uniform Standards of Professional Appraisal Practice*.
- I have made a personal inspection of the property that is the subject of this report.
- no one provided significant professional assistance to the person signing this certification.
- the reported analyses, opinions and conclusions were developed, and this report has been prepared in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.



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Charles A. Benson, Jr., SRA  
Illinois State Certified General Real Estate Appraiser  
License #553.000387 (9/30/15)

7c

DATE: March 10, 2014**REQUEST FOR BOARD ACTION**

<b>AGENDA</b>	<b>ORIGINATING</b> Community
<b>SECTION NUMBER</b> EPS Consent Agenda	<b>DEPARTMENT</b> Development
<b>ITEM</b> Engineering Services for Construction Observation of the 2014 Reconstruction Project	<b>APPROVAL</b> Daniel M. Deeter Village Engineer

In February 2013, the Board of Trustees approved James J. Benes & Associates to design the 2014 Reconstruction Project. This project includes infrastructure improvements for Walnut Street, Walker Road, and other streets. The original Request for Proposals was sent to three engineering consultants – HR Green, J.J. Benes & Associates, and Rempe-Sharpe & Associates. A summary of the three proposals received is attached. All engineering consultants have demonstrated satisfactory performance, qualifications and have met the requirements of the RFP.


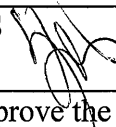
It has been the Village staff's preference to maintain the same consultant throughout the project (through design and construction) when possible. Considering their satisfactory performance during the design process, staff recommends using James J. Benes & Associates for the construction observation portion of the 2014 Reconstruction Project. James J. Benes & Associates will honor their construction observation services costs presented in their January 2013 proposal. The project costs are summarized below:

	Budget	Proposals
Construction (2014)	\$3,663,920	\$3,638,571
Design Engineering (2013)	\$ 101,285	\$ 101,285
Construction Observ. (2014)	<u>\$ 322,935</u>	<u>\$ 151,883</u>
Total Budget	\$4,088,140	\$3,891,739
Remaining from budget*		\$ 196,401

\*Any approved change orders during construction will be addressed using these remaining, budgeted funds.

Should the Committee concur with this recommendation, the following motion would be appropriate:

**Motion: To Award the Engineering Services for Construction Observation of the 2014 Reconstruction Project to James J. Benes & Associates the Amount Not to Exceed \$151,883.00.**

<b>APPROVAL</b> 	<b>APPROVAL</b>	<b>APPROVAL</b>	<b>APPROVAL</b>	<b>MANAGER'S APPROVAL</b> 
<b>COMMITTEE ACTION:</b> At the March 10 <sup>th</sup> EPS meeting, the Committee unanimously moved to approve the above motion.				
<b>BOARD ACTION:</b>				

**Engineering Proposals  
2014 Reconstruction Project  
Major Street: Walnut Street  
Hinsdale, IL  
02/11/13 Request for Board Action**

RFP notice sent 12/14/12  
Proposals Due: 01/18/13

	HR Green	J.J. Benes	Rempe-Sharpe
Topographic Survey	\$ 20,460.00	\$ 14,570.00	\$ 12,630.00
Design, Construction & Bid Document Prep	\$ 116,651.00	\$ 67,757.00	\$ 164,010.50
Soil Borings (8 each)	\$ 15,103.00	\$ 11,382.00	\$ 4,800.00
Televising Sewer (1,550 LF)	\$ -	\$ -	\$ 6,420.00
Cost Estimates		\$ 3,340.00	\$ 2,504.00
Meetings	\$ 5,845.00	\$ 4,236.00	
<u>Design Total</u>	<u>\$ 158,059.00</u>	<u>\$ 101,285.00</u>	<u>\$ 190,364.50</u>
Construction Observation	\$ 132,164.00	\$ 140,389.00	\$ 194,194.63
Material Testing	\$ 2,060.00	\$ 5,500.00	\$ 5,000.00
Meetings	\$ 5,634.00		\$ 8,415.00
Record Drawings	\$ 12,482.00	\$ 5,994.00	\$ 8,415.00
<u>Construction Observation Total</u>	<u>\$ 152,340.00</u>	<u>\$ 151,883.00</u>	<u>\$ 216,024.63</u>
Total Cost	\$ 310,399.00	\$ 253,168.00	\$ 406,389.13



**JAMES J. BENES AND ASSOCIATES, INC.**  
**CONSULTING ENGINEERS**

February 25, 2014

Mr. Daniel M. Deeter, P.E.  
Village Engineer  
Village of Hinsdale  
19 East Chicago Avenue  
Hinsdale, IL 60521-3489

Re: 2014 Reconstruction Project (rev 1)

Dear Dan:

James J. Benes and Associates, Inc. appreciates the opportunity to submit this Proposal to provide design and construction engineering services for the Village's 2014 Reconstruction Project. We have provided similar services for over 40 years, and are proud of the lasting relationship we have maintained with our municipal clients. The following sections outline our understanding of the scope of improvements and the specific engineering services to be provided. The "Compensation" section and attached "Estimate of Manhours and Costs" present the estimated manhours and costs and not-to-exceed cost to complete the specified services.

### **UNDERSTANDING OF PROJECT**

The Village of Hinsdale's 2014 Reconstruction Program will include the following elements:

#### **Road Reconstruction**

<b><u>Street</u></b>	<b><u>From</u></b>	<b><u>To</u></b>	<b><u>Length</u></b>
Walnut Street	Madison St.	Washington St.	2000'
Walnut Street	Garfield St.	Elm St.	1305'
Clay Street	Walnut St.	Maple St.	574'
Walker Road	York Rd.	The Lane	321'

#### **Road Resurfacing**

<b><u>Street</u></b>	<b><u>From</u></b>	<b><u>To</u></b>	<b><u>Length</u></b>
Madison Street	Hickory St. .	Walnut St.	507'
Walnut Street	Elm St.	Oak St.	660'
Maple Street	Lincoln St.	Washington St.	535'

#### **Water Main Replacement**

<b><u>Street</u></b>	<b><u>From</u></b>	<b><u>To</u></b>	<b><u>Length</u></b>
Walnut Street	Garfield St.	Elm St.	1305'
Walker Road	York Rd.	The Lane	321'

<b><u>Storm sewer Separation</u></b>			
<b><u>Street</u></b>	<b><u>From</u></b>	<b><u>To</u></b>	<b><u>Length</u></b>
Alley	211 N Madison	Madison St.	265'
Madison Street	alley.	Walnut St.	456'
Walnut Street	Madison St.	Vine St.	800'
Alley	Walnut St	T-alley.	287'
Alley	T-alley	Vine St.	172'
Vine Street	alley	Maple St.	287'
Walnut Street	Lincoln St.	Washington St.	200'
Garfield Street	Hickory St.	Maple St.	546'
Walnut Street	Garfield St.	Oak St.	1635'

The improvements will be constructed during the 2014 construction season. The project is anticipated to start construction on or about April 1, 2014 and is scheduled to be completed on or before October 1, 2014.

The Village desires professional engineering services to perform construction observation services, and final construction documentation. The specific services to be provided are outlined in the Project Approach section of the Proposal.

## **PROJECT APPROACH**

The scopes of the services are based on the Request for Proposals (RFP) dated December 14, 2012. Construction Observation shall be in accordance with MFT guidelines and shall generally consist of onsite observation of workmanship, interpretation of plans and specifications, measurement and documentation of quantities and processing payments therefore. The specific tasks associated with each of these phases are outlined below.

Construction engineering shall meet Village requirements.

The following specific tasks will be performed in each category of the phases.

### **CONSTRUCTION ENGINEERING SERVICES**

1. We will attend the pre-construction meeting with the Village and Contractor to review the project requirements, scheduling, sub-contractors, and other matters associated with the construction of the project. Electronic copies of the construction documents will be provided to the Village and contractor for use during construction of the improvement.
2. We will establish the limits of construction and will check the Contractor's layout of the construction lines and grade.
3. Construction observation services will be provided in accordance with Village guidelines.

The construction engineering services will not include:

- Assuming any of the responsibilities of the Contractor's superintendent or of Subcontractors.
  - Expediting the work for the Contractor.
  - Advising on, or issuing directions concerning, aspects of construction means, methods, techniques, sequences or procedures, or safety precautions and programs in connection with the work.
4. Contractor payment requests will be reviewed and compared to as-built quantities and material certifications provided by the Contractor. Engineer's Partial Payment Estimates

will be prepared on a monthly basis and submitted to the Village for payment to the Contractor.

5. Quality assurance testing and management will be provided for the concrete and hot mix asphalt construction. This work will be subcontracted to Testing Service Corporation.
6. At substantial completion of construction a punch list will be prepared and include any comments from Village staff.
7. Following project completion as-built drawings will be prepared in electronic format for use by the Village. In addition all project documentation will be boxed and provided to the Village for permanent record.
6. Upon completion of the improvement including punch list work, an Engineer's Final Payment Estimate will be prepared and submitted to the Village.

### COMPENSATION

Compensation for all services will be on an hourly rate basis. Invoices will be prepared monthly and will document the direct payroll and direct costs expended. **The not-to-exceed costs for the 2014 Re-Construction Project is as follows:**

**Total Not-To-Exceed Cost \$ 151,883**

The not-to-exceed costs are based on the "Estimates of Manhours and Costs" that are attached to and made part of the proposal.

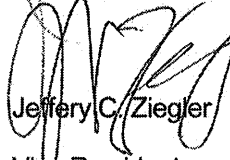
### COMPLIANCE WITH RULES AND REGULATION

We comply with the Illinois Fair Employment Practices Commission's Rules and Regulations, the Americans With Disabilities Act of 1990, Public Act 87-1257 regarding sexual harassment, all current OSHA rules and regulations, and the Federal Drug Free Work Place Act. We shall also comply with all laws of the United States, State of Illinois, and all ordinances and regulations of the Village of Hinsdale.

#### ACCEPTANCE:

If this proposal is acceptable, please sign and return one copy for our records.

JAMES J. BENES AND ASSOCIATES, INC.

by:   
Vice President

Accepted for \_\_\_\_\_

by: \_\_\_\_\_ Date: \_\_\_\_\_

7d.

DATE: March 10, 2014**REQUEST FOR BOARD ACTION**

<b>AGENDA</b>	<b>ORIGINATING</b>
<b>SECTION NUMBER</b> Board of Trustees Item	<b>DEPARTMENT</b> Community Development
<b>ITEM</b> 2014 Reconstruction Project Walnut Street & Various Streets	<b>APPROVAL</b> Daniel M. Deeter Village Engineer

On February 28, 2014, five bids were received for the 2014 Reconstruction Project. The design consultant, James J. Benes and Associates has reviewed the bids and has verified that the lowest, responsible bidder is John Neri Construction Company, Inc. Staff recommends that John Neri Construction Company, Inc. construct the 2014 Reconstruction Project (including alternates 1 & 2) for a total bid of \$3,638,571.00. The construction budget for this project is \$3,663,920.



A bid summary is attached. The bids are based upon estimated quantities. Final pay outs will be dependent upon actual work done.

The project includes road reconstruction and resurfacing, sanitary and storm sewer renovation or construction, and water main replacement. Roads to be improved include:

W. Walnut	Madison to Washington
E. Walnut	Garfield to Oak
N. Clay	Walnut to Maple
N. Garfield	vicinity of Walnut St.
N. Madison	Walnut to Hickory
Walker	York to The Lane
Maple	Lincoln to Washington

The following motion is presented for the Board of Trustees' consideration:

**Motion: To Award the 2014 Reconstruction Project to John Neri Construction Company, Inc. in the Amount Not To Exceed \$3,638,571.00.**

<b>APPROVAL</b> 	<b>APPROVAL</b>	<b>APPROVAL</b>	<b>APPROVAL</b>	<b>MANAGER'S</b> <b>APPROVAL</b> 
<b>COMMITTEE ACTION:</b> At the March 10 <sup>th</sup> EPS meeting, the Committee unanimously moved to approve the above motion.				



**JAMES J. BENES AND ASSOCIATES, INC.**  
**CONSULTING ENGINEERS**

March 3, 2014

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

Re: Village of Hinsdale  
2014 Reconstruction Program (Walnut Street & others)  
JJB file 1423

Dear Mr. Deeter:

On February 28, 2014 at 11:00 A.M., the Village of Hinsdale received and opened five (5) bids submitted for the 2014 Hinsdale Reconstruction Program. Attached is a Summary of Bids listing each pay item, the unit price bid and the total cost from each bidder.

We have examined each proposal and found one bid with math errors in their proposal. The bidders submitted BASE bids for the following amounts:

1) John Neri Construction	\$3,414,571.00	
2) M.Q. Sewer & Water	\$3,739,093.25	
3) Martam Construction	\$3,947,143.83	
4) Pirtano Construction	\$3,991,640.00	
5) J.S. Riemer Inc.	\$4,471,025.00	(\$4,471,020.00 as read)

The lowest BASE bid was submitted by John Neri Construction. Their proposal in the amount of \$3,414,571.00 is 1.2% over our engineer's estimate of \$3,375,000.00. The bid items were well balanced.

There were two alternate bids submitted in addition to the base bid. Alternate #1 was for auguring and jacking the storm sewer between 413 and 409 Walnut. Alternate #2 was for sanitary sewer CIPP lining. The bidders submitted bids for the following amounts:

	<u>Alternate #1</u>	<u>Alternate #2</u>
1) John Neri Construction	\$95,175.00	\$128,825.00
2) M.Q. Sewer & Water	\$119,775.00	\$153,146.50
3) Martam Construction	\$87,390.00	\$130,955.00
4) Pirtano Construction	\$82,795.00	\$120,565.00
5) J.S. Riemer Inc.	\$87,825.00	\$134,085.00

John Neri Construction has submitted its Bid Bond as required by the Contract Requirements. Our firm has personal experience working with this contractor on the 2012 Hinsdale Reconstruction Project (Washington Street and others) and found them to be a capable contractor. This review concludes that the low Base bid of \$3,414,571.00 is reasonable and responsible. If the Village chooses to construct the alternates, John Neri Construction is still the low bidder (Base + Alt 1, Base + Alt 2, or Base + Alt 1 & 2).

- Base Bid Price - \$3,414,571.00
- Base Bid + Alt 1 - \$3,509,746.00
- Base Bid + Alt 2 - \$3,543,396.00
- Base Bid + Alt 1&2 - \$3,638,571.00

Therefore we recommend that a contract be awarded to John Neri Construction in the total amount of one of the prices listed above if the Village wishes to construct one or all of the alternates. Please advise which option the Village chooses to proceed with so that we may prepare the contract agreement.

If you should have any questions concerning our review of the proposals, please give me a call at (630) 719-7570.

Sincerely,

JAMES J. BENES AND ASSOCIATES, INC.



By: Brian Gilmore, P.E.  
Project Engineer

cc: Project File 1423

Attachment

PROJECT: 2014 ROADWAY RECONSTRUCTION PROGRAM  
 OWNER: VILLAGE OF HINSDALE  
 JOB NO.: 1423  
 DATE: February 28, 2014

# BID TABULATION

ITEM NO.	PAY ITEM	UNIT	QUANTITY	ENGINEERS ESTIMATE		JOHN NERI CONSTRUCTION		M.Q. SEWER & WATER		MARTAM CONSTRUCTION	
				PRICE	TOTAL COST	UNIT PRICE	TOTAL COST	UNIT PRICE	TOTAL COST	UNIT PRICE	TOTAL COST
20101000	TREE PROTECTION FENCE	FOOT	7,600	\$3.00	\$22,800.00	\$3.00	\$22,800.00	\$3.00	\$22,800.00	\$2.00	\$15,200.00
20101200	TREE ROOT PRUNING	EACH	152	\$100.00	\$15,200.00	\$90.00	\$13,680.00	\$80.00	\$12,160.00	\$135.00	\$20,520.00
20200100	EARTH EXCAVATION	CU YD	7,200	\$30.00	\$216,000.00	\$25.00	\$180,000.00	\$31.50	\$226,800.00	\$34.00	\$244,800.00
20201200	REMOVAL AND DISPOSAL OF UNSUITABLE MATERIAL	CU YD	1,085	\$30.00	\$32,550.00	\$32.00	\$34,720.00	\$31.50	\$34,177.50	\$36.00	\$39,060.00
20700220	POROUS GRANULAR EMBANKMENT	CU YD	1,085	\$40.00	\$43,400.00	\$35.00	\$37,975.00	\$28.00	\$30,380.00	\$36.00	\$39,060.00
20800150	TRENCH BACKFILL	CU YD	8,456	\$35.00	\$295,960.00	\$38.00	\$321,328.00	\$25.00	\$211,400.00	\$35.50	\$300,188.00
21001000	GEOTECHNICAL FABRIC FOR SUBGRADE STABILIZATION	SQ YD	3,425	\$5.00	\$17,125.00	\$2.00	\$6,850.00	\$1.50	\$5,137.50	\$1.50	\$5,137.50
X2130010	EXPLORATORY EXCAVATION	HOUR	40	\$400.00	\$16,000.00	\$75.00	\$3,000.00	\$250.00	\$10,000.00	\$350.00	\$14,000.00
25100125	MULCH, METHOD 3	ACRE	1	\$4,000.00	\$4,000.00	\$6,000.00	\$6,000.00	\$10,000.00	\$10,000.00	\$6,500.00	\$6,500.00
X2520700	SODDING, SPECIAL	SQ YD	10,232	\$10.00	\$102,320.00	\$12.00	\$122,784.00	\$10.00	\$102,320.00	\$10.50	\$107,436.00
25200200	SUPPLEMENTAL WATERING	UNIT	155	\$10.00	\$1,550.00	\$12.00	\$1,860.00	\$10.00	\$1,550.00	\$12.00	\$1,860.00
28000250	TEMPORARY EROSION CONTROL SEEDING	POUND	215	\$3.00	\$645.00	\$6.00	\$1,290.00	\$2.00	\$430.00	\$3.00	\$645.00
28000510	INLET FILTERS	EACH	69	\$125.00	\$8,625.00	\$150.00	\$10,350.00	\$130.00	\$8,970.00	\$150.00	\$10,350.00
31101810	SUBBASE GRANULAR MATERIAL, TYPE B 12"	SQ YD	16,250	\$10.00	\$162,500.00	\$12.50	\$203,125.00	\$12.50	\$203,125.00	\$13.00	\$211,250.00
35300100	PORTLAND CEMENT CONCRETE BASE COURSE 6"	SQ YD	30	\$45.00	\$1,350.00	\$48.00	\$1,440.00	\$100.00	\$3,000.00	\$61.00	\$1,830.00
-	CONCRETE EDGING, 12"	FOOT	30	\$30.00	\$900.00	\$18.00	\$540.00	\$50.00	\$1,500.00	\$46.00	\$1,380.00
40200800	AGGREGATE SURFACE COURSE, TYPE B	TON	40	\$25.00	\$1,000.00	\$15.00	\$600.00	\$15.00	\$600.00	\$38.00	\$1,520.00
40201000	AGGREGATE FOR TEMPORARY ACCESS	TON	570	\$20.00	\$11,400.00	\$15.00	\$8,550.00	\$6.00	\$3,420.00	\$18.00	\$10,260.00
40600100	BITUMINOUS MATERIALS (PRIME COAT)	GALLON	1,875	\$0.25	\$468.75	\$1.00	\$1,875.00	\$3.00	\$5,625.00	\$2.75	\$5,187.25
40600300	AGGREGATE (PRIME COAT)	TON	38	\$20.00	\$760.00	\$5.00	\$190.00	\$1.00	\$38.00	\$0.01	\$0.38
40600635	LEVELING BINDER (MACHINE METHOD), N50	TON	25	\$100.00	\$2,500.00	\$75.00	\$1,875.00	\$121.00	\$3,025.00	\$112.00	\$2,800.00
40600982	HOT-MIX ASPHALT SURFACE REMOVAL - BUTT JOINT	SQ YD	284	\$10.00	\$2,840.00	\$12.00	\$3,408.00	\$5.00	\$1,420.00	\$18.00	\$5,112.00
40603080	HOT-MIX ASPHALT BINDER COURSE, IL-19.0, N50	SQ YD	2,482	\$75.00	\$186,150.00	\$69.50	\$172,489.00	\$71.00	\$176,222.00	\$69.00	\$171,258.00
40603335	HOT-MIX ASPHALT SURFACE COURSE, MIX "D", N50	TON	2,007	\$80.00	\$160,560.00	\$75.00	\$150,525.00	\$79.00	\$158,553.00	\$79.00	\$158,553.00
42001300	PROTECTIVE COAT	SQ YD	4,762	\$1.00	\$4,762.00	\$1.00	\$4,762.00	\$0.25	\$1,190.50	\$1.00	\$4,762.00
20004510	HOT-MIX ASPHALT DRIVEWAY PAVEMENT, 3"	SQ YD	251	\$35.00	\$8,785.00	\$45.00	\$11,295.00	\$38.00	\$9,538.00	\$48.00	\$12,048.00
42300200	PORTLAND CEMENT CONCRETE DRIVEWAY PAVEMENT, 6 INCH	SQ YD	718	\$50.00	\$35,900.00	\$48.00	\$34,464.00	\$45.00	\$32,310.00	\$49.00	\$35,182.00
42300400	PORTLAND CEMENT CONCRETE DRIVEWAY PAVEMENT, 8 INCH	SQ YD	119	\$55.00	\$6,545.00	\$58.00	\$6,902.00	\$50.00	\$5,950.00	\$54.00	\$6,426.00
-	PAVER REMOVAL, SALVAGE, AND REPLACEMENT	SQ FT	3,549	\$12.00	\$42,588.00	\$9.00	\$31,941.00	\$17.50	\$62,107.50	\$16.00	\$56,784.00
42400200	PORTLAND CEMENT CONCRETE SIDEWALK 5 INCH	SQ FT	15,460	\$5.00	\$77,300.00	\$4.75	\$73,435.00	\$5.00	\$77,300.00	\$5.00	\$77,300.00
-	STAIR REPAIR / REPLACEMENT	EACH	15	\$400.00	\$6,000.00	\$350.00	\$5,250.00	\$350.00	\$5,250.00	\$3,900.00	\$58,500.00
42400800	DETECTABLE WARNINGS	SQ FT	540	\$25.00	\$13,500.00	\$32.00	\$17,280.00	\$35.00	\$18,900.00	\$22.00	\$11,880.00
44000100	PAVEMENT REMOVAL	SQ YD	14,608	\$10.00	\$146,080.00	\$16.00	\$233,728.00	\$5.00	\$73,040.00	\$11.00	\$160,688.00
44000157	HOT-MIX ASPHALT SURFACE REMOVAL, 2"	SQ YD	3,969	\$6.50	\$25,798.50	\$6.00	\$23,814.00	\$4.25	\$16,868.25	\$4.70	\$18,654.30
44000200	DRIVEWAY PAVEMENT REMOVAL	SQ YD	1,032	\$10.00	\$10,320.00	\$12.00	\$12,384.00	\$13.00	\$13,416.00	\$11.00	\$11,352.00
44000500	COMBINATION CURB AND GUTTER REMOVAL	SQ FT	9,861	\$3.75	\$36,978.75	\$3.00	\$29,583.00	\$3.50	\$34,513.50	\$5.00	\$49,305.00
44000600	SIDEWALK REMOVAL	FOOT	9,861	\$1.00	\$9,861.00	\$2.00	\$19,722.00	\$3.00	\$29,583.00	\$1.00	\$9,861.00
44201713	CLASS D PATCHES, TYPE I, 6 INCH	SQ FT	15,818	\$80.00	\$1,265,440.00	\$55.00	\$872,490.00	\$75.00	\$1,183,650.00	\$55.00	\$872,490.00
44201717	CLASS D PATCHES, TYPE II, 6 INCH	SQ YD	70	\$80.00	\$5,600.00	\$52.00	\$3,640.00	\$67.00	\$4,690.00	\$55.00	\$3,850.00
44201721	CLASS D PATCHES, TYPE III, 6 INCH	SQ YD	298	\$80.00	\$23,840.00	\$50.00	\$14,900.00	\$64.00	\$19,104.00	\$55.00	\$16,390.00

PROJECT: 2014 ROADWAY RECONSTRUCTION PROGRAM  
 OWNER: VILLAGE OF HINSDALE  
 JOB NO.: 1423  
 DATE: February 28, 2014

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BID TABULATION						ENGINEERS ESTIMATE			JOHN NERI CONSTRUCTION			M.Q. SEWER & WATER			MARTAM CONSTRUCTION		
ITEM NO.	PAY ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL COST	UNIT PRICE	TOTAL COST	UNIT PRICE	TOTAL COST	UNIT PRICE	TOTAL COST	UNIT PRICE	TOTAL COST	UNIT PRICE	TOTAL COST		
44201723	CLASS D PATCHES, TYPE IV, 6 INCH	SQ.YD	210	\$80.00	\$16,800.00	\$48.00	\$10,080.00	\$61.00	\$12,810.00	\$55.00	\$11,550.00						
54248510	CONCRETE COLLAR	EACH	2	\$500.00	\$1,000.00	\$500.00	\$1,000.00	\$4,000.00	\$8,000.00	\$860.00	\$1,720.00						
X0322916	PROPOSED STORM SEWER CONNECTION TO EXISTING STORM SEWER	EACH	1	\$1,000.00	\$1,000.00	\$800.00	\$800.00	\$4,000.00	\$4,000.00	\$1,200.00	\$1,200.00						
550A2320	STORM SEWERS, RUBBER GASKET, CLASS A, TYPE 1, 12"	FOOT	169	\$40.00	\$6,760.00	\$40.00	\$6,760.00	\$50.00	\$8,450.00	\$44.00	\$7,436.00						
550A2330	STORM SEWERS, RUBBER GASKET, CLASS A, TYPE 1, 15"	FOOT	143	\$45.00	\$6,435.00	\$42.00	\$6,006.00	\$55.00	\$7,865.00	\$46.00	\$6,578.00						
550A2340	STORM SEWERS, RUBBER GASKET, CLASS A, TYPE 1, 18"	FOOT	140	\$50.00	\$7,000.00	\$45.00	\$6,300.00	\$68.00	\$9,520.00	\$48.00	\$6,720.00						
550A2540	STORM SEWERS, RUBBER GASKET, CLASS A, TYPE 2, 18"	FOOT	35	\$50.00	\$1,750.00	\$48.00	\$1,680.00	\$68.00	\$2,380.00	\$55.00	\$1,925.00						
550A2550	STORM SEWERS, RUBBER GASKET, CLASS A, TYPE 2, 21"	FOOT	404	\$55.00	\$22,220.00	\$52.00	\$21,008.00	\$80.00	\$32,320.00	\$57.00	\$23,028.00						
550A2560	STORM SEWERS, RUBBER GASKET, CLASS A, TYPE 2, 24"	FOOT	568	\$65.00	\$36,920.00	\$58.00	\$32,944.00	\$135.00	\$76,680.00	\$58.00	\$32,944.00						
550A2580	STORM SEWERS, RUBBER GASKET, CLASS A, TYPE 2, 30"	FOOT	139	\$80.00	\$11,120.00	\$65.00	\$9,035.00	\$156.00	\$21,684.00	\$78.00	\$10,842.00						
550A2600	STORM SEWERS, RUBBER GASKET, CLASS A, TYPE 2, 36"	FOOT	339	\$90.00	\$30,510.00	\$78.00	\$26,442.00	\$176.00	\$59,664.00	\$91.00	\$30,849.00						
550A2760	STORM SEWERS, RUBBER GASKET, CLASS A, TYPE 3, 24"	FOOT	240	\$65.00	\$15,600.00	\$95.00	\$22,800.00	\$160.00	\$38,400.00	\$99.00	\$23,760.00						
550A2770	STORM SEWERS, RUBBER GASKET, CLASS A, TYPE 3, 27"	FOOT	488	\$70.00	\$34,160.00	\$110.00	\$53,680.00	\$192.00	\$93,696.00	\$114.00	\$55,632.00						
550A2780	STORM SEWERS, RUBBER GASKET, CLASS A, TYPE 3, 30"	FOOT	20	\$80.00	\$1,600.00	\$130.00	\$2,600.00	\$213.00	\$4,260.00	\$120.00	\$2,400.00						
550A2800	STORM SEWERS, RUBBER GASKET, CLASS A, TYPE 3, 36"	FOOT	168	\$90.00	\$15,120.00	\$135.00	\$22,680.00	\$194.00	\$32,592.00	\$136.00	\$22,848.00						
550A2970	STORM SEWERS, RUBBER GASKET, CLASS A, TYPE 4, 27"	FOOT	315	\$70.00	\$22,050.00	\$128.00	\$40,320.00	\$222.00	\$69,930.00	\$163.00	\$51,345.00						
550A4900	STORM SEWERS, CLASS A, TYPE 2 EQUIVALENT ROUND-SIZE 24"	FOOT	49	\$90.00	\$4,410.00	\$80.00	\$3,920.00	\$241.00	\$11,809.00	\$133.00	\$6,517.00						
550B0020	STORM SEWER SERVICE, CLASS B, TYPE 1, 6"	FOOT	870	\$40.00	\$34,800.00	\$36.00	\$31,320.00	\$35.00	\$30,450.00	\$26.00	\$22,620.00						
550B0030	STORM SEWER SERVICE, CLASS B, TYPE 1, 8"	FOOT	450	\$45.00	\$20,250.00	\$40.00	\$18,000.00	\$42.00	\$18,900.00	\$30.00	\$13,500.00						
550B0050	STORM SEWERS, CLASS B, TYPE 1, 12"	FOOT	609	\$40.00	\$24,360.00	\$42.00	\$25,578.00	\$50.00	\$30,450.00	\$57.00	\$34,713.00						
550B0340	STORM SEWERS, CLASS B, TYPE 2, 12"	FOOT	229	\$40.00	\$9,160.00	\$45.00	\$10,305.00	\$50.00	\$11,450.00	\$78.00	\$17,862.00						
550B0700	STORM SEWERS, CLASS B, TYPE 3, 21"	FOOT	17	\$55.00	\$935.00	\$125.00	\$2,125.00	\$181.00	\$3,077.00	\$467.00	\$7,939.00						
56100500	PVC WATER MAIN 4"	FOOT	40	\$40.00	\$1,600.00	\$48.00	\$1,920.00	\$70.00	\$2,800.00	\$48.00	\$1,920.00						
56100700	PVC WATER MAIN 8"	FOOT	2,365	\$55.00	\$130,075.00	\$54.00	\$127,710.00	\$74.50	\$176,192.50	\$58.00	\$137,170.00						
56100900	PVC WATER MAIN 12"	FOOT	60	\$70.00	\$4,200.00	\$68.00	\$4,080.00	\$90.00	\$5,400.00	\$158.00	\$9,480.00						
56101000	PVC WATER MAIN 16"	FOOT	25	\$120.00	\$3,000.00	\$95.00	\$2,375.00	\$200.00	\$5,000.00	\$396.00	\$9,900.00						
56105000	WATER VALVES 8"	EACH	8	\$1,600.00	\$12,800.00	\$1,400.00	\$11,200.00	\$1,500.00	\$12,000.00	\$1,320.00	\$10,560.00						
Z0045002	PRESSURE CONNECTION 12" X 8"	EACH	1	\$5,500.00	\$5,500.00	\$4,200.00	\$4,200.00	\$6,500.00	\$6,500.00	\$7,300.00	\$7,300.00						
56105430	INSERT VALVE, 4"	EACH	2	\$4,500.00	\$9,000.00	\$5,800.00	\$11,600.00	\$1,000.00	\$2,000.00	\$6,600.00	\$13,200.00						
56105600	INSERT VALVE, 8"	EACH	3	\$6,500.00	\$19,500.00	\$7,600.00	\$22,800.00	\$1,600.00	\$4,800.00	\$8,300.00	\$24,900.00						
56105701	INSERT VALVE, 12"	EACH	4	\$9,500.00	\$38,000.00	\$10,500.00	\$42,000.00	\$2,000.00	\$8,000.00	\$11,200.00	\$44,800.00						
-	WATER SERVICE, NEAR SIDE, 1 1/2"	EACH	12	\$1,900.00	\$22,800.00	\$1,600.00	\$19,200.00	\$2,025.00	\$24,300.00	\$2,365.00	\$28,380.00						
-	WATER SERVICE, FAR SIDE, 1 1/2"	EACH	27	\$2,600.00	\$70,200.00	\$2,600.00	\$70,200.00	\$3,500.00	\$94,500.00	\$2,910.00	\$78,570.00						
-	WATER SERVICE, 1 1/2" (SPECIAL)	EACH	2	\$2,450.00	\$4,900.00	\$3,200.00	\$6,400.00	\$3,500.00	\$7,000.00	\$3,810.00	\$7,620.00						
56400500	FIRE HYDRANT TO BE REMOVED	EACH	4	\$800.00	\$3,200.00	\$800.00	\$3,200.00	\$600.00	\$2,400.00	\$700.00	\$2,800.00						
56400820	FIRE HYDRANT WITH AUXILIARY VALVE AND VALVE BOX	EACH	7	\$4,500.00	\$31,500.00	\$4,200.00	\$29,400.00	\$6,000.00	\$24,000.00	\$3,960.00	\$27,720.00						
60108100	PIPE UNDERDRAINS 6" (SPECIAL)	FOOT	150	\$30.00	\$4,500.00	\$26.00	\$3,900.00	\$20.00	\$3,000.00	\$16.00	\$2,400.00						
60200105	CATCH BASINS, TYPE A, 4"-DIAMETER, TYPE 1 FRAME, OPEN LID	EACH	2	\$2,500.00	\$5,000.00	\$2,250.00	\$4,500.00	\$1,800.00	\$3,600.00	\$3,000.00	\$6,000.00						
60200305	CATCH BASINS, TYPE A, 4"-DIAMETER, TYPE 3 FRAME AND GRATE	EACH	9	\$2,500.00	\$22,500.00	\$2,450.00	\$22,050.00	\$1,900.00	\$17,100.00	\$3,180.00	\$28,620.00						
60200310	CATCH BASINS, TYPE A, 4"-DIAMETER, TYPE 3V FRAME AND GRATE	EACH	27	\$2,500.00	\$67,500.00	\$2,450.00	\$66,150.00	\$1,900.00	\$51,300.00	\$3,320.00	\$89,640.00						

