

PLANNED DEVELOPMENT PROPOSAL

FOR

Hinsdale Meadows

VILLAGE BOARD OF TRUSTEES MEETING

February 7, 2017

Presented to

The Village of Hinsdale



By:



Hinsdale Meadows Venture, LLC

February 2, 2017

President Tom Cauley
Trustees of Village of Hinsdale

Dear President Cauley and Trustees,

We were very pleased to receive a positive vote from the Plan Commission on January 11, 2017 and look forward to our meeting with the Trustees on February 7, 2017.

Included in with this letter are copies of pertinent documents presented to the Plan Commission for their consideration and approval. We appreciate the level of detail the Plan Commission considered and look forward to responding to your questions about any of the documents or other questions at our meeting on February 7, 2017.

Additions and changes to the Hinsdale Meadows plans and documents since the last Plan Commission meeting include the items noted below, all of which are included in this package. A summary of all the documents included in this submittal package is included at the end of this letter.

After our final meeting and approval by the Plan Commission we met with our team and it was suggested that we do not build another large traditional SF home on lot 2 and that we move the Duplex home from Lot 35 to lot 2. We would then build an age targeted home on lot 35, similar to the other age targeted homes on the cul-de-sac. This does not increase the density or change in mix between SF (29) and Duplex (30) homes, but it does reduce the total combined lot and building coverage for entire site.

We also spent time with our team studying the elevations with particular emphasis on the rear elevations of homes that will have lookout or walkout basements. We are very pleased with result and elevations of the homes are included with this packet of information.

As requested by the Plan Commission, a full traffic study from KLOA, Traffic Consultants, has now been prepared and is included in this document. Additionally, an updated fiscal impact study has been prepared to reflect the minor changes in fiscal impact associated with the updated site plan.

Finally, revisions have been made to the HOA Declaration included in Section 8 of this submittal package. Some of the changes include the following:

- Article IX, Paragraphs 18 and 20 were changed based on discussions with Village staff after the last Plan Commission meeting, to include updated provisions that were discussed at the Plan Commission meeting, but were not yet included in the draft they had before them. Paragraph 18 deals with Recreational Devices on the Lots, and Paragraph 20 prohibits construction of bedrooms in the lower level of any home.
- All of Article VII, addressing insurance coverage provisions for the HOA was also updated and includes a change to reflect the manner in which the HOA will deal with insurance coverage for the Duplex Units as compared to the Single Family. This change is based on advice from our insurance carrier and

is in line with their recommendation for multi-unit building coverage, as it differs from individual Single Family homeowners' coverage.

- Article VIII, Paragraph 10, deals with fences in the rear yards of the Single Family homes. Fences in the rear yards of the Duplex homes are not allowed.

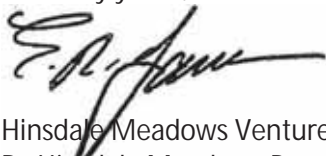
The documents in the attached book are those that staff and we think are important for your consideration but we'll be ready to discuss any aspect of Hinsdale Meadows.

In your book we have included the following information:

- | | |
|------------|--|
| Section 1 | Plan Commission Application, Table of Compliance, Text Amendment Language, Planned Development Criteria, Special Use Permit and Application for Certificate of Zoning. |
| Section 2 | Aerial Photo of existing site, detention pond, Title Policy, Existing Plat of Subdivision and Adjacent zoning and land uses. |
| Section 3 | Proposed site plan, open space comparison, basement configurations by lot, and on street parking. |
| Section 4 | Building elevations and floor plans. |
| Section 5 | Full Traffic Study. |
| Section 6 | Market Study by Tracy Cross, Hinsdale Article, McMansion has come and gone
Builder Magazine article regarding demand from 55+ homebuyers |
| Section 7 | Fiscal Impact and student information, Survey of Age Targeted Communities,
Comments from the Superintendent of District 181. |
| Section 8 | Hinsdale Meadows Homeowners Association Documents |
| Section 9 | Public Benefit – level existing Lacrosse Fields and construct 600-900' x 8' wide cardio path. |
| Section 10 | Existing Pond Evaluation by Christopher Burke
Spaceco, Inc. memo regarding PCBMP's and Fee in Lieu Request |

We look forward to our meeting and thank you, the Plan Commission and the staff who have been very helpful and professional during this entire process.

Sincerely yours,



Hinsdale Meadows Venture, LLC
By Hinsdale Meadows Partners, LLC, Managing Member
Edward R. James

CC: Mike Balas
Jerry James

Hinsdale Meadows - Concept Plan Approval
Document Index for Village Board of Trustees Review

- Section 1 Applications
 - A. Plan Commission Application and Table of Compliance
 - B. Zoning Code Text Amendment Application
 - a. Suggested Text Amendment Language
 - C. Planned Development Criteria
 - D. Special Use Permit Criteria
 - E. Application for Certificate of Zoning

- Section 2 Property Background Information
 - A. Aerial Photo
 - B. Photographs of Site
 - a. Existing Storm Water Detention Pond
 - b. Home to Remain on Lot 1
 - c. Homes to be removed
 - C. Final Plat of Subdivision for previous Sedgwick Subdivision
 - D. Title Policy/Ownership Information
 - E. Property Tax Information – PINs for existing subdivision
 - F. Zoning for Adjacent Properties

- Section 3 Site Plan Information
 - A. Proposed Site Plan, prepared by BSB Design, dated January 19, 2017
 - B. Density, Building Coverage and Open Space Comparisons
 - C. Basement Configuration by Lot and Unit Type
 - D. On-Street Parking - Comments from Kevin Simpson, Chief of Police

- Section 4 Building Elevations and Floorplans
 - A. New Haven SF Model
 - B. Ridgefield SF Model
 - C. Torrington SF Model
 - D. Woodbridge SF Model
 - E. Duplex Attached SF Models
 - F. Example Optional Screen Porch and Sunroom Elevations (New Haven & Duplex Models)

- Section 5 Traffic Impact and Comparison to Existing Zoning Impact
 - A. Traffic Study, prepared by KLOA, Inc., dated February 2, 2017

- Section 6 Market Data
 - A. Tracy Cross Letter dated May 26, 2015 regarding age targeting vs. age restricting
 - B. Tracy Cross Letter dated October 6, 2015 regarding Hinsdale & Burr Ridge 9/30/16 MLS data and related market analysis
 - C. Tracy Cross chart showing only Hinsdale MLS data as of September 30, 2016
 - D. September 6, 2016 Chicago Tribune Article, "Day of the McMansion has come and gone"
 - E. Builder Magazine Article dated May 27, 2015 regarding demand from 55+ homebuyers
 - F. Chicago Magazine Article dated Oct 6, 2010, "Age Limit and Prices Drop at Wilmette's Mallinckrodt in the Park"

- Section 7 Fiscal Impact and Student Generation Information
- A. Teska Associates Fiscal Impact Analysis dated February 2, 2017
 - B. Survey of Age Targeted Communities
 - C. Comparison of Population and Student Generation Rates from Hinsdale Subdivision Code, Rutgers Analysis and Survey of Age Targeted Communities
 - D. Comments from Dr. Don White, Superintendent of District 181 on Rutgers Methodology
- Section 8 Homeowners Association Documentation
- A. Declaration of Covenants, Conditions, Easements and Restrictions, draft dated February 2017
 - B. By-Laws
 - C. Rules and Regulations
 - D. Summary of Revisions to HOA Declaration
- Section 9 Public Benefit Exhibit
- Section 10 Preliminary Engineering Exhibits
- A. Existing Pond Evaluation, prepared by Christopher B. Burke, dated November 15, 2016
 - B. Spaceco, Inc. Memo dated February 1, 2017 regarding PCBMPs and Fee in Lieu Request



**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT**

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant

Name: Hinsdale Meadows Venture, LLC
Address: 2550 Waukegan Road
City/Zip: Glenview, IL 60025
Phone/Fax: (847) 724 8200 / 847 724 8185
E-Mail: erj@erjames.com or mgb@erjames.com

Owner

Name: Hinsdale Meadows Ventures, LLC
Address: 2550 Waukegan Road
City/Zip: Glenview, IL 60025
Phone/Fax: (847) 724 8200 / 847 724 8185
E-Mail: erj@erjames.com or jsj@erjames.com

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

Name: See attached
Title: _____
Address: _____
City/Zip: _____
Phone/Fax: (____) _____ / _____
E-Mail: _____

Name: See Attached
Title: _____
Address: _____
City/Zip: _____
Phone/Fax: (____) _____ / _____
E-Mail: _____

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

- 1) None
- 2) _____
- 3) _____

II. SITE INFORMATION

Address of subject property: S. E. Corner of County Road and 55th Street. See attached for addresses and pin numbers of all current lots.

Property identification number (P.I.N. or tax number): See - attached - sheet -

Brief description of proposed project: This is a 24.5 acre parcel that had previously been subdivided into 36 single family lots. See attached for pin numbers for each lot.

We are proposing a Planned Development with a total of 59 homes, including 1 traditional detached single family homes and 58 age-targeted homes. The 58 age-targeted homes include 28 detached single family homes and 30 duplex homes.

A homeowners' association will be established that will include all 59 homes proposed for the site.

General description or characteristics of the site: Located at the SE corner of County Line Rd. and 55th Street, the site is
generally flat, with little elevation change, except for a portion in the center and on the east side where the detention pond was built several years ago. The
property drains to the east and southeast. All roads and utilities are installed.

Existing zoning and land use: R-2

Surrounding zoning and existing land uses:

North: 55th Street and R-1 Residential north of 55th.

South: Hospital Campus (R-2) & KLM Park (OS) & R-5

East: Residential - single family homes, not in Hinsdale

West: County Line Road & R-3 Residential west of County Line

Proposed zoning and land use: R-2 Planned Development

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

☐ Site Plan Approval 11-604

☐ Design Review Permit 11-605E

☐ Exterior Appearance 11-606E

☒ Special Use Permit 11-602E
Special Use Requested: Planned Development

☒ Map and Text Amendments 11-601E
Amendment Requested: Text

Section 3-106

☒ Planned Development 11-603E

☐ Development in the B-2 Central Business District Questionnaire

TABLE OF COMPLIANCE

Address of subject property: S. E. Corner of County Line and 55th Street

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

	Minimum Code Requirements	Proposed/Existing Development
		Single Family Duplex (Duet)
Minimum Lot Area (s.f.)	20,000	SF10,000 MF 15,000
Minimum Lot Depth	125	125' 125'
Minimum Lot Width	100'	56' Lot 32 see map 85'
Building Height	30'	30' 30'
Number of Stories	3 floors	2 2
Front Yard Setback	35'	30' 30'
Corner Side Yard Setback	35'	30' 30'
Interior Side Yard Setback	10'	8' 9'
Rear Yard Setback	25'	25' 25'
Maximum Floor Area Ratio (F.A.R.)*	.20 (2,000 Sq. ft.)	See attached
Maximum Total Building Coverage*	25%	See Attached
Maximum Total Lot Coverage*	50 %	See attached
Parking Requirements	NA	NA
Parking front yard setback	NA	NA
Parking corner side yard setback	NA	NA
Parking interior side yard setback	NA	NA
Parking rear yard setback	NA	NA
Loading Requirements	NA	NA
Accessory Structure Information	NA	NA

* Must provide actual square footage number and percentage.

Where any lack of compliance is shown, state the reason and explain the Village's authority, if any, to approve the application despite such lack of compliance: The PD has four options for SF homes, ranging from 2,645' to 3,220'. The Duplex home are 2,464 and 2,657. We expect

the purchasers to choose the type of home that best suits them in both type and size. The attached schedule of home sizes shows the total size a home could be, but any suggestion of

of the actual FAR would be a guess. If the FAR was based on the largest home on every lot, we could assume the FAR would be exceeded, but such an assumption is only that. See attached for more info.

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 27 day of July, 2016, I/we have read the above certification, understand it, and agree to abide by its conditions.

E. R. James
Signature of applicant or authorized agent

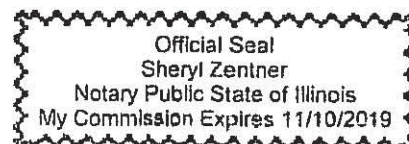
Edward R. JAMES
Name of applicant or authorized agent

Signature of applicant or authorized agent

Name of applicant or authorized agent

SUBSCRIBED AND SWORN
to before me this 27th day of
July, 2016.

Sheryl Zentner
Notary Public



VILLAGE OF HINSDALE

CERTIFICATION OF PROPER NOTICE

REGARDING APPLICATION FOR PUBLIC HEARINGS AND MEETINGS

I, Michael Balas, being first duly sworn on oath, do hereby certify that I caused written notice of the filing of my application for a public hearing and or meeting to be given to owners of record of property within 250 feet of any part of the subject property. I further certify that I gave such notice in the form required by the Village (Certified Mail) and that I gave such notice on September 23, 2016 mailing.

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

By:

Michael Balas

Name:

Michael Balas, Edward R. Jans Partners LLC

Address:

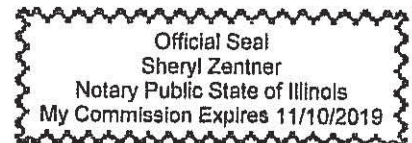
2550 Waukegan Rd., Suite 220 Glenview, IL 60025

Subscribed and sworn to before me

This 25th day of October, 2016.

By:

Sheryl Zentner
Notary Public



Parcel	Name	Address1	City	State	Postal Code	Certified Tracking Number	Date Rec'd Card Back
09-12-415-007	Doris S. Cole	914 S. County Line Road	Hinsdale	IL	60521	7014-1820-0001-5237-1213	9/28/2016
09-12-415-008	K & H Song Li	431 Pamela Circle	Hinsdale	IL	60521	7014-1820-0001-5237-1206	10/7/2016
09-12-415-009	William C. and Jody Boak	423 Pamela Circle	Hinsdale	IL	60521	7014-1820-0001-5237-1190	9/28/2016
09-12-415-015	Elsa Z. Agnoli Trust	424 Pamela Circle	Hinsdale	IL	60521	7014-1820-0001-5237-1183	9/28/2016
09-12-415-016	A Sebastian and K Borowski	432 Pamela Circle	Hinsdale	IL	60521	7014-1820-0001-5237-1374	unclaimed 10/24 - unable to forward
09-12-415-017	William A. Roberts	P.O. Box 579	Hinsdale	IL	60522	7014-1820-0001-5237-1367	9/29/2016
09-13-207-025	Jim L. Murray	5502 S. County Line Road	Hinsdale	IL	60521	7014-1820-0001-5237-1350	10/11/2016
09-13-207-026	Yanchou & Hong Han	302 Midwest Club	Oak Brook	IL	60523	7014-1820-0001-5237-1343	9/28/2016
09-13-207-027	Zoran and Shezana Kaplarevic	5512 S. County Line Road	Hinsdale	IL	60521	7014-1820-0001-5237-1336	9/29/2016
09-13-207-028	Kyle J. Abbott	5514 S. County Line Road	Hinsdale	IL	60521	7014-1820-0001-5237-1329	9/30/2016
09-13-207-029	Faydi & Lama Atassi	24W611 Ohio St.	Naperville	IL	60540	7014-1820-0001-5237-1312	9/30/2016
09-13-207-030	Ronald M. Preksta	5526 S. County Line Road	Hinsdale	IL	60521	7014-1820-0001-5237-1305	9/29/2016
09-13-207-031	James and Catherine Schuler Trust	5544 County Line Road	Hinsdale	IL	60521	7014-1820-0001-5237-1299	
09-13-207-032 / 09-13-207-033	Gregory and Peggy Murray	5550 S. County Line Road	Hinsdale	IL	60521	7014-1820-0001-5237-1282	9/29/2016
09-13-207-034	Krzysztof and Maria Lopatniuk	5560 S. County Line Road	Hinsdale	IL	60521	7014-1820-0001-5237-1473	10/3/2016
09-13-207-035	Wan Lan Cai & Jian Chan	5600 S. County Line Road	Hinsdale	IL	60521	7014-1820-0001-5237-1466	9/29/2016
09-13-207-036	Paul T. Sima	5610 S. County Line Road	Hinsdale	IL	60521	7014-1820-0001-5237-1459	9/29/2016
09-13-207-037	Esther P. Dervin	5612 S. County Line Road	Hinsdale	IL	60521	7014-1820-0001-5237-1442	10/3/2016
09-13-207-038	C Dietrich & D Konsoer	5620 S. County Line Road	Hinsdale	IL	60521	7014-1820-0001-5237-1435	9/29/2016
09-13-207-039	Thomas J Gramatis	5630 S. County Line Road	Hinsdale	IL	60521	7014-1820-0001-5237-1428	9/29/2016
09-13-207-040	Benjamin & Molly Hughes	5640 S. County Line Road	Hinsdale	IL	60521	7014-1820-0001-5237-1411	9/30/2016
09-13-207-041	Steven S Embree	5650 S. County Line Road	Hinsdale	IL	60521	7014-1820-0001-5237-1404	9/29/2016
09-13-207-042 / 09-13-207-043	Wm G & Diane M Naphin	5654 S. County Line Road	Hinsdale	IL	60521	7014-1820-0001-5237-1398	9/29/2016
09-13-207-053	Maresh Patel	5500 S. County Line Road	Hinsdale	IL	60521	7014-1820-0001-5237-1381	unclaimed 10/15 - unable to forward
18-07-309-022-0000	Barbara Smith Co Trust	904 Cleveland Road	Hinsdale	IL	60521	7014-1820-0001-5235-0287	unclaimed 10/15 - unable to forward
18-07-309-029-0000	A M Lapica	924 Cleveland Road	Hinsdale	IL	60522	7014-1820-0001-5235-0317	9/28/2016
18-07-309-032-0000	D D Chiappe	529 Pamela Circle	Hinsdale	IL	60521	7014-1820-0001-5237-1114	9/28/2016
18-07-309-033-0000	Kevin J Bacigalupo	521 Pamela Circle	Hinsdale	IL	60521	7014-1820-0001-5235-0270	10/5/2016