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 OWNER: VILLAGE OF HINSDALE  
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BID TABULATION											
ITEM NO.	PAY ITEM	UNIT	QUANTITY	ENGINEERS ESTIMATE		JOHN NERI CONSTRUCTION		M.Q. SEWER & WATER		MARTAM CONSTRUCTION	
				UNIT PRICE	TOTAL COST	UNIT PRICE	TOTAL COST	UNIT PRICE	TOTAL COST	UNIT PRICE	TOTAL COST
60207115	CATCH BASINS, TYPE C, TYPE 3V FRAME AND GRATE	EACH	3	\$2,000.00	\$6,000.00	\$1,600.00	\$4,800.00	\$1,300.00	\$3,900.00	\$1,320.00	\$3,960.00
60207605	CATCH BASINS, TYPE C, TYPE 8 GRATE	EACH	1	\$2,000.00	\$2,000.00	\$1,400.00	\$1,400.00	\$1,100.00	\$1,100.00	\$1,180.00	\$1,180.00
60218400	MANHOLES, TYPE A, 4-DIAMETER, TYPE 1 FRAME, CLOSED LID	EACH	11	\$2,800.00	\$30,800.00	\$2,350.00	\$25,850.00	\$2,200.00	\$24,200.00	\$3,200.00	\$35,200.00
60221000	MANHOLES, TYPE A, 5-DIAMETER, TYPE 1 FRAME, OPEN LID	EACH	1	\$3,200.00	\$3,200.00	\$3,400.00	\$3,400.00	\$6,700.00	\$6,700.00	\$10,100.00	\$10,100.00
60221100	MANHOLES, TYPE A, 5-DIAMETER, TYPE 1 FRAME, CLOSED LID	EACH	12	\$3,200.00	\$38,400.00	\$3,400.00	\$40,800.00	\$6,700.00	\$80,400.00	\$10,100.00	\$121,200.00
60223800	MANHOLES, TYPE A, 6-DIAMETER, TYPE 1 FRAME, CLOSED LID	EACH	4	\$5,000.00	\$20,000.00	\$5,800.00	\$23,200.00	\$9,880.00	\$39,520.00	\$15,100.00	\$60,400.00
X6020074	INLETS, TYPE A, TYPE 3 FRAME AND GRATE	EACH	6	\$1,500.00	\$9,000.00	\$1,200.00	\$7,200.00	\$1,200.00	\$7,200.00	\$1,150.00	\$6,900.00
60248700	VALVE VAULTS, TYPE A, 4-DIA., TYPE 1 FRAME, CLOSED LID	EACH	11	\$1,500.00	\$16,500.00	\$1,200.00	\$13,200.00	\$1,200.00	\$13,200.00	\$1,150.00	\$12,650.00
60248900	VALVE VAULTS, TYPE A, 5-DIA., TYPE 1 FRAME, CLOSED LID	EACH	9	\$2,500.00	\$22,500.00	\$1,800.00	\$16,200.00	\$1,800.00	\$16,200.00	\$2,950.00	\$26,550.00
60255500	MANHOLES TO BE ADJUSTED	EACH	4	\$3,200.00	\$12,800.00	\$2,100.00	\$8,400.00	\$2,200.00	\$8,800.00	\$3,100.00	\$12,400.00
60257900	MANHOLE TO BE RECONSTRUCTED	EACH	14	\$450.00	\$6,300.00	\$300.00	\$4,200.00	\$500.00	\$7,000.00	\$400.00	\$5,600.00
60260900	INLETS TO BE ADJUSTED WITH NEW TYPE 3 FRAME AND GRATE	EACH	2	\$1,200.00	\$2,400.00	\$1,400.00	\$2,800.00	\$1,000.00	\$2,000.00	\$1,600.00	\$3,200.00
60265700	VALVE VAULTS TO BE ADJUSTED	EACH	8	\$560.00	\$4,400.00	\$750.00	\$6,000.00	\$600.00	\$4,800.00	\$650.00	\$5,200.00
60266500	VALVE VAULTS TO BE REMOVED	EACH	9	\$450.00	\$4,050.00	\$300.00	\$2,700.00	\$300.00	\$2,700.00	\$400.00	\$3,600.00
60266600	VALVE BOXES TO BE ADJUSTED	EACH	6	\$500.00	\$3,000.00	\$300.00	\$1,800.00	\$100.00	\$600.00	\$250.00	\$1,500.00
60500040	REMOVING MANHOLES	EACH	2	\$200.00	\$400.00	\$200.00	\$400.00	\$500.00	\$1,000.00	\$150.00	\$300.00
60500050	REMOVING CATCH BASINS	EACH	27	\$450.00	\$12,150.00	\$350.00	\$9,450.00	\$1.00	\$27.00	\$300.00	\$8,100.00
60500060	REMOVING INLETS	EACH	16	\$360.00	\$5,600.00	\$350.00	\$5,600.00	\$1.00	\$16.00	\$250.00	\$4,000.00
60601005	CONCRETE CURB TYPE B, (SPECIAL)	EACH	10	\$160.00	\$1,500.00	\$50.00	\$500.00	\$1.00	\$10.00	\$100.00	\$1,000.00
60603800	COMBINATION CONCRETE CURB AND GUTTER, TYPE B-6,12	FOOT	300	\$15.00	\$4,500.00	\$15.50	\$4,650.00	\$20.00	\$6,000.00	\$16.00	\$4,800.00
66900205	SPECIAL WASTE DISPOSAL	FOOT	9,904	\$15.00	\$148,560.00	\$15.00	\$148,560.00	\$19.00	\$188,176.00	\$16.00	\$158,464.00
-	CCDD/ULST TESTING,MANAGEMENT, & COMPLIANCE	CU YD	500	\$65.00	\$32,500.00	\$75.00	\$37,500.00	\$75.00	\$37,500.00	\$90.00	\$45,000.00
-	CCDD MATERIALS MANAGEMENT ALLOWANCE	L SUM	1	\$10,000.00	\$10,000.00	\$15,000.00	\$15,000.00	\$25,000.00	\$25,000.00	\$18,000.00	\$18,000.00
67100100	MOBILIZATION	L SUM	1	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00
70103700	TRAFFIC CONTROL COMPLETE	L SUM	1	\$75,000.00	\$75,000.00	\$75,000.00	\$75,000.00	\$150,000.00	\$150,000.00	\$96,000.00	\$96,000.00
72000100	SIGN PANEL - TYPE 1	L SUM	1	\$60,000.00	\$60,000.00	\$38,500.00	\$38,500.00	\$25,000.00	\$25,000.00	\$120,000.00	\$120,000.00
72900100	METAL POST - TYPE A	SQ FT	182	\$25.00	\$4,550.00	\$18.00	\$3,276.00	\$17.50	\$3,185.00	\$28.00	\$5,096.00
78000600	THERMOPLASTIC PAVEMENT MARKING - LINE 12"	FOOT	341	\$10.00	\$3,410.00	\$10.00	\$3,410.00	\$10.00	\$3,410.00	\$15.00	\$5,115.00
78000650	THERMOPLASTIC PAVEMENT MARKING - LINE 24"	FOOT	1,200	\$2.50	\$3,000.00	\$4.50	\$5,400.00	\$3.50	\$4,200.00	\$2.70	\$3,240.00
78001130	PAINT PAVEMENT MARKING - LINE 6"	FOOT	252	\$5.00	\$1,260.00	\$9.00	\$2,268.00	\$7.00	\$1,764.00	\$5.20	\$1,310.40
78001150	PAINT PAVEMENT MARKING - LINE 12"	FOOT	50	\$3.00	\$150.00	\$5.00	\$250.00	\$2.00	\$100.00	\$3.00	\$150.00
78001180	PAINT PAVEMENT MARKING - LINE 24"	FOOT	50	\$4.00	\$200.00	\$7.00	\$350.00	\$4.00	\$200.00	\$5.00	\$250.00
X4230710	PORTLAND CEMENT CONCRETE DRIVEWAY PAVEMENT, 6 INCH, SPECIAL	FOOT	50	\$10.00	\$500.00	\$14.00	\$700.00	\$8.00	\$400.00	\$10.00	\$500.00
X0325846	ABANDON EXISTING UTILITY (INCLUDES SAN. SEWER)	SQ YD	25	\$150.00	\$3,750.00	\$140.00	\$3,500.00	\$125.00	\$3,125.00	\$128.00	\$3,200.00
X6022312	DROP MANHOLES, WITH TYPE 1 FRAME, CLOSED LID	L SUM	1	\$7,500.00	\$7,500.00	\$8,000.00	\$8,000.00	\$3,000.00	\$3,000.00	\$8,500.00	\$8,500.00
X6022810	MANHOLES, SANITARY	EACH	2	\$7,500.00	\$15,000.00	\$8,500.00	\$17,000.00	\$12,000.00	\$24,000.00	\$8,650.00	\$17,300.00
60226632	VALVE BOXES TO BE REMOVED	EACH	21	\$4,000.00	\$84,000.00	\$2,600.00	\$54,600.00	\$8,200.00	\$172,200.00	\$4,430.00	\$93,030.00
XX003803	RELAY SANITARY SERVICE, 6" PVC	EACH	1	\$200.00	\$200.00	\$150.00	\$150.00	\$500.00	\$500.00	\$125.00	\$125.00
XX004208	SANITARY LATERAL REPAIR, 6" PVC	FOOT	250	\$70.00	\$17,500.00	\$75.00	\$18,750.00	\$60.00	\$15,000.00	\$65.00	\$16,250.00
		FOOT	310	\$40.00	\$12,400.00	\$45.00	\$13,950.00	\$60.00	\$18,600.00	\$55.00	\$17,050.00

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BID TABULATION																	
ITEM NO.		PAY ITEM		QUANTITY		ENGINEERS ESTIMATE			JOHN NERI CONSTRUCTION			M.Q. SEWER & WATER			MARTAM CONSTRUCTION		
				UNIT		UNIT PRICE	TOTAL COST		UNIT PRICE	TOTAL COST		UNIT PRICE	TOTAL COST		UNIT PRICE	TOTAL COST	
XX006513		REPAIR/REPLACE FLAGSTONE LANDSCAPE WALL		SQ FT	250	\$30.00	\$7,500.00		\$25.00	\$6,250.00		\$45.00	\$11,250.00		\$18.00	\$4,500.00	
-		SEGMENTAL CONCRETE BLOCK WALL		SQ FT	450	\$50.00	\$22,500.00		\$48.00	\$21,600.00		\$30.00	\$13,500.00		\$36.00	\$16,200.00	
XX008406		SANITARY LATERAL ENCASEMENT		EACH	3	\$1,250.00	\$3,750.00		\$750.00	\$2,250.00		\$500.00	\$1,500.00		\$1,200.00	\$3,600.00	
XX008407		WATER SERVICE REPAIR, 1" TO 1.5"		FOOT	300	\$30.00	\$9,000.00		\$5.00	\$1,500.00		\$22.00	\$6,600.00		\$8.00	\$2,400.00	
20051500		REMOVING AND RESETTING STREET SIGNS		EACH	22	\$150.00	\$3,300.00		\$125.00	\$2,750.00		\$150.00	\$3,300.00		\$125.00	\$2,750.00	
Z0056000		RELAY SANITARY SEWER PVC SDR 26, 8"		FOOT	55	\$65.00	\$3,575.00		\$65.00	\$3,575.00		\$80.00	\$4,400.00		\$106.00	\$5,830.00	
20057000		RELAY SANITARY SEWER PVC SDR 26, 10"		FOOT	40	\$68.00	\$2,720.00		\$80.00	\$3,200.00		\$100.00	\$4,000.00		\$118.00	\$4,720.00	
20057100		RELAY SANITARY SEWER PVC SDR 26, 12"		FOOT	180	\$75.00	\$13,500.00		\$84.00	\$15,120.00		\$126.00	\$22,680.00		\$133.00	\$23,940.00	
20057200		RELAY SANITARY SEWER PVC SDR 26, 15"		FOOT	20	\$85.00	\$1,700.00		\$90.00	\$1,800.00		\$160.00	\$3,200.00		\$181.00	\$3,620.00	
20057500		RELAY SANITARY SEWER PVC SDR 26, 24"		FOOT	160	\$100.00	\$16,000.00		\$145.00	\$23,200.00		\$190.00	\$30,400.00		\$332.00	\$53,120.00	
TOTAL ESTIMATED COST OF CONSTRUCTION								\$3,376,079.00		\$3,414,571.00		\$3,739,093.25		\$3,947,143.83			

PROJECT: 2014 ROADWAY RECONSTRUCTION PROGRAM  
 OWNER: VILLAGE OF HINSDALE  
 JOB NO.: 1423  
 DATE: February 28, 2014

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BID TABULATION																
PAY ITEM				ENGINEERS ESTIMATE			PIRTANO CONSTRUCTION			J.S. RIEMER INC			UNIT PRICE COMPARISON			
ITEM NO.		UNIT	QUANTITY	UNIT PRICE	TOTAL COST	UNIT PRICE	TOTAL COST	UNIT PRICE	TOTAL COST	UNIT PRICE	TOTAL COST	LOW	HIGH	AVERAGE	WEIGHTED AVERAGE	
20101000	TREE PROTECTION FENCE	FOOT	7,600	\$3.00	\$22,800.00	\$6.00	\$45,600.00	\$3.50	\$26,600.00	\$2.00	\$15,200.00	\$2.00	\$6.00	\$3.50	\$3.17	
20101200	TREE ROOT PRUNING	EACH	152	\$100.00	\$15,200.00	\$60.00	\$9,120.00	\$100.00	\$15,200.00	\$60.00	\$9,120.00	\$60.00	\$135.00	\$93.00	\$90.00	
20200100	EARTH EXCAVATION	CU YD	7,200	\$30.00	\$216,000.00	\$33.00	\$237,600.00	\$45.00	\$324,000.00	\$25.00	\$180,000.00	\$25.00	\$45.00	\$33.70	\$32.83	
20201200	REMOVAL AND DISPOSAL OF UNSUITABLE MATERIAL	CU YD	1,085	\$30.00	\$32,550.00	\$28.00	\$30,380.00	\$42.00	\$45,570.00	\$28.00	\$32,550.00	\$28.00	\$42.00	\$33.50	\$32.50	
20700220	POROUS GRANULAR EMBANKMENT	CU YD	1,085	\$40.00	\$43,400.00	\$44.00	\$47,740.00	\$30.00	\$32,550.00	\$28.00	\$32,550.00	\$28.00	\$44.00	\$34.60	\$33.67	
20800150	TRENCH BACKFILL	CU YD	8,456	\$35.00	\$295,960.00	\$47.00	\$397,432.00	\$26.00	\$219,856.00	\$25.00	\$187,400.00	\$25.00	\$47.00	\$34.30	\$33.17	
21001000	GEOTECHNICAL FABRIC FOR SUBGRADE STABILIZATION	SQ YD	3,425	\$5.00	\$17,125.00	\$1.50	\$5,137.50	\$2.00	\$6,850.00	\$1.50	\$2,250.00	\$1.50	\$2.00	\$1.70	\$1.67	
X2130010	EXPLORATORY EXCAVATION	FOOT	40	\$400.00	\$16,000.00	\$250.00	\$10,000.00	\$250.00	\$10,000.00	\$250.00	\$10,000.00	\$75.00	\$250.00	\$250.00	\$250.00	
25100125	MULCH, METHOD 3	ACRE	1	\$4,000.00	\$4,000.00	\$7,100.00	\$7,100.00	\$13.00	\$13,016.00	\$7.00	\$7,100.00	\$7.00	\$13.00	\$10.50	\$10.83	
X2520700	SODDING, SPECIAL	SQ YD	10,232	\$10.00	\$102,320.00	\$110.00	\$1,102,320.00	\$15.00	\$152,320.00	\$10.00	\$102,320.00	\$10.00	\$110.00	\$31.80	\$13.00	
25200200	SUPPLEMENTAL WATERING	UNIT	155	\$10.00	\$1,550.00	\$9.00	\$1,395.00	\$10.00	\$1,550.00	\$10.00	\$1,550.00	\$2.00	\$10.00	\$6.00	\$6.00	
28000250	TEMPORARY EROSION CONTROL SEEDING	POUND	215	\$3.00	\$645.00	\$9.00	\$1,935.00	\$10.00	\$2,150.00	\$10.00	\$2,150.00	\$130.00	\$200.00	\$160.00	\$156.67	
28000510	INLET FILTERS	EACH	69	\$125.00	\$8,625.00	\$170.00	\$11,730.00	\$200.00	\$13,800.00	\$130.00	\$9,030.00	\$130.00	\$200.00	\$160.00	\$156.67	
31101810	SUBBASE GRANULAR MATERIAL, TYPE B 12"	SQ YD	16,250	\$10.00	\$162,500.00	\$13.00	\$211,250.00	\$15.00	\$243,750.00	\$12.50	\$203,125.00	\$12.50	\$15.00	\$13.20	\$12.83	
35300100	PORTLAND CEMENT CONCRETE BASE COURSE 6"	SQ YD	30	\$45.00	\$1,350.00	\$81.00	\$2,430.00	\$80.00	\$2,400.00	\$48.00	\$1,440.00	\$48.00	\$100.00	\$70.00	\$67.33	
-	CONCRETE EDGING, 12"	FOOT	30	\$30.00	\$900.00	\$21.00	\$630.00	\$50.00	\$1,500.00	\$18.00	\$504.00	\$18.00	\$50.00	\$37.00	\$39.00	
40200800	AGGREGATE SURFACE COURSE, TYPE B	TON	40	\$25.00	\$1,000.00	\$21.00	\$840.00	\$35.00	\$1,400.00	\$15.00	\$630.00	\$15.00	\$35.00	\$24.80	\$23.67	
40201000	AGGREGATE FOR TEMPORARY ACCESS	TON	570	\$20.00	\$11,400.00	\$12.00	\$6,840.00	\$17.00	\$9,690.00	\$6.00	\$3,420.00	\$6.00	\$18.00	\$13.60	\$14.67	
40600100	BITUMINOUS MATERIALS (PRIME COAT)	GALLON	1,875	\$0.25	\$468.75	\$0.10	\$187.50	\$2.00	\$3,750.00	\$0.10	\$187.50	\$0.10	\$3.00	\$1.77	\$1.92	
40600300	AGGREGATE (PRIME COAT)	TON	38	\$20.00	\$760.00	\$0.10	\$3.80	\$50.00	\$1,900.00	\$0.01	\$3.80	\$0.01	\$50.00	\$11.22	\$2.03	
40600635	LEVELING BINDER (MACHINE METHOD), N50	TON	25	\$100.00	\$2,500.00	\$80.00	\$2,000.00	\$110.00	\$2,750.00	\$75.00	\$1,875.00	\$75.00	\$121.00	\$99.60	\$100.67	
40600982	HOT-MIX ASPHALT SURFACE REMOVAL - BUTT JOINT	SQ YD	264	\$10.00	\$2,640.00	\$11.00	\$2,904.00	\$25.00	\$6,600.00	\$5.00	\$1,320.00	\$5.00	\$25.00	\$14.20	\$13.67	
40603080	HOT-MIX ASPHALT BINDER COURSE, IL-19.0, N50	TON	2,482	\$75.00	\$186,150.00	\$69.00	\$171,258.00	\$85.00	\$210,970.00	\$69.00	\$171,258.00	\$69.00	\$85.00	\$72.70	\$69.83	
40603335	HOT-MIX ASPHALT SURFACE COURSE, MIX "D", N50	TON	2,007	\$80.00	\$160,560.00	\$75.00	\$150,525.00	\$92.00	\$184,644.00	\$75.00	\$150,525.00	\$75.00	\$92.00	\$80.00	\$77.67	
42001300	PROTECTIVE COAT	SQ YD	4,762	\$1.00	\$4,762.00	\$1.00	\$4,762.00	\$1.50	\$7,143.00	\$0.25	\$1,190.50	\$0.25	\$1.50	\$0.95	\$1.00	
Z0004510	HOT-MIX ASPHALT DRIVEWAY PAVEMENT, 3"	SQ YD	251	\$35.00	\$8,785.00	\$60.00	\$15,060.00	\$50.00	\$12,550.00	\$38.00	\$9,638.00	\$38.00	\$60.00	\$48.20	\$47.67	
42300200	PORTLAND CEMENT CONCRETE DRIVEWAY PAVEMENT, 6 INCH	SQ YD	718	\$50.00	\$35,900.00	\$33.00	\$23,694.00	\$51.00	\$36,618.00	\$33.00	\$23,694.00	\$33.00	\$51.00	\$45.20	\$47.33	
42300400	PORTLAND CEMENT CONCRETE DRIVEWAY PAVEMENT, 8 INCH	SQ YD	119	\$55.00	\$6,545.00	\$37.00	\$4,403.00	\$58.00	\$6,902.00	\$37.00	\$4,403.00	\$37.00	\$58.00	\$51.40	\$54.00	
-	PAVER REMOVAL, SALVAGE, AND REPLACEMENT	SQ FT	3,549	\$12.00	\$42,588.00	\$29.00	\$102,921.00	\$17.00	\$60,333.00	\$9.00	\$32,445.00	\$9.00	\$29.00	\$17.70	\$16.83	
42400200	PORTLAND CEMENT CONCRETE SIDEWALK 5 INCH	SQ FT	15,460	\$5.00	\$77,300.00	\$4.00	\$61,840.00	\$7.00	\$108,220.00	\$4.00	\$61,840.00	\$4.00	\$7.00	\$5.15	\$4.92	
-	STAIR REPAIR / REPLACEMENT	EACH	15	\$400.00	\$6,000.00	\$1,400.00	\$21,000.00	\$3,000.00	\$45,000.00	\$350.00	\$5,250.00	\$350.00	\$3,900.00	\$1,800.00	\$1,583.33	
42400800	DETECTABLE WARNINGS	SQ FT	540	\$25.00	\$13,500.00	\$30.00	\$16,200.00	\$30.00	\$16,200.00	\$22.00	\$11,880.00	\$22.00	\$35.00	\$29.80	\$30.67	
44000100	PAVEMENT REMOVAL	SQ YD	14,608	\$10.00	\$146,080.00	\$5.00	\$73,040.00	\$8.00	\$116,864.00	\$5.00	\$73,040.00	\$5.00	\$8.00	\$6.50	\$6.50	
44000157	HOT-MIX ASPHALT SURFACE REMOVAL, 2"	SQ YD	3,969	\$6.50	\$25,798.50	\$3.00	\$11,907.00	\$5.00	\$19,845.00	\$3.00	\$11,907.00	\$3.00	\$6.00	\$4.59	\$4.65	
44000200	DRIVEWAY PAVEMENT REMOVAL	SQ YD	1,032	\$10.00	\$10,320.00	\$11.00	\$11,352.00	\$10.00	\$10,320.00	\$10.00	\$10,320.00	\$10.00	\$13.00	\$11.40	\$11.33	
44000500	COMBINATION CURB AND GUTTER REMOVAL	FOOT	9,861	\$3.75	\$36,978.75	\$5.00	\$49,305.00	\$4.00	\$39,444.00	\$4.00	\$39,444.00	\$3.00	\$5.00	\$4.10	\$4.17	
44000600	SIDEWALK REMOVAL	SQ FT	15,818	\$1.00	\$15,818.00	\$1.00	\$15,818.00	\$1.00	\$15,818.00	\$1.00	\$15,818.00	\$1.00	\$2.00	\$1.20	\$1.00	
44201713	CLASS D PATCHES, TYPE I, 6 INCH	SQ YD	70	\$80.00	\$5,600.00	\$90.00	\$6,300.00	\$100.00	\$7,000.00	\$55.00	\$3,850.00	\$55.00	\$100.00	\$75.00	\$73.33	
44201717	CLASS D PATCHES, TYPE II, 6 INCH	SQ YD	298	\$80.00	\$23,840.00	\$80.00	\$23,840.00	\$68.00	\$20,264.00	\$68.00	\$20,264.00	\$68.00	\$80.00	\$64.40	\$63.33	
44201721	CLASS D PATCHES, TYPE III, 6 INCH	SQ YD	270	\$80.00	\$21,600.00	\$70.00	\$18,900.00	\$71.00	\$19,170.00	\$50.00	\$15,750.00	\$50.00	\$71.00	\$62.00	\$63.00	

PROJECT: 2014 ROADWAY RECONSTRUCTION PROGRAM  
 OWNER: VILLAGE OF HINSDALE  
 JOB NO.: 1423  
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BID TABULATION				ENGINEERS ESTIMATE			PIRTANO CONSTRUCTION			J.S. RIEMER INC			UNIT PRICE COMPARISON			
ITEM NO.	PAY ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL COST	UNIT PRICE	TOTAL COST	UNIT PRICE	TOTAL COST	UNIT PRICE	TOTAL COST	LOW	HIGH	AVERAGE	WEIGHTED AVERAGE	
44201723	CLASS D PATCHES, TYPE IV, 6 INCH	SQ.YD.	210	\$80.00	\$16,800.00	\$80.00	\$16,800.00	\$60.00	\$12,600.00	\$70.00	\$14,700.00	\$48.00	\$70.00	\$58.80	\$58.67	
54248510	CONCRETE COLLAR	EACH	2	\$500.00	\$1,000.00	\$500.00	\$1,000.00	\$500.00	\$1,000.00	\$400.00	\$800.00	\$400.00	\$4,000.00	\$1,292.00	\$620.00	
X032916	PROPOSED STORM SEWER CONNECTION TO EXISTING STORM SEWER	EACH	1	\$1,000.00	\$1,000.00	\$8,500.00	\$8,500.00	\$3,500.00	\$3,500.00	\$10,000.00	\$10,000.00	\$900.00	\$10,000.00	\$4,900.00	\$4,566.67	
550A2320	STORM SEWERS, RUBBER GASKET, CLASS A, TYPE 1, 12"	FOOT	169	\$40.00	\$6,760.00	\$40.00	\$6,760.00	\$40.00	\$6,760.00	\$70.00	\$11,830.00	\$40.00	\$70.00	\$48.80	\$44.67	
550A2330	STORM SEWERS, RUBBER GASKET, CLASS A, TYPE 1, 15"	FOOT	143	\$45.00	\$6,435.00	\$42.00	\$6,006.00	\$42.00	\$6,006.00	\$80.00	\$11,440.00	\$42.00	\$80.00	\$53.00	\$47.67	
550A2340	STORM SEWERS, RUBBER GASKET, CLASS A, TYPE 1, 18"	FOOT	140	\$50.00	\$7,000.00	\$44.00	\$6,160.00	\$44.00	\$6,160.00	\$67.00	\$9,380.00	\$44.00	\$68.00	\$54.40	\$53.33	
550A2540	STORM SEWERS, RUBBER GASKET, CLASS A, TYPE 2, 18"	FOOT	35	\$50.00	\$1,750.00	\$44.00	\$1,540.00	\$44.00	\$1,540.00	\$72.00	\$2,520.00	\$44.00	\$72.00	\$57.40	\$57.00	
550A2550	STORM SEWERS, RUBBER GASKET, CLASS A, TYPE 2, 21"	FOOT	404	\$55.00	\$22,220.00	\$65.00	\$26,260.00	\$65.00	\$26,260.00	\$77.00	\$31,080.00	\$52.00	\$80.00	\$66.20	\$66.33	
550A2560	STORM SEWERS, RUBBER GASKET, CLASS A, TYPE 2, 24"	FOOT	568	\$65.00	\$36,920.00	\$69.00	\$39,192.00	\$69.00	\$39,192.00	\$72.00	\$40,896.00	\$58.00	\$135.00	\$78.40	\$66.33	
550A2580	STORM SEWERS, RUBBER GASKET, CLASS A, TYPE 2, 30"	FOOT	139	\$80.00	\$11,120.00	\$82.00	\$11,398.00	\$82.00	\$11,398.00	\$87.00	\$12,093.00	\$65.00	\$156.00	\$93.60	\$82.33	
550A2600	STORM SEWERS, RUBBER GASKET, CLASS A, TYPE 2, 36"	FOOT	339	\$90.00	\$30,510.00	\$114.00	\$38,646.00	\$114.00	\$38,646.00	\$102.00	\$34,578.00	\$78.00	\$176.00	\$112.20	\$102.33	
550A2760	STORM SEWERS, RUBBER GASKET, CLASS A, TYPE 3, 24"	FOOT	240	\$65.00	\$15,600.00	\$72.00	\$17,280.00	\$72.00	\$17,280.00	\$107.00	\$25,680.00	\$72.00	\$160.00	\$106.60	\$100.33	
550A2770	STORM SEWERS, RUBBER GASKET, CLASS A, TYPE 3, 27"	FOOT	488	\$70.00	\$34,160.00	\$76.00	\$37,088.00	\$76.00	\$37,088.00	\$112.00	\$54,656.00	\$76.00	\$192.00	\$120.80	\$112.00	
550A2780	STORM SEWERS, RUBBER GASKET, CLASS A, TYPE 3, 30"	FOOT	20	\$80.00	\$1,600.00	\$92.00	\$1,840.00	\$92.00	\$1,840.00	\$137.00	\$2,740.00	\$92.00	\$213.00	\$138.40	\$129.00	
550A2800	STORM SEWERS, RUBBER GASKET, CLASS A, TYPE 3, 36"	FOOT	168	\$90.00	\$15,120.00	\$95.00	\$15,960.00	\$95.00	\$15,960.00	\$152.00	\$25,536.00	\$95.00	\$194.00	\$142.40	\$141.00	
550A2970	STORM SEWERS,RUBBER GASKET, CLASS A, TYPE 4, 27"	FOOT	315	\$70.00	\$22,050.00	\$130.00	\$40,950.00	\$130.00	\$40,950.00	\$157.00	\$49,455.00	\$128.00	\$222.00	\$160.00	\$150.00	
550A4900	STORM SEWERS, CLASS A, TYPE 2 EQUIVALENT ROUND-SIZE 24"	FOOT	49	\$90.00	\$4,410.00	\$85.00	\$4,165.00	\$85.00	\$4,165.00	\$157.00	\$7,693.00	\$80.00	\$241.00	\$139.20	\$125.00	
550B0020	STORM SEWER SERVICE, CLASS B, TYPE 1, 6"	FOOT	870	\$40.00	\$34,800.00	\$35.00	\$30,450.00	\$35.00	\$30,450.00	\$42.00	\$36,540.00	\$26.00	\$42.00	\$34.80	\$35.33	
550B0030	STORM SEWER SERVICE, CLASS B, TYPE 1, 8"	FOOT	450	\$45.00	\$20,250.00	\$40.00	\$18,000.00	\$40.00	\$18,000.00	\$52.00	\$23,400.00	\$30.00	\$52.00	\$40.80	\$40.67	
550B0050	STORM SEWERS, CLASS B, TYPE 1, 12"	FOOT	609	\$40.00	\$24,360.00	\$56.00	\$34,104.00	\$56.00	\$34,104.00	\$62.00	\$37,758.00	\$42.00	\$62.00	\$53.40	\$54.33	
550B0340	STORM SEWERS, CLASS B, TYPE 2, 12"	FOOT	229	\$40.00	\$9,160.00	\$50.00	\$11,450.00	\$50.00	\$11,450.00	\$72.00	\$16,488.00	\$45.00	\$78.00	\$59.00	\$57.33	
550B0700	STORM SEWERS, CLASS B, TYPE 3, 21"	FOOT	17	\$55.00	\$935.00	\$135.00	\$2,295.00	\$135.00	\$2,295.00	\$107.00	\$1,819.00	\$107.00	\$467.00	\$203.00	\$147.00	
56100500	PVC WATER MAIN 4"	FOOT	40	\$40.00	\$1,600.00	\$48.00	\$1,920.00	\$48.00	\$1,920.00	\$137.00	\$5,480.00	\$48.00	\$137.00	\$70.20	\$55.33	
56100700	PVC WATER MAIN 6"	FOOT	2,365	\$55.00	\$130,075.00	\$73.00	\$172,845.00	\$73.00	\$172,845.00	\$72.00	\$170,280.00	\$54.00	\$74.50	\$66.30	\$67.67	
56100900	PVC WATER MAIN 12"	FOOT	60	\$70.00	\$4,200.00	\$300.00	\$18,000.00	\$300.00	\$18,000.00	\$87.00	\$5,220.00	\$68.00	\$300.00	\$140.60	\$111.67	
56101000	PVC WATER MAIN 16"	FOOT	25	\$120.00	\$3,000.00	\$500.00	\$12,500.00	\$500.00	\$12,500.00	\$187.00	\$4,675.00	\$95.00	\$500.00	\$275.60	\$261.00	
56105000	WATER VALVES 8"	EACH	8	\$1,600.00	\$12,800.00	\$1,200.00	\$9,600.00	\$1,200.00	\$9,600.00	\$5,000.00	\$40,000.00	\$1,200.00	\$5,000.00	\$2,084.00	\$1,406.67	
Z0045002	PRESSURE CONNECTION 12" X 8"	EACH	1	\$5,500.00	\$5,500.00	\$5,500.00	\$5,500.00	\$5,500.00	\$5,500.00	\$10,000.00	\$10,000.00	\$4,200.00	\$10,000.00	\$6,700.00	\$6,433.33	
56105430	INSERT VALVE, 4"	EACH	2	\$4,500.00	\$9,000.00	\$5,800.00	\$11,600.00	\$5,800.00	\$11,600.00	\$5,000.00	\$10,000.00	\$1,000.00	\$6,000.00	\$4,840.00	\$5,533.33	
56105600	INSERT VALVE, 8"	EACH	3	\$6,500.00	\$19,500.00	\$8,500.00	\$25,500.00	\$8,500.00	\$25,500.00	\$6,000.00	\$18,000.00	\$1,600.00	\$8,500.00	\$6,400.00	\$7,300.00	
56105701	INSERT VALVE, 12"	EACH	4	\$9,500.00	\$38,000.00	\$10,200.00	\$40,800.00	\$10,200.00	\$40,800.00	\$8,000.00	\$32,000.00	\$2,000.00	\$11,200.00	\$8,380.00	\$9,566.67	
-	WATER SERVICE, NEAR SIDE, 1 1/2"	EACH	12	\$1,900.00	\$22,800.00	\$2,370.00	\$28,440.00	\$2,370.00	\$28,440.00	\$4,500.00	\$54,000.00	\$1,600.00	\$4,500.00	\$2,572.00	\$2,253.33	
-	WATER SERVICE, FAR SIDE, 1 1/2"	EACH	27	\$2,600.00	\$70,200.00	\$3,310.00	\$89,370.00	\$3,310.00	\$89,370.00	\$3,500.00	\$94,500.00	\$2,600.00	\$3,500.00	\$3,164.00	\$3,240.00	
-	WATER SERVICE, 1 1/2" (SPECIAL)	EACH	2	\$2,450.00	\$4,900.00	\$4,900.00	\$9,800.00	\$4,900.00	\$9,800.00	\$5,000.00	\$10,000.00	\$3,200.00	\$5,000.00	\$4,082.00	\$4,070.00	
56400500	FIRE HYDRANT TO BE REMOVED	EACH	4	\$800.00	\$3,200.00	\$500.00	\$2,000.00	\$500.00	\$2,000.00	\$1,500.00	\$6,000.00	\$500.00	\$1,500.00	\$820.00	\$700.00	
56400820	FIRE HYDRANT WITH AUXILIARY VALVE AND VALVE BOX	EACH	7	\$4,500.00	\$31,500.00	\$5,700.00	\$39,900.00	\$5,700.00	\$39,900.00	\$5,000.00	\$35,000.00	\$3,960.00	\$6,000.00	\$4,972.00	\$4,966.67	
60108100	PIPE UNDERDRAINS 6" (SPECIAL)	EACH	4	\$300.00	\$1,200.00	\$450.00	\$1,800.00	\$450.00	\$1,800.00	\$70.00	\$2,800.00	\$16.00	\$70.00	\$35.40	\$30.33	
60200105	CATCH BASINS, TYPE A, 4"-DIAMETER, TYPE 1 FRAME, OPEN LID	FOOT	150	\$30.00	\$4,500.00	\$23,000.00	\$3,450.00	\$23,000.00	\$3,450.00	\$3,500.00	\$10,500.00	\$1,800.00	\$3,500.00	\$2,570.00	\$2,516.67	
60200305	CATCH BASINS, TYPE A, 4"-DIAMETER, TYPE 3 FRAME AND GRATE	EACH	2	\$2,500.00	\$5,000.00	\$2,300.00	\$4,600.00	\$2,300.00	\$4,600.00	\$3,500.00	\$7,000.00	\$1,900.00	\$4,000.00	\$2,806.00	\$2,710.00	
60200310	CATCH BASINS, TYPE A, 4"-DIAMETER, TYPE 3V FRAME AND GRATE	EACH	9	\$2,500.00	\$22,500.00	\$2,500.00	\$22,500.00	\$2,500.00	\$22,500.00	\$4,000.00	\$36,000.00	\$1,900.00	\$4,000.00	\$2,806.00	\$2,710.00	
60200310	CATCH BASINS, TYPE A, 4"-DIAMETER, TYPE 3V FRAME AND GRATE	EACH	27	\$2,500.00	\$67,500.00	\$2,500.00	\$67,500.00	\$2,500.00	\$67,500.00	\$4,500.00	\$121,500.00	\$1,900.00	\$4,500.00	\$2,934.00	\$2,756.67	