Parcel	Name	Address I	City	State	Postal Code	Certified Tracking Number	Date Rec'd Card Back
18-07-309-034-0000	Michael Dandorph	919 S. County Line Road	Hinsdale	IL	60521	7014-1820-0001-5235-0300	10/3/2016
18-07-309-035-0000	James Henry	505 E. Pamela Circle	Hinsdale	IL	60521	7014-1820-0001-5237-1107	10/3/2016
18-07-309-036-0000	David Barenberg	929 County Line Road	Hinsdale	IL	60521	7014-1820-0001-5235-0263	9/28/2016
18-07-309-037-0000	Jane Hardies	514 Pamela Circle	Hinsdale	IL	60521	7014-1820-0001-5235-0294	9/28/2016
18-07-309-038-0000	Walter S. Wood	522 Pamela Circle	Hinsdale	IL	60521	7014-1820-0001-5237-1091	9/28/2016
18-07-309-039-0000	L P Bales & V Amoroso	530 Pamela Circle	Hinsdale	IL	60521	7014-1820-0001-5235-0256	9/28/2016
18-07-309-040-0000	WB & MA Schanck	538 Pamela Circle	Hinsdale	IL	60521	7014-1820-0001-5237-1176	9/29/2016
18-07-309-041-0000	Lawrence and Dorothy Zock	546 Pamela Circle	Hinsdale	IL	60521	7014-1820-0001-5237-1084	10/3/2016
18-07-309-042-0000	Steven Olson	554 Pamela Circle	Hinsdale	IL	60521	7014-1820-0001-5235-0249	9/28/2016
18-07-309-044-0000	Dianne M. Freeman	948 Cleveland Road	Hinsdale	IL	60521	7014-1820-0001-5237-1169	9/28/2016
18-07-309-045-0000	Gregory A. Bauer	916 Cleveland Road	Hinsdale	IL	60521	7014-1820-0001-5237-1275	9/28/2016
18-07-309-046-0000	Paul J Lopez	910 Cleveland	Hinsdale	IL	60521	7014-1820-0001-5235-0232	9/29/2016
18-07-309-049-0000	Tom Richardson	934 Cleveland	Hinsdale	IL	60521	7014-1820-0001-5237-1268	10/3/2016
18-07-310-007-0000	Donald & Linda Davis	933 Cleveland	Hinsdale	IL	60521	7014-1820-0001-5235-0225	9/30/2016
18-07-310-008-0000	Jeff and Linda Sluman	939 Cleveland	Hinsdale	IL	60521	7014-1820-0001-5237-1152	9/29/2016
18-07-310-009-0000 / 18-07-310-010-0000	Greg and Christina Steil	949 Cleveland Road	Hinsdale	IL	60521	7014-1820-0001-5237-1251	9/28/2016
18-07-310-011-0000	L Lin & W Yee	963 Cleveland Road	Hinsdale	IL	60521	7014-1820-0001-5237-1145	9/30/2016
18-07-310-012-0000	Y Tang & F Yang	995 Cleveland Road	Hinsdale	IL	60521	7014-1820-0001-5237-1244	10/6/2016
18-07-310-021-0000	Louis S Panos	950 Taft Road	Hinsdale	IL	60521	7014-1820-0001-5235-0218	Refused 9/26/16
18-07-310-022-0000	John T Williams	956 Taft Road	Hinsdale	IL	60521	7014-1820-0001-5237-1138	10/5/2016
18-07-310-023-0000	Kurt Drescher	970 Taft Road	Hinsdale	IL	60521	7014-1820-0001-5237-1237	10/3/2016
18-18-100-012-0000	Michael Donahue Ttee	2001 Butterfield 1750	Downers Grove	IL	60515	7014-1820-0001-5235-0201	9/29/2016
18-18-100-013-0000	E Jin & Z Dong	1000 Laurie Lane	Burr Ridge	IL	60527	7014-1820-0001-5237-1121	9/29/2016
18-18-100-014-0000	Louis Baldo	1008 Laurie Lane	Burr Ridge	IL	60527	7014-1820-0001-5237-1220	10/7/2016
18-18-100-015-0000	Scott Candice Allen	1016 Laurie Lane	Burr Ridge	IL	60527	7014-1820-0001-5235-1277	9/29/2016
18-18-100-016-0000	William R. Gray	1024 Laurie Lane	Burr Ridge	IL	60527	7014-1820-0001-5235-0188	9/29/2016
18-18-100-017-0000	James R Lindon	1032 Laurie Lane	Burr Ridge	IL	60527	7014-1820-0001-5235-0195	10/3/2016
18-18-100-018-0000	Edward B Effein	1100 Laurie Lane	Burr Ridge	IL	60527	7014-1820-0001-5235-1123	9/30/2016
18-18-100-019-0000	Peter Aden	5655 Gulf of Mexico B101	Longboat Key	FL	34228	7014-1820-0001-5235-1284	10/11/2016
18-18-100-020-0000	Lawrence and Laura Casey	1116 Laurie Lane	Burr Ridge	IL	60527	7014-1820-0001-5235-0324	10/7/2016
18-18-100-021-0000	Mohammad Jamil	1124 Laurie Lane	Burr Ridge	IL	60527	7014-1820-0001-5235-1192	10/3/2016
18-18-100-023-0000	James Wolf	1060 Laurie lane	Burr Ridge	IL	60527	7014-1820-0001-5235-1291	9/29/2016
18-18-100-024-0000	Rakesh C Patel	1040 Laurie Lane	Burr Ridge	IL	60527	7014-1820-0001-5235-0331	9/29/2016
18-18-100-026-0000	Suburban CC TB Santrm	7556 W. Jackson Blvd	Forest Park	IL	60130	7014-1820-0001-5235-1208	9/30/2016
18-18-103-001-0000	Michael and Aleta Belletete	1200 Laurie Lane	Burr Ridge	IL	60521	7014-1820-0001-5235-1307	10/6/2016

Parcel	Name	Address1	City	State	Postal Code	Certified Tracking Number	Date Rec'd Card Back
18-18-103-002-0000	Robert L. Dryer	1208 Laurie Lane	Burr Ridge	IL	60527	7014-1820-0001-5237-9967	10/5/2016
18-18-103-003-0000	Paul Colianni	1216 Laurie Lane	Burr Ridge	IL	60527	7014-1820-0001-5235-1215	9/29/2016
18-18-103-016-0000	Margaret N McNamara Tr	1148 Laurie Lane	Burr Ridge	IL	60527	7014-1820-0001-5235-1314	10/7/2016
18-18-103-017-0000	Benjamin Johnson	1140 Laurie Lane	Burr Ridge	IL	60527	7014-1820-0001-5237-1046	9/29/2016
18-18-103-018-0000	Randall McGivney	1132 Laurie Lane	Burr Ridge	IL	60527	7014-1820-0001-5235-1222	9/29/2016
18-18-104-018-0000	Rosemarie Brudnak	1117 Laurie Lane	Burr Ridge	IL	60527	7014-1820-0001-5235-1239	9/29/2016
18-18-104-019-0000	Linda McCullough Trust	1109 Laurie Lane	Burr Ridge	IL	60527	7014-1820-0001-5237-1053	unclaimed 10/24/2016
18-18-104-021-0000 / 18-18-104-041-0000	Robert L. Iverson	PO Box 657	Hinsdale	IL	60522	7014-1820-0001-5235-3257	9/28/2016
18-18-104-022-0000	Eleanor F. Pype	1041 Laurie Lane	Burr Ridge	IL	60527	7014-1820-0001-5235-1246	10/7/2016
18-18-104-023-0000	Michael & Peggy Salvin	1033 Laurie Lane	Burr Ridge	IL	60527	7014-1820-0001-5237-1060	9/29/2016
18-18-104-024-0000	George Hallenbeck	1025 Laurie Lane	Burr Ridge	IL	60527	7014-1820-0001-5235-3264	9/29/2016
18-18-104-025-0000	Dina M Howell	1017 Laurie Lane	Burr Ridge	IL	60527	7014-1820-0001-5235-1253	10/3/2016
18-18-104-026-0000	M Sehgal & R Goswami	1009 Laurie Lane	Burr Ridge	IL	60527	7014-1820-0001-5237-1077	9/29/2016
18-18-104-027-0000	Mr. John W Pindiak	1001 Laurie Lane	Burr Ridge	IL	60527	7014-1820-0001-5235-3271	10/3/2016
18-18-108-001-0000	Katherine Legge Memorial Park / Village of Hinsdale	5901 S. County Line Road	Hinsdale	IL	60521	7014-1820-0001-5235-1260	9/29/2016

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

09-12-415-007

COLE, DORIS S
914 S COUNTY LINE RD
HINSDALE IL 60521

2. Article Number

(Transfer from service label)

7014 1820 0001 5237 1213

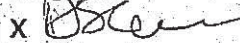
PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

09-12-415-008

LI, K & H SONG
431 PAMELA CIR
HINSDALE IL 60521

2. Article Number

(Transfer from service label)

7014 1820 0001 5237 1206

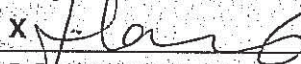
PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

09-12-415-009

BOAK, WILLIAM & JUDY
423 PAMELA CIR
HINSDALE IL 60521

2. Article Number

(Transfer from service label)

7014 1820 0001 5237 1190

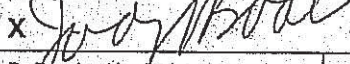
PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

09-12-415-015

AGNOLI TR, ELSA Z
424 PAMELA CIR
HINSDALE IL 605212. Article Number
(Transfer from service label)

7014 1820 0001 5237 1183

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

09-12-415-017

ROBERTS, WILLIAM A
PO BOX 579
HINSDALE IL 605222. Article Number
(Transfer from service label)

7014 1820 0001 5237 1367

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☒ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

09-13-207-025

MURRAY, JIM L
5502 S COUNTY LINE RD
HINSDALE IL 605212. Article Number
(Transfer from service label)

7014 1820 0001 5237 1350

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

09-13-207-026

HAN, YANCHOU & HONG
302 MIDWEST CLUB
OAK BROOK IL 60523

2. Article Number

(Transfer from service label)

7014 1820 0001 5237 1343

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent☒ Addressee

B. Received by (Printed Name)

Hong Han

C. Date of Delivery

9/26/16

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☒ No

3. Service Type

☒ Certified Mail☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

09-13-207-027

KAPLAREVIC, ZORAN & S
5512 S COUNTY LINE RD
HINSDALE IL 60521

2. Article Number

(Transfer from service label)

7014 1820 0001 5237 1336


PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent☐ Addressee

B. Received by (Printed Name)

Ellen K. Mule

C. Date of Delivery

9/26/16

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☒ No

3. Service Type

☒ Certified Mail☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

09-13-207-028

ABBOTT, KYLE J
5514 S COUNTY LINE RD
HINSDALE IL 60521

2. Article Number

(Transfer from service label)

7014 1820 0001 5237 1329

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent☐ Addressee

B. Received by (Printed Name)

Taylor Abbott

C. Date of Delivery

9/26/16

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☒ No

3. Service Type

☒ Certified Mail☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

SENDER: COMPLETE THIS SECTION

- Complete Items 1, 2, and 3. Also complete Item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

09-13-207-029

ATASSI, FAYDI & LAMA
24W611 OHIO ST
NAPERVILLE IL 60540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

B. Received by (Printed Name)

LAMA ATASSI

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

2. Article Number

(Transfer from service label)

7014 1820 0001 5237 1312

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

SENDER: COMPLETE THIS SECTION

- Complete Items 1, 2, and 3. Also complete Item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

09-13-207-030

PREKSTA, RONALD M
5526 S COUNTY LINE RD
HINSDALE IL 60521

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

2. Article Number

(Transfer from service label)

7014 1820 0001 5237 1305

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

SENDER: COMPLETE THIS SECTION

- Complete Items 1, 2, and 3. Also complete Item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

09-13-207-032 / 09-13-207-033

MURRAY, GREGORY & PEGGY
5550 S COUNTY LINE RD
HINSDALE IL 60521

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

2. Article Number

(Transfer from service label)

7014 1820 0001 5237 1282

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

SENDER: COMPLETE THIS SECTION

- Complete Items 1, 2, and 3. Also complete Item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

09-13-207-034

LOPATNIUK, KRZYSZTOF
5560 S COUNTY LINE RD
HINSDALE IL 60521

2. Article Number

(Transfer from service label)

7014 1820 0001 5237 1473

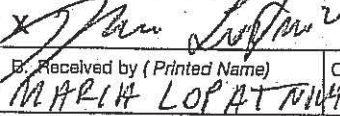
PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature


☐ Agent☒ Addressee

B. Received by (Printed Name)

MARIA LOPATNIUK

C. Date of Delivery

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

SENDER: COMPLETE THIS SECTION

- Complete Items 1, 2, and 3. Also complete Item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

09-13-207-035

CAI, WAN LAN & JIAN CHAN
5600 S COUNTY LINE RD
HINSDALE IL 60521-5009

2. Article Number

(Transfer from service label)

7014 1820 0001 5237 1466

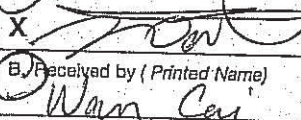
PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature


☐ Agent☐ Addressee

B. Received by (Printed Name)

Wan Lan Cai

C. Date of Delivery

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

SENDER: COMPLETE THIS SECTION

- Complete Items 1, 2, and 3. Also complete Item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

09-13-207-036

SIMA, PAUL T
5610 COUNTY LINE RD
HINSDALE IL 60521

2. Article Number

(Transfer from service label)

7014 1820 0001 5237 1459

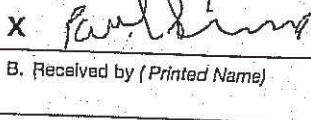
PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature


☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

09-13-207-037

DERVIN, ESTHER P
5612 S COUNTY LINE RD
HINSDALE IL 60521

2. Article Number

(Transfer from service label)

7014 1820 0001 5237 1442

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Esther P D* ☐ Agent ☒ Addressee

B. Received by (Printed Name)

ESTHER DERVIN

C. Date of Delivery

9-29-16

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

09-13-207-038

DIETRICH, C & D KONSORER
5620 S COUNTY LINE RD
HINSDALE IL 60521

2. Article Number

(Transfer from service label)

7014 1820 0001 5237 1435

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Catharine Dietrich* ☐ Agent ☒ Addressee

B. Received by (Printed Name)

C. Date of Delivery

9-27-19

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

09-13-207-039

GRAMATIS, THOMAS J
5630 S COUNTY LINE RD
HINSDALE IL 60521

2. Article Number

(Transfer from service label)

7014 1820 0001 5237 1428

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Thomas J Gramatis* ☐ Agent ☒ Addressee

B. Received by (Printed Name)

C. Date of Delivery

9-27-16

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

09-13-207-040

HUGHES, BENJAMIN & MOLLY
5640 S COUNTY LINE RD
HINSDALE IL 60521

2. Article Number

(Transfer from service label)

7014 1820 0001 5237 1411

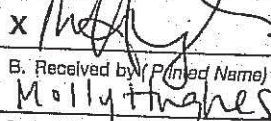
PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X 

☐ Agent

☒ Addressee

B. Received by (Printed Name)

Molly Hughes

C. Date of Delivery

9-28-16

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail

☐ Express Mail

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

09-13-207-041

EMBREE, STEVEN S
5650 S COUNTY LINE RD
HINSDALE IL 60521

2. Article Number

(Transfer from service label)

7014 1820 0001 5237 1404

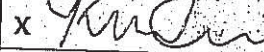
PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X 

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

9-27-16

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail

☐ Express Mail

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

09-13-207-042 / 09-13-207-043

NAPHIN, WM G & DIANE M
5654 S COUNTY LINE RD
HINSDALE IL 60521

2. Article Number

(Transfer from service label)

7014 1820 0001 5237 1398

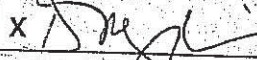
PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X 

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

9-27-16

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail

☐ Express Mail

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

18-07-309-029-0000

A M LAPICA
924 CLEVELAND RD
HINSDALE, IL 60521

2. Article Number

(Transfer from service label)

7014 1820 0001 5235 0317

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]*

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail

☐ Express Mail

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

18-07-309-032-0000

D D CHIAPPE
529 PAMELA CR
HINSDALE, IL 60521

2. Article Number

(Transfer from service label)

7014 1820 0001 5237 1114

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]*

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail

☐ Express Mail

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

18-07-309-033-0000

KEVIN J BACIGALUPO
521 PAMELA CIR
HINSDALE, IL 60521

2. Article Number

(Transfer from service label)

7014 1820 0001 5235 0270

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]*

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail

☐ Express Mail

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

SENDER: COMPLETE THIS SECTION

- Complete Items 1, 2, and 3. Also complete Item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

18-07-309-034-0000

MICHAEL DANDORPH
919 S COUNTY LINE RD
HINSDALE, IL 60521

2. Article Number

(Transfer from service label)

7014 1820 0001 5235 0300

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

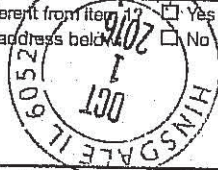
A. Signature

X *Michael J. Dandorph*☐ Agent☒ Addressee

B. Received by (Printed Name)

Michael J. Dandorph

C. Date of Delivery

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes**SENDER: COMPLETE THIS SECTION**

- Complete Items 1, 2, and 3. Also complete Item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

18-07-309-035-0000

JAMES HENRY
505 E PAMELA CIR
HINSDALE, IL 60521

2. Article Number

(Transfer from service label)

7014 1820 0001 5237 1107

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Jean W. Henry*☐ Agent☒ Addressee

B. Received by (Printed Name)

Jean W. Henry

C. Date of Delivery

*9-28-16*D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes**SENDER: COMPLETE THIS SECTION**

- Complete Items 1, 2, and 3. Also complete Item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

18-07-309-036-0000

DAVID S BARENBERG
929 COUNTY LINE RD
HINSDALE, IL 60521

Article Number

(Transfer from service label)

7014 1820 0001 5235 0263

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *David S Barenberg*☐ Agent☒ Addressee

B. Received by (Printed Name)

David S Barenberg

C. Date of Delivery

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

18-07-309-037-000

JANE HARDIES
514 PAMELA CIRCLE
HINSDALE, IL 60521

2. Article Number

(Transfer from service label)

7014 1820 0001 5235 0294

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

18-07-309-038-0000

WALTER S WOOD
522 PAMELA CIRCLE
HINSDALE, IL 60521

2. Article Number

(Transfer from service label)

7014 1820 0001 5237 1091

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

18-07-309-039-0000

L P BALES V AMOROSO
530 PAMELA CIR
HINSDALE, IL 60521

2. Article Number

(Transfer from service label)

7014 1820 0001 5235 0256

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

SENDER: COMPLETE THIS SECTION

- Complete Items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

18-07-309-040-0000

W B M A SCHANCK
538 PAMELA CIRCLE
HINSDALE, IL 60521

2. Article Number

(Transfer from service label)

7014 1820 0001 5237 1176

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *W B M A Schanck*☐ Agent☐ Addressee

B. Received by (Printed Name)

WILLIAM SCHANCK

C. Date of Delivery

D. Is delivery address different from Item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

☒ Certified Mail☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

SENDER: COMPLETE THIS SECTION

- Complete Items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

18-07-309-041-0000 / 18-07-309-047-0000

LAWRENCE D ZOCK
546 PAMELA CIRCLE
HINSDALE, IL 60521

2. Article Number

(Transfer from service label)

7014 1820 0001 5237 1084

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Dorothy T. Zock*☐ Agent☒ Addressee

B. Received by (Printed Name)

Dorothy T. Zock

C. Date of Delivery

9-29-16

D. Is delivery address different from Item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

☒ Certified Mail☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

SENDER: COMPLETE THIS SECTION

- Complete Items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

18-07-309-042-0000

STEVEN OLSON
554 PAMELA CIRCLE
HINSDALE, IL 60521

2. Article Number

(Transfer from service label)

7014 1820 0001 5235 0249

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Bucky Olson*☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from Item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

☒ Certified Mail☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

SENDER: COMPLETE THIS SECTION

- Complete Items 1, 2, and 3. Also complete Item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

18-07-309-044-0000

DIANNE M FREEMAN
948 CLEVELAND RD
HINSDALE, IL 60521

2. Article Number-

(Transfer from service label)

7014 1820 0001 5237 1169

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail ☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes**SENDER: COMPLETE THIS SECTION**

- Complete Items 1, 2, and 3. Also complete Item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

18-07-309-045-0000

GREGORY A BAUER
916 CLEVELAND RD
HINSDALE, IL 60521

2. Article Number-

(Transfer from service label)

7014 1820 0001 5237 1275

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail ☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes**SENDER: COMPLETE THIS SECTION**

- Complete Items 1, 2, and 3. Also complete Item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

18-07-309-046-0000

PAUL J LOPEZ
910 CLEVELAND
HINSDALE, IL 60521

2. Article Number-

(Transfer from service label)

7014 1820 0001 5235 0232

PS Form 3811, February 2004

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

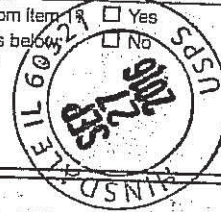
C. Date of Delivery

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail ☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

18-07-309-049-0000

TOM RICHARDSON
934 CLEVELAND
HINSDALE, IL 60521

2. Article Number

(Transfer from service label)

7014 1820 0001 5237 1268

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Mary Jane Richardson*☐ Agent☐ Addressee

B. Received by (Printed Name)

Mary Jane Richardson

C. Date of Delivery

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

18-07-310-007-0000

DONALD & LINDA DAVIS
933 CLEVELAND RD
HINSDALE, IL 60521

2. Article Number

(Transfer from service label)

7014 1820 0001 5235 0225

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Linda Davis*☐ Agent☐ Addressee

B. Received by (Printed Name)

Linda Davis

C. Date of Delivery

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

18-07-310-008-0000

LINDA & JEFF SLUMAN
939 CLEVELAND RD
HINSDALE, IL 60521

2. Article Number

(Transfer from service label)

7014 1820 0001 5237 1152

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Jeff Sluman*☐ Agent☒ Addressee

B. Received by (Printed Name)

Jeff Sluman

C. Date of Delivery

9-27-14

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

18-07-310-009-0000 / 18-07-310-010-0000

GREG & CHRISTINA STEIL
949 CLEVELAND RD
HINSDALE, IL 60521

2. Article Number

(Transfer from service label)

7014 1820 0001 5237 1251

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

18-07-310-011-0000

L LIN & W YEE
963 CLEVELAND RD
HINSDALE, IL 60521

2. Article Number

(Transfer from service label)