PROJECT: 2014 ROADWAY RECONSTRUCTION PROGRAM  
 OWNER: VILLAGE OF HINSDALE  
 JOB NO.: 1423  
 DATE: February 28, 2014

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BID TABULATION																
PAY ITEM			ENGINEERS ESTIMATE				PIRTANO CONSTRUCTION			J.S. RIEMER INC			UNIT PRICE COMPARISON			
ITEM NO.	UNIT	QUANTITY	UNIT PRICE	TOTAL COST	UNIT PRICE	TOTAL COST	UNIT PRICE	TOTAL COST	UNIT PRICE	TOTAL COST	LOW	HIGH	AVERAGE	WEIGHTED AVERAGE		
60207115	CATCH BASINS, TYPE C, TYPE 3V FRAME AND GRATE	EACH	3	\$2,000.00	\$6,000.00	\$2,000.00	\$6,000.00	\$5,000.00	\$15,000.00	\$1,300.00	\$5,000.00	\$2,244.00	\$1,640.00			
60207605	CATCH BASINS, TYPE C, TYPE 8 GRATE	EACH	1	\$2,000.00	\$2,000.00	\$1,800.00	\$1,800.00	\$5,000.00	\$5,000.00	\$1,100.00	\$5,000.00	\$2,096.00	\$1,460.00			
60218400	MANHOLES, TYPE A, 4'-DIAMETER, TYPE 1 FRAME, CLOSED LID	EACH	11	\$2,800.00	\$30,800.00	\$2,700.00	\$29,700.00	\$4,500.00	\$49,500.00	\$2,200.00	\$4,500.00	\$2,790.00	\$2,750.00			
60221000	MANHOLES, TYPE A, 5'-DIAMETER, TYPE 1 FRAME, OPEN LID	EACH	1	\$3,200.00	\$3,200.00	\$5,500.00	\$5,500.00	\$5,500.00	\$5,500.00	\$3,400.00	\$10,100.00	\$6,240.00	\$5,900.00			
60221100	MANHOLES, TYPE A, 5'-DIAMETER, TYPE 1 FRAME, CLOSED LID	EACH	12	\$3,200.00	\$38,400.00	\$5,500.00	\$66,000.00	\$5,500.00	\$66,000.00	\$3,400.00	\$10,100.00	\$6,240.00	\$5,900.00			
602223800	MANHOLES, TYPE A, 6'-DIAMETER, TYPE 1 FRAME, CLOSED LID	EACH	4	\$5,000.00	\$20,000.00	\$8,500.00	\$34,000.00	\$6,300.00	\$25,200.00	\$5,800.00	\$15,100.00	\$9,116.00	\$8,226.67			
60235700	INLETS, TYPE A, TYPE 3 FRAME AND GRATE	EACH	6	\$1,500.00	\$9,000.00	\$1,600.00	\$9,600.00	\$2,100.00	\$12,600.00	\$1,150.00	\$2,100.00	\$1,450.00	\$1,333.33			
X6020074	INLETS, TYPE A, TYPE 3V FRAME AND GRATE	EACH	11	\$1,500.00	\$16,500.00	\$1,600.00	\$17,600.00	\$2,200.00	\$24,200.00	\$1,150.00	\$2,200.00	\$1,470.00	\$1,333.33			
60248700	VALVE VAULTS, TYPE A, 4'-DIA., TYPE 1 FRAME, CLOSED LID	EACH	9	\$2,500.00	\$22,500.00	\$2,500.00	\$22,500.00	\$5,000.00	\$45,000.00	\$1,800.00	\$5,000.00	\$2,810.00	\$2,416.67			
60248900	VALVE VAULTS, TYPE A, 5'-DIA., TYPE 1 FRAME, CLOSED LID	EACH	4	\$3,200.00	\$12,800.00	\$3,000.00	\$12,000.00	\$5,500.00	\$22,000.00	\$2,100.00	\$5,500.00	\$3,180.00	\$2,766.67			
60255500	MANHOLES TO BE ADJUSTED	EACH	14	\$450.00	\$6,300.00	\$600.00	\$8,400.00	\$1,800.00	\$25,200.00	\$300.00	\$1,800.00	\$720.00	\$500.00			
60257900	MANHOLE TO BE RECONSTRUCTED	EACH	2	\$1,200.00	\$2,400.00	\$900.00	\$1,800.00	\$6,000.00	\$12,000.00	\$900.00	\$6,000.00	\$2,180.00	\$1,333.33			
60260500	INLETS TO BE ADJUSTED WITH NEW TYPE 3 FRAME AND GRATE	EACH	8	\$550.00	\$4,400.00	\$800.00	\$6,400.00	\$1,300.00	\$10,400.00	\$600.00	\$1,300.00	\$820.00	\$733.33			
60265700	VALVE VAULTS TO BE ADJUSTED	EACH	9	\$450.00	\$4,050.00	\$500.00	\$4,500.00	\$1,300.00	\$11,700.00	\$300.00	\$1,300.00	\$560.00	\$400.00			
60266500	VALVE VAULTS TO BE REMOVED	EACH	6	\$500.00	\$3,000.00	\$1,000.00	\$6,000.00	\$1,300.00	\$7,800.00	\$100.00	\$1,300.00	\$590.00	\$516.67			
60266600	VALVE BOXES TO BE ADJUSTED	EACH	2	\$200.00	\$400.00	\$200.00	\$400.00	\$600.00	\$1,200.00	\$150.00	\$600.00	\$330.00	\$300.00			
60500040	REMOVING MANHOLES	EACH	27	\$450.00	\$12,150.00	\$500.00	\$13,500.00	\$4,500.00	\$121,500.00	\$1.00	\$4,500.00	\$1,130.20	\$383.33			
60500050	REMOVING CATCH BASINS	EACH	16	\$350.00	\$5,600.00	\$500.00	\$8,000.00	\$2,500.00	\$40,000.00	\$1.00	\$2,500.00	\$720.20	\$366.67			
60500060	REMOVING INLETS	EACH	10	\$150.00	\$1,500.00	\$500.00	\$5,000.00	\$900.00	\$9,000.00	\$1.00	\$900.00	\$310.20	\$216.67			
60601005	CONCRETE CURB TYPE B, (SPECIAL)	FOOT	300	\$15.00	\$4,500.00	\$14.00	\$4,200.00	\$35.00	\$10,500.00	\$14.00	\$35.00	\$20.10	\$17.17			
60603800	COMBINATION CONCRETE CURB AND GUTTER, TYPE B-6.12	FOOT	9,904	\$15.00	\$148,560.00	\$14.00	\$138,656.00	\$18.00	\$178,272.00	\$14.00	\$19.00	\$16.40	\$16.33			
66900205	SPECIAL WASTE DISPOSAL	CUYD	500	\$65.00	\$32,500.00	\$80.00	\$40,000.00	\$80.00	\$40,000.00	\$75.00	\$90.00	\$80.00	\$78.33			
-	CCDD/LUST TESTING,MANAGEMENT, & COMPLIANCE	L SUM	1	\$10,000.00	\$10,000.00	\$8,500.00	\$8,500.00	\$30,000.00	\$30,000.00	\$8,500.00	\$30,000.00	\$19,300.00	\$19,333.33			
67100100	MOBILIZATION	L SUM	1	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00			
70103700	TRAFFIC CONTROL COMPLETE	L SUM	1	\$75,000.00	\$75,000.00	\$108,225.20	\$108,225.20	\$140,000.00	\$140,000.00	\$75,000.00	\$150,000.00	\$114,741.73	\$114,741.73			
72000100	SIGN PANEL - TYPE 1	L SUM	1	\$60,000.00	\$60,000.00	\$14,000.00	\$14,000.00	\$35,000.00	\$35,000.00	\$14,000.00	\$20,000.00	\$46,500.00	\$32,833.33			
72900100	METAL POST - TYPE A	SQ FT	182	\$25.00	\$4,550.00	\$20.00	\$3,640.00	\$10.00	\$1,820.00	\$10.00	\$28.00	\$18.70	\$18.50			
78000600	THERMOPLASTIC PAVEMENT MARKING - LINE 12"	FOOT	341	\$10.00	\$3,410.00	\$17.00	\$5,797.00	\$13.00	\$4,433.00	\$10.00	\$17.00	\$13.00	\$12.67			
78000650	THERMOPLASTIC PAVEMENT MARKING - LINE 24"	FOOT	1,200	\$2.50	\$3,000.00	\$3.00	\$3,600.00	\$6.00	\$7,200.00	\$2.70	\$6.00	\$3.94	\$3.67			
78001130	PAINT PAVEMENT MARKING - LINE 6"	FOOT	252	\$5.00	\$1,260.00	\$6.00	\$1,512.00	\$20.00	\$5,040.00	\$5.20	\$20.00	\$9.44	\$7.33			
78001150	PAINT PAVEMENT MARKING - LINE 6"	FOOT	50	\$3.00	\$150.00	\$3.00	\$150.00	\$20.00	\$1,000.00	\$2.00	\$20.00	\$6.60	\$3.67			
78001180	PAINT PAVEMENT MARKING - LINE 12"	FOOT	50	\$4.00	\$200.00	\$5.00	\$250.00	\$25.00	\$1,250.00	\$4.00	\$25.00	\$9.20	\$5.67			
78001180	PAINT PAVEMENT MARKING - LINE 24"	FOOT	50	\$10.00	\$500.00	\$9.00	\$450.00	\$30.00	\$1,500.00	\$8.00	\$30.00	\$14.20	\$11.00			
X4230710	PORTLAND CEMENT CONCRETE DRIVEWAY PAVEMENT, 6 INCH, SPECIAL	SQ YD	25	\$150.00	\$3,750.00	\$120.00	\$3,000.00	\$110.00	\$2,750.00	\$110.00	\$140.00	\$124.60	\$124.33			
X0325846	ABANDON EXISTING UTILITY (INCLUDES SAN, SEWER)	L SUM	1	\$7,500.00	\$7,500.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$3,000.00	\$25,000.00	\$13,900.00	\$13,833.33			
X6022312	DROP MANHOLES, WITH TYPE 1 FRAME, CLOSED LID	EACH	2	\$7,500.00	\$15,000.00	\$10,000.00	\$20,000.00	\$12,000.00	\$24,000.00	\$8,500.00	\$12,000.00	\$10,230.00	\$10,216.67			
X6022810	MANHOLES, SANITARY	EACH	21	\$4,000.00	\$84,000.00	\$10,000.00	\$210,000.00	\$6,000.00	\$126,000.00	\$2,600.00	\$10,000.00	\$6,246.00	\$6,210.00			
X6026632	VALVE BOXES TO BE REMOVED	EACH	1	\$200.00	\$200.00	\$400.00	\$400.00	\$800.00	\$800.00	\$125.00	\$800.00	\$395.00	\$350.00			
XX003803	RELAY SANITARY SERVICE, 6" PVC	FOOT	250	\$70.00	\$17,500.00	\$110.00	\$27,500.00	\$80.00	\$20,000.00	\$80.00	\$110.00	\$78.00	\$73.33			
XX004208	SANITARY LATERAL REPAIR, 6" PVC	FOOT	310	\$40.00	\$12,400.00	\$49.00	\$15,190.00	\$90.00	\$27,900.00	\$45.00	\$90.00	\$59.80	\$54.67			

## BID TABULATION

[illegible]

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ALTERNATE #2 - SANITARY SEWER CIPP LINING									
ITEM NO.	PAY ITEM	UNIT	QUANTITY	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST
XX006891	CIPP LINER FOR SANITARY SEWER MAIN 8"	FOOT	230	\$45.00	\$10,350.00	\$	36.00	\$	8,280.00
XX006892	CIPP LINER FOR SANITARY SEWER MAIN 10"	FOOT	385	\$50.00	\$19,250.00	\$	34.00	\$	13,090.00
XX006893	CIPP LINER FOR SANITARY SEWER MAIN 12"	FOOT	1,720	\$60.00	\$103,200.00	\$	39.00	\$	67,080.00
XX008363	CIPP LINER FOR SANITARY SEWER MAIN 24"	FOOT	425	\$70.00	\$29,750.00	\$	95.00	\$	40,375.00
TOTAL ESTIMATED COST OF CONSTRUCTION					\$162,550.00				
					\$128,825.00				
					\$153,146.50				
					\$430,955.00				

PROJECT: 2014 ROADWAY RECONSTRUCTION PROGRAM  
 OWNER: VILLAGE OF HINSDALE  
 JOB NO.: 1423  
 DATE: February 28, 2014

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BID TABULATION													
ITEM NO.	PAY ITEM	UNIT	QUANTITY	ENGINEERS ESTIMATE		PIRTANO CONSTRUCTION		J.S. RIEMER INC		UNIT PRICE COMPARISON			
				UNIT PRICE	TOTAL COST	UNIT PRICE	TOTAL COST	UNIT PRICE	TOTAL COST	LOW	HIGH	AVERAGE	WEIGHTED AVERAGE
ALTERNATE #1 - STORM SEWER TO BE AUGURED & JACKED													
ITEM NO.	PAY ITEM	UNIT	QUANTITY	TOTAL COST		TOTAL COST		TOTAL COST					
				UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST				
-	STEEL CASING PIPE, AUGURED AND JACKED, 24"	FOOT	185	\$700.00	\$129,500.00	\$ 375.00	\$ 69,375.00	\$ 365.00	\$ 67,525.00	\$365.00	\$465.00	\$400.00	\$390.00
602D0805	CATCH BASINS, TYPE A, 4-DIAMETER, TYPE 8 GRATE	EACH	1	\$2,500.00	\$2,500.00	\$ 2,200.00	\$ 2,200.00	\$ 5,000.00	\$ 5,000.00	\$2,200.00	\$5,000.00	\$3,680.00	\$3,700.00
550B0380	STORM SEWERS, CLASS B, TYPE 2, 18"	FOOT	170	\$50.00	\$8,500.00	\$ 66.00	\$ 11,220.00	\$ 90.00	\$ 15,300.00	\$66.00	\$175.00	\$99.60	\$85.67
TOTAL ESTIMATED COST OF CONSTRUCTION					\$140,500.00		\$82,795.00		\$87,825.00				

7e.

DATE: March 10, 2014

**REQUEST FOR BOARD ACTION**

<b>AGENDA</b>	<b>ORIGINATING</b> Community
<b>SECTION NUMBER</b> EPS Consent Agenda	<b>DEPARTMENT</b> Development
<b>ITEM</b> Engineering Services for Construction Observation of the Woodlands Phase 2 Project	<b>APPROVAL</b> Daniel M. Deeter Village Engineer

In February 2013 the Board of Trustees approved HR Green, Inc. to design the Woodlands Phase 2 Project. This project includes infrastructure improvements for the Woodlands neighborhood between Woodlands Avenue. and 55<sup>th</sup> Street. The original Request for Proposals was sent to three engineering consultants – HR Green, J.J. Benes & Associates, and Rempe-Sharpe & Associates. A summary of the two proposals received is attached. All engineering consultants have demonstrated satisfactory performance, qualifications and have met the requirements of the RFP.


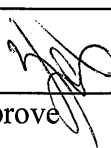
It has been the Village staff's preference to maintain the same consultant throughout the project (through design and construction) when possible. Considering their satisfactory performance during the design process, staff recommends using HR Green, Inc. for the construction observation portion of the Woodlands Phase 2 Project. HR Green will honor their construction observation services cost presented in their January 21, 2013 proposal. The project costs are summarized below:

	Budget	Proposals
Construction (2014)	\$3,862,649	\$3,118,004.75
Design Engineering (2013)	\$ 123,012	\$ 123,012.00
Construction Observ. (2014)	<u>\$ 340,451</u>	<u>\$ 179,360.00</u>
Total Budget	\$4,326,112	\$3,420,376.75
Remaining from budget*:		\$ 905,735.25

\*Any approved change orders during construction will be addressed using these remaining, budgeted funds.

Should the Committee concur with this recommendation, the following motion would be appropriate:

**Motion: To Award the Engineering Services for Construction Observation of the Woodlands Phase 2 Project to HR Green, Inc. in the Amount Not to Exceed \$179,360.00.**

<b>APPROVAL</b> 	<b>APPROVAL</b>	<b>APPROVAL</b>	<b>APPROVAL</b>	<b>MANAGER'S APPROVAL</b> 
<b>COMMITTEE ACTION:</b> At the Marchh 10 <sup>th</sup> EPS meeting, the Committee unanimously moved to approve the above motion.				
<b>BOARD ACTION:</b>				

**Engineering Proposals**  
**2014 Woodlands Phase 2 Project**  
**Hinsdale, IL**  
**02/11/13 Request for Board Action**

RFP notice sent 12/17/12  
Proposals Due: 01/21/13

	HR Green	Rempe-Sharpe
Topographic Survey	\$ 4,950.00	\$ 12,870.00
Stormwater Analysis & Permitting	\$ 18,676.00	\$ 23,332.00
Design, Construction & Bid Document Prep	\$ 77,407.00	\$ 158,927.00
Soil Borings (8 each)	\$ 6,500.00	\$ 5,000.00
Televising Sewer (1,550 LF)	\$ 2,910.00	\$ 6,981.00
Cost Estimates	\$ 2,064.00	\$ 5,776.00
Meetings	\$ 10,505.00	
<u>Design Total</u>	<u>\$ 123,012.00</u>	<u>\$ 212,886.00</u>
Construction Observation	\$ 140,488.00	\$ 199,632.50
Construction Staking	\$ 22,650.00	\$ 40,950.00
Material Testing	\$ 2,000.00	\$ 5,000.00
Meetings		\$ 8,882.50
Record Drawings	\$ 14,222.00	\$ 7,480.00
<u>Construction Observation Total</u>	<u>\$ 179,360.00</u>	<u>\$ 261,945.00</u>
Total Cost	\$ 302,372.00	\$ 474,831.00

76

DATE: March 10, 2014

**REQUEST FOR BOARD ACTION**

<b>AGENDA</b>		<b>ORIGINATING</b>		
<b>SECTION NUMBER</b>	Board of Trustees Item	<b>DEPARTMENT</b> Community Development		
<b>ITEM</b>	Woodlands Phase 2 Construction Project Woodland Avenue, Cleveland Road, Taft Road And Harding Road	<b>APPROVAL</b> Daniel M. Deeter Village Engineer		

On February 28, 2014, four bids were received for the Woodlands Phase 2 Construction Project. The design consultant, HR Green, Inc. has reviewed the bids and has verified that the lowest, responsible bidder is John Neri Construction Company, Inc. Staff recommends that John Neri Construction Company, Inc. construct the Woodlands Phase 2 Construction Project for a total bid of \$3,118,004.75. The construction budget for this project is \$3,862,649.

A bid summary is attached. The bids are based upon estimated quantities. Final pay outs will be dependent upon actual work done.

The project includes road reconstruction, sanitary and storm sewer renovation or construction, and water main replacement. Roads to be improved include:

Woodland Avenue	County Line Road to Taft Road
Taft Road	Woodland Avenue to 55 <sup>th</sup> Street
Cleveland Road	Woodland Avenue to south end
Harding Road	Woodland Avenue to Taft Road

The following motion is presented for the Board of Trustees' consideration:

**Motion: To Award the Woodlands Phase 2 Construction Project to John Neri Construction Company, Inc. in the Amount Not To Exceed \$3,118,004.75.**

<b>APPROVAL</b>	<b>APPROVAL</b>	<b>APPROVAL</b>	<b>APPROVAL</b>	<b>MANAGER'S APPROVAL</b>
<b>COMMITTEE ACTION:</b> At the March 10 <sup>th</sup> EPS meeting, the Committee unanimously moved to approve the above motion.				



February 28, 2014

Mr. Daniel M. Deeter, P.E.  
Village of Hinsdale  
19 East Chicago Avenue  
Hinsdale, IL 60521-3489

Re: Infrastructure Improvements for the Woodlands –Phase II  
HR Green No.: 87110383

Dear Mr. Deeter:

Attached please find the tabulation sheet for the bids accepted on May 31, 2012 for Infrastructure Improvements for the Woodlands – Phase II. We have verified that John Neri Construction Company, Inc. is the qualified low bidder and we recommend the Village accept their bid of **\$3,118,004.75.**

If you have any questions or need additional information please call me at 815-462-9324 or on my direct line at 815-320-7125.

Sincerely,

A handwritten signature in black ink, appearing to read 'T. Scott Creech', written over a horizontal line.

T. Scott Creech, P.E.  
Senior Project Manager

TSC/vp

\\hrgnl\data\87110383\Design\Bid\ltr-022814-Low\_bid\_recommendation.doc

HRGreen.com

Phone 815.462.9324 Fax 815.462.9328 Toll Free 800.728.7805  
323 Alana Drive, New Lenox, Illinois 60451



Bld Date: February 28, 2014  
HR Green Project No: 87110383

Total Bid with Bid Alternate -AS BID

### Correction on Bid Tabulation

79.

DATE: February 20, 2014

REQUEST FOR BOARD ACTION

AGENDA	ORIGINATING Community
SECTION NUMBER EPS Committee	DEPARTMENT Development
ITEM 50/50 SIDEWALK PROGRAM	APPROVAL Dan Deeter Village Engineer

Attached is a resolution appropriating the budgeted \$85,000 for the Annual 50/50 Sidewalk Program for the repair of existing walks. Notices to the residents will be mailed in March 2014 with a response date of 04/16/14. We anticipate contract bid opening in mid-May. Sidewalk replacement will then begin mid-June and will be completed by late July 2014.

**Motion:** To Approve A Resolution for Maintenance of Streets and Highways by Municipalities under the Illinois Highway Code.

STAFF APPROVALS

APPROVAL 	APPROVAL	APPROVAL	APPROVAL	MANAGER'S APPROVAL 
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**COMMITTEE ACTION:** At the March 10<sup>th</sup> EPS meeting, the Committee unanimously moved to approve the above motion.

**BOARD ACTION:**



**Illinois Department  
of Transportation**

**Resolution for Maintenance of  
Streets and Highways by Municipality  
Under the Illinois Highway Code**

BE IT RESOLVED, by the President and Board of Trustees of the  
(Council or President and Board of Trustees)  
Village Hinsdale of Hinsdale, Illinois, that there is hereby  
(City, Town or Village) (Name)  
appropriated the sum of \$85,000.00 of Motor Fuel Tax funds for the purpose of maintaining  
streets and highways under the applicable provisions of the Illinois Highway Code from January 1, 2014  
(Date)  
to December 31, 2014  
(Date)

BE IT FURTHER RESOLVED, that only those streets, highways, and operations as listed and described on the approved Municipal Estimate of Maintenance Costs, including supplemental or revised estimates approved in connection with this resolution, are eligible for maintenance with Motor Fuel Tax funds during the period as specified above.

BE IT FURTHER RESOLVED, that the Clerk shall, as soon as practicable after the close of the period as given above, submit to the Department of Transportation, on forms furnished by said Department, a certified statement showing expenditures from and balances remaining in the account(s) for this period; and

BE IT FURTHER RESOLVED, that the Clerk shall immediately transmit two certified copies of this resolution to the district office of the Department of Transportation, at District 1, Schaumburg, Illinois.

I, Christine Bruton Clerk in and for the Village  
(City, Town or Village)  
of Hinsdale, County of Cook & Du Page

hereby certify the foregoing to be a true, perfect and complete copy of a resolution adopted by

the President and Board of Trustees at a meeting on \_\_\_\_\_  
(Council or President and Board of Trustees) Date

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_

(SEAL)

\_\_\_\_\_  
Village Clerk  
(City, Town or Village)

<p align="center"><b>Approved</b></p> <p align="center">_____ Regional Engineer Department of Transportation</p> <p align="center">_____ Date</p>
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**REQUEST FOR BOARD ACTION****AGENDA** EPS Agenda  
**SECTION NUMBER****ORIGINATING**  
**DEPARTMENT PUBLIC SERVICES****ITEM** Custodial Services Contract #1553**APPROVAL**

Public Services and Police Department FY 2013-14 operations and maintenance accounts include \$64,688 funding to complete custodial services within the following buildings: Village Hall, Police Department, Public Services, Water Plant, Brush Hill Station, and Highland Station. The current contract in the amount of \$45,180 per year expires on March 31, 2014. Staff solicited 10 vendors for request for proposals and received 3 bids for this service on March 6, 2014. A bid comparison is attached. The low bidder was All Cleaners Inc. with a 2 year bid price of:

YEAR 1 \$64,392

YEAR 2 \$64,392

TWO YEAR TOTAL CONTRACT PRICE \$128,784

All Cleaners Inc. has not worked previously in the Village. Staff has checked their references which have been favorable and award is recommended. Due to the \$19,212 increase in costs for this service from the previous contract, the FY 2014-15 budget will be adjusted to reflect pricing changes with the proposed pricing.

Public Services staff would like to recommend to Committee award of bid #1553 for custodial services year 1 (4/1/14-3/31/15) to All Cleaners Inc. in the bid amount of \$64,392 and if Committee concurs the following motion would be appropriate:

**MOTION:** To approve the award of bid #1553 for custodial services year 1 to All Cleaners Inc. in the amount of \$64,392.

**STAFF APPROVALS**

APPROVAL 	APPROVAL	APPROVAL	APPROVAL	MANAGER'S APPROVAL 
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**COMMITTEE ACTION:**

At the March 10<sup>th</sup> EPS meeting, the Committee unanimously moved to approve the above motion.



**BOARD ACTION:**

**BID 1553 CUSTODIAL SERVICES**

BID 1553 CUSTODIAL SERVICES		All Cleaners 632 Executive Drive Willowbrook 60527		Danmar 3029 Edgewood Pkwy Woodridge, IL 60517		Home Pride Services 5120 Belmont Rd, St V Downers Grove 60515	
		Bid Bond		Cashiers check			
		Monthly Amount	\$/Year	Monthly Amount	\$/Year	Letter received stating daily schedule does not allow them to service all buildings	
CONTRACT 1A							
VILLAGE HALL/MEMORIAL BLDG		1,351.00	16,212.00	1,760.00	21,120.00		
POLICE DEPT		1,530.00	18,360.00	1,880.00	22,560.00		
WATER PLANT		540.00	6,480.00	440.00	5,280.00		
PUBLIC WORKS		1,345.00	16,140.00	1,100.00	13,200.00		
BRUSH HILL STATION		315.00	3,780.00	880.00	10,560.00		
HIGHLAND STATION		285.00	3,420.00	220.00	2,640.00		
TOTAL COST FOR ONE YEAR (4/1/14 - 3/31/15)		5,366.00	64,392.00	6,280.00	75,360.00		
CONTRACT 2B							
VILLAGE HALL/MEMORIAL BLDG		1,351.00	16,212.00	1,760.00	21,120.00		
POLICE DEPT		1,530.00	18,360.00	1,880.00	22,560.00		
WATER PLANT		540.00	6,480.00	440.00	5,280.00		
PUBLIC WORKS		1,345.00	16,140.00	1,100.00	13,200.00		
BRUSH HILL STATION		315.00	3,780.00	880.00	10,560.00		
HIGHLAND STATION		285.00	3,420.00	220.00	2,640.00		
TOTAL COST FOR ONE YEAR (4/1/14 - 3/31/15)		5,366.00	64,392.00	6,280.00	75,360.00		
GRAND TOTAL FOR TWO YEARS (4/1/14 - 3/31/16)			\$128,784.00		\$150,720.00		

DATE March 14, 2014

8a

<b>AGENDA SECTION</b>		<b>ORIGINATING DEPARTMENT</b>		
ACA		Finance		
<b>ITEM</b>		<b>APPROVED</b>		
Accounts Payable		Darrell Langlois  Assistant Village Manager/Director of Finance		
<p>At the meeting of March 18, 2014 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 March 01, 2014 through March 14, 2014 in the aggregate amount of <u>\$1,145,369.51</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>APPROVAL</b>	<b>MANAGER'S APPROVAL</b>
<p><b>COMMITTEE ACTION:</b></p> 				
<p><b>BOARD ACTION:</b></p>				

**VILLAGE OF HINSDALE**

**ACCOUNTS PAYABLE WARRANT REGISTER #1561**

**FOR PERIOD March 01, 2014 through March 14, 2014**

The attached Warrant Summary by Fund and Warrant Register listing TOTAL DISBURSEMENTS FOR ALL FUNDS of \$1,145,369.51 reviewed and approved by the below named officials.

APPROVED BY  DATE 3/13/14  
VILLAGE TREASURER/ASSISTANT VILLAGE MANAGER

APPROVED BY  DATE 3/14/14  
VILLAGE MANAGER

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

**Village of Hinsdale  
Warrant # 1561  
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	226,906.05	154,992.71	381,898.76
Capital Project Fund	45300	111,146.36		111,146.36
Water & Sewer Operation	61061	431,280.99		431,280.99
Escrow Funds	72100	15,000.00		15,000.00
Payroll revolving Fund	79000	12,280.99	193,762.41	206,043.40
Library Operations	99000	515.00		
<b>Total</b>		<b>797,129.39</b>	<b>348,755.12</b>	<b>1,145,369.51</b>

**Village of Hinsdale**  
**Schedule of Bank Wire Transfers and ACH Payments**  
**1561**

Payee/ Date	Description	Vendor Invoice	Invoice Amount
Electronic Federal Tax Payment Systems 3/14/2014	Village Payroll #06 - Calendar 2014	FWH	46,509.86
Electronic Federal Tax Payment Systems 3/14/2014	Village Payroll #06 - Calendar 2014	FICA/MCARE	37,310.58
Illinois Department of Revenue 3/14/2014	Village Payroll #06 - Calendar 2014	State Tax Withholding	17,003.94
ICMA - 457 Plans 3/14/2014	Village Payroll #06 - Calendar 2014	Employee Withholding	14,532.37
H SA PLAN CONTRIBUTION		Employee Withholding	2,381.62
Intergovernmental Personnel Benefit Cooperative Employee Health Insurance March 2014		Employer/Employee	154,992.71
Illinois Municipal Retirement Fund		Employer/Employee	76,024.04
<b>Total Bank Wire Transfers and ACH Payments</b>			<b>348,755.12</b>

Run date: 13-MAR-14

Village of Hinsdale

Page: 1

## WARRANT REGISTER: 1561

DATE: 03/18/14

VOUCHER	VOUCHER DESCRIPTION	INVOICE NUMBER	AMOUNT PAID
<b>A &amp; M PARTS, INC</b>			
180889	TRANS FLUID	275616	\$47.88
Total for Check: 97223			\$47.88
<b>ABC COMMERCIAL MAINT SERV</b>			
180715	KLM CLEANING	076	\$988.00
Total for Check: 97224			\$988.00
<b>ADVENTIST HEALTH PARTNERS</b>			
180877	REFUND	1774661	\$75.00
Total for Check: 97225			\$75.00
<b>AIR ONE EQUIPMENT</b>			
180708	MAINTENANCE	93511	\$1,985.52
180739	MAINTENANCE	93400	\$140.00
180899	METER CALIBRATE	93399	\$210.00
Total for Check: 97226			\$2,335.52
<b>AMALGAMATED BK OF CHICAGO</b>			
180964	BOND FEES	1855164008-03/14	\$515.00
Total for Check: 97227			\$515.00
<b>AMERICAN MESSAGING</b>			
180895	PAGERS/VEECK PARK	U11537100C	\$4.36
180895	PAGERS/VEECK PARK	U11537100C	\$37.36
180895	PAGERS/VEECK PARK	U11537100C	\$40.92
Total for Check: 97228			\$82.64
<b>AMERICAN PLANNING ASSOC</b>			
180883	RENEWAL	14309513113	\$600.00
Total for Check: 97229			\$600.00
<b>ANDRES MEDICAL BILLING LT</b>			
180981	AMBULANCE FEES	132718	\$1,732.71
Total for Check: 97230			\$1,732.71
<b>APTEAN, INC.</b>			
180709	DIALOG/WEB BASED FEB	R1709552	\$4,000.00
180709	DIALOG/WEB BASED FEB	R1709552	\$780.50
180709	DIALOG/WEB BASED FEB	R1709552	\$780.50
180710	DIALOG/WEB BASED DEC	R1709550	\$4,000.00
180710	DIALOG/WEB BASED DEC	R1709550	\$780.50
180710	DIALOG/WEB BASED DEC	R1709550	\$780.50
180711	DIALOG/WEB BASED NOV	R1709553	\$4,000.00
180711	DIALOG/WEB BASED NOV	R1709553	\$780.50
180711	DIALOG/WEB BASED NOV	R1709553	\$780.50
180712	WEB BASED/DIALOG OCT/2013	R1709554	\$4,000.00
180712	WEB BASED/DIALOG OCT/2013	R1709554	\$780.50
180712	WEB BASED/DIALOG OCT/2013	R1709554	\$780.50
180713	DIALOG/WEB BASED JAN/2014	R1709551	\$4,000.00
180713	DIALOG/WEB BASED JAN/2014	R1709551	\$780.50
180713	DIALOG/WEB BASED JAN/2014	R1709551	\$780.50
Total for Check: 97231			\$27,805.00
<b>ARAMARK UNIFORM SERVICES</b>			
180728	UNIFORMS	2078442460	\$34.60
180728	UNIFORMS	2078442460	\$58.52

## WARRANT REGISTER: 1561

DATE: 03/18/14

VOUCHER	VOUCHER DESCRIPTION	INVOICE NUMBER	AMOUNT PAID
180728	UNIFORMS	2078442460	\$31.65
180728	UNIFORMS	2078442460	\$35.43
180728	UNIFORMS	2078442460	\$121.05
180728	UNIFORMS	2078442460	\$32.33
180728	UNIFORMS	2078442460	\$52.82
180948	UNIFORMS	2078451317	\$33.74
180948	UNIFORMS	2078451317	\$62.85
180948	UNIFORMS	2078451317	\$30.87
180948	UNIFORMS	2078451317	\$34.55
180948	UNIFORMS	2078451317	\$36.80
180948	UNIFORMS	2078451317	\$26.89
180948	UNIFORMS	2078451317	\$37.57
181012	UNIFORMS	2078460409	\$29.66
181012	UNIFORMS	2078460409	\$34.58
181012	UNIFORMS	2078460409	\$22.66
181012	UNIFORMS	2078460409	\$26.69
181012	UNIFORMS	2078460409	\$27.93
181012	UNIFORMS	2078460409	\$28.46
181012	UNIFORMS	2078460409	\$26.70
Total for Check: 97232			\$826.35
<b>ATLAS BOBCAT LLC</b>			
180872	CUTTING EDGE	BA1561	\$166.28
Total for Check: 97233			\$166.28
<b>BACKGROUNDS ONLINE</b>			
180993	BACKGROUND CHECKS	440155	\$55.50
Total for Check: 97234			\$55.50
<b>BUTTREY RENTAL SERVICE IN</b>			
181019	JACK HAMMER RENTAL	179547	\$1,150.71
Total for Check: 97235			\$1,150.71
<b>CALEA</b>			
180983	NAME TAGS	14869	\$26.50
Total for Check: 97236			\$26.50
<b>CBC RESTUARANT CORP</b>			
181026	MEALS SNOW PLOWING	84061554050097/7	\$292.75
Total for Check: 97237			\$292.75
<b>CCC TECHNOLOGIES, INC</b>			
180707	REISSUE CK#96477	204366-1	\$1,591.20
Total for Check: 97238			\$1,591.20
<b>CDW-GOVERNMENT INC.</b>			
180758	PRINTER	KD25122	\$181.82
180759	SPEAKERS	KD79375	\$13.65
180863	APPLE I PAD	JW82700/JX98586	\$385.09
180863	APPLE I PAD	JW82700/JX98586	\$86.51
180984	SCREEN PROTECTOR	KB88651	\$20.26
180985	NIKON CAMERA	KF28026	\$30.55
180986	UPS BACK UP	KB93468	\$58.64
Total for Check: 97239			\$776.52
<b>CHARIOT AUTOMOTIVE</b>			

## WARRANT REGISTER: 1561

DATE: 03/18/14

VOUCHER	VOUCHER DESCRIPTION	INVOICE NUMBER	AMOUNT PAID
180886	TOW	61308	\$250.00
<b>Total for Check: 97240</b>			<b>\$250.00</b>
<b>CINTAS CORPORATION 769</b>			
180732	RUGS TOWELS ETC	769369300	\$28.44
180732	RUGS TOWELS ETC	769369300	\$70.86
180732	RUGS TOWELS ETC	769369300	\$182.36
180947	RUGS TOWELS ETC	769372958	\$28.44
180947	RUGS TOWELS ETC	769372958	\$182.36
<b>Total for Check: 97241</b>			<b>\$492.46</b>
<b>CLARK BAIRD SMITH LLP</b>			
181009	LEGAL SERVICES	12929-02/14	\$2,126.25
<b>Total for Check: 97242</b>			<b>\$2,126.25</b>
<b>COMCAST</b>			
180953	VILLAGE HALL	0036757-03/14	\$204.35
180954	POOL	0037136-03/14	\$144.45
180955	PD/FD	0036781-03/14	\$84.70
180955	PD/FD	0036781-03/14	\$84.70
180956	WP/PW	0036815-03/14	\$59.70
180956	WP/PW	0036815-03/14	\$59.70
180957	KLM LODGE	0036807-03/14	\$114.45
<b>Total for Check: 97243</b>			<b>\$752.05</b>
<b>COMED</b>			
180763	KLM LODGE	7093551008-02/14	\$248.12
180763	KLM LODGE	7093551008-02/14	\$992.47
180764	ROBBINS PARK	8521083007-02/14	\$656.71
180765	WASHINGTON PKG LOT	2838114008-02/14	\$51.18
180766	PIERCE PARK	7011378007-02/14	\$142.67
180768	IRRIGATION	0639032045-02/14	\$17.67
180769	WALNUT STREET	7011481009-02/14	\$30.37
180770	RR	7011157008-02/14	\$58.72
180771	FOUNTAIN	0471095066-02/14	\$94.25
180772	BURLINGTON PARK	6583006139-02/14	\$30.08
180773	CLOCK TOWER	0381057101-02/14	\$32.60
180774	CHESTNUT	0203065105-02/14	\$56.77
180775	SPINNING WHEEL	1131101044-02/14	\$365.76
180776	BURLINGTON	0499147045-02/14	\$29.63
180777	YOUTH CENTER	0795341007-02/14	\$194.02
180778	WATER PLANT	8521400008-02/14	\$34.80
180779	STOUGH PARK	8689480008-02/14	\$35.34
180780	BURNFIELD	8689640004-02/14	\$36.28
180781	ELEANOR PARK	8689206002-02/14	\$26.12
180782	BROOK PARK	8605174005-02/14	\$399.94
180783	VEECK PARK	2425068008-02/14	\$1,786.18
180784	TRAIN STATION	8521342001-02/14	\$790.12
180785	CENTER FOR ARTS	7093550127-02/14	\$84.28
180786	POOL	8605437007-02/14	\$637.03
180787	WASHINGTON	2378029015-02/14	\$69.43
180788	SAFETY TOWN	7261620005-02/14	\$18.71

## WARRANT REGISTER: 1561

DATE: 03/18/14

VOUCHER	VOUCHER DESCRIPTION	INVOICE NUMBER	AMOUNT PAID
180789	VEECK PARK	3454039030-02/14	\$2,217.88
180790	WARMING HOUSE	0203017056-02/14	\$324.20
180791	HIGHWAY	0075151076-02/14	\$790.02
180792	4 SYMONDS	0417073048-02/14	\$527.72
180793	WATER TOWER	0015093062-02/14	\$511.14
181011	214 SYMONDS	1653148069-02/14	\$35.07
		<b>Total for Check: 97244</b>	<b>\$11,325.28</b>
<b>COMMERCIAL COFFEE SERVICE</b>			
180723	COFFEE SUPPLIES	122810	\$69.00
		<b>Total for Check: 97246</b>	<b>\$69.00</b>
<b>CONSERV FS</b>			
180861	#50 BAGS ICE CRUSHER	1851667	\$1,215.32
180881	ICE MELT	1856133	\$1,055.40
181025	ICE MELT	1863225	\$780.30
		<b>Total for Check: 97247</b>	<b>\$3,051.02</b>
<b>CONSTELLATION NEWENERGY</b>			
180853	TRANSFORMER	5691100003-02/14	\$1,892.42
180856	STREET LIGHTS	1094271003-02/14	\$784.73
		<b>Total for Check: 97248</b>	<b>\$2,677.15</b>
<b>CRAIGER CONSTRUCTION INC</b>			
181013	DEPOSIT	13489	\$2,760.00
		<b>Total for Check: 97249</b>	<b>\$2,760.00</b>
<b>CURRENT TECHNOLOGIES</b>			
180892	CERTIFICATES FOR SERVER	4340	\$229.00
180968	COMPUTER UPGRADES	710795	\$455.00
180968	COMPUTER UPGRADES	710795	\$135.00
		<b>Total for Check: 97250</b>	<b>\$819.00</b>
<b>DAK EQUIPMENT</b>			
180717	PALLET RACKING	14000313	\$1,200.00
180717	PALLET RACKING	14000313	\$114.00
		<b>Total for Check: 97251</b>	<b>\$1,314.00</b>
<b>DANMAR</b>			
180979	KLM CLEANING	018217	\$650.00
		<b>Total for Check: 97252</b>	<b>\$650.00</b>
<b>DEWOLF DAVID</b>			
180897	TRAINING MATERIALS	63014	\$75.57
		<b>Total for Check: 97253</b>	<b>\$75.57</b>
<b>DIRECT ADVANTAGE INC</b>			
180744	MTHLY RETAINER/HST FEES	1079/1084	\$5,345.94
		<b>Total for Check: 97254</b>	<b>\$5,345.94</b>
<b>DOCU-SHRED, INC.</b>			
180875	SHREDDING	63007	\$40.00
180951	SHREDDING	32316	\$60.00
		<b>Total for Check: 97255</b>	<b>\$100.00</b>
<b>DOLAN, JENNIFER</b>			
180990	SWIM LESSONS	125448	\$95.00
		<b>Total for Check: 97256</b>	<b>\$95.00</b>
<b>DUPAGE WATER COMMISSION</b>			

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VOUCHER	VOUCHER DESCRIPTION	INVOICE NUMBER	AMOUNT PAID
180982	WATER	10378	\$384,086.78
		<b>Total for Check: 97257</b>	<b>\$384,086.78</b>
<b>EBBERT, TIMOTHY</b>			
181014	CLASS REFUND	125522	\$60.00
		<b>Total for Check: 97258</b>	<b>\$60.00</b>
<b>EDENS HINSDALE</b>			
180755	CONT BD/10 N WASHINGTON	20529	\$10,000.00
		<b>Total for Check: 97259</b>	<b>\$10,000.00</b>
<b>FACTORY MOTOR PARTS CO</b>			
180998	AUTO PARTS	769809/781124	\$131.79
180998	AUTO PARTS	769809/781124	\$149.01
		<b>Total for Check: 97260</b>	<b>\$280.80</b>
<b>FEDEX</b>			
180706	OVERNIGHT CHARGES	257222837	\$42.33
180706	OVERNIGHT CHARGES	257222837	\$57.70
180706	OVERNIGHT CHARGES	257222837	\$22.85
		<b>Total for Check: 97261</b>	<b>\$122.88</b>
<b>FINNELL, JOHN</b>			
180756	CDL RENEWAL	61996	\$60.00
		<b>Total for Check: 97262</b>	<b>\$60.00</b>
<b>FIRST COMMUNICATIONS, LLC</b>			
180997	TELEPHONE	12292854	\$319.17
180997	TELEPHONE	12292854	\$783.64
180997	TELEPHONE	12292854	\$441.98
180997	TELEPHONE	12292854	\$189.42
180997	TELEPHONE	12292854	\$109.95
180997	TELEPHONE	12292854	\$230.09
180997	TELEPHONE	12292854	\$62.62
		<b>Total for Check: 97263</b>	<b>\$2,136.87</b>
<b>FOUR SEASON SMALL ENGINE</b>			
180869	SMALL TOOL REPAIRS	4848	\$216.30
		<b>Total for Check: 97264</b>	<b>\$216.30</b>
<b>FULLERS HOME &amp; HARDWARE</b>			
180972	DT SNOW PLOWING/ASST HRDR	166613/822	\$7.99
180972	DT SNOW PLOWING/ASST HRDR	166613/822	\$27.66
180972	DT SNOW PLOWING/ASST HRDR	166613/822	\$29.38
180972	DT SNOW PLOWING/ASST HRDR	166613/822	\$6.39
180972	DT SNOW PLOWING/ASST HRDR	166613/822	\$31.58
180972	DT SNOW PLOWING/ASST HRDR	166613/822	\$21.57
180972	DT SNOW PLOWING/ASST HRDR	166613/822	\$6.37
180972	DT SNOW PLOWING/ASST HRDR	166613/822	\$14.39
180972	DT SNOW PLOWING/ASST HRDR	166613/822	\$5.32
180972	DT SNOW PLOWING/ASST HRDR	166613/822	\$51.99
180972	DT SNOW PLOWING/ASST HRDR	166613/822	\$27.55
180980	DOWNTOWN SNOW PLOWING	166613/166965	\$2,380.00
		<b>Total for Check: 97265</b>	<b>\$2,610.19</b>
<b>FULLERS SERVICE CENTER IN</b>			
180742	CAR WASHES/REPAIRS	50844931840	\$296.00

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VOUCHER	VOUCHER DESCRIPTION	INVOICE NUMBER	AMOUNT PAID
180742	CAR WASHES/REPAIRS	50844931840	\$48.00
		<b>Total for Check: 97266</b>	<b>\$344.00</b>
<b>GALLS/QUARTERMASTER</b>			
180722	UNIFORMS	001570672	\$69.72
180976	UNIFORMS	1633778/1643913	\$458.38
		<b>Total for Check: 97267</b>	<b>\$528.10</b>
<b>GRAINGER, INC.</b>			
180963	AIR BRAKE TUBING	9378512504	\$48.20
180967	DUCT SEALER	9371647109	\$32.04
		<b>Total for Check: 97268</b>	<b>\$80.24</b>
<b>HAMBLET, MITCH</b>			
180859	REFUND DONATION	13805-02/14	\$13,805.00
		<b>Total for Check: 97269</b>	<b>\$13,805.00</b>
<b>HANSON AGGREGATES INC</b>			
180727	STONE	5402361	\$1,626.90
		<b>Total for Check: 97270</b>	<b>\$1,626.90</b>
<b>HAWKINS, INC.</b>			
180970	VEECK PARK	3567720	\$1,061.10
		<b>Total for Check: 97271</b>	<b>\$1,061.10</b>
<b>HD SUPPLY WATERWORKS</b>			
180733	WATER MAIN	C056359/509	\$322.37
180971	WATER MAIN/METERS	C082335/729/363	\$2,136.32
180971	WATER MAIN/METERS	C082335/729/363	\$2,208.00
		<b>Total for Check: 97272</b>	<b>\$4,666.69</b>
<b>HERITAGE CRYSTAL CLEAN</b>			
180965	CLEANING SOLVENT	12850000	\$178.91
		<b>Total for Check: 97273</b>	<b>\$178.91</b>
<b>HOMICK, DAN</b>			
180757	HYDRANT REFUND	0105700	\$1,469.31
		<b>Total for Check: 97274</b>	<b>\$1,469.31</b>
<b>HR GREEN INC</b>			
180857	OAK STREET BRIDGE	4	\$83,135.92
181016	WOODLANDS PHASE 2	91150	\$11,901.75
		<b>Total for Check: 97275</b>	<b>\$95,037.67</b>
<b>HYDRO VISION TECHNOLOGY L</b>			
181020	SEWER CLEANING	1301J	\$2,750.00
		<b>Total for Check: 97276</b>	<b>\$2,750.00</b>
<b>ICE MOUNTAIN WATER</b>			
181010	REFRESHMENTS	04B0120706023	\$39.06
		<b>Total for Check: 97277</b>	<b>\$39.06</b>
<b>ILLCO, INC.</b>			
180876	REPAIR POOL THERMOSTATE	2340210	\$145.00
		<b>Total for Check: 97278</b>	<b>\$145.00</b>
<b>ILLINOIS ENVIRONMENTAL</b>			
180878	P & I	L174511	\$10,282.85
180878	P & I	L174511	\$2,585.58
		<b>Total for Check: 97279</b>	<b>\$12,868.43</b>
<b>INTERNATIONAL EXTERMINATO</b>			

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VOUCHER	VOUCHER DESCRIPTION	INVOICE NUMBER	AMOUNT PAID
180896	EXT FEES	31485717	\$40.00
180896	EXT FEES	31485717	\$40.00
180896	EXT FEES	31485717	\$113.00
180896	EXT FEES	31485717	\$40.00
180896	EXT FEES	31485717	\$40.00
<b>Total for Check: 97280</b>			<b>\$273.00</b>
<b>IPELRA</b>			
181002	KATHLEEN SEMINAR	5500-04/2014	\$55.00
<b>Total for Check: 97281</b>			<b>\$55.00</b>
<b>JAMES J BENES &amp; ASSOC INC</b>			
181006	PLAN REVIEWS	1601837	\$16,018.37
181017	2014 RESURFACING	1452000	\$9,218.11
181018	2014 RECONSTRUCTION	11226	\$6,890.58
<b>Total for Check: 97282</b>			<b>\$32,127.06</b>
<b>KH KIMS TAE KWON DO</b>			
180966	TKD *REIMB EXP*	348000	\$3,480.00
<b>Total for Check: 97283</b>			<b>\$3,480.00</b>
<b>KLEIN, THORPE, JENKINS LTD</b>			
180879	LEGAL SERVICES	168038	\$19,717.78
<b>Total for Check: 97284</b>			<b>\$19,717.78</b>
<b>LAPSHIN, TRACY</b>			
180975	FENCING *REIMB EXP*	14WIN	\$106.66
<b>Total for Check: 97285</b>			<b>\$106.66</b>
<b>LEADS ONLINE LLC</b>			
180958	RENEWAL	227187	\$2,848.00
<b>Total for Check: 97286</b>			<b>\$2,848.00</b>
<b>LENNOX, TIMOTHY</b>			
180960	REMODEL CLOSET	32198	\$321.98
<b>Total for Check: 97287</b>			<b>\$321.98</b>
<b>LINDCO EQUIPMENT SALES IN</b>			
180860	REPAIR PARTS PLOW	20140532/384/329	\$2,007.99
180860	REPAIR PARTS PLOW	20140532/384/329	\$253.63
180860	REPAIR PARTS PLOW	20140532/384/329	\$1,267.89
<b>Total for Check: 97288</b>			<b>\$3,529.51</b>
<b>M E SIMPSON CO INC</b>			
181021	LEAK DETECTION	24936	\$645.00
<b>Total for Check: 97289</b>			<b>\$645.00</b>
<b>MCCANN INDUSTRIES, INC</b>			
180858	REPAIR PARTS	07171178	\$318.79
180868	HOSES	07171229/283	\$249.96
180882	LEAK REPAIR	07171332	\$569.52
<b>Total for Check: 97290</b>			<b>\$1,138.27</b>
<b>MCELROY, TIM</b>			
180866	TRAINING MATERIAL	18766	\$80.00
180870	REPAIR PARTS	62855	\$155.50
180898	TRAINING MATERIALS	63013	\$54.11
<b>Total for Check: 97291</b>			<b>\$289.61</b>
<b>MEADOWS CONSTRUCTION INC</b>			

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VOUCHER	VOUCHER DESCRIPTION	INVOICE NUMBER	AMOUNT PAID
180749	CONT BD/920 N YORK	21734	\$500.00
		<b>Total for Check: 97292</b>	<b>\$500.00</b>
<b>MEDICOM REIMBURSEMENT</b>			
180962	HOME VISITS	4473/4393/4438	\$52.00
		<b>Total for Check: 97293</b>	<b>\$52.00</b>
<b>METYER, MICHAEL</b>			
180751	CONT BD/113 E HICKORY	21247	\$1,500.00
		<b>Total for Check: 97294</b>	<b>\$1,500.00</b>
<b>MICRO CENTER A/R</b>			
180885	COMP EQUIP/SUPPLIES	3307419	\$103.95
		<b>Total for Check: 97295</b>	<b>\$103.95</b>
<b>MINER ELECTRONICS</b>			
180718	SQUAD REPAIRS	252791	\$170.24
180719	SQUAD REPAIRS	252576	\$2,160.00
180721	SQUAD REPAIRS	252694	\$125.00
		<b>Total for Check: 97296</b>	<b>\$2,455.24</b>
<b>MOTOROLA</b>			
180888	WIND SCREENS	IN124349	\$65.50
		<b>Total for Check: 97297</b>	<b>\$65.50</b>
<b>MURPHYS CONTRACTORS</b>			
180893	SEAL ASSEMBLY	165685	\$84.63
		<b>Total for Check: 97298</b>	<b>\$84.63</b>
<b>NEOPOST USA INC</b>			
180725	INK CARTRIDGE	14200909	\$161.99
		<b>Total for Check: 97299</b>	<b>\$161.99</b>
<b>NEUCO INC</b>			
180989	POOL MOTOR	0990277	\$213.29
		<b>Total for Check: 97300</b>	<b>\$213.29</b>
<b>NEWMAN, PATRICK</b>			
180748	CONT BD/240 E WALNUT	20441	\$500.00
		<b>Total for Check: 97301</b>	<b>\$500.00</b>
<b>NEXTEL/SPRINT</b>			
180974	CELL PHONES	977740515-02/14	\$208.52
180974	CELL PHONES	977740515-02/14	\$40.52
180974	CELL PHONES	977740515-02/14	\$567.21
180974	CELL PHONES	977740515-02/14	\$328.10
180974	CELL PHONES	977740515-02/14	\$162.07
180974	CELL PHONES	977740515-02/14	\$87.00
180974	CELL PHONES	977740515-02/14	\$364.64
180974	CELL PHONES	977740515-02/14	\$121.55
180974	CELL PHONES	977740515-02/14	\$40.52
180974	CELL PHONES	977740515-02/14	\$526.70
		<b>Total for Check: 97302</b>	<b>\$2,446.83</b>
<b>NFPA</b>			
180959	MEMBERSHIP	2465736-03/14	\$165.00
		<b>Total for Check: 97303</b>	<b>\$165.00</b>
<b>NICOR GAS</b>			
180761	GENERATOR	3746601000-02/14	\$40.99

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VOUCHER	VOUCHER DESCRIPTION	INVOICE NUMBER	AMOUNT PAID
180761	GENERATOR	3746601000-02/14	\$40.98
180762	YTH CENTER	9007790000-02/14	\$574.03
<b>Total for Check: 97304</b>			<b>\$656.00</b>
<b>NORMANDY BUILDERS</b>			
180754	CONT BD/117 N GARFIELD	21604	\$1,500.00
<b>Total for Check: 97305</b>			<b>\$1,500.00</b>
<b>NW 7686</b>			
180747	GENERATOR	7117616	\$252.09
181027	PD/FD CONTRACT	7117801	\$551.00
181027	PD/FD CONTRACT	7117801	\$551.00
<b>Total for Check: 97306</b>			<b>\$1,354.09</b>
<b>P F PETTIBONE &amp; CO</b>			
180854	DATA FORM	30069	\$76.95
180867	SAFETY VESTS	29990	\$553.00
<b>Total for Check: 97307</b>			<b>\$629.95</b>
<b>PACIFIC TELEMAGEMENT</b>			
180901	PAY TELEPHONES	621546	\$39.00
180901	PAY TELEPHONES	621546	\$39.00
<b>Total for Check: 97308</b>			<b>\$78.00</b>
<b>PERSONNEL STRATEGIES LLC</b>			
181024	PRE EMPLOYMENT	500-02/2014	\$500.00
<b>Total for Check: 97309</b>			<b>\$500.00</b>
<b>PIECZYNSKI, LINDA</b>			
180855	PROSECUTOR	6073	\$1,118.00
<b>Total for Check: 97310</b>			<b>\$1,118.00</b>
<b>QUARRY MATERIALS, INC.</b>			
180731	COLD MIX	48915	\$2,206.89
180969	COLD PATCH	48942	\$1,534.54
<b>Total for Check: 97311</b>			<b>\$3,741.43</b>
<b>RAAD, SUSAN</b>			
180996	KLM REFUND	EN140207/21858	\$250.00
<b>Total for Check: 97312</b>			<b>\$250.00</b>
<b>RAILROAD MANAGEMENT CO</b>			
180852	STORM SEWER CROSSING	306179	\$146.16
<b>Total for Check: 97313</b>			<b>\$146.16</b>
<b>RATHS RATHS &amp; JOHNSON INC</b>			
180890	STRUCTUAL INSPECTION	13090401	\$7,559.75
<b>Total for Check: 97314</b>			<b>\$7,559.75</b>
<b>ROBERT FUNK</b>			
180884	VEECK PARK FIRE PANEL	VH112	\$606.66
<b>Total for Check: 97315</b>			<b>\$606.66</b>
<b>RUSH TRUCK CENTERS OF</b>			
180880	REPAIR PARTS	13201876	\$1,529.81
180988	AUTO PARTS	M43653-02/14	\$452.92
<b>Total for Check: 97316</b>			<b>\$1,982.73</b>
<b>RYDIN SIGN &amp; DECAL</b>			
181008	HANDICAP HANG TAGS	292301	\$104.32
<b>Total for Check: 97317</b>			<b>\$104.32</b>

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VOUCHER	VOUCHER DESCRIPTION	INVOICE NUMBER	AMOUNT PAID
<b>S A HAMOOD</b>			
180887	CONT BD/431 N MADISON BAL	21210-1	\$500.00
Total for Check: 97318			\$500.00
<b>SAMS CLUB #6384</b>			
180973	ASST MERCHANDIZE	9600/609	\$205.18
Total for Check: 97319			\$205.18
<b>SCHMID, BOB</b>			
180994	REIMBURSEMENT	62867	\$35.38
Total for Check: 97320			\$35.38
<b>SCORPIO CONSTRUCTION CORP</b>			
180716	WATER MAIN REPAIRS	45214	\$1,576.00
180716	WATER MAIN REPAIRS	45214	\$360.00
180716	WATER MAIN REPAIRS	45214	\$250.00
180716	WATER MAIN REPAIRS	45214	\$3,528.00
180716	WATER MAIN REPAIRS	45214	\$120.00
Total for Check: 97321			\$5,834.00
<b>SECRETARY OF STATE</b>			
181003	PLATE RENEWAL	62965	\$202.00
Total for Check: 97322			\$202.00
<b>SERVICE FORMS &amp; GRAPHICS</b>			
180950	50/50 LETTER	147793	\$412.76
Total for Check: 97323			\$412.76
<b>SHALINE SINGH</b>			
180961	KLM REFUND	EN140202/21307	\$450.00
Total for Check: 97324			\$450.00
<b>SMITH &amp; WARREN</b>			
180865	BADGES	A388412	\$200.38
Total for Check: 97325			\$200.38
<b>SPIRAL BINDING CO INC</b>			
180737	TREASURE REPORT SUPPLIES	S11301031	\$1,222.37
Total for Check: 97326			\$1,222.37
<b>SRIVASTAVA, SHERYL</b>			
180995	KLM REFUND	EN140301/21863	\$500.00
Total for Check: 97327			\$500.00
<b>STARFISH AQUATICS INSTITU</b>			
180724	TRAINING	9380	\$375.00
Total for Check: 97328			\$375.00
<b>SUBURBAN DOOR CHECK</b>			
180987	KEYS	445764	\$29.00
Total for Check: 97329			\$29.00
<b>SUBURBAN FAMILY MAGAZINE</b>			
180894	ADS FOR POOL	6931	\$600.00
Total for Check: 97330			\$600.00
<b>SUBURBAN LABORATORIES, IN</b>			
181000	LAB SERVICES	110229	\$3,801.00
Total for Check: 97331			\$3,801.00
<b>SUBURBAN LAW ENFORCEMENT</b>			
181023	BASIC RECRUIT ACADEMY	BA1404	\$3,047.00

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VOUCHER	VOUCHER DESCRIPTION	INVOICE NUMBER	AMOUNT PAID
		Total for Check: 97332	\$3,047.00
SWCD 911			
180714	911 SURCHARGES	204107000-01/14	\$2,808.00
		Total for Check: 97333	\$2,808.00
T REXPLORERS LLC			
180900	CLASS REIMBURSEMENT	20140009	\$18.00
		Total for Check: 97334	\$18.00
TAS LIGHTING INC			
180760	LAMPS	2992	\$207.10
		Total for Check: 97335	\$207.10
THE HINSDALEAN			
181001	ZONING PUBLICATIONS	32102/32077	\$1,708.80
		Total for Check: 97336	\$1,708.80
THE LAW OFFICES OF			
180871	LEGAL	H02192014	\$180.00
		Total for Check: 97337	\$180.00
THE POLICE & SHERIFFS			
180864	ID CARD	55200	\$17.49
		Total for Check: 97338	\$17.49
THIRD MILLENIUM			
180991	YEARLY VEHICLE MAILING	16681	\$5,997.80
		Total for Check: 97339	\$5,997.80
TOTAL PARKING SOLUTIONS			
180729	PARKING METERS MAINTENCE	102489	\$1,380.00
		Total for Check: 97340	\$1,380.00
TPI BLDG CODE CONSULTANT			
181005	PLAN REVIEWS	7066	\$16,369.46
		Total for Check: 97341	\$16,369.46
TRUGREEN-CHEMLAWN			
180862	#50 PRO ICE	15200142	\$850.00
		Total for Check: 97342	\$850.00
UPS STORE #3276			
180741	EQUIPMENT SHIPPING	6888	\$67.46
		Total for Check: 97343	\$67.46
US GAS			
180978	CYLINDER RENTAL	225795	\$7.75
		Total for Check: 97344	\$7.75
VEED, JENNIFER			
180992	KLM REFUND	EN140215/21086	\$500.00
		Total for Check: 97345	\$500.00
VERIZON WIRELESS			
180999	FIRE DEPT I PADS	9720474578	\$275.16
181015	CELL PHONE 3 MTHS	9720902215	\$146.84
		Total for Check: 97346	\$422.00
VILLAGE OF HINSDALE-FIRE			
181007	FIRE PETTY CASH	7636-02/2014	\$31.36
181007	FIRE PETTY CASH	7636-02/2014	\$45.00
		Total for Check: 97347	\$76.36

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<b>VILLAGE OF HINSDALE-POLIC</b>			
180851	POLICE PETTY CASH	20407	\$24.04
180851	POLICE PETTY CASH	20407	\$35.51
180851	POLICE PETTY CASH	20407	\$18.81
180851	POLICE PETTY CASH	20407	\$20.59
180851	POLICE PETTY CASH	20407	\$50.00
180851	POLICE PETTY CASH	20407	\$55.12
<b>Total for Check:</b>			<b>97348</b>
			<b>\$204.07</b>
<b>W S DARLEY &amp; CO</b>			
180874	WEBBING	17123799	\$100.50
<b>Total for Check:</b>			<b>97349</b>
			<b>\$100.50</b>
<b>WAREHOUSE DIRECT INC</b>			
180720	OFFICE SUPPLIES	2241309	\$140.52
180726	COPIER PAPER/SUPPLIES	2237023	\$335.76
180726	COPIER PAPER/SUPPLIES	2237023	\$154.95
180726	COPIER PAPER/SUPPLIES	2237023	\$64.20
180726	COPIER PAPER/SUPPLIES	2237023	\$154.95
180726	COPIER PAPER/SUPPLIES	2237023	\$39.79
180730	CAN LINERS	2241301	\$23.95
180735	LINERS	2244795	\$16.97
180736	OFFICE SUPPLIES	2244788	\$47.68
180949	OFFICE SUPPLIES	2249315	\$32.46
180949	OFFICE SUPPLIES	2249315	\$211.13
180952	SERVICE CAL LPOLICE PRTR	IN105117	\$135.00
180977	FINANCE PRTR REPAIR	101954	\$164.25
<b>Total for Check:</b>			<b>97350</b>
			<b>\$1,521.61</b>
<b>WARREN OIL COMPANY</b>			
180734	FUEL	10830261	\$25,365.95
<b>Total for Check:</b>			<b>97351</b>
			<b>\$25,365.95</b>
<b>WAUKEGAN ROOFING CO</b>			
180753	CONDT BD/43 S WASHINGTON	21429	\$500.00
<b>Total for Check:</b>			<b>97352</b>
			<b>\$500.00</b>
<b>WESCON UNDERGROUND</b>			
181022	MAINBREAK REPAIR	3232	\$2,062.50
<b>Total for Check:</b>			<b>97353</b>
			<b>\$2,062.50</b>
<b>WEST PAYMENT CENTER</b>			
181004	CREDIT REPORTS	829106073	\$144.32
<b>Total for Check:</b>			<b>97354</b>
			<b>\$144.32</b>
<b>WILL, COOK &amp; GRUNDY CTY</b>			
180891	TRAINING	62852	\$75.00
<b>Total for Check:</b>			<b>97355</b>
			<b>\$75.00</b>
<b>WODKA, MARK</b>			
180873	UPGRADE MODULE	1030218704937702	\$43.68
<b>Total for Check:</b>			<b>97356</b>
			<b>\$43.68</b>
<b>XEROX CORPORATION</b>			
180849	FIRE COPIER	072783917	\$85.00
180850	VILLAGE COPIER	072783918	\$85.00
<b>Total for Check:</b>			<b>97357</b>
			<b>\$170.00</b>

## WARRANT REGISTER: 1561

DATE: 03/18/14

VOUCHER	VOUCHER DESCRIPTION	INVOICE NUMBER	AMOUNT PAID
<b>AFLAC-FLEXONE</b>			
181043	AFLAC OTHER	031414000000000	\$275.77
181044	ALFAC OTHER	031414000000000	\$258.19
181045	AFLAC SLAC	031414000000000	\$58.41
<b>Total for Check: 97358</b>			<b>\$592.37</b>
<b>BLITT &amp; GAINES, P.C.</b>			
181055	GARNISHMENT	031414000000000	\$362.12
<b>Total for Check: 97359</b>			<b>\$362.12</b>
<b>COLONIAL LIFE PROCESSING</b>			
181033	COLONIAL S L A C	031414000000000	\$97.06
181034	COLONIAL OTHER	031414000000000	\$27.63
<b>Total for Check: 97360</b>			<b>\$124.69</b>
<b>GIULIANOS</b>			
181030	EMERGENCY MEALS	24504	\$46.16
181030	EMERGENCY MEALS	24504	\$198.88
<b>Total for Check: 97361</b>			<b>\$245.04</b>
<b>I.U.O.E.LOCAL 150</b>			
181050	LOCAL 150 UNION DUES	031414000000000	\$765.35
<b>Total for Check: 97362</b>			<b>\$765.35</b>
<b>ILLINOIS FRATERNAL ORDER</b>			
181036	UNION DUES	031414000000000	\$688.00
<b>Total for Check: 97363</b>			<b>\$688.00</b>
<b>MANGANIELLO, JIM</b>			
181032	METER READINGS	145050	\$1,450.50
<b>Total for Check: 97364</b>			<b>\$1,450.50</b>
<b>NAPA AUTO PARTS</b>			
181031	AUTO PARTS	300801	\$31.11
181031	AUTO PARTS	300801	\$23.64
181031	AUTO PARTS	300801	\$45.00
181031	AUTO PARTS	300801	\$5.23
181031	AUTO PARTS	300801	\$249.56
181031	AUTO PARTS	300801	\$101.50
<b>Total for Check: 97365</b>			<b>\$456.04</b>
<b>NATIONWIDE RETIREMENT SOL</b>			
181037	USCM/PEBSCO	031414000000000	\$39.71
181038	USCM/PEBSCO	031414000000000	\$1,680.00
<b>Total for Check: 97366</b>			<b>\$1,719.71</b>
<b>NATIONWIDE TRUST CO.FSB</b>			
181046	PEHP UNION 150	031414000000000	\$294.65
181047	PEHP REGULAR	031414000000000	\$2,071.94
181048	PEHPPD	031414000000000	\$536.88
<b>Total for Check: 97367</b>			<b>\$2,903.47</b>
<b>NCPERS GRP LIFE INS#3105</b>			
181035	LIFE INS	031414000000000	\$288.00
<b>Total for Check: 97368</b>			<b>\$288.00</b>
<b>PONTICELLI &amp; VITO</b>			
181029	SETTLEMENT	3167-03/2014	\$3,167.00
<b>Total for Check: 97369</b>			<b>\$3,167.00</b>

Run date: 13-MAR-14

Village of Hinsdale

Page: 14

WARRANT REGISTER: 1561

DATE: 03/18/14

VOUCHER	VOUCHER DESCRIPTION	INVOICE NUMBER	AMOUNT PAID
<b>STATE DISBURSEMENT UNIT</b>			
181049	CHILD SUPPORT	031414000000000	\$1,084.62
Total for Check: 97370			\$1,084.62
<b>STATE DISBURSEMENT UNIT</b>			
181051	CHILD SUPPORT	031414000000000	\$313.21
Total for Check: 97371			\$313.21
<b>STATE DISBURSEMENT UNIT</b>			
181052	CHILD SUPPORT	031414000000000	\$585.00
Total for Check: 97372			\$585.00
<b>STATE DISBURSEMENT UNIT</b>			
181053	CHILD SUPPORT	031414000000000	\$230.77
Total for Check: 97373			\$230.77
<b>STATE DISBURSEMENT UNIT</b>			
181054	CHILD SUPPORT	031414000000000	\$1,615.38
Total for Check: 97374			\$1,615.38
<b>STATE DISBURSEMENT UNIT</b>			
181056	CHILD SUPPORT	031414000000000	\$175.00
Total for Check: 97375			\$175.00
<b>VILLAGE OF HINSDALE</b>			
181039	MEDICAL REIMBURSEMENT	031414000000000	\$358.34
181040	DEP CARE REIMB.F/P	031414000000000	\$45.83
181041	MEDICAL REIMBURSEMENT	031414000000000	\$387.46
181042	DEP CARE REIMBURSEMENT	031414000000000	\$41.67
Total for Check: 97376			\$833.30
<b>VITO GIARDINO</b>			
181028	SETTLEMENT	3166-03/2014	\$3,166.00
Total for Check: 97377			\$3,166.00

REPORT TOTAL \$797,129.39

END OF REPORT

10a.  
DATE: March 18, 2014

**REQUEST FOR BOARD ACTION**

<b>AGENDA SECTION NUMBER</b>	<b>ORIGINATING DEPARTMENT Community Development</b>
<b>ITEM 40 S. Clay Street – Site Plan and Exterior Appearance Review for Screening of Mechanical Equipment</b>	<b>APPROVAL</b>

**REQUEST**

The applicant is requesting approval of exterior appearance and site plans to consider the screening of mechanical equipment on the buildings located at 40 S. Clay. The site is improved with a multi-story commercial building in the O-2 Limited Office District and contains the medical offices for DuPage Medical Group. The screening is being proposed to shield the necessary mechanical equipment, to be located on the roof of the existing structure. As illustrated in the attached documents, the screening being proposed is a series of louvered panels that will be painted to match the exterior of the building.

At the February 12, 2014 Plan Commission meeting the Commission reviewed the application submitted for 40 S. Clay Street, and recommended, on a 4-1 vote, approval of the requests for site plan and exterior appearance for the exterior modifications and façade improvements.

**Review Criteria**



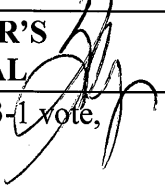
In review of the application submitted the Commission must review the following criteria as stated in the Zoning Code:

1. Subsection 11-604F pertaining to Standards for site plan approval; 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.

Should the Board find the requested changes to be appropriate, the following motion is suggested :

**MOTION: Move that the Board of Trustees approve an “Ordinance Approving Site Plans and Exterior Appearance Plans for the Screening of Mechanical Equipment at 40 S. Clay Street”**

<b>APPROVAL</b> 	<b>APPROVAL</b> 	<b>APPROVAL</b>	<b>APPROVAL</b>	<b>MANAGER'S APPROVAL</b> 
<b>COMMITTEE ACTION:</b> On February 24, 2014, the Zoning and Public Safety Committee, on a 3-1 vote, moved to recommend <u>denial</u> of the above motion.				
<b>BOARD ACTION:</b>				

## Sean Gascoigne

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**From:** Robert McGinnis  
**Sent:** Monday, March 03, 2014 8:35 AM  
**To:** Don Moritz  
**Cc:** Sean Gascoigne; Christine Bruton; Kathleen Gargano; Village Trustees  
**Subject:** RE: 40 S. Clay renovations

Don,  
I will be sure to include your comments in the packet when this goes to the Village Board on 3/18.  
Anything else, please let me know.

Regards,

**Robert McGinnis, MCP**  
Village of Hinsdale  
Director of Community Development/  
Building Commissioner  
Office 630-789-7036  
Fax 630-789-7016  
[rmcginnis@villageofhinsdale.org](mailto:rmcginnis@villageofhinsdale.org)

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**From:** Don Moritz [<mailto:donmoritz14@att.net>]  
**Sent:** Friday, February 28, 2014 4:55 PM  
**To:** Robert McGinnis  
**Subject:** 40 S. Clay renovations

Dear Mr, McGinnis,

I was in attendance at the Village meeting on 2/12/2014 in which representatives of 40 S. Clay described the exterior changes to the East building that they intended to make. In making my comments at that meeting, I may have rambled a bit so I would like re-make my points in writing.

1. Basically the changes to the roof area and structures thereon were welcome as long as work done eliminated the god-awful screeches emanating from the compressor on the East Building each time it starts. Diane Menza of LFI assured me that the work will include replacement of the HVAC components with modern non-screeching units. Being the nearest neighbor, along with my three townhouse owners, I am only about 50 feet from the offending unit and feel I have an obligation to speak out.
2. The work proposed will eliminate the unsightly, rusty chiller and related parts of the current equipment according to Ms Menza.
3. The noisy roof unit on the West Building mentioned by neighbors living nearly a block away from the unit at the meeting has never been a problem noticed by me.

I was not aware that there was a meeting to be held on Feb. 24, if so, I would have been there.

Respectfully Yours,

Donald B. Moritz



**VILLAGE OF HINSDALE**

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

**AN ORDINANCE APPROVING A SITE PLAN AND EXTERIOR APPEARANCE PLAN  
FOR SCREENING OF MECHANICAL EQUIPMENT LOCATED AT  
40 S. CLAY STREET**

**WHEREAS**, Winn & 12, LLC (the "Applicant") submitted an application for site plan approval and exterior appearance review for screening of mechanical equipment on the roofs of buildings (the "Application") at property located at 40 South Clay Street, Hinsdale, Illinois (the "Subject Property"); and

**WHEREAS**, the Subject Property is located in the O-2 Limited Office Zoning District and contains the medical offices for DuPage Medical Group; and

**WHEREAS**, the Applicant proposes the screening to shield the necessary mechanical equipment to be located on the roofs of the existing multi-story structure; and

**WHEREAS**, the Application was considered by the Village of Hinsdale Plan Commission at a public meeting held on February 12, 2014; and

**WHEREAS**, after considering all of the matters related to the Application, the Plan Commission recommended approval of the Exterior Appearance Plan and Site Plan on a vote of four (4) in favor, one (1) against, and one (1) 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 plan and exterior appearance plan attached to, and, by this reference, incorporated into this Ordinance as **Exhibit B** (the "Approved Plans"), 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. **No Authorization of Work.** This Ordinance does not authorize the commencement of any work on the Subject Property. Except as otherwise specifically provided in writing in advance by the Village, no work of any kind shall be commenced on the Subject Property until all conditions of this Ordinance precedent to such work have been fulfilled and after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law.
- B. **Compliance with Plans.** All work on the Subject Property shall be undertaken only in strict compliance with the Approved Plans attached as **Exhibit B.**
- C. **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.
- D. **Building Permits.** The Applicant shall submit all required building permit applications and other materials in a timely manner to the appropriate parties, which materials shall be prepared in compliance with all applicable Village codes and ordinances.

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

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

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

PASSED this \_\_\_\_\_ day of \_\_\_\_\_ 2014.

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

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

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

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_ 2014.