7014 1820 0001 5237 1145

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

18-07-310-012-0000

Y TANG & F YANG
995 CLEVELAND ROAD
HINSDALE, IL 60521

2. Article Number

(Transfer from service label)

7014 1820 0001 5237 1244

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

18-07-310-022-0000

JOHN T WILLIAMS
956 TAFT RD
HINSDALE, IL 60521

2. Article Number

(Transfer from service label)

7014 1820 0001 5237 1138

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

18-07-310-023-0000

KURT F DRESCHER
970 TAFT RD
HINSDALE, IL 60521

2. Article Number

(Transfer from service label)

7014 1820 0001 5237 1237

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

18-18-100-012-0000

MICHAEL DONAHUE TTEE
2001 BUTTERFIELD 1750
DOWNERS GROVE, IL 60515

2. Article Number

(Transfer from service label)

7014 1820 0001 5235 0201

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

18-18-100-013-0000

E JIN & Z DONG
1000 LAURIE LANE
BURR RIDGE, IL 60527

2. Article Number

(Transfer from service label)

7014 1820 0001 5237 1121

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

DONG

☐ Agent☐ Addressee

B. Received by (Printed Name)

DONG

C. Date of Delivery

M 9-26-16

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail ☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

18-18-100-014-0000

LOUIS BALDO
1008 LAURIE LANE
BURR RIDGE, IL 60527

2. Article Number

(Transfer from service label)

7014 1820 0001 5237 1220

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Kimi Baldo

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail ☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

18-18-100-015-0000

SCOTT CANDICE ALLEN
1016 LAURIE LANE
BURR RIDGE, IL 60527

2. Article Number

(Transfer from service label)

7014 1820 0001 5235 1277

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Allen

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No

3. Service Type

☐ Certified Mail ☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

18-18-100-016-0000

WILLIAM R GRAY
1024 LAURIE LN
BURR RIDGE, IL 60527

2. Article Number

(Transfer from service label)

7014 1820 0001 5235 0188

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

18-18-100-017-0000

JAMES R LINDON
1032 LAURIE LANE
BURR RIDGE, IL 60527

2. Article Number

(Transfer from service label)

7014 1820 0001 5235 0195

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

18-18-100-018-0000

EDWARD B EFFREIN
1100 LAURIE LANE
BURR RIDGE, IL 60527

2. Article Number

(Transfer from service label)

7014 1820 0001 5235 1123

PS Form 3811, February 2004

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☐ No

3. Service Type

☐ Certified Mail☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

SENDER: COMPLETE THIS SECTION

- Complete Items 1, 2, and 3. Also complete Item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

18-18-100-019-0000

PETER ADEN
5655 GULF OF MEX B101
LONGBOAT KEY, FL 34228

2. Article Number

(Transfer from service label)

7014 1820 0001 5235 1284

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Peter Aden*☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

10-7-16

D. Is delivery address different from Item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes**SENDER: COMPLETE THIS SECTION**

- Complete Items 1, 2, and 3. Also complete Item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

18-18-100-020-0000

LAWRENCE & LAURA CASEY
1116 LAURIE LANE
BURR RIDGE, IL 60527

2. Article Number

(Transfer from service label)

7014 1820 0001 5235 0324

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Laura Casey*☐ Agent☒ Addressee

B. Received by (Printed Name)

C. Date of Delivery

10-4-16

D. Is delivery address different from Item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes**SENDER: COMPLETE THIS SECTION**

- Complete Items 1, 2, and 3. Also complete Item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

18-18-100-021-0000

MOHAMMAD JAMIL
1124 LAURIE LN
BURR RIDGE, IL 60527

2. Article Number

(Transfer from service label)

7014 1820 0001 5235 1192

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Mohammad Jamil*☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

7-30

D. Is delivery address different from Item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Certified Mail☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

SENDER: COMPLETE THIS SECTION

- Complete Items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

18-18-100-023-0000

JAMES WOLF
1060 LAURIE LANE
BURR RIDGE, IL 60527

2. Article Number

(Transfer from service label)

7014 1820 0001 5235 1291

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

Wolf

C. Date of Delivery

11-9-06

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

☒ Certified Mail☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

SENDER: COMPLETE THIS SECTION

- Complete Items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

18-18-100-024-0000

RAKESH C PATEL
1040 LAURIE LN
BURR RIDGE, IL 60527

2. Article Number

(Transfer from service label)

7014 1820 0001 5235 0331

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

Patel

C. Date of Delivery

11-9-26-06

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

☒ Certified Mail☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☒ Yes

SENDER: COMPLETE THIS SECTION

- Complete Items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

18-18-100-026-0000

SUBURBAN CC TB SANTRM
7556 W. JACKSON BLVD.
FOREST PARK, IL 60130

2. Article Number

(Transfer from service label)

7014 1820 0001 5235 1208

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

Kosa Rivera

C. Date of Delivery

11-9-27-06

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

☐ Certified Mail☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

18-18-103-005-0000

MJ AH BELLETETE
1200 LAURIE LN
BURR RIDGE, IL 60527

2. Article Number
(Transfer from service label)

7014 1820 0001 5235 1307

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *MJ AH Belletete*
☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

 D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

18-18-103-002-000

ROBERT L DYER
1208 LAURIE LANE
BURR RIDGE, IL 60527

2. Article Number
(Transfer from service label)

7014 1820 0001 5237 9967

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Robert L Dyer*
☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

 D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

18-18-103-003-0000

PAUL COLIANNI
1216 LAURIE LN
BURR RIDGE, IL 60527

2. Article Number
(Transfer from service label)

7014 1820 0001 5235 1215

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Paul Colianni*
☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

 D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

3. Service Type

☐ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

18-18-103-016-0000

MARGARET N MCGAMARA TR
1148 LAURIE LANE
BURR RIDGE, IL 60527

2. Article Number

(Transfer from service label)

7014 1820 0001 5235 1314

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

18-18-103-017-0000

BENJAMIN JOHNSON
1140 LAURIE LN
BURR RIDGE, IL 60527

Article Number

(Transfer from service label)

7014 1820 0001 5237 1046

Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

18-18-103-018-0000

RANDALL MCGIVNEY
1132 LAURIE LN
BURR RIDGE, IL 60527

2. Article Number

(Transfer from service label)

7014 1820 0001 5235 1222

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Certified Mail☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<p><input checked="" type="checkbox"/> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</p> <p><input checked="" type="checkbox"/> Print your name and address on the reverse so that we can return the card to you.</p> <p><input checked="" type="checkbox"/> Attach this card to the back of the mailpiece, or on the front if space permits.</p>	<p>A. Signature X </p> <p style="text-align: right;"><input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>
<p>1. Article Addressed to:</p> <p style="text-align: center;">18-18-104-018-0000</p> <p style="text-align: center;">ROSEMARIE BRUDNAK 1117 LAURIE LN BURR RIDGE, IL 60527</p>	<p>B. Received by (Printed Name) C. Date of Delivery 02-26-12</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>2. Article Number (Transfer from service label) 7014 1820 0001 5235 1239</p>	<p>3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D. </p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540</p>	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<p><input checked="" type="checkbox"/> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</p> <p><input checked="" type="checkbox"/> Print your name and address on the reverse so that we can return the card to you.</p> <p><input checked="" type="checkbox"/> Attach this card to the back of the mailpiece, or on the front if space permits.</p>	<p>A. Signature X </p> <p style="text-align: right;"><input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p>
<p>1. Article Addressed to:</p> <p style="text-align: center;">18-18-104-021-0000 / 18-18-104-041-0000</p> <p style="text-align: center;">ROBERT L IVERSON PO BOX 657 HINSDALE, IL 60522</p>	<p>B. Received by (Printed Name) C. Date of Delivery 9-26-16</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>2. Article Number (Transfer from service label) 7014 1820 0001 5235 3257</p>	<p>3. Service Type <input type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D. </p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540</p>	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<p><input checked="" type="checkbox"/> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</p> <p><input checked="" type="checkbox"/> Print your name and address on the reverse so that we can return the card to you.</p> <p><input checked="" type="checkbox"/> Attach this card to the back of the mailpiece, or on the front if space permits.</p>	<p>A. Signature X </p> <p style="text-align: right;"><input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>
<p>1. Article Addressed to:</p> <p style="text-align: center;">18-18-104-022-0000</p> <p style="text-align: center;">ELEANOR F PYPE 1041 LAURIE LANE BURR RIDGE, IL 60527</p>	<p>B. Received by (Printed Name) C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>2. Article Number (Transfer from service label) 7014 1820 0001 5235 1246</p>	<p>3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D. </p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540</p>	

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

18-18-104-023-0000

MICHAEL & PEGGY SALVIN
1033 LAURIE LANE
BURR RIDGE, IL 60527

2. Article Number

(Transfer from service label)

7014 1820 0001 5237 1060

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

☒ Certified Mail☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

18-18-104-024-0000

GEORGE HALLENBECK
1025 LAURIE LN
BURR RIDGE, IL 60527

2. Article Number

(Transfer from service label)

7014 1820 0001 5235 3264

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

☐ Certified Mail☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

18-18-104-025-0000

DINA M HOWELL
1017 LAURIE LN
BURR RIDGE, IL 60527

2. Article Number

(Transfer from service label)

7014 1820 0001 5235 1253

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

☒ Certified Mail☐ Express Mail☐ Registered☐ Return Receipt for Merchandise☐ Insured Mail☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

SENDER: COMPLETE THIS SECTION

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- Print your name and address on the reverse so that we can return the card to you.
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1. Article Addressed to:

18-18-104-026-0000

M SEHGAL R GOSWAMI
1009 LAURIE LANE
BURR RIDGE, IL 60527

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

2. Article Number

(Transfer from service label)

7014 1820 0001 5237 1077

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

18-18-104-027-0000

MR JOHN W PINDIAK
1001 LAURIE LANE
BURR RIDGE, IL 60527

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

2. Article Number

(Transfer from service label)

7014 1820 0001 5235 3271

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

SENDER: COMPLETE THIS SECTION

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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

18-18-108-001-0000

Katherine Legge Memorial Park
Village of Hinsdale
5901 South County Line Road
Hinsdale, IL 60521

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

2. Article Number

(Transfer from service label)

7014 1820 0001 5235 1260

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540



akegan Road, Suite 220
nview, IL 60025

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BY:

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7014 1820 0001 5235 0218

neopost[®]