\_\_\_\_\_  
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: \_\_\_\_\_, 2014

**EXHIBIT A**

**FINDINGS AND RECOMMENDATION  
(ATTACHED)**

## **HINSDALE PLAN COMMISSION**

**RE: 40 S. Clay Street – Exterior Appearance and Site Plan Review**

**DATE OF PLAN COMMISSION REVIEW: February 12, 2014**

**DATE OF ZONING AND PUBLIC SAFETY REVIEW: February 24, 2014**

### **FINDINGS AND RECOMMENDATION**

#### **I. FINDINGS**

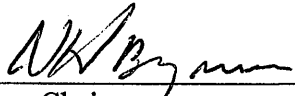
1. Win & 12 LLC. (the “Applicant”) on behalf of DuPage Medical Group, submitted an application to the Village of Hinsdale for exterior appearance and site plan review at 40 S. Clay Street (the “Subject Property”).
2. The Subject Property is located in the O-2 Limited Office District where Medical Offices are a Permitted Use. The site is improved with a multiple-story office building.
3. At the February 12<sup>th</sup> Plan Commission meeting, the Plan Commission reviewed the applicant’s site plan and exterior appearance plans relative to the screening of mechanical equipment.
4. While one resident expressed concerns with the noise of the existing mechanical equipment, another neighbor immediately adjacent to the east building expressed support for the proposed changes and complimented the applicant on the changes already made.
5. Certain Commissioners also identified concerns with the appearance of the equipment and sound however the Village Attorney advised the Commission that the only item for consideration was the appearance of the screening panels and that sound should not be considered. He further acknowledged that the Village does not have a sound ordinance and that even though sound should not be considered, the Building Commissioner had extended the courtesy of visiting the site and found the sound of the mechanical equipment to be well within the range of normal.
6. While a single Commissioner expressed concern with the appearance of the mechanical equipment, the remaining Commissioners acknowledged the fact that the applicant had limited options given it was an existing structure and as such, commended them for being willing to screen them.
7. The Plan Commission generally 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. Among the evidence relied upon by the Plan Commission were the site plans and various plans submitted and considered for the

February 12<sup>th</sup>, Plan Commission meeting, as well as comments from adjacent neighbors.

## II. RECOMMENDATION

Following a motion to recommend approval of the proposed site plan and exterior appearance plans, the Village of Hinsdale Plan Commission, on a vote of four (4) "Ayes," one (1) "Nay," and one (1) "Absent," recommends that the President and Board of Trustees approve the site plan and exterior appearance plans for 40 S. Clay Street.

THE HINSDALE PLAN COMMISSION

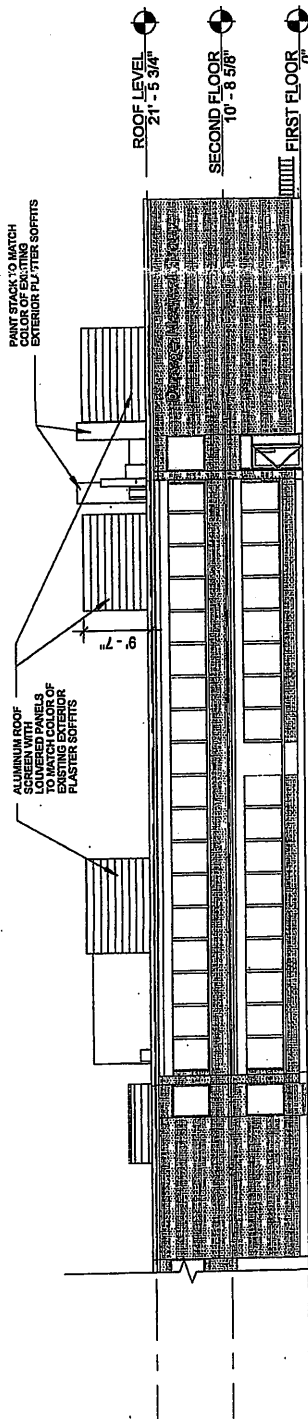
By:   
Chairman

Dated this 12<sup>th</sup> day of March, 2014.

**EXHIBIT B**

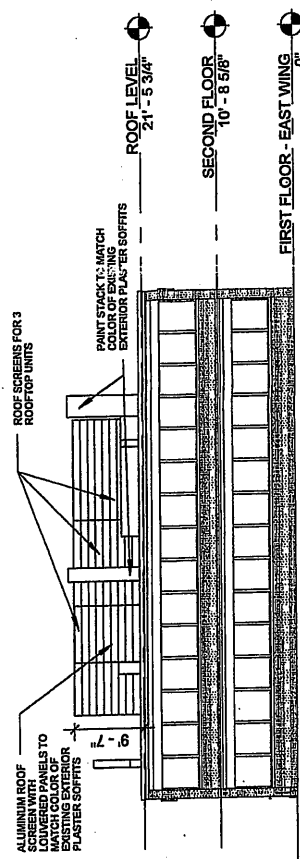
**APPROVED SITE PLAN AND EXTERIOR APPEARANCE PLAN  
(ATTACHED)**

EXHIBIT "B1"



2 NORTH ELEVATION - WEST WING

1/16" = 1'-0"



1 WEST ELEVATION - WEST WING

1/16" = 1'-0"

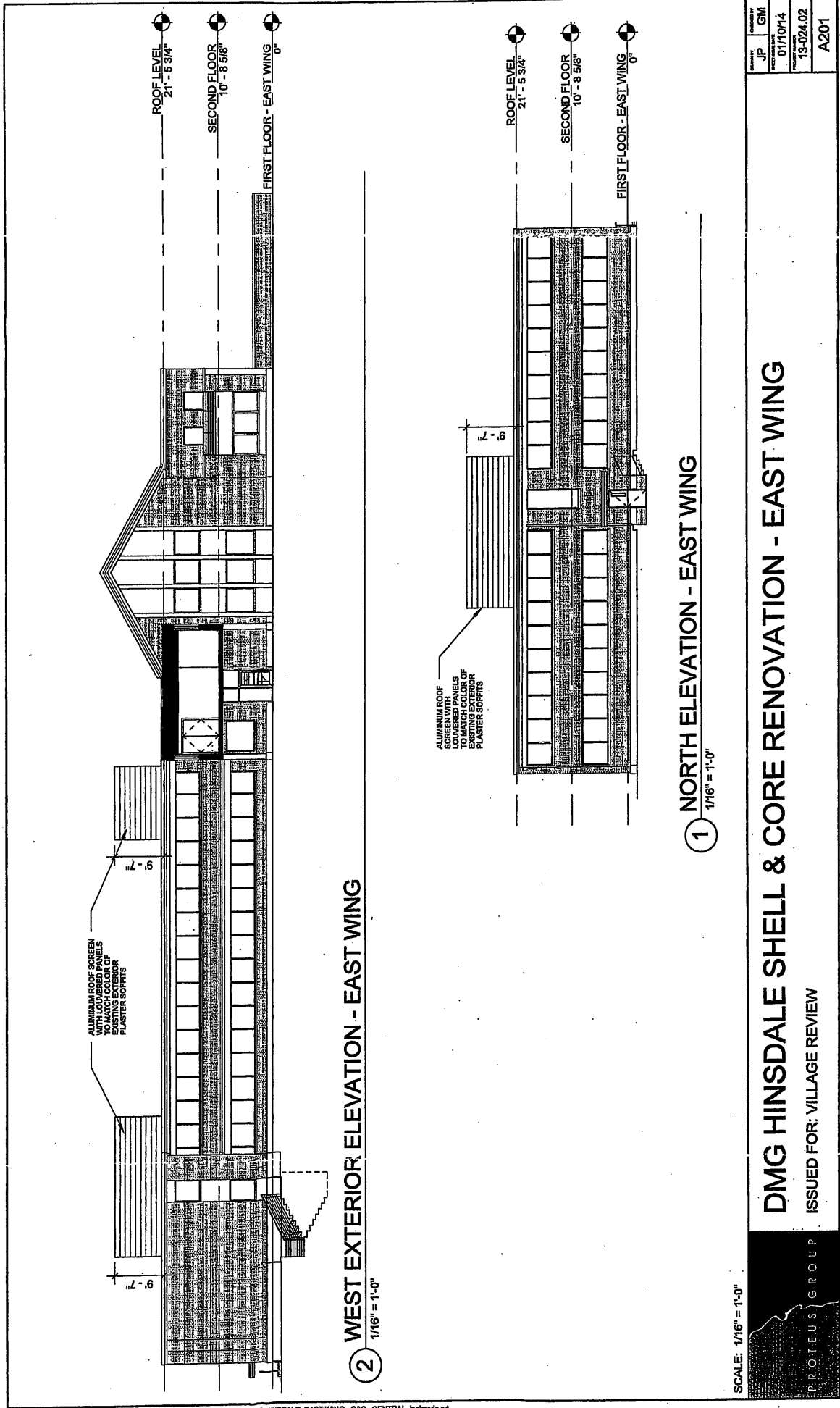
SCALE: 1/16" = 1'-0"

# DMG HINSDALE SHELL & CORE RENOVATION - EAST WING

ISSUED FOR: VILLAGE REVIEW

PROTEUS GROUP

DESIGNED BY	JP	GM
DATE	07/10/14	
PROJECT NUMBER	13-024-02	
SCALE	A200	





**VILLAGE  
OF HINSDALE** FOUNDED IN 1873

**VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT  
DEPARTMENT**

**PLAN COMMISSION APPLICATION  
FOR OFFICE DISTRICTS**

**I. GENERAL INFORMATION**

**Applicant**

Name: Winn & 12 LLC  
Address: 9440 Enterprise Drive  
City/Zip: Mokena, IL 60448  
Phone/Fax: (708-768-6762) 708-478-7667 /  
E-Mail: dmenza@lfirealestate.com

**Owner**

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

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

Name: Frank Talbert, Principal  
Title: Architect, Proteus Group  
Address: 223 West Erie  
City/Zip: Chicago, IL 60054  
Phone/Fax: (312) 337-7800/312-337-7805  
E-Mail: ftalbert@proteusgroup.net

Name: Brian Decker, President  
Title: Structural Engineer, Sound Structures, Inc.  
Address: 1835 Rohlwing Road, Suite C  
City/Zip: Rolling Meadows, IL 60008  
Phone/Fax: (847)749-0923/888-870-1716  
E-Mail: brian@rlma.net

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

- 1) None
- 2) \_\_\_\_\_
- 3) \_\_\_\_\_

## II. SITE INFORMATION

Address of subject property: 40 S. Clay, Hinsdale, IL

Property identification number (P.I.N. or tax number): 09 -12 - 100 - 011 and 09-12-100-012

Brief description of proposed project: Roof top HVAC and Equipment screen for both East and West connected existing buildings. Also, remove non-functioning brick chimney during roof replacement on East Building.

General description or characteristics of the site: The site is L- Shaped with approx. 3.244 acres - improved in the mid-1950's with the Eastern most 2 story multi-tenant medical office building with a second connected building added in the mid-1960's. The structure is located mostly at the NW of Clay Street and Chestnut street or the NE Corner of Chestnut Street and Madison Street

Existing zoning and land use: O-2 - used as a medical office building

Surrounding zoning and existing land uses:

North: R-4 - used as single family residential

South: B-3 - used as general business

East: O-2-used as office building/R-5 - used as multiple family residential

West: R-4 - used as single family residential

Proposed zoning and land use: No change - O-2

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

Site Plan Disapproval 11-604

Design Review Permit 11-605E

☒ Exterior Appearance 11-606E

Special Use Permit 11-602E

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

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

Planned Development 11-603E

Development in the B-2 Central Business  
District Questionnaire

# TABLE OF COMPLIANCE

Address of subject property: 40 S. Clay Street

The following table is based on the O-2 Zoning District.

	Minimum Code Requirements			Proposed/Existing Development
	O-1	O-2	O-3	
Minimum Lot Area (s.f.)		25,000		141,320sf
Minimum Lot Depth		125		238.31' @ east, 597.10' @ west
Minimum Lot Width		100		169.20' @ north, 338.21' @ south
Building Height		40		33'-8" @ top of gable; 22' typical
Number of Stories		3		3
Front Yard Setback		25		34.85'
Corner Side Yard Setback		25		35.16'
Interior Side Yard Setback		10		21.43'
Rear Yard Setback		20		Not applicable
Maximum Floor Area Ratio (F.A.R.)*		.50		Existing: 72,460sf + (.5 x 8,686sf cellar parking) = 76,803sf / 141,320sf = .54
Maximum Total Building Coverage*		NA		20,440sf / 141,320sf = 14.5%
Maximum Total Lot Coverage*		80%		91,000sf / 141,320sf = 65%
Parking Requirements		170		Existing: 175 exterior parking spaces + 18 interior parking spaces
Parking front yard setback		25		25'
Parking corner side yard setback		25		35'
Parking interior side yard setback		10		10'
Parking rear yard setback		20		Not applicable
Loading Requirements		1		1
Accessory Structure Information		15' height		Not applicable

\* Must provide actual square footage number and percentage.

Where any lack of compliance is shown, state the reason and explain the Village's authority, if any, to approve the application despite such lack of compliance; the site was developed in mid-1950's and mid-1960's – other than the proposed roof top HVAC/ Equipment screening and removal of the non-functioning chimney – the remainder of the work

will not change the exterior appearance of the buildings.

## CERTIFICATION

The Applicant certifies and acknowledges and agrees that:

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

On the 10<sup>th</sup> day of January, 2014, I/We have read the above certification, understand it, and agree to abide by its conditions.

Signature of applicant or authorized agent

Joe Bodurinski

Name of applicant or authorized agent

Agent for manager

Wm. H. Zuc

Signature of applicant or authorized agent

Name of applicant or authorized agent

SUBSCRIBED AND SWORN  
to before me this 10<sup>th</sup> day of

January, 2014



BARBARA D. Notary Public  
OFFICIAL SEAL  
Notary Public, State of Illinois  
My Commission Expires  
August 11, 2015



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

Address of proposed request: 40 South Clay Street, 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.

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

**Standard Application: \$600.00**

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

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

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

Since the existing building and site are being retained in every possible way, the existing open spaces are not being altered and are not applicable to the project review.

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

New roof-top air handling units with equipment screens - see attached response.

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

Since the existing building and site are being retained in every possible way, the existing general design is not being altered and is not applicable to the project review.

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.

Since the existing site is being retained in every possible way, the existing general site development is not being altered and is not applicable to the project review.

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

Since the existing building is being retained in every possible way, the existing height is not being altered and is not applicable to the project review.

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.

Since the existing building is being retained in every possible way, the existing front facade is not being altered and is not applicable to the project review.

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.

Since the existing building is being retained in every possible way, the existing opening proportions are not being altered and are not applicable to the project review.

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.

Since the existing building is being retained in every possible way, the existing front facade solid/void rhythm is not being altered and is not applicable to the project review.

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.

Since the existing building is being retained in every possible way, the existing rhythm of spacing/buildings on streets is not being altered and is not applicable to the project review.

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.

Since the existing building is being retained in every possible way, the existing rhythm of entrance porch/projections is not being altered and is not applicable to the project review.

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.

New roof-top air handling units with equipment screens - see attached response.

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

New roofing systems will be installed to meet the current energy code, and visible roofing that is being replaced will match the appearance of the existing materials. However, a non-functioning brick chimney will be removed permanently.

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.

New roof-top air handling units with equipment screens - see attached response.

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.

Since the existing building is being retained in every possible way, the existing building scale is not being altered and is not applicable to the project review.

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.

Since the existing building is being retained in every possible way, the existing directional expression of front elevation is not being altered and is not applicable to the project review.

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.

New roof-top air handling units with equipment screens - see attached response.

#### **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.

Since the existing building and site are being retained in every possible way, the existing site plan is not being altered and is not applicable to the project review.

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

Since the existing building and site are being retained in every possible way, the existing site plan is not being altered and is not applicable to the project review.

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.

Since the existing building and site are being retained in every possible way, the existing site plan is not being altered and is not applicable to the project review.

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

Since the existing building and site are being retained in every possible way, the existing site plan is not being altered and is not applicable to the project review.

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.

Since the existing building and site are being retained in every possible way, the existing site plan is not being altered and is not applicable to the project review.

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

New roof-top air handling units with equipment screens-see attached response.

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

Since the existing structure and landscaping are being retained in every possible way, the existing structure and landscaping are not being altered and are not applicable to the project review.

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.

Since the existing building is not changing its permitted use (offices for doctors of medicine) and the existing site is not being altered, this item is not applicable to the project review.

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.

Since the existing building and site are being retained in every possible way, the existing site plan is not being altered and this item is not applicable to the project review.

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.

Since the existing building and site are being retained in every possible way, the existing site plan is not being altered and this item is not applicable to the project review.

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

Since the existing building and site are being retained in every possible way, the existing site plan is not being altered and this item is not applicable to the project review.

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

Since the existing building and site are being retained in every possible way, the existing site plan is not being altered and this item is not applicable to the project review.

## REVIEW CRITERIA

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

The existing building materials from ground to roof will be matched where they are being repaired or replaced (windows). New roofing systems will be installed to meet the current energy code, and visible roofing that is being replaced will match the appearance of the existing materials. To meet current requirements for energy efficiency and the permitted building use (offices of doctors of medicine) while distributing the proper HVAC service to all building areas via existing minimal above-ceiling spaces, new roof-top air handling units with custom equipment screens that match the tan color of the existing painted exterior soffits will be installed.

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

The existing building materials and textures from ground to roof will be matched where they are being repaired or replaced (windows). New roofing systems will be installed to meet the current energy code, and visible roofing that is being replaced will match the appearance of the existing materials. To meet current requirements for energy efficiency and the permitted building use (offices of doctors of medicine) while distributing the proper HVAC service to all building areas via existing minimal above-ceiling spaces, new roof-top air handling units with custom equipment screens that match the tan color of the existing painted exterior soffits will be installed.

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

The existing building facades and appurtenances from ground to roof will be matched where they are being repaired or replaced (windows). New roofing systems will be installed to meet the current energy code, and visible roofing that is being replaced will match the appearance of the existing materials. To meet current requirements for energy efficiency and the permitted building use (offices of doctors of medicine) while distributing the proper HVAC service to all building areas via existing minimal above-ceiling spaces, new roof-top air handling units with custom equipment screens that match the tan color of the existing painted exterior soffits will be installed.

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.

Supplement to Community Development Department  
Exterior Appearance and Site Plan Review Criteria  
40 South Clay Street  
Hinsdale, IL

The existing building from ground to roof will be matched where items are being repaired or replaced (windows). New roofing systems will be installed to meet the current energy code, and visible roofing that is being replaced will match the appearance of the existing materials. To meet current requirements for energy efficiency and the permitted building use (offices of doctors of medicine) while distributing the proper HVAC service to all building areas via existing minimal above-ceiling spaces, new roof-top air handling units with custom equipment screens that match the tan color of the existing painted exterior soffits will be installed.

**REVIEW CRITERIA – Site Plan Review**

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

The existing site is being retained in every possible way. The existing building from ground to roof will be matched where items are being repaired or replaced (windows). New roofing systems will be installed to meet the current energy code, and visible roofing that is being replaced will match the appearance of the existing materials. To meet current requirements for energy efficiency and the permitted building use (offices of doctors of medicine) while distributing the proper HVAC service to all building areas via existing minimal above-ceiling spaces, new roof-top air handling units with custom equipment screens that match the tan color of the existing painted exterior soffits will be installed. These roof-top screens will provide shielding for the residential neighbors to the west and north.

Note: See attached East Wing Building and West Wing Building Elevations and roof screen information.

**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:** Winn & 12 LLC

**Owner's name (if different):** same

**Property address:** 40 S. Clay Street

**Property legal description:** [attach to this form]

**Present zoning classification:** O-2, Limited Office District

**Square footage of property:** 141,320 SF

**Lot area per dwelling:** N/A

**Lot dimensions:** per x plan

**Current use of property:** Medical Office Multi- Tenant

**Proposed use:** ☐ Single-family detached dwelling  
☐ Other: Same

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

**Brief description of request and proposal:**

Roof top HVAC/Equipment Screens plus removal of non-functioning Chimney structure

**Plans & Specifications:** [submit with this form]

**Provided:                      Required by Code:**

**Yards:**

front:	<u>34.85'</u>	<u>25'</u>
interior side(s)	<u>21.4' /</u>	<u>10' /</u>

**Provided:****Required by Code:**

corner side	<u>35.16'</u>	<u>25'</u>
rear	<u>N/A</u>	<u>20'</u>

**Setbacks (businesses and offices):**

front:	<u>34.85'</u>	<u>25'</u>
interior side(s)	<u>21.4' /</u>	<u>10' /</u>
corner side	<u>35.16'</u>	<u>25'</u>
rear	<u>N/A</u>	<u>20'</u>
others:	<u>N/A</u>	<u>N/A</u>
Ogden Ave. Center:	<u>N/A</u>	<u>200'</u>
York Rd. Center:	<u>N/A</u>	<u>200'</u>
Forest Preserve:	<u>N/A</u>	<u>N/A</u>

**Building heights:**

principal building(s):	<u>3 stories</u>	<u>3 stories</u>
accessory building(s):	<u>N/A</u>	<u>-</u>

**Maximum Elevations:**

principal building(s):	<u>33'-8" max</u>	<u>40'</u>
accessory building(s):	<u>N/A</u>	<u>15'</u>

Dwelling unit size(s):	<u>N/A</u>	<u>N/A</u>
------------------------	------------	------------

Total building coverage:	<u>14.5%</u>	<u>N/A</u>
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Total lot coverage:	<u>65%</u>	<u>80%</u>
---------------------	------------	------------

Floor area ratio:	<u>.54</u>	<u>.50</u>
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Accessory building(s):	<u>N/A</u>	
------------------------	------------	--

**Spacing between buildings: [depict on attached plans]**

principal building(s):	<u>N/A</u>		
accessory building(s):	<u>N/A</u>		

Number of off-street parking spaces required: 170

Number of loading spaces required: 1

**Statement of applicant:**

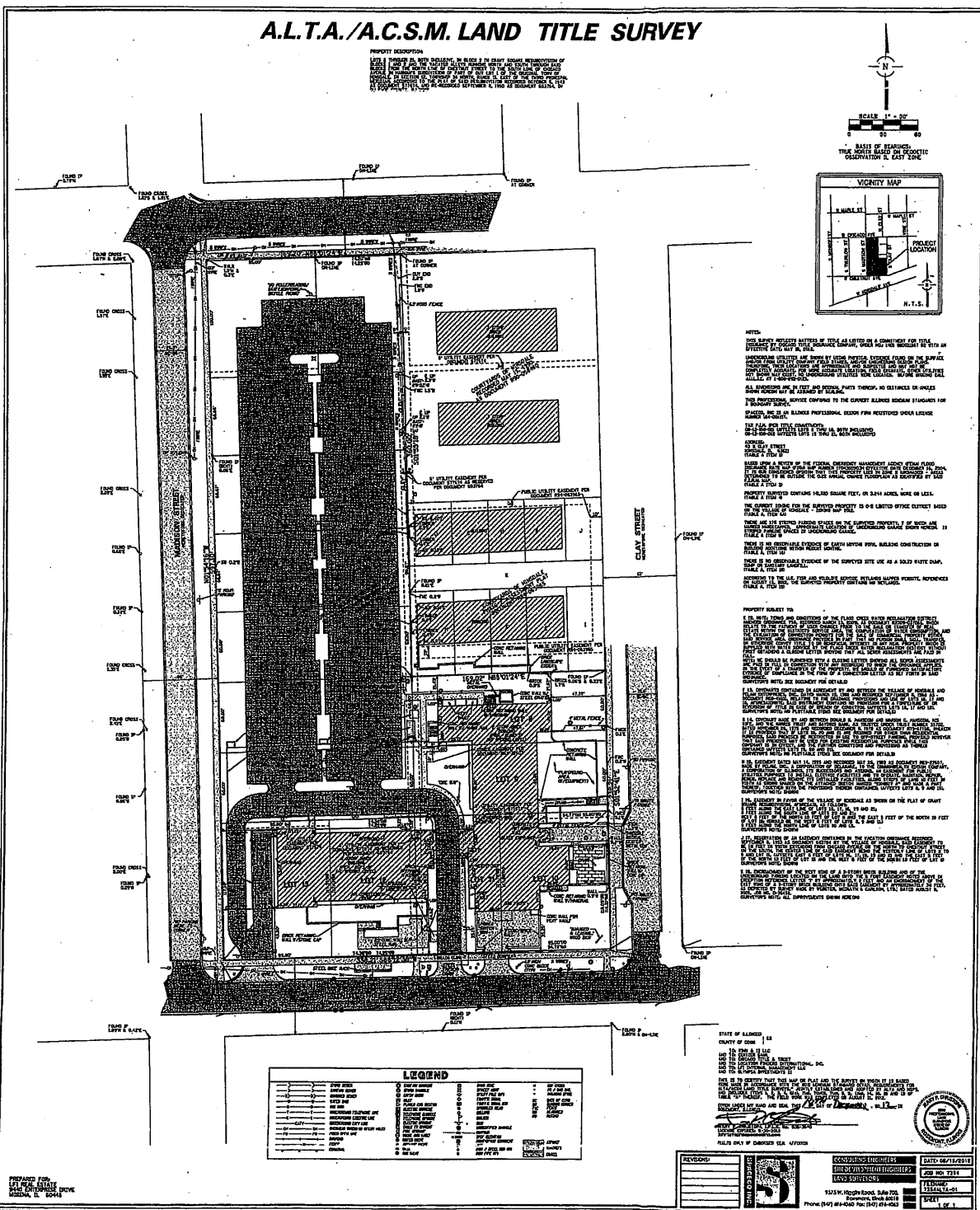
*I swear/affirm that the information provided in this form is true and complete. I understand that any omission of applicable or relevant information from this form could be a basis for denial or revocation of the Certificate of Zoning Compliance.*

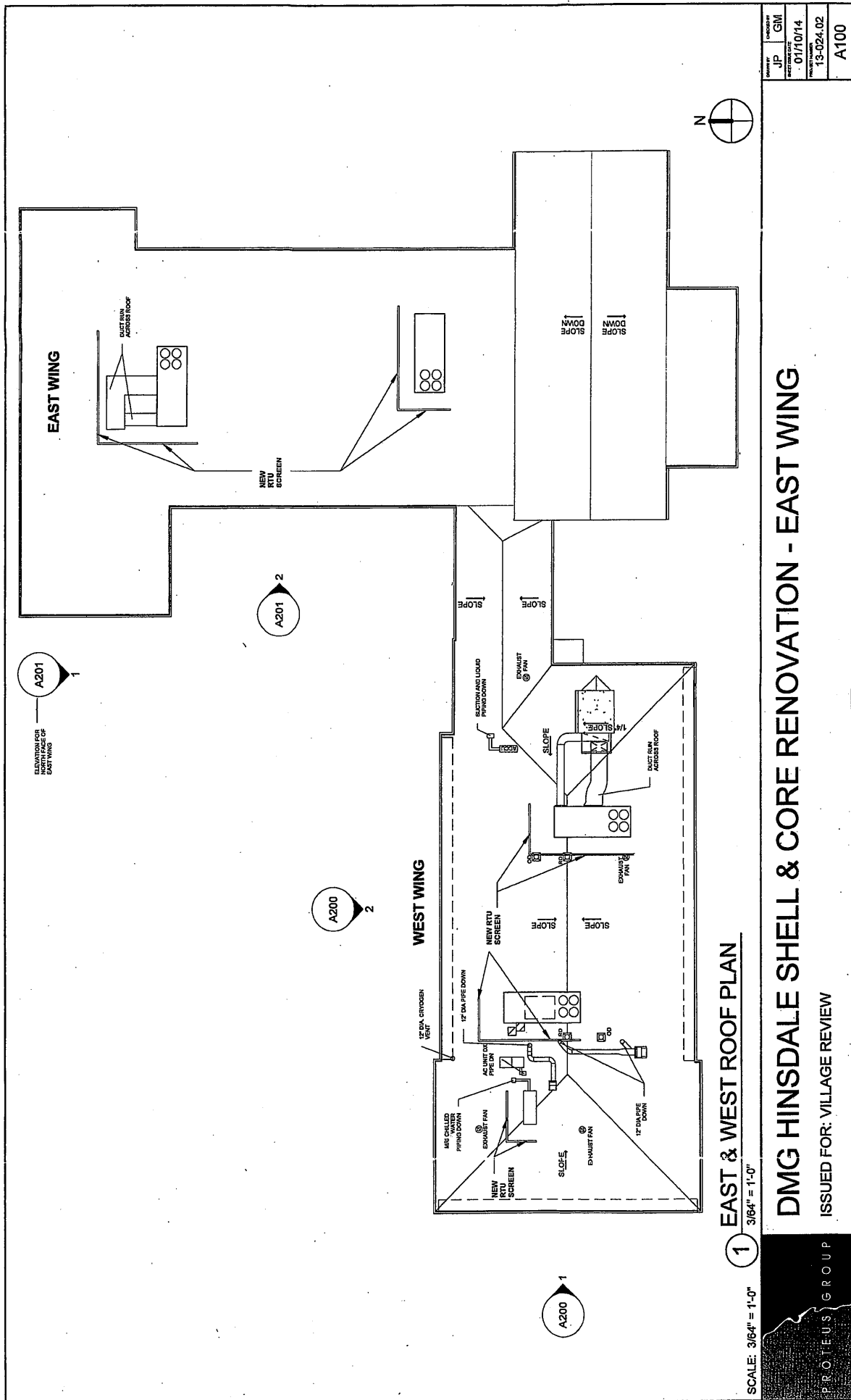
By: \_\_\_\_\_

Applicant's signature

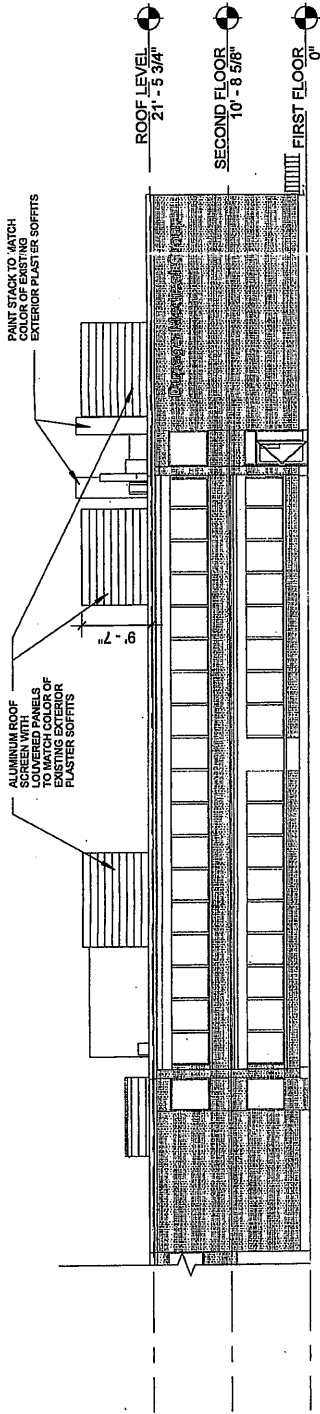
Joseph Bachinski, agent for manager  
Applicant's printed name 01/08/2014

Dated: January 10, 2014.

[illegible]

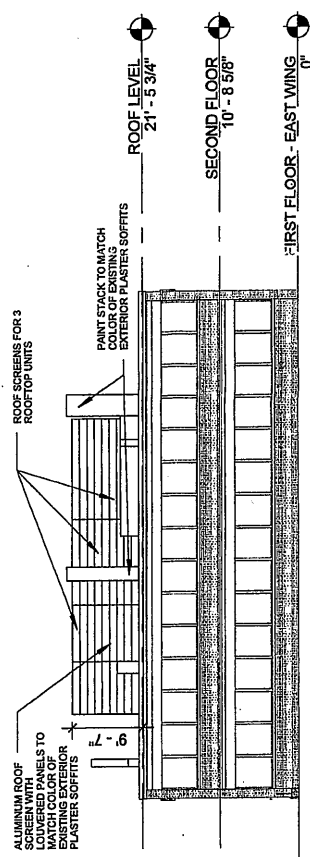


	<b>DMG HINSDALE SHELL &amp; CORE RENOVATION - EAST WING</b>			
	ISSUED FOR: VILLAGE REVIEW			
	DESIGNED BY	DATE	PROJECT NO.	REVISION
	JP	07/10/14	13-024.02	A100



2 NORTH ELEVATION - WEST WING

1/16" = 1'-0"



1 WEST ELEVATION - WEST WING

1/16" = 1'-0"

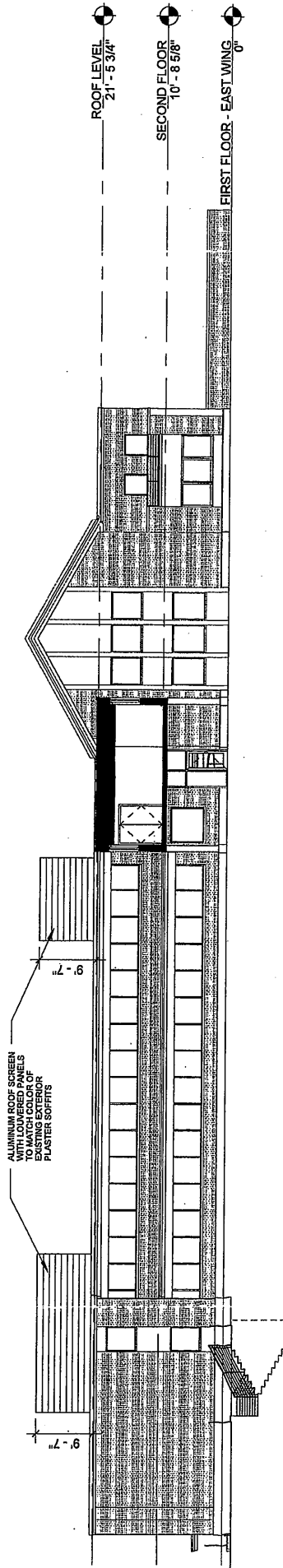
SCALE: 1/16" = 1'-0"



# DMG HINSDALE SHELL & CORE RENOVATION - EAST WING

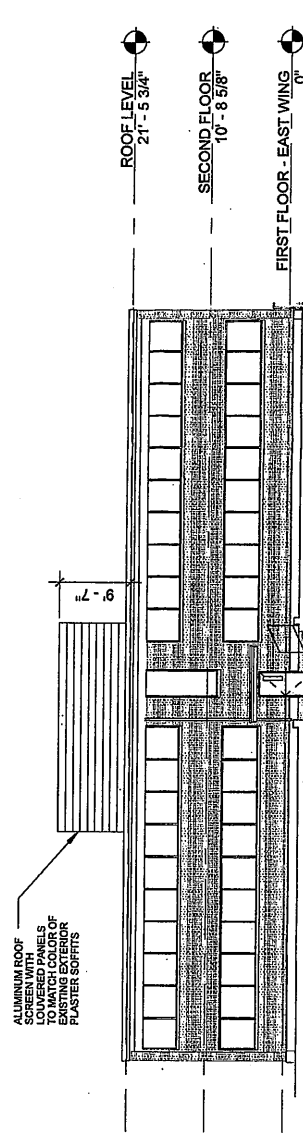
ISSUED FOR: VILLAGE REVIEW

DESIGNED BY	JP	CHECKED BY	GM
DATE	01/10/14	DATE	01/10/14
PROJECT NUMBER	13-024.02	PROJECT NUMBER	13-024.02
		PROJECT NUMBER	A200



2 WEST EXTERIOR ELEVATION - EAST WING

1/16" = 1'-0"



1 NORTH ELEVATION - EAST WING

1/16" = 1'-0"

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



ISSUED FOR: VILLAGE REVIEW

# DMG HINSDALE SHELL & CORE RENOVATION - EAST WING

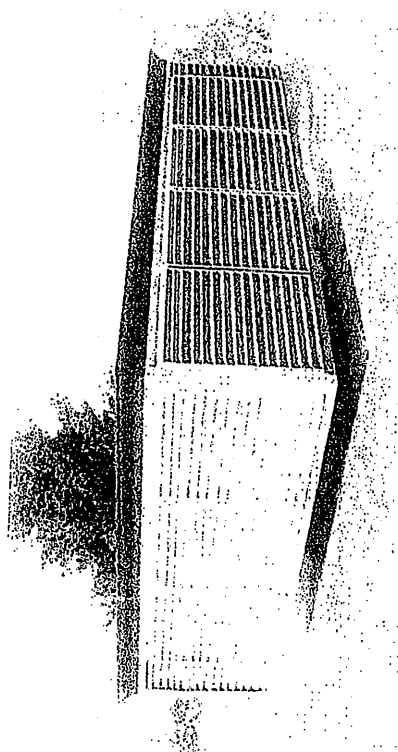
DESIGNED BY	GM
DRAWN BY	JP
CHECKED BY	GM
DATE	01/10/14
PROJECT NO.	13-024.02
SHEET NO.	A201



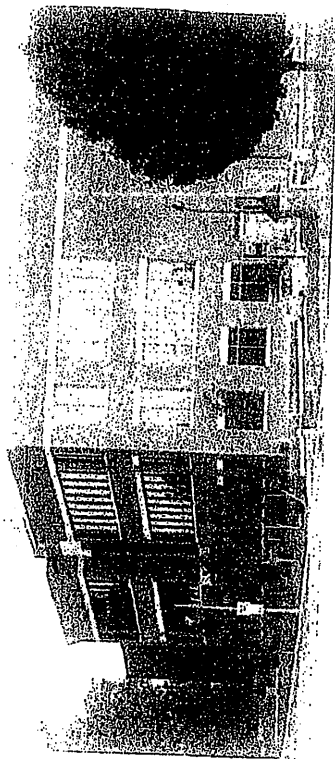
## An affordable solution for equipment screening is finally here...