09/23/2016

US POSTAGE

FIRST-CLASS MAIL

\$06.46⁵



ZIP 60025
041L11241643

18-07-310-021-0000

LOUIS S PANOS
950 TAFT ROAD

WIXIE

600 DE 1

0009/30/16

RETURN TO SENDER
REFUSED
UNABLE TO FORWARD

BC: 60025177770

*0407-02936-23-46

60025177770
60025177770

*Refused
9/26*

PLACE STICKER AT TOP OF ENVELOPE OR TO THE RIGHT OF THE RETURN ADDRESS, FOLLOWING LINE

SENDER: COMPLETE THIS SECTION

- Complete Items 1, 2, and 3. Also complete Item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

18-07-310-021-0000

LOUIS S PANOS
950 TAFT ROAD
HINSDALE, IL 60521

2. Article Number

(Transfer from service label)

7014 1820 0001 5235 0218

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from Item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail

☐ Express Mail

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

09-13-207-053

PATEL, MAHESH
5500 S. COUNTY LINE RD
HINSDALE IL 60521

2. Article Number

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

102595-02-M-1540

CERTIFIED MAIL



7014 1820 0001 5237 1381



egan Road, Suite 220
view, IL 60025

neopost

09/23/2016

US POSTAGE

FIRST-CLASS MAIL

\$06.46⁵



ZIP 60025
041L11241643

L/N
9/26

09-13-207-053

PATEL, MAHESH
5500 S. COUNTY LINE RD

NIXIE

500 DE 1

0010/15/16

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

ANKK1: 9333100032

RC: 60025177770

0407-02909-23-45

1st NOTICE
2nd NOTICE
RETURNED
9/30
10-10-16

SENDER: COMPLETE THIS SECTION.

- Complete Items 1, 2, and 3. Also complete Item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

18-07-309-022-0000

BARBARA SMITH CO TRUST
904 CLEVELAND RD
HINSDALE, IL 60521

2. Article Number
(Transfer from service label)

7014-1820 0001 5235 0287

COMPLETE THIS SECTION ON DELIVERY

A. Signature _____

X

☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery.

D. Is delivery address different from Item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee): ☐ Yes

CERTIFIED MAIL

7014 1820 0001 5235 0287

neopost

09/23/2016

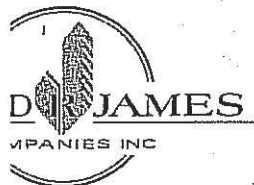
US POSTAGE

FIRST-CLASS MAIL

\$06.465



ZIP 60025
041L11241643



egan Road, Suite 220
view, IL 60025

18-07-309-022-0000

BARBARA SMITH CO TRUST
904 CLEVELAND RD

NIXIE 500 DE J 0010/15/16

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

ANICK1: 9333100032

BT: 600251-77770 * 0407-03945-72-42

SENDER: COMPLETE THIS SECTION

- Complete Items 1, 2, and 3. Also complete Item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

09-12-415-016

SEBASTIAN, A & K BOROWSKI
432 PAMELA CIR
WINSDALE IL 60521

2. Article Number

(Transfer from service label)

7014 1820 0001 5237 1374

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from Item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☒ Certified Mail ☐ Express Mail
- ☐ Registered ☐ Return Receipt for Merchandise
- ☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

102595-02-M-1540

CERTIFIED MAIL



7014 1820 0001 5237 1374

neopost

09/23/2016

US POSTAGE

FIRST-CLASS MAIL

\$06.46⁵



ZIP 60025
041L11241643



gan Road, Suite 220
iew, IL 60025

09-12-415-016

SEBASTIAN, A & K BOROWSKI
432 PAMELA CIR

NIXIE

500 DE 1

0210/12/16

RETURN TO SENDER
UNDELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 60025177770

2376-02979-18-22

SENDER: COMPLETE THIS SECTION

- Complete Items 1, 2, and 3. Also complete Item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

18-18-104-019-0000 / 18-18-104-040-0000

LINDA MCCULLOUGH TRUST
1109 LAURIE LANE
BURR RIDGE, IL 60527

2. Article Number

(Transfer from service label)

7014 1820 0001 5237 1053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail

☐ Express Mail

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

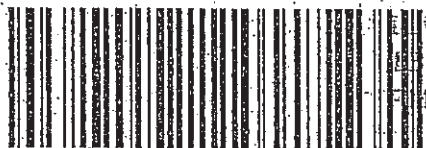
4. Restricted Delivery? (Extra Fee)

☐ Yes

Return Receipt

102595-02-M-1540

CERTIFIED MAIL



7014 1820 0001 5237 1053

neopost

09/23/2016

US POSTAGE

FIRST-CLASS MAIL

\$06.46⁵



ZIP 60025

041L11241643



1109 Laurie Lane, Suite 220
Burr Ridge, IL 60025

18-18-104-019-0000 / 18-18-104-040-0000

LINDA MCCULLOUGH TRUST
1109 LAURIE LANE
BURR RIDGE, IL 60527

MAIL SERVICE
2nd CLASS
UNCLAIMED

10.7
10.7

UNCLAIMED

71





**COMMUNITY DEVELOPMENT
DEPARTMENT
ZONING CODE TEXT AND MAP
AMENDMENT APPLICATION**

Must be accompanied by completed Plan Commission Application

Is this a: **Map Amendment** ☐ **Text Amendment** ☒

Address of the subject property 2550 Waukegan Road

Description of the proposed request: Add a provision in the Hinsdale Zoning Code to allow Planned Developments, no less than 20 acres in size, in Detached Single Family Zoning Districts.

REVIEW CRITERIA

Section 11-601 of the Hinsdale Zoning Code regulates Amendments. The amendment process established is intended to provide a means for making changes in the text of the Zoning Code and in the zoning map that have more or less general significance or application. It is not intended to relieve particular hardships nor to confer special privileges or rights. Rather, it is intended as a tool to adjust the provisions of the Zoning Code and the zoning map in light of changing, newly discovered, or newly important conditions, situations, or knowledge. The wisdom of amending the text of the Zoning Code is a matter committed to the sound legislative discretion of the Board of Trustees and is not dictated by any set standard. However, in determining whether a proposed amendment should be granted or denied the Board of Trustees should be guided by the principle that its power to amend this Code is not an arbitrary one but one that may be exercised only when the public good demands or requires the amendment to be made. In considering whether that principle is satisfied in any particular case, the Board of Trustees should weigh, among other factors, the below criteria.

Below are the 14 standards for amendments that will be the criteria used by the Plan Commission and Board of Trustees in determining the merits of this application. Please respond to each standard as it relates to the application. Please use an additional sheet of paper to respond to questions if needed. If the standard is not applicable, please mark N/A.

1. The consistency of the proposed amendment with the purpose of this Code.
Allowing for planned developments allows for a rational pattern of land uses and encourages the most appropriate use of individual parcels of land in the Village, and encourages compatibility between land uses. PD's allow for more Village control and input into developments.
2. The existing uses and zoning classifications for properties in the vicinity of the subject property.
West- County Line Road & SF homes zoned R-3 west side of the road; North-55th. St. & R-1, SF homes; East- SF homes not in Hinsdale; South- hospital, KLM Park,& R-5 zoning district.
3. The trend of development in the vicinity of the subject property, including changes, if any, such trend since the subject property was placed in its present zoning classification.
There have been no significant changes of land use on the adjacent properties since we purchased the property in 2002.

4. The extent, if any, to which the value of the subject property is diminished by the existing zoning classification applicable to it.

R-2 requires lots not less than 20,000 sq. ft. The market has an oversupply of large SF homes. There is a demonstrated need for age targeted housing in Hinsdale of the type we are proposing. The land value increases when there is a demand and the proposed land use fills a need.
5. The extent to which any such diminution in value is offset by an increase in the public health, safety, and welfare.

Eliminates the necessity for Hinsdale residents to leave Hinsdale for a change in lifestyle. Reduces traffic from the proposed type of homes and traffic to and from Hinsdale after moving out of the Village. Maintains established living and social patterns, shopping, close to family &, friends.
6. The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.

No negative impacts. The proposed residential use is consistent with the current zoning, but will result in less traffic, greater public benefit, and will fill a need in the Village for this type of housing.
7. The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment.

No loss of value to adjacent properties. Single family homes are across the streets property lines from each other.
8. The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment.

The adjacent properties are fully developed and uses established.
9. The suitability of the subject property for uses permitted or permissible under its present zoning classification.

There is no R-2 zoning south of 55th Street except the subject parcel and the land that the adjacent hospital occupies as a special use. The subject property is more suited to the proposed plan than the current R-2 zoning.
10. The availability of adequate ingress to and egress from the subject property and the extent to which traffic conditions in the immediate vicinity of the subject property would be affected by the proposed amendment.

Ingress and egress and the existing road configuration would not change. A traffic impact statement has been provided and it shows fewer average daily trips compared to the existing zoning.
11. The availability of adequate utilities and essential public services to the subject property to accommodate the uses permitted or permissible under the present zoning classification.

The utilities are installed and will only need modification where lot lines have changed to provide for smaller single family and duplex homes.

12. The length of time, if any, that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property.

The property was purchased in 2002 by the current owner and was zoned R-2 for 36 large single family homes. One single family home was completed on lot 1 and the home was rented until recently. The surrounding area is generally fully developed with existing uses.

13. The community need for the proposed amendment and for the uses and development it would allow.

The availability of age targeted homes with first floor bedrooms is lacking in Hinsdale. The proposed use was supported at the February 2016 open meeting hosted by the Village, and letters and emails received following the meeting supported the need for this type of home.

14. The reasons, where relevant, why the subject property should be established as part of an overlay district and the positive and negative effects such establishment could be expected to have on persons residing in the area.

From our experience with age targeted PDs we are not aware of any negative effects. Many residents and former residents have stated that the lack of age targeted housing in Hinsdale forces current Hinsdale residents to move out of town, which has been the case for years, is a negative. Families who start in Hinsdale should have the option to remain in Hinsdale when the time is ready. This concept fills a need, which has not yet been satisfied.