Envisor equipment screens now offer architects the flexibility to create affordable, elegant, customized screening solutions that integrate with their building design, all with no rooftop penetration.

Our patented equipment screens also provide a viable solution for municipal screening code requirements on everything from HVAC units to



52" Louver Panels



The Ohio State University Foundation - Columbus, Ohio

chillers, air handlers, power exhausts, roof stacks, communication equipment, dumpsters - you name it!

## Customizing a screen to fit your needs is easy...

Simply choose between canted or vertical, decide on a panel design, select a top trim (optional), and pick a color. It's that simple! We can customize any feature to your particular design requirements, including custom panel designs, custom colors, and custom top trim designs. If you don't see what you need, tell us what you want. We'll build it for you.

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## Winn & 12 LLC

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9440 Enterprise Dr. • Mokena, IL 60448

P: 708.478.7666 • F: 708.478.7667

March 11, 2014

To: Members of the Board of Trustees of the Village of Hinsdale:

Re: Winn & 12 LLC  
40 S Clay Street  
Hinsdale, IL

Members of the Board of Trustees:

We are sending this letter to ensure that the Village Board has been advised of our concerns as well as the background of our request coming before the Board on March 18, 2014 respecting the screening of existing and proposed building roof top heating ventilating and air conditioning units.

As you are aware, Winn & 12 LLC is the owner of the property located at 40 S. Clay, having acquired the property in late December, 2012. Prior to making the decision to acquire this property and basically demolishing all but the exterior walls of the building, we had several meetings with the Village Manager and Staff starting in June 2012- discussing all building improvements—including the roof top units. Both Winn & 12 LLC and our Tenant, DuPage Medical Group did extensive construction of the Building's West wing. As you can see, we have made a substantial commitment to the Village of Hinsdale over the last year and worked extensively with the Village over the past 20 months (see attached chronology documenting discussions, meetings, emails with both the Village and neighbor).

Given the results of the ZBS meeting, we would like to clarify the following for the record:

Although the sole decision before the Board is the approval or disapproval of the proposed screening, there was substantial discussion regarding two other matters, which we want to address and clarify. They are as follows:

- How and when the roof top units were approved and selected
- Neighbor complaint about viewing the units and the sound level

### Roof top Unit approval and selection:

- Prior to purchasing the property, we recognized that the heating and cooling systems of both wings were sub-standard and were a patchwork solution that was over 50 years in the making.
- There were Chiller units on the West Wing prior to our acquisition - however, the units had been removed but the existing roof top curbs remained to be used on the West Wing. The East Building has both the Chiller unit and the existing rooftop curbs—the East Wing construction plans include removing the Chiller Unit and again utilizing existing curbs in the new roof top.
- This is an old existing building – not new construction—with a fixed floor to bottom of ceiling deck. This means that there is a limited area to fit all the required mechanical, electrical and plumbing

equipment/conduits, pipes etc. and still maintain the required minimum 8' finished ceiling heights. Essentially, it is a giant jigsaw puzzle – with space needed for all mechanical electrical and plumbing in a confined area.

- We did however study various options to heat and cool the building – with the only viable solution that met all of the different modern code requirements and a modern tenant's 8' minimum ceiling height requirement being the commonly used roof top units – which were Village approved and we installed. The boiler room in the west wing sub-basement was completely remediated and emptied of all equipment – but is vacant since it does not meet ADA requirements. The same plan will be utilized in the East Wing boiler room. In short, we decided on the roof top units to meet modern codes and ensure the minimum 8' ceiling height required.

**Neighbor Complaint about the roof top view and the sound level- Summer, 2013:**

- Although we were expressly informed prior to purchasing the building that the code did not require screening the roof top units because we had an existing structure –at the Kathleen Gargano's request we investigated screening the units.
- We also had a professional reading taken by our mechanical engineer for sound decibel levels.
- At the ZBS meeting, Janice Murray mentioned a certain droning pitch that she heard- not so much the overall sound level - this was the first time we heard about the pitch rather than sound level.
- Robb McGinnis went to the site the next day and several more times over the next few weeks and advised that it was his best guess that this seemed to be a frequency level issue more so than a sound level issue.
- During the same time period we had asked our mechanical engineer to do an acoustical inspection to identify a droning high frequency pitch. He basically came to the same conclusions as Robb McGinnis –he indicated that it is not the roof top units – but two smaller pharmacy fans that emit a higher pitch sound. At our request, our mechanical engineer has proposed a solution to reduce the frequency sound – see attached letter.

As you will note, it has been our approach to work with the Village and the surrounding neighbors – we have received one complaint, but many compliments from neighbors stopping by during construction and also have a letter of support from the nearest neighbor – Mr. Donald Moritz of 24 S. Clay Street. It would be helpful if we could be informed prior to the March 18<sup>th</sup> Board meeting if there are further questions or concerns about our proposed screening request that we can address.

Respectfully,



Diane Menza

Agent for Manager, Winn & 12 LLC

Cc: Kathleen Gargano  
Robert McGinnis  
Lance Malina

**40 S Clay Hinsdale**  
**Chronology - Acquired December 2012**

**Pre- Acquisition Objective:** to determine whether the work required on 40 S Clay met the Village's criteria for retrofitting an existing building without exterior appearance review. This was a critical factor in our decision to purchase, given our client's July 1, 2013 occupancy requirement which was dictated by existing lease expirations.

**2012**

- June 2012      Met with then Village Manager, David Cook - who stated that our proposed repairs and/or replacements to this existing structure qualified - including mechanical system replacements that were necessitated by functional obsolescence. He was familiar with the history of 40 S. Clay - knowing that the East Wing was built in the 1950's and the West Wing added in the mid-1960's. We indicated that our architects and engineers had advised that the both building's mechanical, electrical and plumbing systems had to be replaced - they did not meet current Village building codes - additionally the roof and other structural elements needed to be replaced. David confirmed that all of that work including the rooftop HVAC units were replacements for an existing building - he checked with Robb McGinnis on the code and also stated that there would be no screening required since we were an existing building. We were still in early planning/ due diligence stages -agreed to meet again with more details as we progressed with planning.
- Sept 12        Our team (Proposed Owner, General Contracor and Architect) - met with Village Staff - Robb McGinnis and Sean Gascoigne and Tim McElroy (fire department). Reviewed scope of work required for the building - including the RTU's. Robb confirmed that David Cook had agreed that our RTU's since both wings were existing and the systems were functionally obsolescent. - were permitted - since both buildings had existing curbs for RTU units. We also were required to install an elevator in the West building - it did not have one - to meet current codes.
- Fall 2012      Contacted staff - confirming ADA and other permit issues for compliance purposes
- Nov 2012      **Pre-acquisition - With the Village Manager's approval as to scope of work, submitted full permit drawings for West Wing (1<sup>st</sup> Phase) which included the RTU units for Village permit review - we paid for an expedited review - to stay in compliance with the time line required by our Tenant.**

Dec 20, 2012 **Purchased the building**

Dec/Jan Full asbestos abatement of West Wing

**2013**

Jan. 17 2013 Received permit/ construction commenced.

March 8 Heard from resident neighbor, Janice Murray for the first time (Ms. Murray received building Owner contact information from Robb McGinnis,). Ms. Murray called and expressed irritation that the Village allowed construction to go forward without first notifying neighbors. Her second concern was the newly installed ComEd transformer. I explained that ComEd determines its location - but that we would landscape screen the transformer - however, that screen planting wouldn't occur until summer. She also wanted to know when the port-a-potties and dumpster would be removed - explained the project timeline of late summer. Asked about the temporary construction access - explained that the temporary construction access would remain but be blocked until completion of phase II. Janice Murray wanted to know if the neighbors would have input on second phase - I told her if we made exterior site changes such as requesting the temporary construction access drive become permanent - then there would be Village meeting. I gave her my contact information and also both the building manager and building construction superintendent contact information - to ensure that we would be responsive in our communication with Ms. Murray.

**NOTE: We forwarded all correspondence with Janice Murray to Robb McGinnis to keep the Village aware of concerns and responses.**

July 3 Janice Murray sent an email expressing concern over the Roof Top units impacting the view from her home. Asked if we had plans to conceal this equipment and wanted an update on transformer landscape screening.

July 12 Email response to Ms. Murray explained that my notes from our March call reflected the 1<sup>st</sup> phase landscaping would include screening the transformer and that would take place in the fall of 2013 - once the construction equipment was offsite. I went on to explain that the rooftop units conformed with the Village building code requirements and that the roof structure did not have a screening feature. Also, let Janice Murray know that the parking lot and the parking lot lights were redone and that the overall site would continue to be kept cleaned and would be more

aesthetically pleasing in the coming months with overall work finished by October.

- July 13      The next day, on Saturday -Janice Murray visited the site and asked our Construction Superintendent (among other questions) what the Saturday construction hours were - whether we were allowed to have construction noise.
- July 16      I emailed Ms. Murray with information from the Village Web site on construction noise time frames - explaining that we were adhering to Village requirements.
- August 22    Ms. Murray emailed and asked why the RTU units made a constant droning noise and what could be done to eliminate it.
- August 25    At a Sunday morning Investor tour of the site, a neighbor woman walking her dog stopped and asked us if we were the group responsible for the development - she went on to compliment all of the work that we had done and said it made a real difference to the overall neighborhood. Our Construction Superintendent indicated that residents would stop by on occasion and compliment the work being done - that they were happy this neglected building and site was being refurbished.
- Sept 17      In response to our request for a meeting with Village staff to review plans for the second phase East Wing, Robb McGinnis called to confirm a meeting and indicated that the new Village Manager would attend the meeting -given that the prior Village Manager had attended all the meetings and had ruled that the work we did for the West Wing and planned for the building was in conformance with the Village Codes. It should be noted that our plans for the East Wing from an exterior standpoint were the same as the West Wing - which we had indicated from the beginning of the project.
- I asked Robb if the Village had received any complaints about our project, other than from Janice Murray - he stated that was the only complaint received. He felt that was a good indicator of the good job our group had done.
- Note: Robb has been to the site twice with a sound meter to independently test decibel levels and confirmed that he got the same sound readings from the East Wing building(existing - no new RTU's) as the West Wing building (new RTU's) - which matches what our mechanical engineer had recorded. Robb confirmed that the Village of Hinsdale did not have a noise standard - but felt that our approach of testing at property lines and comparing to standards of other

municipalities that had set thresholds of maximum allowable noise at property lines was a good approach. That threshold is a 55dBA value at the property line of all ambient noise (including all cars, residential HVAC, lawn mowers, trains etc.)

- Sept 18 Sent Janice Murray an update email advising that we asked our mechanical engineer to investigate – he felt that the sound levels were within recommended sound level requirement. We asked our engineer for a sound level report and promised to share the results with Ms. Murray when we received it. Also, advised her that, DMG, the tenant, had made a commitment to ensure that the Building mechanical automation system would operate at a minimum level after business hours – when the building was closed. This would greatly reduce night time noise. Apparently, the automated system wasn't set appropriately and was running constantly. That was quickly corrected.
- Sept 26 Met with Kathleen Gargano, Robb McGinnis and Sean Gascoigne to discuss the East Wing Building and the Village's request to review possible rooftop screening solutions. There was no mention at this meeting of the rooftop screening solutions requiring Exterior Appearance Review. As a result of that meeting, at the beginning of October we sent the Village the following update: i) assurances that our Contractor had all the roof top units fine-tuned and made minor adjustments to the sheet metal enclosures tightening screws and tightening the fan etc. to eliminate any rattling sounds; ii) a list of improvements made to date at the site and West building; iii) the sound test report and photometric plan for site lighting; and iv) confirmation that we had added light shields to several parking lot lights. We also agreed to investigate various rooftop screening solutions including a roof top live plant screen, as well as investigating whether we could add to the parkway trees to assist in screening the site.
- Oct 3 Emailed the sound test to Janice Murray – which illustrates that the sound levels are within the ambient range for a residential neighborhood at our property line. **It is interesting to note that when the unit is off the decibel level drops only slightly – since this measurement is for all noise occurring in the area...cars, trains, Residential HVAC etc.**
- Oct 11 Janice Murray emailed thanking us for the sound test but indicated that the knowledge that the owner's fan met the decibel level of the Village's requirements was not an acceptable explanation for her to endure the noise.

- Oct 22      At the request of the Village, I sent Kathleen, Robb and Sean an email on various screening alternatives: Living Wall/Green Wall; Parkway Tree Screen and Cityscape International Screen. The Living Wall/Green Wall wasn't feasible since it needs to be part of the building structurally when the building is built to be properly integrated into the roof system. The Parkway Tree Screen - after working with the Village Parkway guidelines - there wasn't a spot to add a tree along the parkway to make an impact for visual screening. We concluded that adding the Cityscape screen - although the most expensive alternative - allowed us to use the same solution for both the East and West buildings - which would create a consistent aesthetic. We agreed to meet again to review the look of the Cityscape alternative.
- Dec. 19      We met with Kathleen, Robb, Sean and the Village attorney, Lance Malina - at this meeting we were told that although we had the right to install the Rooftop Units - if we added the screens to make them more aesthetically appealing, as requested by the Village to address the resident complaint - we must apply and go through Exterior Appearance Review process. We expressed concern that learning about this at this late date, that the process not impact our construction timeline. We had commenced work on the permit drawings already and **this was the first time that we learned that the screening would be subject to the Exterior Appearance Review Process.** At the meeting we requested that the village attorney write an explanatory note to the various boards explaining the background of our approval process and that the appearance review was solely about the Screening of the West building and proposed East building rooftop units. We were informed that would be done.
- Final note:**      After notices went out to surrounding neighbors - we had one resident contact us, Mr. Don Moritz of 24 S. Clay. He lives immediately north of the East Wing building. Mr. Moritz came to the Plan Commission meeting to support our proposal - both for new roof top units and for the screening. Mr. Moritz will be out of town for the March 18<sup>th</sup> meeting - but has written an email of support to Robb McGinnis.



March 4, 2014

Leopardo Companies  
5200 prairie Stone Parkway  
Hoffman Estates, Illinois 60192  
Attn: Mr. John Pacini

RE: DMG Wheaton - Roof Equipment Acoustic Review

Dear John,

On September 25, 2013, Westside Mechanical had previously been to the site to conduct sound power level tests since we were advised that the Roof Top Units were loud for a residential neighbor. We tested various locations including at the property line using the Extech Model 40732 sound level meter, which was calibrated immediately prior to use per the manufacturer's instructions. The meter meets OSHA and ANSI Type 2/IEC Class 2 requirements. The readings show that with the equipment running the weighted sound power levels do not exceed 55 dBA at the property line.

After being advised last week of a high frequency sound concern at 40 S Clay, Hinsdale (which high frequency sound was noted to be an issue at all hours by a residential neighbor), we visited the site on March 3, 2014 to identify a possible source. Per the building mechanical plans, EF-5 and EF-6 are the fans in question- not the roof top units. These are the pharmacy fans that are required to run 24/7 to maintain pressure. As requested, we have a proposed solution that involves installing metal panels around each fan assembly with mineral wool lining and a perforated metal inner panel which, when mounted around the fan on four sides, will minimize the high frequency pitch that is emanating from these fans. We are still working on the logistics of the mounting arrangement given the existing ductwork and guy wire supports for the vertical duct.

It is important to note that these panels would be contained within the proposed Cityscape screening and therefore, not visible to the residents.

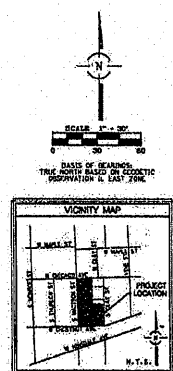
Sincerely,  
Westside Mechanical, Inc.

Paul Haynes, P.E.  
Engineering Department Manager

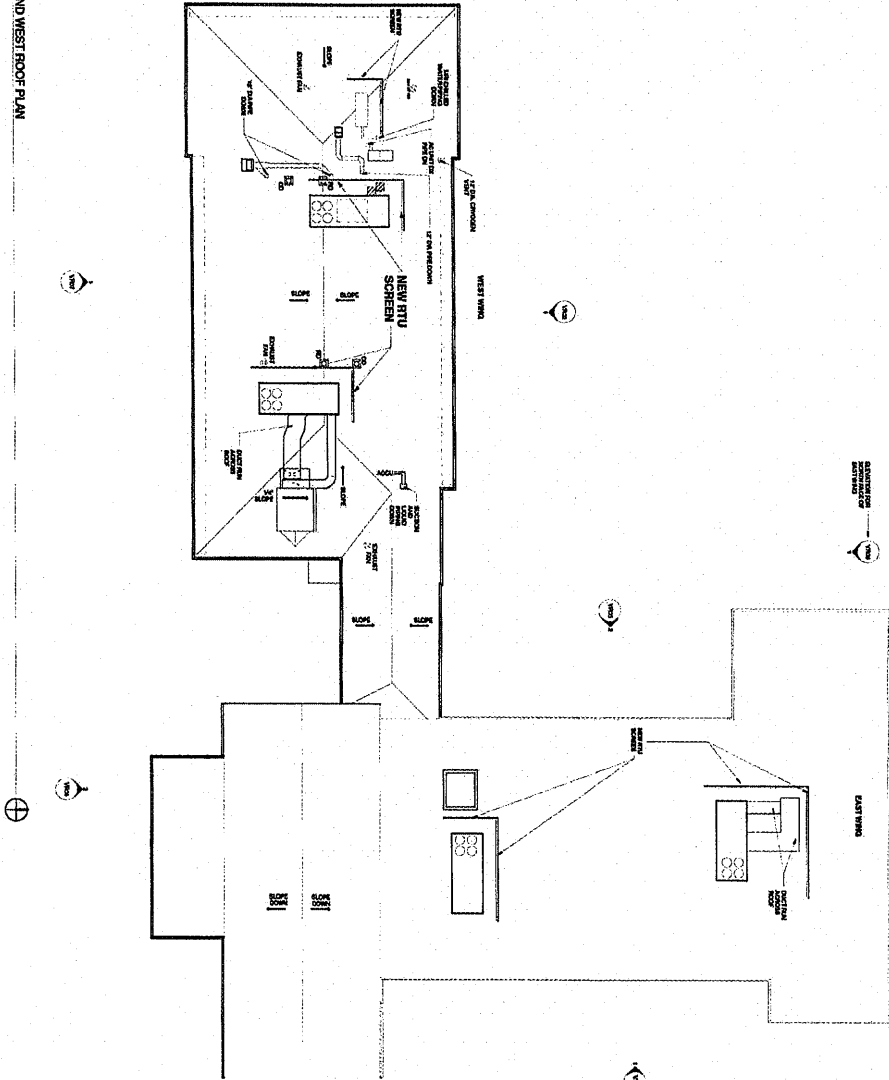
Cc: Jeff Lukitsh, WSM

PROPERTY DESCRIPTION

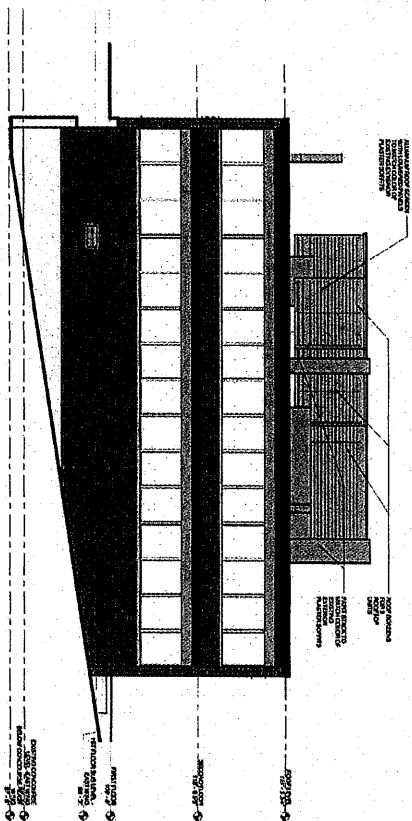
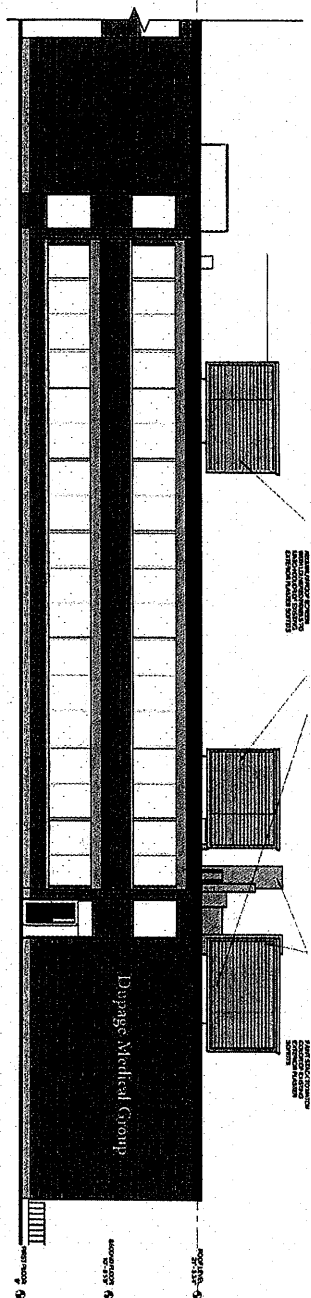
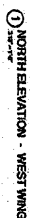
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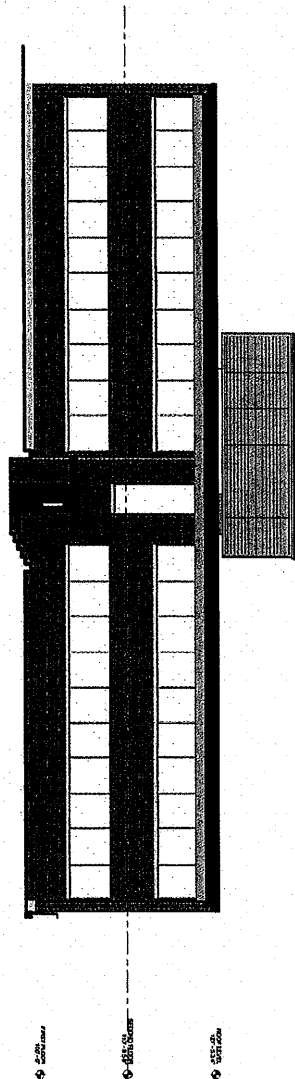
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### ① EAST AND WEST ROOF PLAN

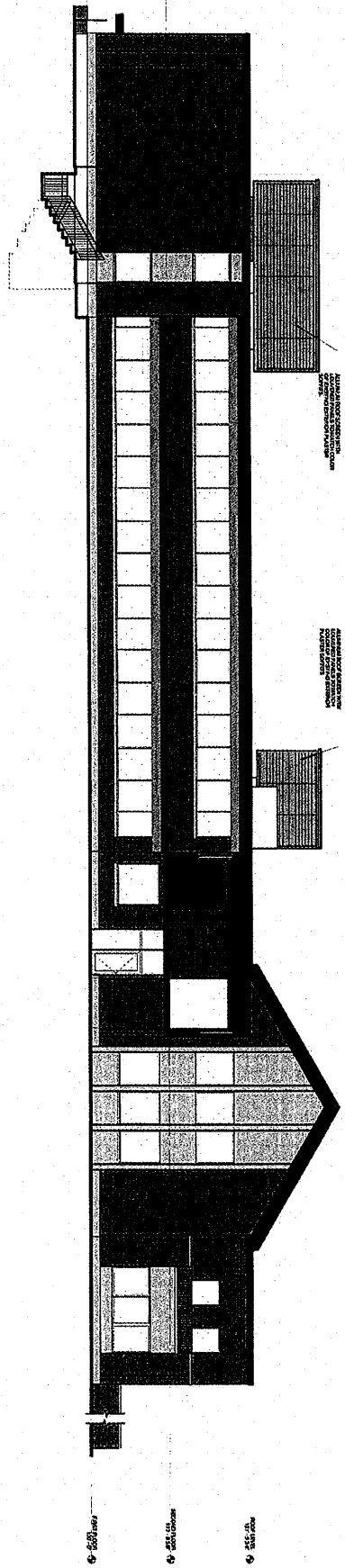


**DMG HINSDALE SHELL & CORE RENOVATION - EAST WING**  
**ISSUED FOR: VILLAGE REVIEW**





① EAST WING - NORTH ELEVATION  
3/16/14



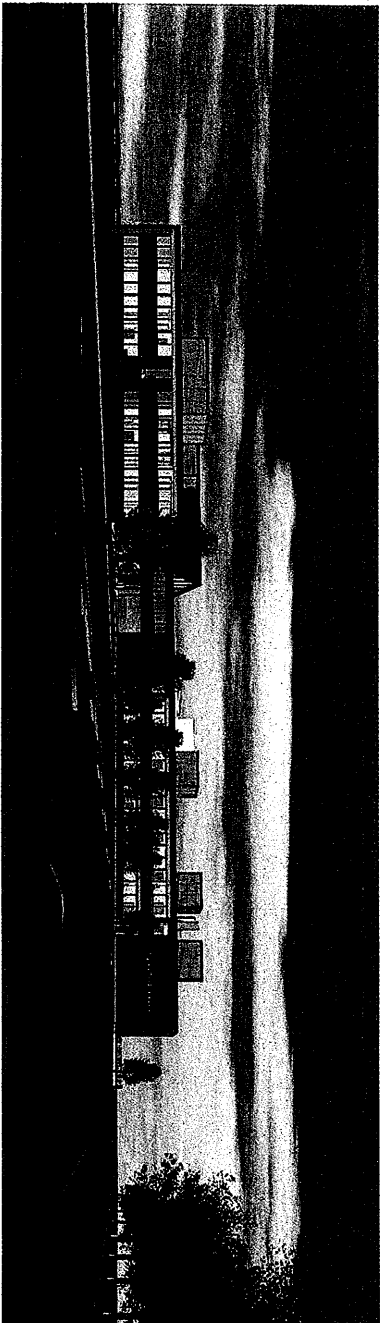
② EAST WING - WEST EXTERIOR ELEVATION  
3/16/14

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



**DMG HINSDALE SHELL & CORE RENOVATION - EAST WING**  
ISSUED FOR: VILLAGE REVIEW

DATE	02/12/14	BY	JPM
REVISION	13-024.02	BY	RP
PROJECT	VR03		



② VIEW FROM W CHICAGO AVE - TOWNHOUSES NOT SHOWN



① VIEW FROM S MADISON ST

SCALE:

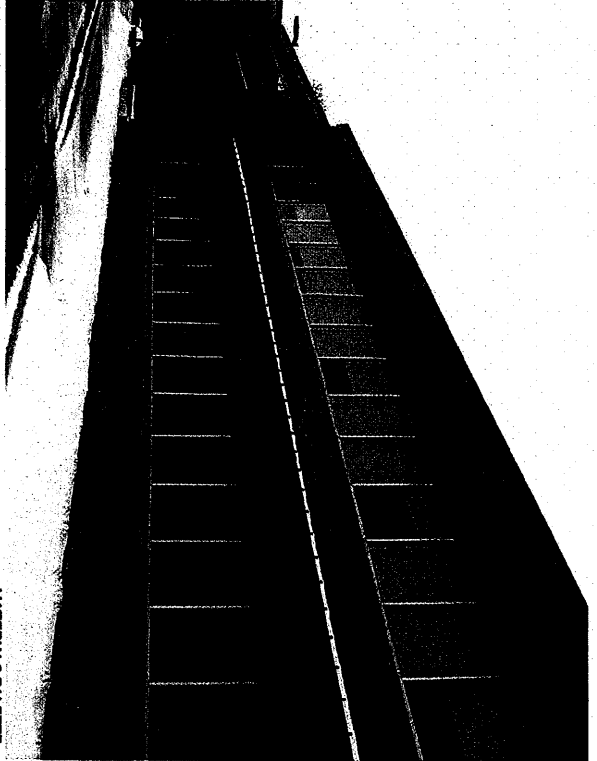
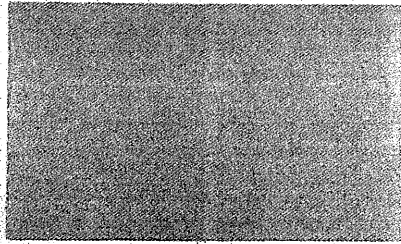
PROTEUS GROUP

# DMG HINSDALE SHELL & CORE RENOVATION - EAST WING

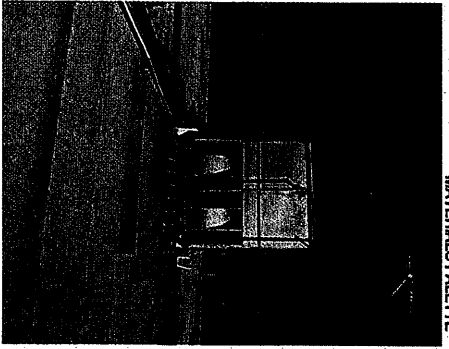
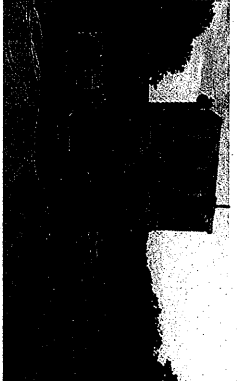
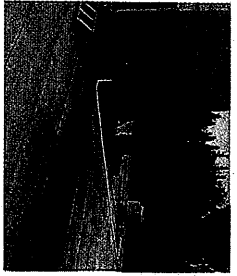
ISSUED FOR: VILLAGE REVIEW

DATE	12/11/14
BY	JPM RP
REVISION	02/12/14
ISSUED FOR	13-024.02
VR04	

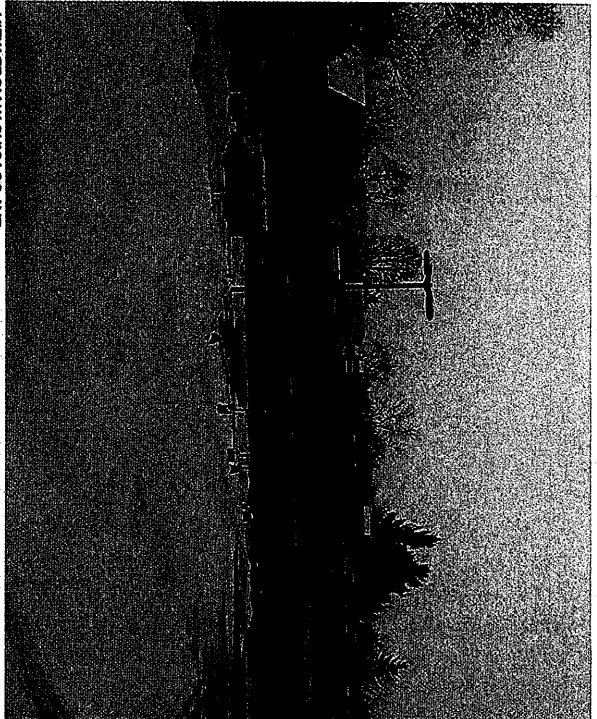
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MATERIALS PALETTE



EXISTING ROOF TOP EQUIPMENT BEING REMOVED



VIEW FROM W CHICAGO AVE



VIEW FROM S MADISON ST

SCALE:

PROTEUS GROUP

# DMG HINSDALE SHELL & CORE RENOVATION - EAST WING

ISSUED FOR: VILLAGE REVIEW

DATE	BY	REV
02/12/14	JPM	RP
13-024.02		
VHOS		

10b.

DATE: March 18, 2014

**REQUEST FOR BOARD ACTION**

<b>AGENDA SECTION NUMBER</b>	<b>ORIGINATING DEPARTMENT Community Development</b>
<b>ITEM 901 N. Elm Street – Site Plan and Exterior Appearance Review for Exterior Modifications and Façade Improvements</b>	<b>APPROVAL</b>

**REQUEST**

The applicant is requesting approval of exterior appearance and site plans to allow for exterior improvements, of the existing building's façade, as well as the installation of a decorative aluminum fence for a children's play area at the existing office building at 901 N. Elm Street. The site is improved with a multi-story commercial building in the O-3 General Office District. As illustrated in the attached drawings, the substantial changes to the exterior include:

1. Installation of a new 5'-0" tall, decorative protective fence surrounding the children's play area required for the daycare.
2. Several modifications to provide improved accessibility, including the installation of new handicap accessible ramps and railings, reconfigured curbs, ramp access and stairways, all on the north entry.
3. Installation of a new canopy above the north entry.
4. Removal of the existing white shutters from all windows.
5. New sconce lighting for north entrance.
6. New recessed aluminum and glass bi-parting automatic doors.
7. Provide additional landscaping throughout the site and parking lot to enhance and improve the appearance of the site.

At the February 12, 2014 Plan Commission meeting the Commission reviewed the application submitted for 901 N. Elm Street, and recommended, with a 4-1 vote, approval of the requests for site plan and exterior appearance for the exterior modifications and façade improvements.



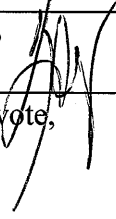
**Review Criteria**

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 approval; 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 Exterior Modifications and Façade Improvements at 901 N. Elm Street"**

<b>APPROVAL</b> 	<b>APPROVAL</b> 	<b>APPROVAL</b>	<b>APPROVAL</b>	<b>MANAGER'S APPROVAL</b> 
<b>COMMITTEE ACTION:</b> On February 24, 2014, the Zoning and Public Safety Committee, on a 3-1 vote, moved to recommend approval of the above motion.				

**VILLAGE OF HINSDALE**

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

**AN ORDINANCE APPROVING A SITE PLAN AND EXTERIOR APPEARANCE  
PLAN FOR REDEVELOPMENT OF THE PROPERTY LOCATED AT 901 NORTH  
ELM STREET**

**WHEREAS**, Med Properties (the "Applicant") submitted an application for site plan approval and exterior appearance review for redevelopment of an existing structure and site (the "Application") at property located at 901 North Elm Street, Hinsdale, Illinois (the "Subject Property"); and

**WHEREAS**, the Subject Property is located in the O-3 General Office Zoning District and is improved with a multiple-story commercial building; and

**WHEREAS**, the Application was considered by the Village of Hinsdale Plan Commission at a public meeting held on February 12, 2014, at which hearing the Plan Commission reviewed the Application relative to redevelopment of the site, which included: (1) installation of a decorative protective fence surrounding the play area of the daycare; (2) modifications for improved accessibility; (3) installation of a new canopy over the north entry; (4) removal of existing white shutters; (5) new sconce lighting for the north entrance; (6) new recessed automatic doors; and (7) additional landscaping; and

**WHEREAS**, and after considering all of the matters related to the Application, the Plan Commission recommended approval of the Exterior Appearance Plan and Site Plan on a vote of four (4) in favor, one (1) against, and one (1) 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 plan and exterior appearance plan attached to, and by this reference, incorporated into this Ordinance as **Exhibit B** (the "Approved Plans"), 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. **No Authorization of Work.** This Ordinance does not authorize the commencement of any work on the Subject Property. Except as otherwise specifically provided in writing in advance by the Village, no work of any kind shall be commenced on the Subject Property until all conditions of this Ordinance precedent to such work have been fulfilled and after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law.
- B. **Compliance with Plans.** All work on the Subject Property shall be undertaken only in strict compliance with the Approved Plans attached as **Exhibit B**.
- C. **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.
- D. **Building Permits.** The Applicant shall submit all required building permit applications and other materials in a timely manner to the appropriate parties, which materials shall be prepared in compliance with all applicable Village codes and ordinances.

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

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

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

PASSED this \_\_\_\_\_ day of \_\_\_\_\_ 2014.

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

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

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

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_ 2014.

\_\_\_\_\_  
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: \_\_\_\_\_, 2014

**EXHIBIT A**

**FINDINGS AND RECOMMENDATION  
(ATTACHED)**

## **HINSDALE PLAN COMMISSION**

**RE: 901 N. Elm Street – Exterior Appearance and Site Plan Review**

**DATE OF PLAN COMMISSION REVIEW: February 12, 2014**

**DATE OF ZONING AND PUBLIC SAFETY REVIEW: February 24, 2014**

### **FINDINGS AND RECOMMENDATION**

#### **I. FINDINGS**

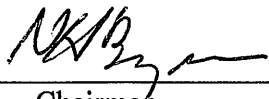
1. Med Properties (the “Applicant”) submitted an application to the Village of Hinsdale for exterior appearance and site plan review at 901 N. Elm Street (the “Subject Property”).
2. The Subject Property is located in the O-3 General Office District and is improved with a multiple-story office building.
3. At the February 12<sup>th</sup> Plan Commission meeting, the Plan Commission reviewed the applicant’s site plan and exterior appearance plans relative to redevelopment of the site, which included:
  - a. Installation of a new 5’-0” tall, decorative protective fence surrounding the children’s play area required for the daycare.
  - b. Several modifications to provide improved accessibility, including the installation of new handicap accessible ramps and railings, reconfigured curbs, ramp access and stairways, all on the north entry.
  - c. Installation of a new canopy above the north entry.
  - d. Removal of the existing white shutters from all windows.
  - e. New sconce lighting for north entrance.
  - f. New recessed aluminum and glass bi-parting automatic doors.
  - g. Provide additional landscaping throughout the site and parking lot to enhance and improve the appearance of the site.
4. Certain Commissioners expressed concern with the location, appearance and size of the proposed play equipment but were ultimately satisfied with this given the inability to locate it anywhere else on the site and the limited visibility from Ogden.
5. Certain Commissioners expressed interest in seeing additional trees on the site to offset those being removed due to the Emerald Ash Borer, however most Commissioners agreed that the remaining and proposed plantings were sufficient given the layout of the site and the existing landscaping.
6. The Plan Commission generally 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. Among the evidence relied upon by the Plan Commission were the site plans and various plans submitted and considered for the January 8<sup>th</sup>, Plan Commission meeting, as well as comments from a nearby neighbor.

## II. RECOMMENDATION

Following a motion to recommend approval of the proposed site plan and exterior appearance plans, the Village of Hinsdale Plan Commission, on a vote of four (4) "Ayes," one (1) "Nay," and one (1) "Absent," recommends that the President and Board of Trustees approve the site plan and exterior appearance plans for 901 N. Elm Street.

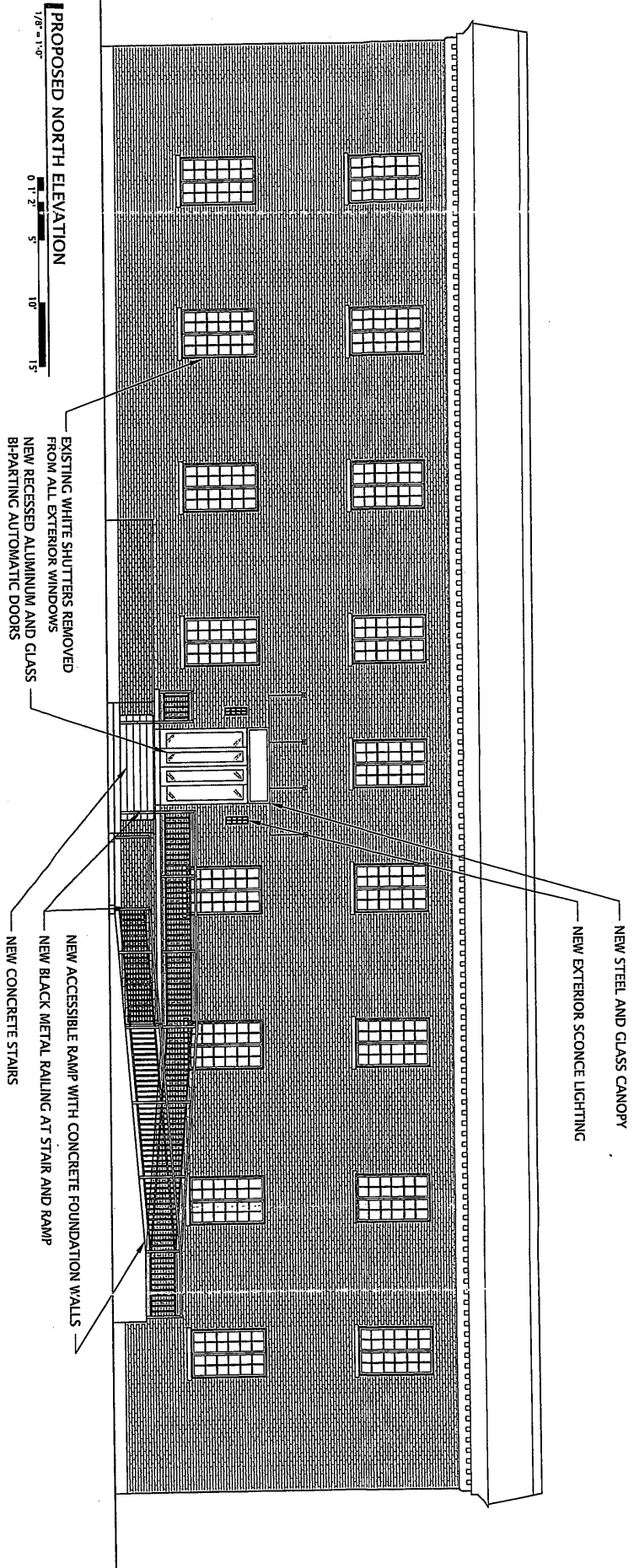
### THE HINSDALE PLAN COMMISSION

By:   
Chairman

Dated this 12<sup>th</sup> day of March, 2014.

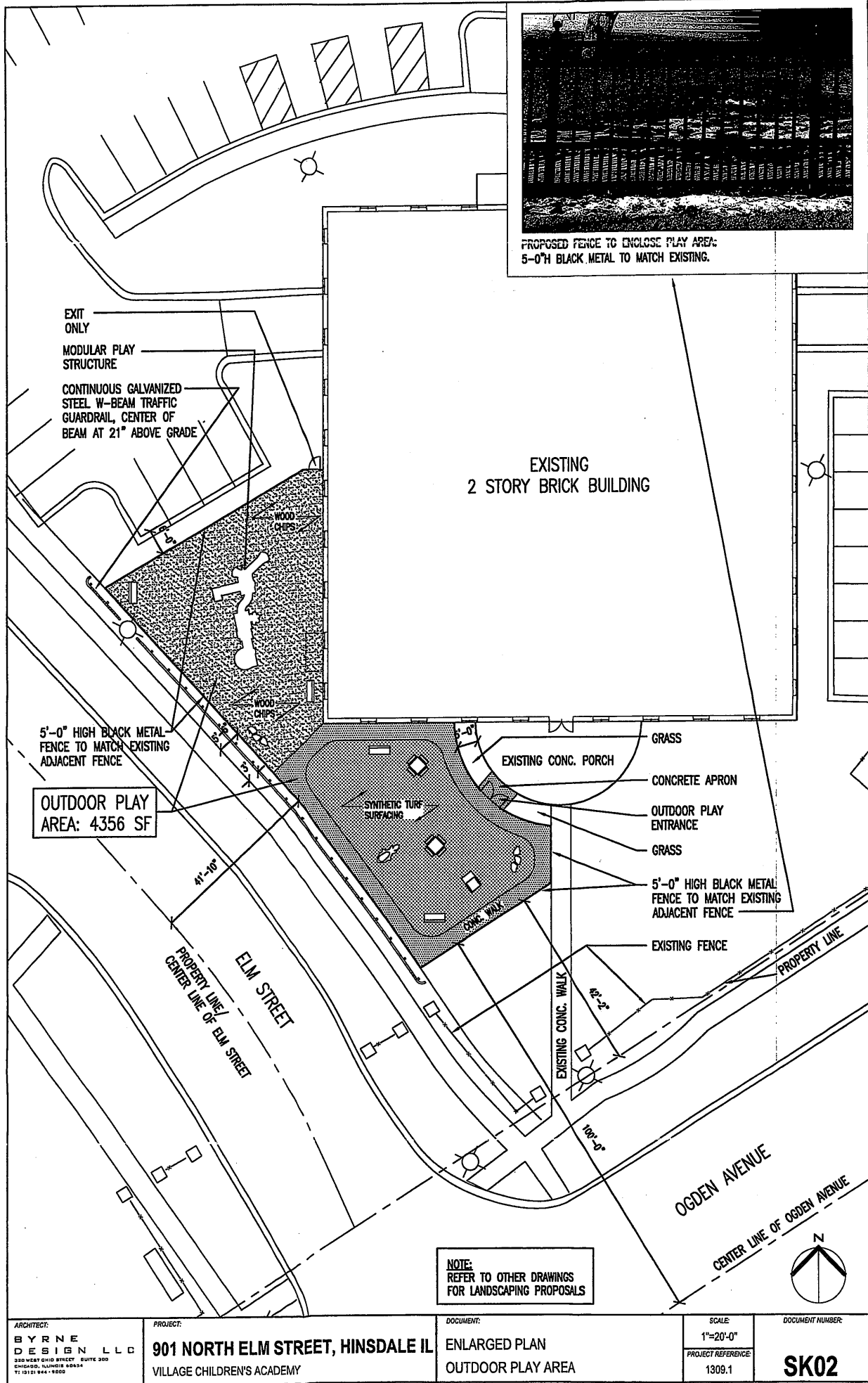
**EXHIBIT B**

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



**FITZGERALD**  
 ARCHITECTURE | PLANNING | DESIGN  
 156 N. Jefferson, Suite 111 | Chicago, IL 60661  
 P. 312 724 7400 | F. 312 724 4444  
 www.FitzgeraldPD.com

CLIENT: 901 ELM STREET - HINSDALE, IL - BUILDING RENOVATION  
 SKETCH NO: SK04 ISSUED FOR APPEARANCE AND SITE PLAN REVIEW  
 FILE NAME: 13294.00.XEXTERIOR.DWG  
 PROJECT NO: 13294.00  
 DRAWN BY: MK DATE: 1.9.2014  
 RSF: N/A



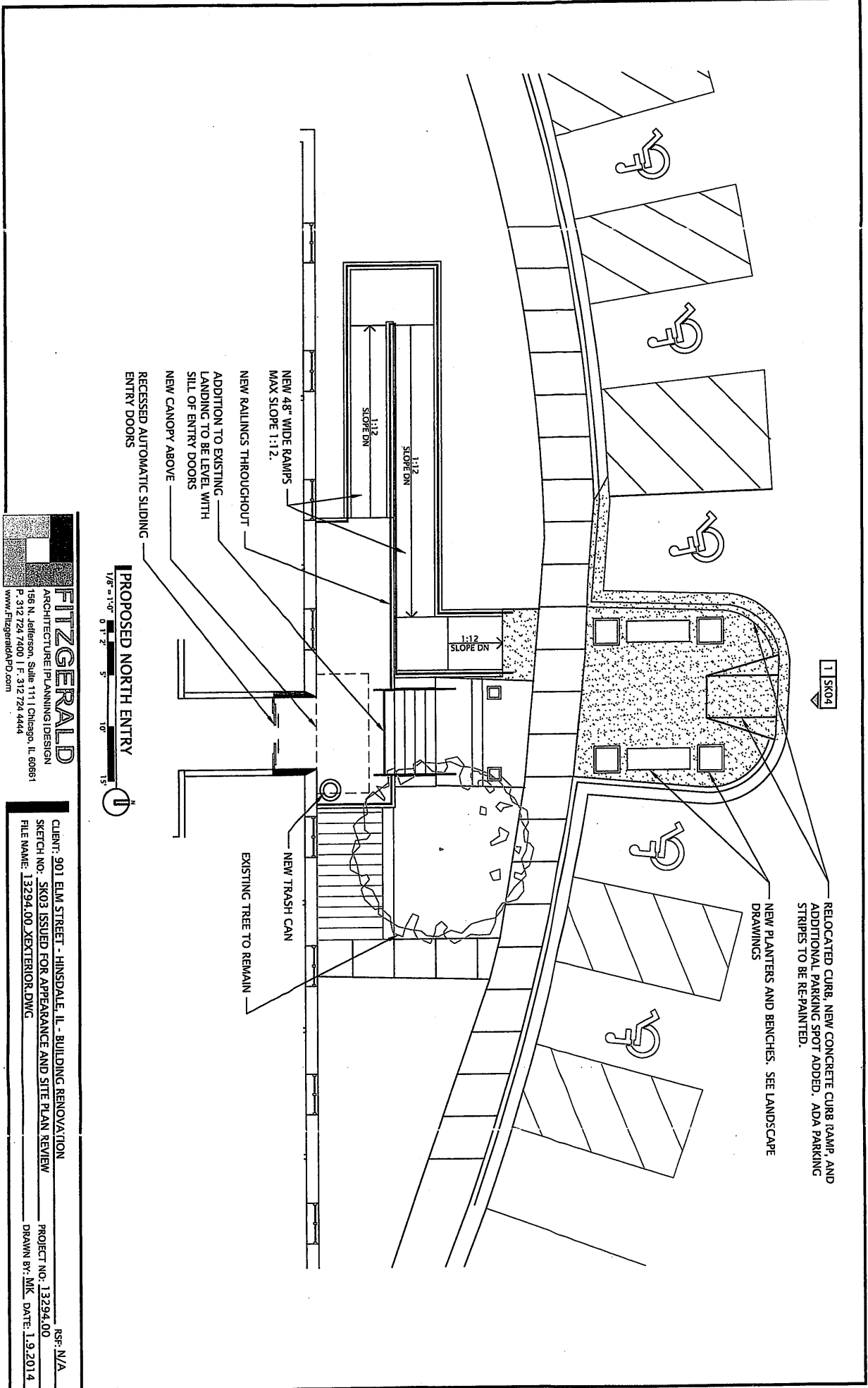


EXHIBIT "B1"

**FITZGERALD**  
ARCHITECTURE & LANDSCAPE ARCHITECTURE  
1001 S. PULASKI, SUITE 111  
CHICAGO, IL 60607  
P: 312.231.1000  
F: 312.231.1001  
www.fitzgeraldarch.com

**TRIPED**  
*design*  
LANDSCAPE ARCHITECTURE  
502 LINDSEY COURT  
MORTON, IL 60131  
P: 815.375.3400 F: 815.375.3407



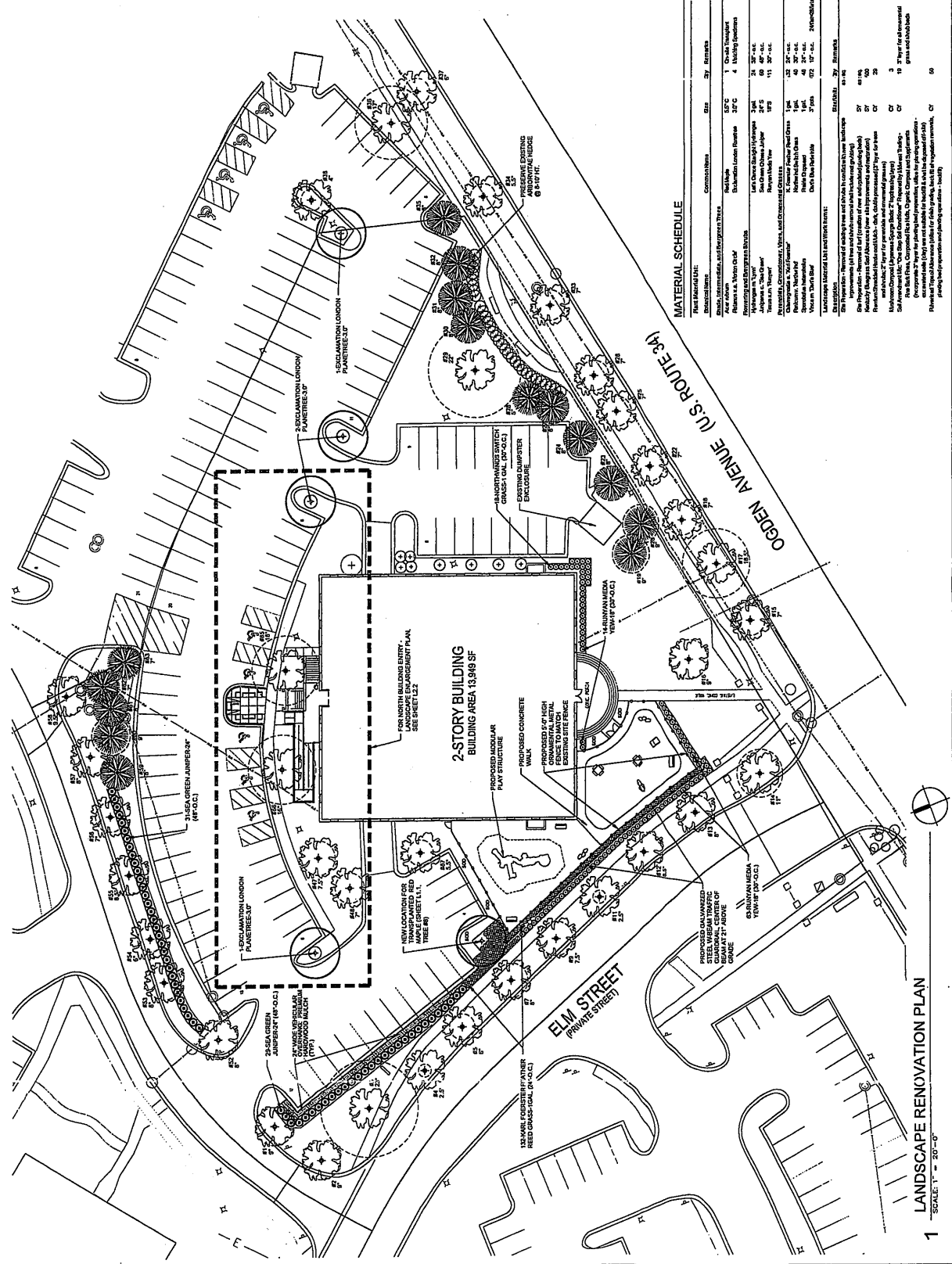
**MED PROPERTIES  
BUILDING RENOVATION**  
301 N. ELM ST.  
HINSDALE, IL 60521

REV	DATE	ISSUED FOR:
1	12/15/14	PRELIMINARY SITE PLAN REVIEW
2	01/15/15	FINAL SITE PLAN REVIEW
3	02/15/15	FINAL SITE PLAN REVIEW
4	03/15/15	FINAL SITE PLAN REVIEW
5	04/15/15	FINAL SITE PLAN REVIEW
6	05/15/15	FINAL SITE PLAN REVIEW
7	06/15/15	FINAL SITE PLAN REVIEW
8	07/15/15	FINAL SITE PLAN REVIEW
9	08/15/15	FINAL SITE PLAN REVIEW
10	09/15/15	FINAL SITE PLAN REVIEW
11	10/15/15	FINAL SITE PLAN REVIEW
12	11/15/15	FINAL SITE PLAN REVIEW
13	12/15/15	FINAL SITE PLAN REVIEW
14	01/15/16	FINAL SITE PLAN REVIEW
15	02/15/16	FINAL SITE PLAN REVIEW
16	03/15/16	FINAL SITE PLAN REVIEW
17	04/15/16	FINAL SITE PLAN REVIEW
18	05/15/16	FINAL SITE PLAN REVIEW
19	06/15/16	FINAL SITE PLAN REVIEW
20	07/15/16	FINAL SITE PLAN REVIEW
21	08/15/16	FINAL SITE PLAN REVIEW
22	09/15/16	FINAL SITE PLAN REVIEW
23	10/15/16	FINAL SITE PLAN REVIEW
24	11/15/16	FINAL SITE PLAN REVIEW
25	12/15/16	FINAL SITE PLAN REVIEW
26	01/15/17	FINAL SITE PLAN REVIEW
27	02/15/17	FINAL SITE PLAN REVIEW
28	03/15/17	FINAL SITE PLAN REVIEW
29	04/15/17	FINAL SITE PLAN REVIEW
30	05/15/17	FINAL SITE PLAN REVIEW
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34	09/15/17	FINAL SITE PLAN REVIEW
35	10/15/17	FINAL SITE PLAN REVIEW
36	11/15/17	FINAL SITE PLAN REVIEW
37	12/15/17	FINAL SITE PLAN REVIEW
38	01/15/18	FINAL SITE PLAN REVIEW
39	02/15/18	FINAL SITE PLAN REVIEW
40	03/15/18	FINAL SITE PLAN REVIEW
41	04/15/18	FINAL SITE PLAN REVIEW
42	05/15/18	FINAL SITE PLAN REVIEW
43	06/15/18	FINAL SITE PLAN REVIEW
44	07/15/18	FINAL SITE PLAN REVIEW
45	08/15/18	FINAL SITE PLAN REVIEW
46	09/15/18	FINAL SITE PLAN REVIEW
47	10/15/18	FINAL SITE PLAN REVIEW
48	11/15/18	FINAL SITE PLAN REVIEW
49	12/15/18	FINAL SITE PLAN REVIEW
50	01/15/19	FINAL SITE PLAN REVIEW
51	02/15/19	FINAL SITE PLAN REVIEW
52	03/15/19	FINAL SITE PLAN REVIEW
53	04/15/19	FINAL SITE PLAN REVIEW
54	05/15/19	FINAL SITE PLAN REVIEW
55	06/15/19	FINAL SITE PLAN REVIEW
56	07/15/19	FINAL SITE PLAN REVIEW
57	08/15/19	FINAL SITE PLAN REVIEW
58	09/15/19	FINAL SITE PLAN REVIEW
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98	01/15/23	FINAL SITE PLAN REVIEW
99	02/15/23	FINAL SITE PLAN REVIEW
100	03/15/23	FINAL SITE PLAN REVIEW

**LANDSCAPE RENOVATION PLAN**

DESIGNED BY: MFT  
REVIEWED BY: MFT  
PROJECT #: 1294.00

**L2.1**



**MATERIAL SCHEDULE**

Plant Material (L&C)	Common Name	Size	Qty	Remarks
Shrub, Unrooted, 10-12 ft. tall	Shrub	10-12 ft.	20	
Shrub, Unrooted, 10-12 ft. tall	Shrub	10-12 ft.	4	4 Medium Shrubs
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Shrub, Unrooted, 10-12 ft. tall	Shrub	10-12 ft.		

**1 LANDSCAPE RENOVATION PLAN**  
SCALE: 1" = 20'-0"

**Med Properties  
901 Elm Street  
Building Renovation**

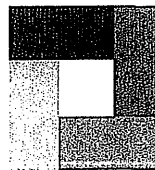
**Village of Hinsdale, IL**

**Exterior Appearance and Site Plan Review Application**

**January 10<sup>th</sup>, 2014**

**Landscape Architect  
Trippidedi Design, P.C.  
902 Sundew Court  
Aurora, IL 60504  
630.375.9400**

**Surveyor  
Mackie Consultants, LLC  
9575 West Higgins RD, Suite 500  
Rosemont, IL 60018  
847.696.1400**



**FITZGERALD**  
**ARCHITECTURE | PLANNING | DESIGN**

**156 N Jefferson Street, Suite 111  
Chicago, IL 60661  
312.724.7404**



**VILLAGE  
OF HINSDALE** FOUNDED IN 1873

**VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT  
DEPARTMENT**

**PLAN COMMISSION APPLICATION  
FOR OFFICE DISTRICTS**

**1. GENERAL INFORMATION**

**Applicant**

Name: Med.Properties - Anthony Davidson  
Address: 40 Skokie Blvd, Suite 410  
City/Zip: Northbrook, IL 60062  
Phone/Fax: (847) 897-7308 / 897-7333  
E-Mail: adavidson@medpropertiesgroup.com

**Owner**

Name: Salt Creek Campus LLC  
Address: 40 Skokie Blvd, Suite 410  
City/Zip: Northbrook, IL 60062  
Phone/Fax: (847) 897-7310 / 897-7333  
E-Mail: bdvorak@medpropertiesgroup.com

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

Name: Fitzgerald APD - Daniela Fitzgerald  
Title: Architect  
Address: 156 N Jefferson St, Suite 111  
City/Zip: Chicago, IL 60661  
Phone/Fax: (312) 724-7400 / 724-4444  
E-Mail: dfitzgerald@fitzgeraldapd.com

Name: Trippiedi Design - Michael Trippiedi  
Title: Landscape Architect  
Address: 902 Sundew Court  
City/Zip: Aurora, IL 60504  
Phone/Fax: (630) 375-9400 / 375-9497  
E-Mail: michael@trippiedidesign.com

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

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

## II. SITE INFORMATION

Address of subject property: 901 Elm Street

Property identification number (P.I.N. or tax number): 09 - 01 - 207 - 008  
06 - 36 - 405 - 018

Brief description of proposed project: Renovation of existing parking lot entrance by adding new  
ADA ramp, new canopy, new entry doors, new curb ramp, and new landscaping; Addition of  
fenced in children's play area on Southwest side of building with new fence and landscaping.

General description or characteristics of the site: The site is in the Salt Creek Medical Campus and  
includes the center line of Elm St to the West. It is adjacent to Ogden on the South. Site includes  
a variety of mature trees, including Pear and Spruce.

Existing zoning and land use: O-3/Med. Office

Surrounding zoning and existing land uses:

North: 907 Elm - O-3/Med. Office

South: B-3/Car Dealership

East: 2 Salt Creek - O-3/Vacant

West: 908 Elm - O-3/Med. Office

Proposed zoning and land use: O-3/Med. Office

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

☒ Site Plan Disapproval 11-604

☐ Design Review Permit 11-605E

☒ Exterior Appearance 11-606E

☐ Special Use Permit 11-602E

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

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

☐ Planned Development 11-603E

☐ Development in the B-2 Central Business  
District Questionnaire

# TABLE OF COMPLIANCE

Address of subject property: 901 Elm Street

The following table is based on the O-3 Zoning District.

	Minimum Code Requirements			Proposed/Existing Development
	O-1	O-2	O-3	
Minimum Lot Area (s.f.)	8,500	25,000	20,000	95,903
Minimum Lot Depth	125	125	125	300'
Minimum Lot Width	60	100	80	322'
Building Height	30	40	60	33.4'
Number of Stories	2.5	3	5	2
Front Yard Setback	35	25	25	43.41'
Corner Side Yard Setback	35	25	25	58.59'
Interior Side Yard Setback	10	10	10	N/A
Rear Yard Setback	25	20	20	69.02'
Maximum Floor Area Ratio (F.A.R.)*	.40	.50	.35	34,835 SF / 95,903 SF = .36 (existing non-conforming)
Maximum Total Building Coverage*	80%	80%	50%	N/A
Maximum Total Lot Coverage*			50%	69.4% (proposed) 66.6% (existing)
Parking Requirements	1 / 275 NSF  23,484 NSF / 275 = 85			99 (proposed) 98 (existing)
Parking front yard setback			25'	11' Ogden side (existing)
Parking corner side yard setback			25'	40.5'
Parking interior side yard setback			10'	N/A
Parking rear yard setback			20'	28.7'
Loading Requirements			1	1
Accessory Structure Information				N/A

\* Must provide actual square footage number and percentage.

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

## CERTIFICATION

The Applicant certifies and acknowledges and agrees that:

- A. The statements contained in this application are true and correct to the best of the Applicant's knowledge and belief. The owner of the subject property, if different from the applicant, states that he or she consents to the filing of this application and that all information contained in this application is true and correct to the best of his or her knowledge.
- B. The applicant understands that an incomplete or nonconforming application will not be considered. In addition, the applicant understands that the Village may require additional information prior to the consideration of this application which may include, but is not limited to, the following items:
1. Minimum yard and setback dimensions and, where relevant, relation of yard and setback dimensions to the height, width, and depth of any structure.
  2. A vehicular and pedestrian circulation plan showing the location, dimensions, gradient, and number of all vehicular and pedestrian circulation elements including rights-of-way and streets; driveway entrances, curbs, and curb cuts; parking spaces, loading spaces, and circulation aisles; sidewalks, walkways, and pathways; and total lot coverage of all circulation elements divided as between vehicular and pedestrian ways.
  3. All existing and proposed surface and subsurface drainage and retention and detention facilities and all existing and proposed water, sewer, gas, electric, telephone, and cable communications lines and easements and all other utility facilities.
  4. Location, size, and arrangement of all outdoor signs and lighting.
  5. Location and height of fences or screen plantings and the type or 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 9 day of January, 2014, I/We have read the above certification, understand it, and agree to abide by its conditions.

[Signature]  
Signature of applicant or authorized agent

Anthony Davidson  
Name of applicant or authorized agent

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

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

SUBSCRIBED AND SWORN  
to before me this 9th day of  
January, 2014.

[Signature]  
Notary Public

OFFICIAL SEAL  
KARIN J WALTER  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 09/21/14



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

**Address of proposed request:** 901 Elm Street

**REVIEW CRITERIA**

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

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

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

**Standard Application: \$600.00**

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

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

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

Existing open spaces will be preserved, no new construction is planned in these areas with the exception of an outdoor play area at the west side of the building.

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

Existing construction will be preserved. We will match existing materials to add a new ramp, entry canopy and new entry doors.

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

The new entry canopy and entry doors will incorporate current building elements to bring an updated, modern look to the building; addressing current needs while preserving the character of the surrounding buildings.

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.

Proposed site improvements include: 1) updated landscaping to building foundation and parking lot perimeters, 2) the addition of a new outdoor play area, and 3) reconfiguration of the entrance peninsula walkway to provide pedestrian accessibility and site furniture.

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

The existing height will not be modified.

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

The proportions of the existing facade will not be modified. The proposed ramp and entrance canopy will maintain the proportions of the existing facade.

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

The existing fenestration will not change.

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

The existing solids and voids will remain unchanged.

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

The existing relationship of buildings and structures to open space will remain unchanged. The new fence surrounding the play area has limited visual impact on the building.

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

The existing porches and projections will remain unchanged except for the addition of the ramp and entrance canopy.

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.

Existing materials are unchanged. New fencing and railings will match existing and the new canopy will incorporate aluminum and glass to add a modern look and feel to the entry.

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

Existing roof will remain unchanged.

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.

Existing exterior walls are unchanged. We propose to remove some landscaping that has an overgrown appearance and replace them with fresh plantings.

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

The size and mass of the existing buildings are unchanged.

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.

Horizontal and vertical character are unchanged.

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.

See above comments.

#### **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.

No modifications to the Zoning Code are being requested.

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

No modifications to easements or right-of-ways are being requested.

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.

No modification to existing topography or natural features is being proposed.

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

The new design does not adversely impact surrounding properties.

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

The site circulation will remain unchanged.

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

The proposed screening plan will remove old, overgrown arbor vitae and replace with fresh screening.

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

Existing landscaping is being improved with new plantings at the west side of the building and at entry points.

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.

No Special Use is being requested.

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.

Existing topography and site drainage are unchanged.

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.

Existing utilities will remain unchanged.

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

No modifications to public uses are proposed.

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

The proposed new use is identical to existing use and will not adversely affect public health, safety or welfare.

**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:** Med Properties

**Owner's name (if different):** Salt Creek Campus, LLC

**Property address:** 901 Elm Street

**Property legal description:** [attach to this form]

**Present zoning classification:** O-3, General Office District

**Square footage of property:** 34,835 GSF

**Lot area per dwelling:** N/A

**Lot dimensions:** 300' x 322'

**Current use of property:** Professional Office

**Proposed use:** ☐ Single-family detached dwelling  
☒ Other: Professional Office

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

**Brief description of request and proposal:**

Renovation of North building entrance and addition of children's fenced in play area at Southwest.

**Plans & Specifications:** [submit with this form]

**Provided:** **Required by Code:**

**Yards:**

<b>front:</b>	<u>43.41'</u>	<u>25' min</u>
<b>interior side(s)</b>	<u>N/A / N/A</u>	<u>N/A / N/A</u>

Provided:

Required by Code:

corner side	<u>58.59"</u>	<u>25' min</u>
rear	<u>69.02'</u>	<u>20' min</u>

**Setbacks (businesses and offices):**

front:	<u>42.17'</u>	<u>40' min</u>
interior side(s)	<u>N/A / N/A</u>	<u>N/A / N/A</u>
corner side	<u>41.83'</u>	<u>40' min</u>
rear	<u>N/A</u>	<u>40' min</u>
others:		
Ogden Ave. Center:	<u>100'</u>	<u>100' min</u>
York Rd. Center:	<u>N/A</u>	<u>N/A</u>
Forest Preserve:	<u>N/A</u>	<u>N/A</u>

**Building heights:**

principal building(s):	<u>33.4'</u>	<u>60'</u>
accessory building(s):	<u>N/A</u>	

**Maximum Elevations:**

principal building(s):	<u>N/A</u>	
accessory building(s):	<u>N/A</u>	

Dwelling unit size(s):	<u>N/A</u>	
------------------------	------------	--

Total building coverage:	<u>N/A</u>	
--------------------------	------------	--

Total lot coverage:	<u>69.4% (proposed)</u>	<u>50%</u>
	<u>66.6% (existing)</u>	

Floor area ratio:	<u>.36 (existing)</u>	<u>.35</u>
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Accessory building(s):	<u>N/A</u>	
------------------------	------------	--

Spacing between buildings:[depict on attached plans]

principal building(s):	<u>N/A</u>		
accessory building(s):	<u>N/A</u>		

Number of off-street parking spaces required: 85

Number of loading spaces required: 1

**Statement of applicant:**

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

By:

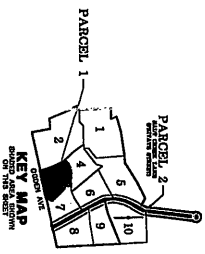
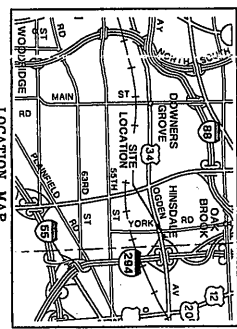
  
Applicant's signature

Anthony Daviasan  
Applicant's printed name

Dated: January 9, 2014.

**PARCEL 1:**

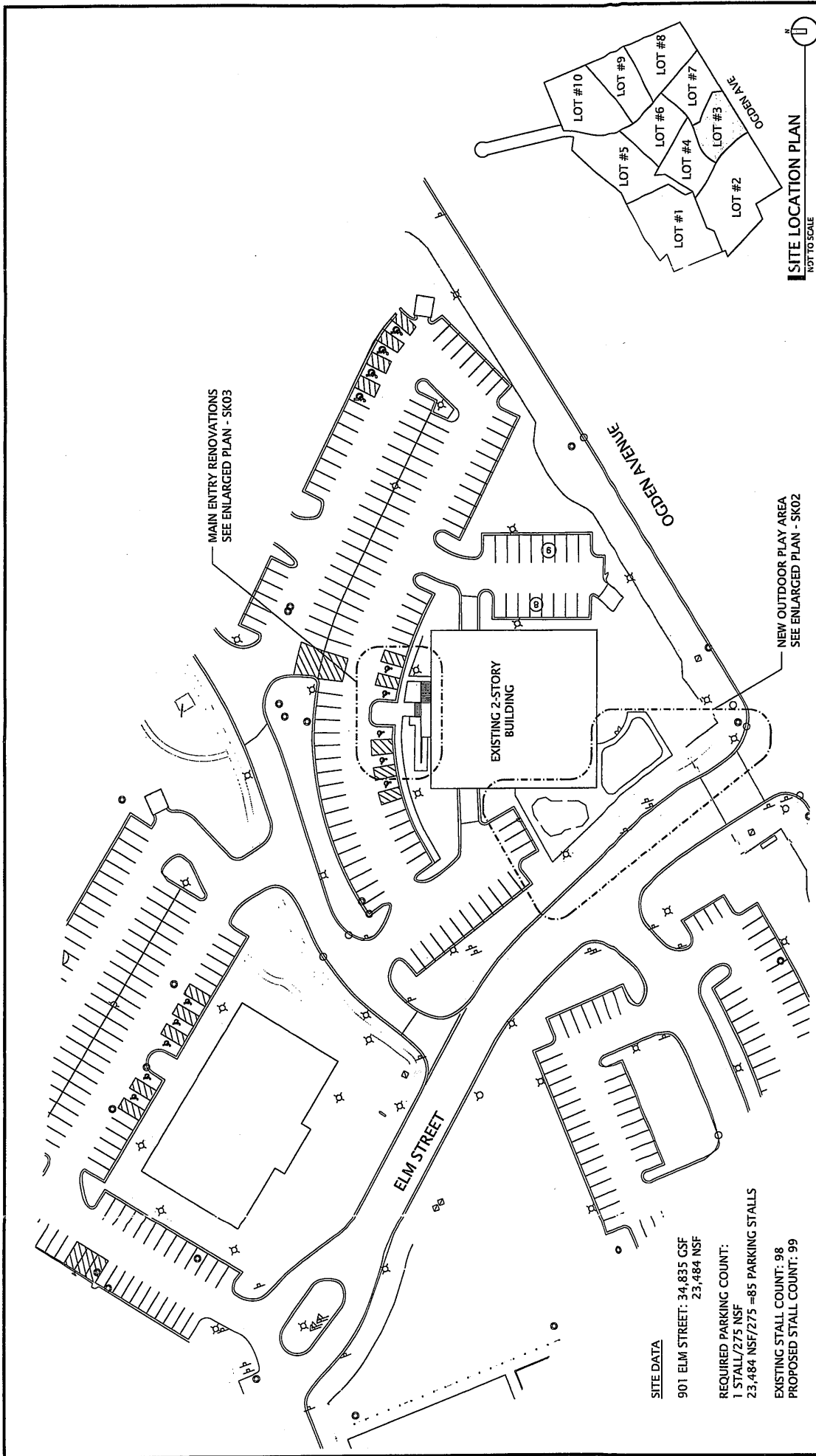
**LOT 3 IN OFFICE PARK OF HINSDALE, BEING A SUBDIVISION OF PART OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 20, 2002, AS DOCUMENT R2002-243817, IN DUPAGE COUNTY, ILLINOIS.**

[illegible][illegible]

**Mackie Consultants, LLC**  
9575 W. Higgins Road, Suite 500  
Rosemont, IL 60018  
(847) 698-1400  
[www.mackieconsult.com](http://www.mackieconsult.com)

DATE	DESCRIPTION OF REVISION	BY	SCALE	T & S*
	DESIGNED			
	DRAWN			
	APPROVED			
	DATE			

SHEET  
**1 of 1**



**EXISTING SITE PLAN**  
1/64" = 1'-0"

**SITE LOCATION PLAN**  
NOT TO SCALE

**SITE DATA**

901 ELM STREET: 34,835 GSF  
23,484 NSF

REQUIRED PARKING COUNT:  
1 STALL/275 NSF  
23,484 NSF/275 = 85 PARKING STALLS

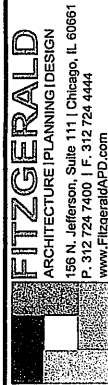
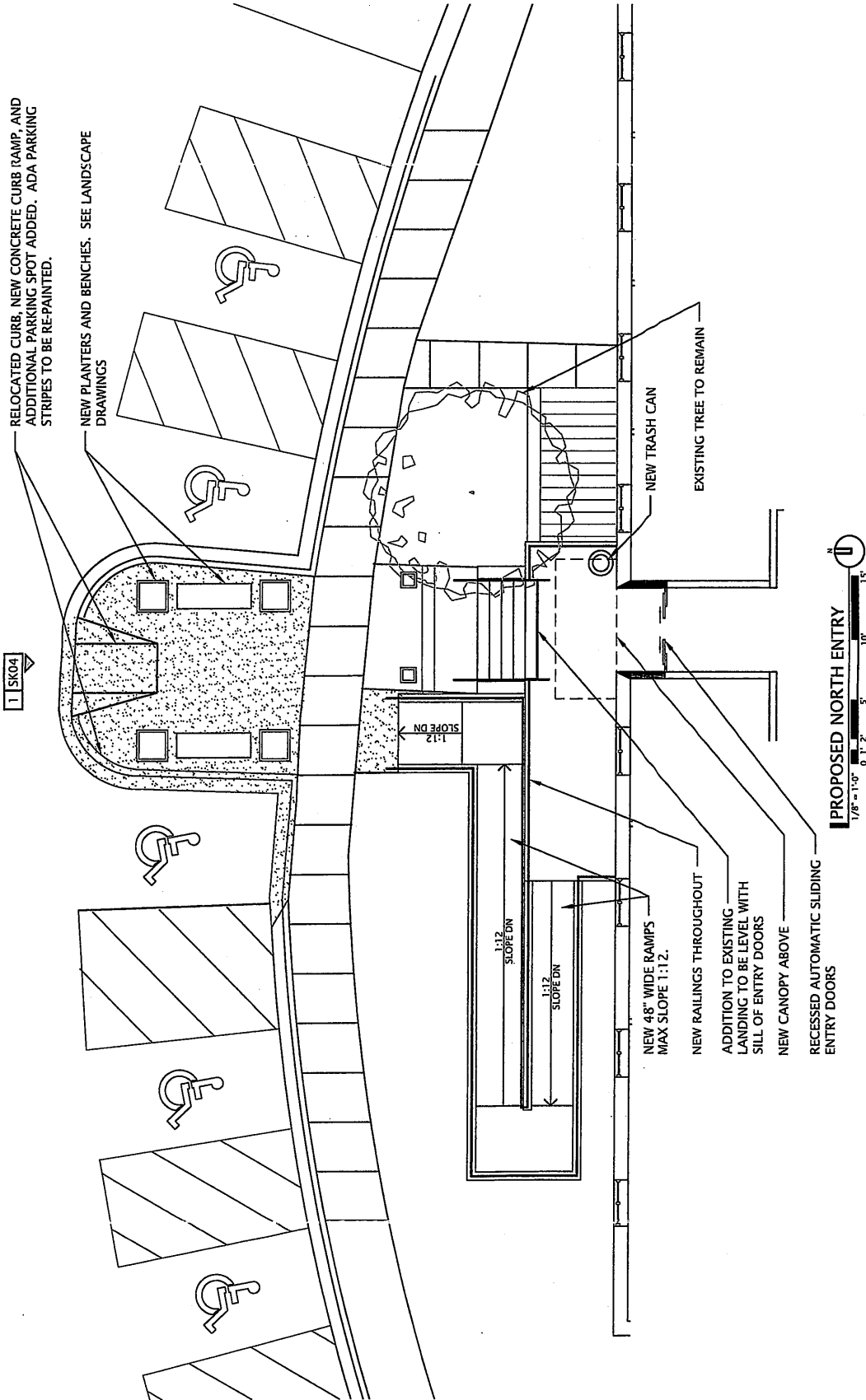
EXISTING STALL COUNT: 98  
PROPOSED STALL COUNT: 99



**FITZGERALD**  
ARCHITECTURE PLANNING DESIGN  
156 N. Jefferson, Suite 111 | Chicago, IL 60661  
P. 312 724 7400 | F. 312 724 4444  
www.FitzgeraldAPD.com

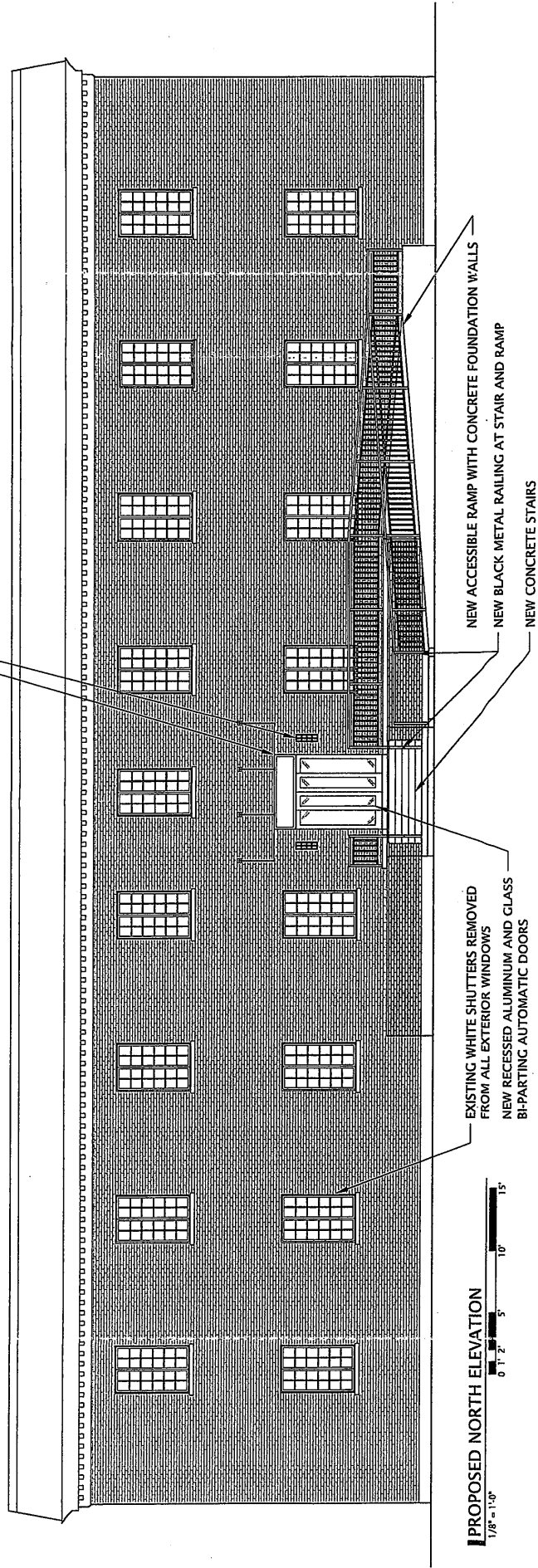
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SKETCH NO: SK01 ISSUED FOR APPEARANCE AND SITE PLAN REVIEW  
FILE NAME: 13294.00\_XSITE PLAN.DWG  
PROJECT NO: 13294.00  
DRAWN BY: MK DATE: 1.9.2014  
RSF: N/A





CLIENT: 901 ELM STREET - HINSDALE, IL - BUILDING RENOVATION  
SKETCH NO.: SK03 ISSUED FOR APPEARANCE AND SITE PLAN REVIEW  
FILE NAME: 13294-00-EXTERIOR.DWG  
PROJECT NO. 13294.00  
DRAWN BY: MK DATE: 1.9.2014  
RSF: N/A

NEW STEEL AND GLASS CANOPY  
NEW EXTERIOR SCONCE LIGHTING



PROPOSED NORTH ELEVATION

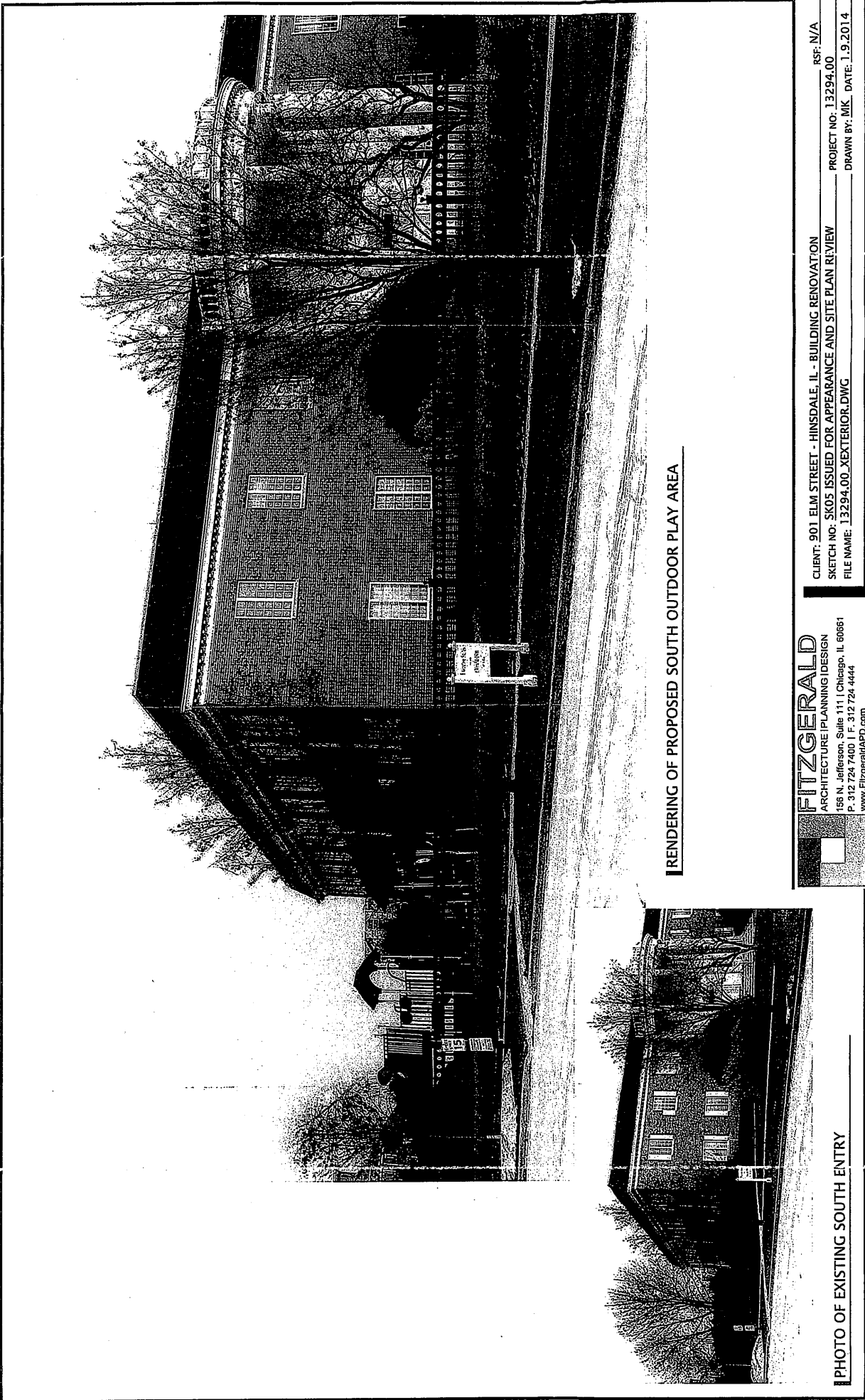
1/8" = 1'-0"

**FITZGERALD**  
ARCHITECTURE | PLANNING | DESIGN

158 N. Jefferson, Suite 111 | Chicago, IL 60661  
P. 312.724.7400 | F. 312.724.4444  
www.FitzgeraldAPD.com

CLIENT: 901 ELM STREET - HINSDALE, IL - BUILDING RENOVATION  
SKETCH NO: SK04 ISSUED FOR APPEARANCE AND SITE PLAN REVIEW  
FILE NAME: 13294.00\_XTERIOR.DWG

RSF: N/A  
PROJECT NO: 13294.00  
DRAWN BY: MK DATE: 1.9.2014



RENDERING OF PROPOSED SOUTH OUTDOOR PLAY AREA

PHOTO OF EXISTING SOUTH ENTRY



CLIENT: 901 ELM STREET - HINSDALE, IL - BUILDING RENOVATION  
SKETCH NO: SK05 ISSUED FOR APPEARANCE AND SITE PLAN REVIEW  
FILE NAME: 13294.00\_XTERIOR.DWG  
PROJECT NO: 13294.00  
DRAWN BY: MK DATE: 1.9.2014  
RSF: N/A

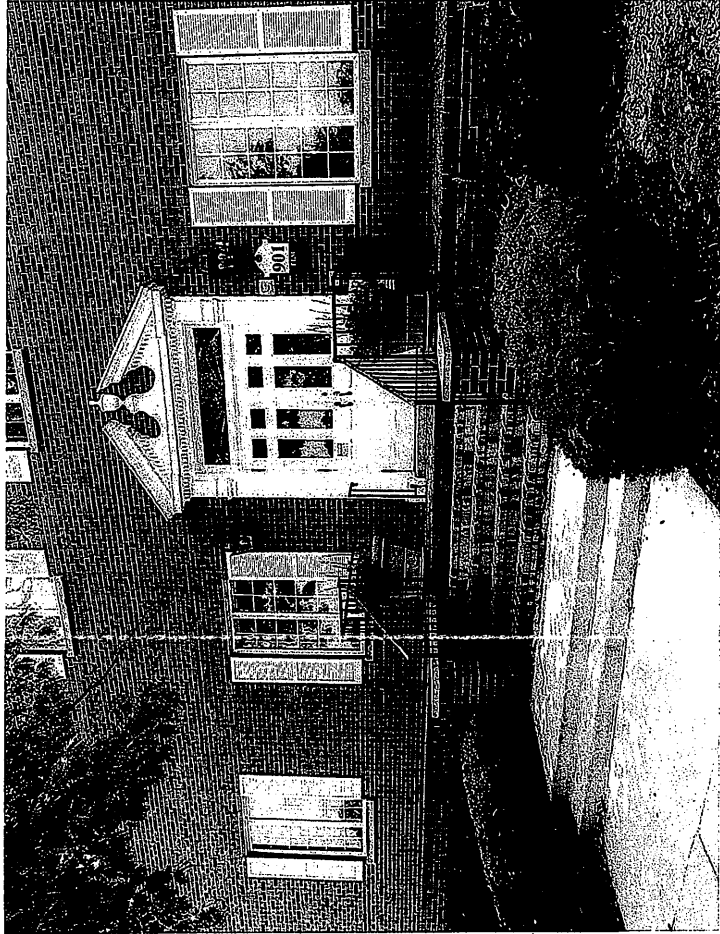
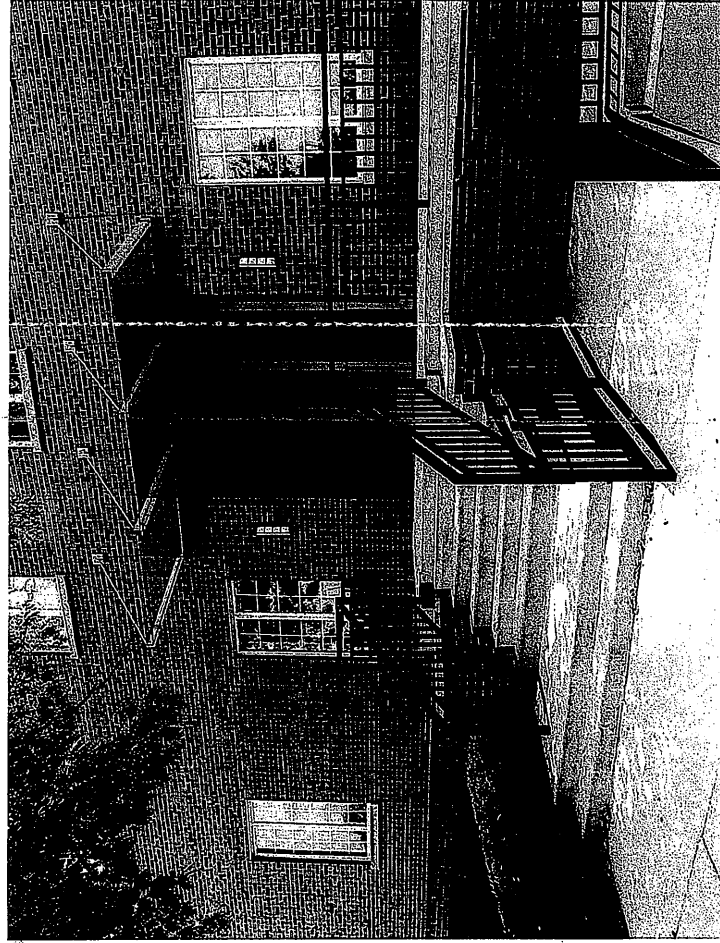
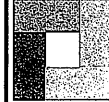


PHOTO OF EXISTING NORTH ENTRY



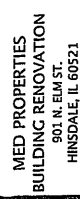
RENDERING OF PROPOSED NORTH OUTDOOR PLAY AREA



**FITZGERALD**  
 ARCHITECTURE | PLANNING | DESIGN  
 158 N. Jefferson, Suite 111 | Chicago, IL 60661  
 P. 312.724.7400 | F. 312.724.4444  
[www.FitzgeraldAPD.com](http://www.FitzgeraldAPD.com)

CLIENT: 901 ELM STREET - HINSDALE, IL - BUILDING RENOVATION  
 SKETCH NO: SK06 ISSUED FOR APPEARANCE AND SITE PLAN REVIEW  
 FILE NAME: 13294.00\_XTERIOR.DWG

RSF: N/A  
 PROJECT NO: 13294.00  
 DRAWN BY: MN DATE: 1.9.2014

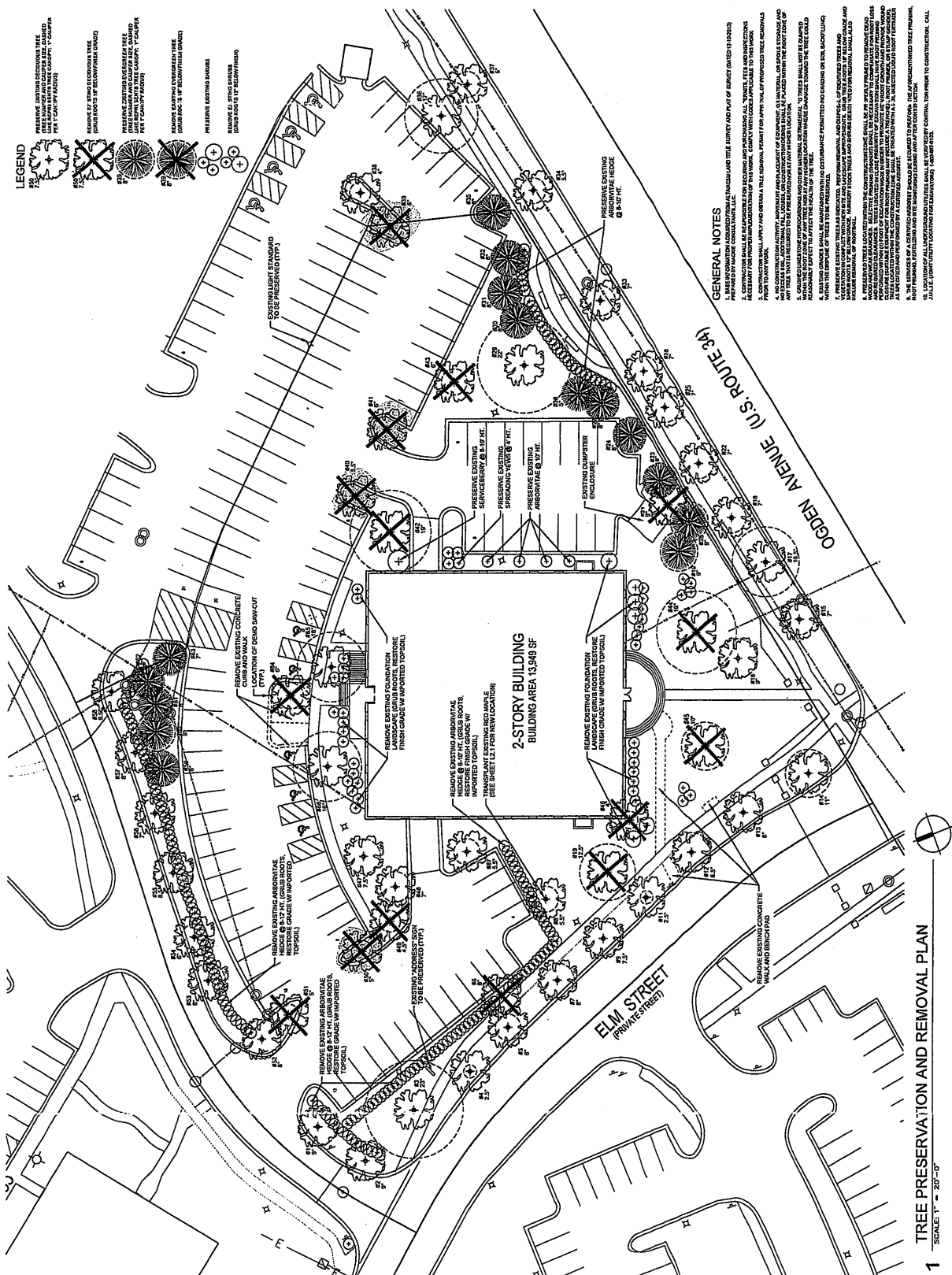


REV	DATE	ISSUED FOR:
	10 JAN 2014	APPEARANCE & SITE PLAN REVIEW

## TREE PRESERVATION AND REMOVAL PLAN

DRAWN BY: MRT	REVIEWED BY: MRT
PROJECT #: 13294.00	

# 1.1



1 TREE PRESERVATION AND REMOVAL PLAN  
SCALE: 1" = 20'-0"



**FITZGERALD**  
LANDSCAPE ARCHITECTURE  
1001 WESTERN AVENUE, SUITE 111  
CHICAGO, IL 60604  
P: 312.224.4444  
F: 312.224.4444  
www.fitzgerald-llc.com

**TRIPEDI**  
*design*  
LANDSCAPE ARCHITECTURE  
1001 WESTERN AVENUE, SUITE 111  
CHICAGO, IL 60604  
P: 312.224.4444  
F: 312.224.4444  
www.fitzgerald-llc.com



EXP. DATE 6-31-2015

**MED PROPERTIES**  
BUILDING RENOVATION  
901 N. ELM ST.  
HINSDALE, IL 60521

REV	DATE	ISSUED FOR
1	10 JAN 2014	APPARATUS & SITE PLAN REVIEW
2		
3		
4		
5		
6		
7		
8		
9		
10		

TREE SURVEY TABLE

DRAWN BY: ART  
REVIEWED BY: ART  
PROJECT #: 13294.00

**L1.2**

TREE SURVEY

No.	Species	Size (DBH)	Condition	Proposed Action
1	Green Ash	8"	Good	Preserve
2	Green Ash	8"	Good	Preserve
3	Green Ash	8"	Good	Preserve
4	Green Ash	8"	Good	Preserve
5	Green Ash	8"	Good	Preserve
6	Green Ash	8"	Good	Preserve
7	Green Ash	8"	Good	Preserve
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96	Green Ash	8"	Good	Preserve
97	Green Ash	8"	Good	Preserve
98	Green Ash	8"	Good	Preserve
99	Green Ash	8"	Good	Preserve
100	Green Ash	8"	Good	Preserve

**Notes:**  
1. The tree is located in the center of the site and is a mature specimen of its species. It is in good health and shows no signs of decay or structural problems. It is recommended that the tree be preserved and protected during construction.  
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EXP. DATE 8-31-2015

**MED PROPERTIES**  
**BUILDING RENOVATION**  
901 N. ELM ST.  
HINSDALE, IL 60521

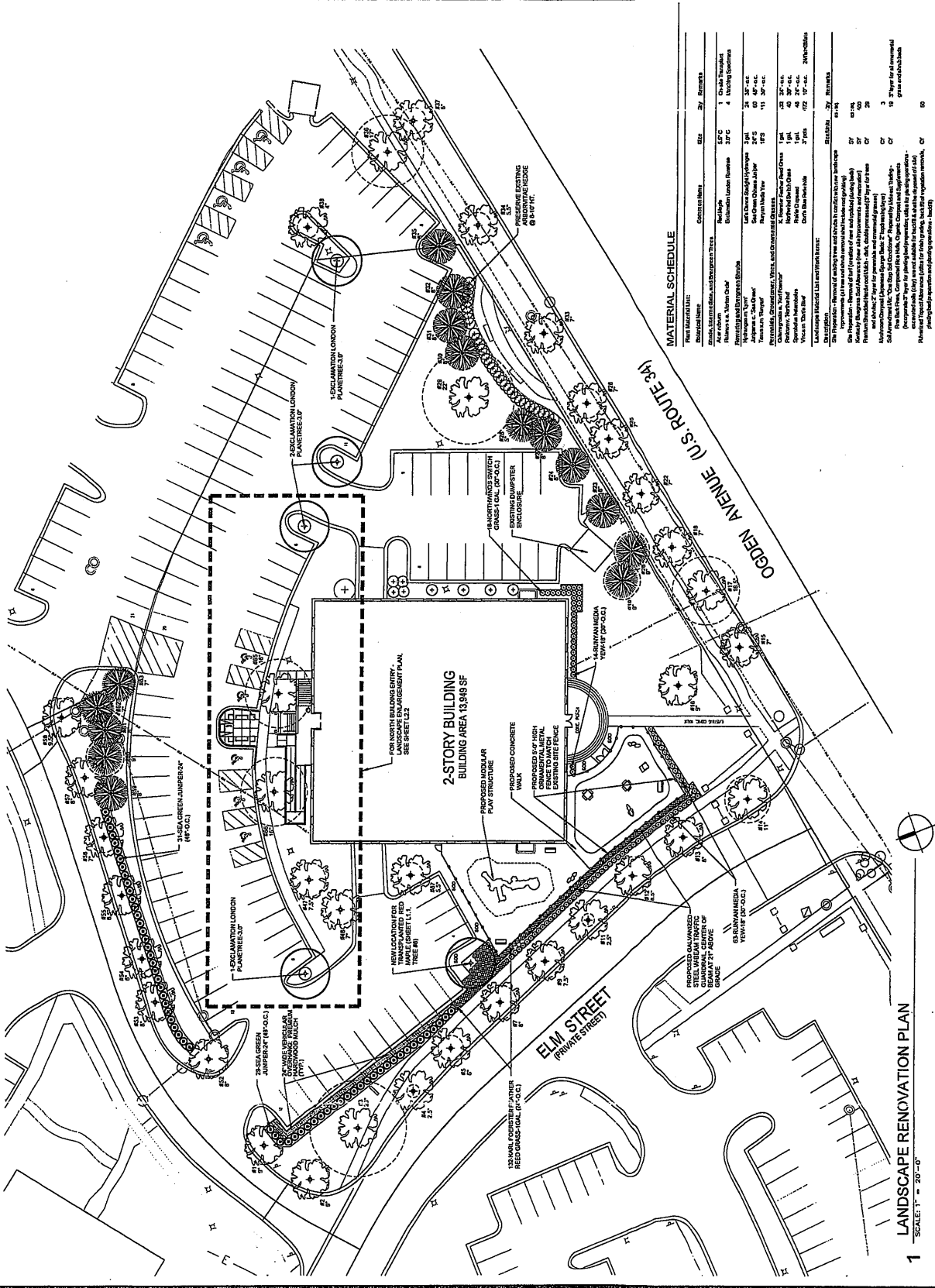
REV	DATE	ISSUED FOR
1	12/21/14	FOR PERMITTING
2	01/15/15	FOR CONSTRUCTION
3	03/10/15	FOR FINAL REVIEW

LANDSCAPE RENOVATION PLAN

DRAWN BY: MMT

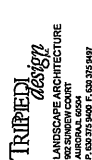
PROJECT #: 13294.00

**L2.1**



**MATERIAL SCHEDULE**

Item	Material Name	Quantity	Unit	Remarks
1	Grass Seed (Kentucky Bluegrass)	1000	SQ YD	For lawn areas
2	Grass Seed (Fescue)	500	SQ YD	For lawn areas
3	Grass Seed (Tall Fescue)	500	SQ YD	For lawn areas
4	Grass Seed (Bermuda)	500	SQ YD	For lawn areas
5	Grass Seed (St. Augustine)	500	SQ YD	For lawn areas
6	Grass Seed (Zoysia)	500	SQ YD	For lawn areas
7	Grass Seed (Centipede)	500	SQ YD	For lawn areas
8	Grass Seed (Cynodon)	500	SQ YD	For lawn areas
9	Grass Seed (Ely)	500	SQ YD	For lawn areas
10	Grass Seed (Poa)	500	SQ YD	For lawn areas
11	Grass Seed (Lolium)	500	SQ YD	For lawn areas
12	Grass Seed (Festuca)	500	SQ YD	For lawn areas
13	Grass Seed (Dactylis)	500	SQ YD	For lawn areas
14	Grass Seed (Brachiaria)	500	SQ YD	For lawn areas
15	Grass Seed (Cenchrus)	500	SQ YD	For lawn areas
16	Grass Seed (Pennisetum)	500	SQ YD	For lawn areas
17	Grass Seed (Sorghum)	500	SQ YD	For lawn areas
18	Grass Seed (Eleusine)	500	SQ YD	For lawn areas
19	Grass Seed (Triticum)	500	SQ YD	For lawn areas
20	Grass Seed (Avena)	500	SQ YD	For lawn areas
21	Grass Seed (Hordeum)	500	SQ YD	For lawn areas
22	Grass Seed (Bromus)	500	SQ YD	For lawn areas
23	Grass Seed (Cynodon)	500	SQ YD	For lawn areas
24	Grass Seed (Ely)	500	SQ YD	For lawn areas
25	Grass Seed (Poa)	500	SQ YD	For lawn areas
26	Grass Seed (Lolium)	500	SQ YD	For lawn areas
27	Grass Seed (Festuca)	500	SQ YD	For lawn areas
28	Grass Seed (Dactylis)	500	SQ YD	For lawn areas
29	Grass Seed (Brachiaria)	500	SQ YD	For lawn areas
30	Grass Seed (Cenchrus)	500	SQ YD	For lawn areas
31	Grass Seed (Pennisetum)	500	SQ YD	For lawn areas
32	Grass Seed (Sorghum)	500	SQ YD	For lawn areas
33	Grass Seed (Eleusine)	500	SQ YD	For lawn areas
34	Grass Seed (Triticum)	500	SQ YD	For lawn areas
35	Grass Seed (Avena)	500	SQ YD	For lawn areas
36	Grass Seed (Hordeum)	500	SQ YD	For lawn areas
37	Grass Seed (Bromus)	500	SQ YD	For lawn areas
38	Grass Seed (Cynodon)	500	SQ YD	For lawn areas
39	Grass Seed (Ely)	500	SQ YD	For lawn areas
40	Grass Seed (Poa)	500	SQ YD	For lawn areas
41	Grass Seed (Lolium)	500	SQ YD	For lawn areas
42	Grass Seed (Festuca)	500	SQ YD	For lawn areas
43	Grass Seed (Dactylis)	500	SQ YD	For lawn areas
44	Grass Seed (Brachiaria)	500	SQ YD	For lawn areas
45	Grass Seed (Cenchrus)	500	SQ YD	For lawn areas
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48	Grass Seed (Eleusine)	500	SQ YD	For lawn areas
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50	Grass Seed (Avena)	500	SQ YD	For lawn areas
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99	Grass Seed (Ely)	500	SQ YD	For lawn areas
100	Grass Seed (Poa)	500	SQ YD	For lawn areas



**MED PROPERTIES  
BUILDING RENOVATION**  
901 N. ELM ST.  
HINSDALE, IL 60521

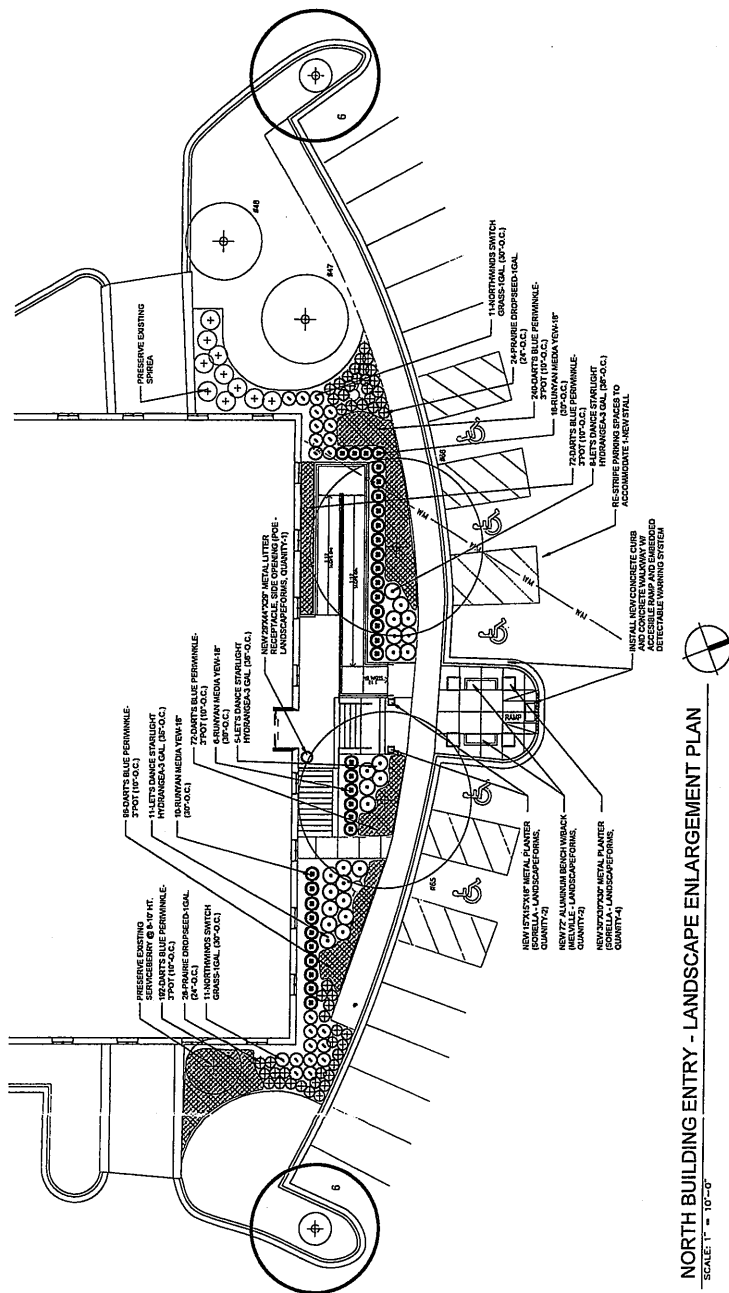
[illegible]

**NORTH BUILDING ENTRY -  
LANDSCAPE ENLARGEMENT PLAN**

DRAWN BY: XX | REVIEWED BY: XX

PROJECT #: 13294.00

## L2.2



# NORTH BUILDING ENTRY - LANDSCAPE ENLARGEMENT PLAN

SCALE: 1" = 10'-0"

## GENERAL NOTES

- [illegible]