Sec. 3-106:Special Uses:

Except as specifically limited in the following paragraphs, the following use may be permitted in any single-family residential district subject to the issuance of a special use permit as provided in section 11-602 of this code and subject to the additional standards hereinafter set forth:

A. Public utility stations, subject to the following additional standards:

1. *Structure Appearance And Screening:* All buildings and structures either shall have exteriors which give the appearance of a structure permitted in the district where located or shall comply with the buffer and landscape requirements applicable to non dwelling uses abutting a residential use pursuant to subsection 9- 107H of this code.
2. *Safety Fencing:* All such uses shall be fenced where any hazard to the safety of human or animal life is present.
3. *Service And Storage Prohibited:* No service or storage yard or building shall be permitted except as permitted for other uses in the district. (1991 Code)

B. Planned Developments, subject to the following additional standard:

1. *The minimum lot area for a Planned Development shall be 20 acres.*



PLANNED DEVELOPMENT CRITERIA

Community Development Department

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

Address of proposed request: 2550 Waukegan Road

Proposed Planned Development request: 58 age-targeted homes (28 SF/30 DU) + 1 traditional SF

REVIEW CRITERIA:

Section 11-603 of the Hinsdale Zoning Code regulates Planned developments. The Board of Trustees, in accordance with the procedures and standards set out in Section 11-603 and by ordinance duly adopted, may grant special use permits authorizing the development of planned developments, but only in the districts where such developments are listed as an authorized special use. Planned developments are included in the Zoning Code as a distinct category of special use. As such, they are authorized for the same general purposes as all other special uses. In particular, however, the planned development technique is intended to allow the relaxation of otherwise applicable substantive requirements based on procedural protections providing for detailed review of individual proposals for significant developments. This special regulatory technique is included in the Code in recognition of the fact that traditional bulk, space, and yard regulations of substantially developed and stable areas may impose inappropriate pre-regulations and rigidities upon the development or redevelopment of parcels or areas that lend themselves to an individual, planned approach.

1. *Special use permit standards.* No special use permit for a planned development shall be recommended or granted pursuant to this Section unless the applicant shall establish that the proposed development will meet each of the standards made applicable to special use permits pursuant to Subsection 11-602E of the Zoning Code.

Allowing for planned developments allows for a rational pattern of land uses and encourages the most appropriate use of individual parcels of land in the Village, and encourages compatibility between land uses. PD's allow for more Village control and input into developments.

2. *Additional standards for all planned developments.* No special use permit for a planned development shall be recommended or granted unless the applicant shall establish that the proposed development will meet each of the following additional standards:
 - a. *Unified ownership required.* One owner, Hinsdale Meadows Venture LLC
 - b. *Minimum area.* Property includes 24.5 acres; larger than the required min. 20 Acres
 - c. *Covenants and restrictions to be enforceable by village.* Yes, if the HOA fails to act.
 - d. *Public open space and contributions.* Two parks as part of PD. \$720K pd. to Park District.

e. *Common open space.*

Amount, location, and use.

Park at corner of 55th and County Line Road; intersection of entrance roads from 55th Street. Public sidewalk connection to KLM Park. See attached site plan.

Preservation.

The detention pond and or wetland area will be part of the documentation of the Homeowners Association, HOA and maintained by the HOA as part of their assessment.

Ownership and maintenance.

All common open space in the PD will be part of the HOA and the documents will be recorded and all obligations will run with the land.

Property owners' association.

By-laws, declaration and all other covenants will be recorded and in force prior to any sale of land. Insurance and other expenses of the HOA will be shared by owners.

f. *Landscaping and perimeter treatment.*

Perimeter landscaping will be enhanced. Landscaping for all homes and open spaces to be provided by the HOA and funded from monthly assessments.

g. *Building and spacing.*

Building and spacing shall conform to the approved plan and minimum standards as outlined in other submitted documents.

h. *Private streets.*

The streets are public and there are no private streets in the proposed PD. The streets are already installed with the exception of any necessary repairs and final surface.

i. *Sidewalks.*

The side walks are installed. The sidewalk will have a connection to KLM Park for the residents of the PD and Hinsdale residents to use.

j. *Utilities.*

The utility lines are all underground and installed. Some of the lines will need to be adjusted to serve the homes in the PD.

Additional standards for specific planned developments.

N/A

List all waivers being requested as part of the planned development.

The waivers are shown in the Table of Compliance. The Code contemplates clustering of homes under PD's to allow for open space and to achieve other Village objectives. Most of the requested waivers are a function of the clustering, e.g. lot size, lot width, and building coverage. Other requests for setback waivers are a function of the roads having been previously installed and the proposed residential product type.



**COMMUNITY DEVELOPMENT DEPARTMENT
SPECIAL USE PERMIT CRITERIA**

Must be accompanied by completed Plan Commission Application

Address of proposed request: S.E. Corner of County Line and 55th Street. 24.5 acres

Proposed Special Use request: PD - 58 age-targeted homes (28 SF/30 DU) + 1 traditional SF

Is this a Special Use for a Planned Development? ☐ No ☒ Yes (If so this submittal also requires a completed Planned Development Application)

REVIEW CRITERIA

Section 11-602 of the Hinsdale Zoning Code regulates Special use permits. Standard for Special Use Permits: In determining whether a proposed special use permit should be granted or denied the Board of Trustees should be guided by the principle that its power to amend this Code is not an arbitrary one but one that may be exercised only when the public good demands or requires the amendment to be made. In considering whether that principle is satisfied in any particular case, the Plan Commission and Board of Trustees should weigh, among other factors, the below criteria Please respond to each criterion as it relates to the application. Please use an additional sheet of paper to respond to questions if needed.

FEES for a Special Use Permit: \$1,225 (must be submitted with application)

1. *Code and Plan Purposes.* The proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established.

One owner, Hinsdale Meadows Venture LLC

2. *No Undue Adverse Impact.* The proposed use and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area, or the public health, safety, and general welfare.

Property includes 24.5 acres; larger than the required min. 20 Acres

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

Yes, if the HOA fails to act.

4. *Adequate Public Facilities.* The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services.

Two parks as part of PD. \$720K pd. to Park District.

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

Park at corner of 55th and County Line Road; intersection of entrance roads from 55th Street. Public sidewalk connection to KLM Park. See attached site plan.

6. *No Destruction of Significant Features.* The proposed use and development will not result in the destruction, loss, or damage of any natural, scenic, or historic feature of significant importance.

The detention pond and or wetland area will be part of the documentation of the Homeowners Association, HOA and maintained by the HOA as part of their assessment.

7. *Compliance with Standards.* The proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use.

All common open space in the PD will be part of the HOA and the documents will be recorded and all obligations will run with the land.

8. *Special standards for specified special uses.* When the district regulations authorizing any special use in a particular district impose special standards to be met by such use in such district.

By-laws, declaration and all other covenants will be recorded and in force prior to any sale of land. Insurance and other expenses of the HOA will be shared by owners.

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

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

Perimeter landscaping will be enhanced. Landscaping for all homes and open spaces to be provided by the HOA and funded from monthly assessments.

Alternate locations. Whether and to what extent such public goals can be met by the location of the proposed use and development at some other site or in some other area that may be more appropriate than the proposed site.

Building and spacing shall conform to the approved plan and minimum standards as outlined in other submitted documents.

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

The streets are public and there are no private streets in the proposed PD. The streets are already installed with the exception of any necessary repairs and final surface.

VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
19 East Chicago Avenue
Hinsdale, Illinois 60521-3489
630.789.7030

Application for Certificate of Zoning Compliance

You must complete all portions of this application. If you think certain information is not applicable, then write "N/A." If you need additional space, then attach separate sheets to this form.

Applicant's name: Hinsdale Meadows Venture, LLC

Owner's name (if different): Same

Property address: S. E. Corner of County Line Rd. and 55th. Street, Hinsdale

Property legal description: [attach to this form]

Present zoning classification: R-2, Single Family Residential

Square footage of property: 24.5 Acres

Lot area per dwelling: _____

Lot dimensions: _____ x _____

Current use of property: Zoned for 36 Single Family homes

Proposed use: ☐ Single-family detached dwelling
☒ Other: Planned Unit Development

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

Brief description of request and proposal:

Create a 59 unit PUD of Age Targeted homes: 29 SF detached and 30 Duplex homes See attached.

Plans & Specifications: [submit with this form]

Provided: **Required by Code:**

Yards:

front:

interior side(s)

____ / ____

____ / ____

Provided:

Required by Code:

corner side
rear

Setbacks (businesses and offices):

front:

interior side(s)

corner side

rear

others:

Ogden Ave. Center:

York Rd. Center:

Forest Preserve:

Building heights:

principal building(s):

accessory building(s):

Maximum Elevations:

principal building(s):

accessory building(s):

Dwelling unit size(s):

Total building coverage:

Total lot coverage:

Floor area ratio:

Accessory building(s): none

Spacing between buildings: [depict on attached plans]

principal building(s):

accessory building(s):

Number of off-street parking spaces required: _____

Number of loading spaces required: _____

Statement of applicant:

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

By: _____

Applicant's signature

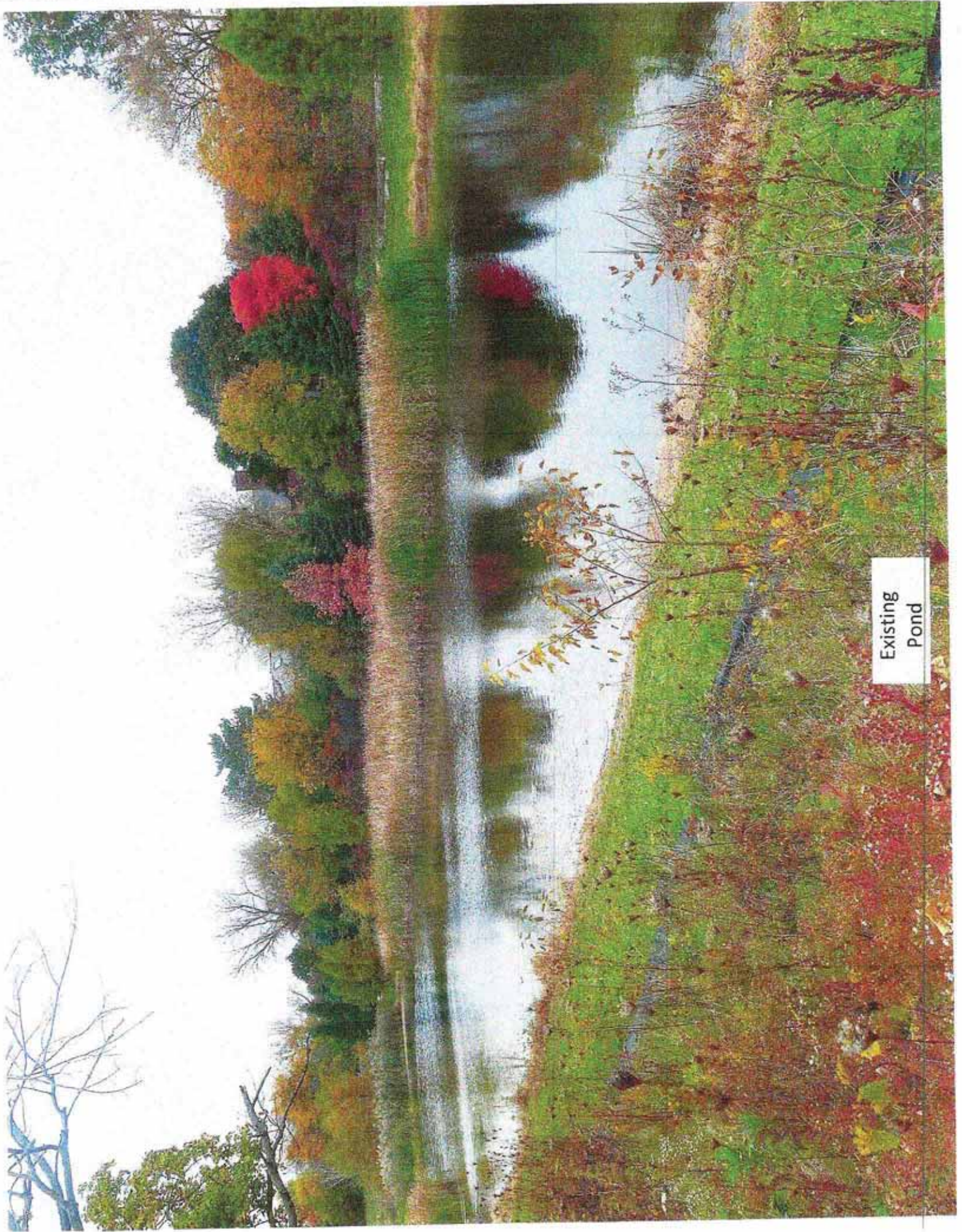
Hinsdale Meadows Venture, LLC

Applicant's printed name

Dated: July 27, 2016

AERIAL PHOTO





Existing
Pond



Existing
Home



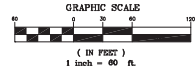
Home to be
demolished



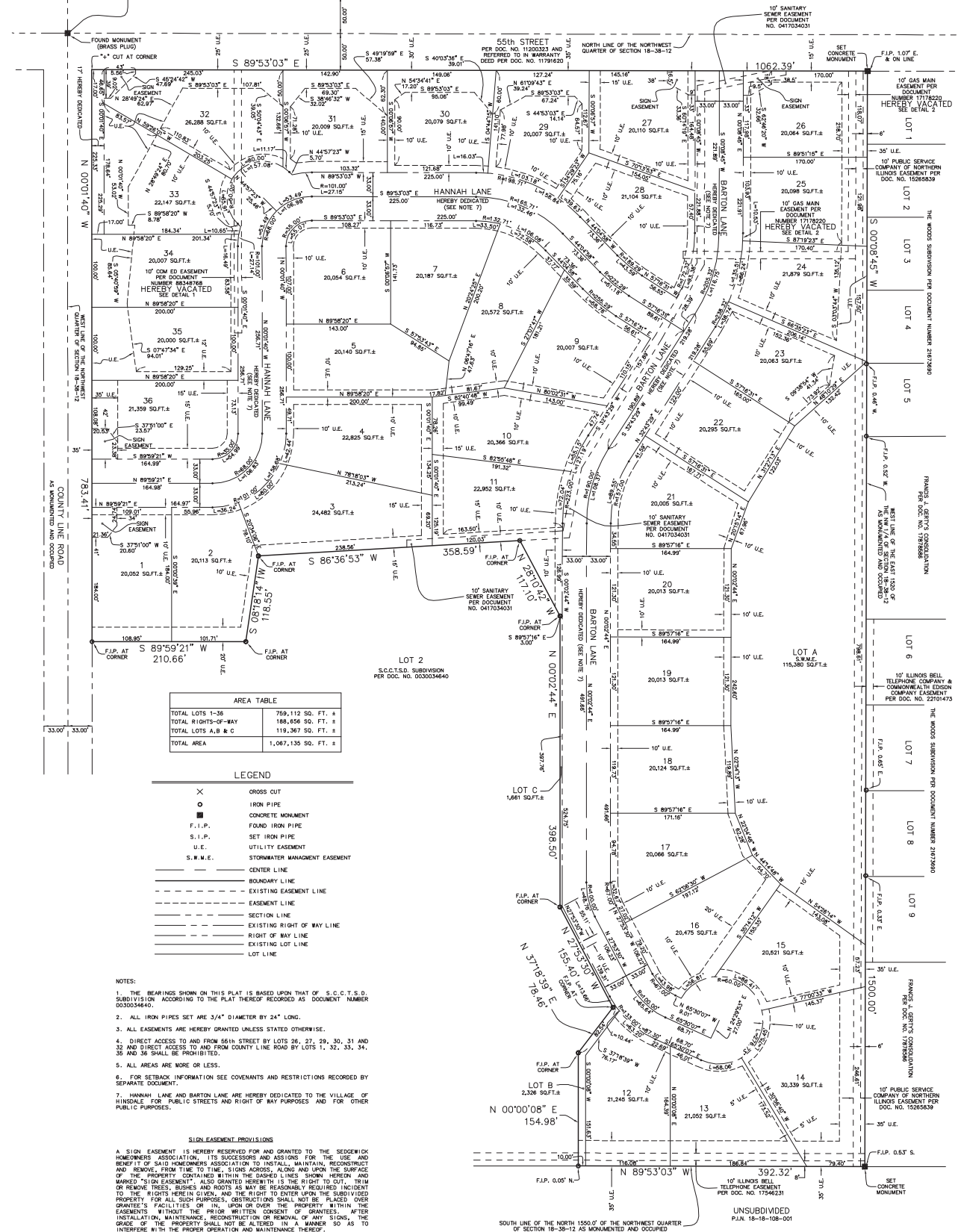
Home to be
demolished

FINAL PLAT OF SUBDIVISION OF SEDGWICK

LOT 1 IN THE S.C.T.S.D. SUBDIVISION, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT HEREOF RECORDED AS DOCUMENT NUMBER 0030034640, ALL IN COOK COUNTY, ILLINOIS.



PARCEL INDEX NUMBER
18-18-100-022



AREA TABLE	
TOTAL LOTS 1-36	759,112 SQ. FT. ±
TOTAL RIGHTS-OF-WAY	188,656 SQ. FT. ±
TOTAL LOTS A, B & C	119,367 SQ. FT. ±
TOTAL AREA	1,067,135 SQ. FT. ±

LEGEND

X	CROSS CUT
—	IRON PIPE
●	CONCRETE MONUMENT
F.I.P.	FINDING IRON PIPE
S.I.P.	SET IRON PIPE
U.E.	UTILITY EASEMENT
S.W.M.E.	STORMWATER MANAGEMENT EASEMENT
—	CENTER LINE
—	BOUNDARY LINE
---	EXISTING EASEMENT LINE
---	EASEMENT LINE
---	SECTION LINE
---	EXISTING RIGHT OF WAY LINE
---	RIGHT OF WAY LINE
---	EXISTING LOT LINE
---	LOT LINE

NOTES:

- THE BEARINGS SHOWN ON THIS PLAT IS BASED UPON THAT OF S.C.T.S.D. SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 0030034640.
- ALL IRON PIPES SET ARE 3/4" DIAMETER BY 24" LONG.
- ALL EASEMENTS ARE HEREBY GRANTED UNLESS STATED OTHERWISE.
- DIRECT ACCESS TO AND FROM 55th STREET BY LOTS 26, 27, 29, 30, 31 AND 32 AND DIRECT ACCESS TO AND FROM COUNTY LINE ROAD BY LOTS 1, 32, 33, 34, 35 AND 36 SHALL BE PROHIBITED.
- ALL AREAS ARE MORE OR LESS.
- FOR SETBACK INFORMATION SEE COVENANTS AND RESTRICTIONS RECORDED BY SEPARATE DOCUMENT.
- HANNAH LANE AND BARTON LANE ARE HEREBY DEDICATED TO THE VILLAGE OF HINSDALE FOR PUBLIC STREETS AND RIGHT OF WAY PURPOSES AND FOR OTHER PUBLIC PURPOSES.

SIGN EASEMENT PROVISIONS

A SIGN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE SEDGWICK HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS FOR THE USE AND BENEFIT OF SAID HOMEOWNERS ASSOCIATION TO INSTALL, MAINTAIN, RECONSTRUCT AND REMOVE, FROM TIME TO TIME, SIGNS ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY CONTAINED WITHIN THE DASHED LINES SHOWN HEREIN AND MARKED "SIGN EASEMENT". ALSO GRANTED HEREBY IS THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVISION PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE EASEMENTS WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION, MAINTENANCE, RECONSTRUCTION OR REMOVAL OF ANY SIGNS, THE GRADE OF THE PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

9. REMOVE SETBACKS	02/08/05
8. SIGN EASE LOTS 26 & 27	01/28/05
7. SIGN EASEMENTS AND LOT C	01/19/05

REVISIONS

1.	ADD LOT B	04/03/03
2.	LOT REV. & DEP.	12/02/03
3.	ADD SIGN EASEMENT	03/29/04
4.	PUBLIC LINE REVIEW	03/12/04
5.	PER CLIENT REVIEW	03/17/04
6.	PER MUNICIPAL REVIEW	04/08/04

SEDGWICK
HINSDALE, ILLINOIS

**FINAL PLAT
OF
SUBDIVISION**

PROJECT NO.	2716.00	SHEET	1
DATE	02/19/03	OF	2
SCALE	1"=60'		
DESIGNED BY	CUPILLI/TWB		
DRAWN BY	CUPILLI/TWB		
CHECKED BY	TWB		

SURVEY FILE

Survey Drawing File: 0030034640.dwg, 0030034640.dwg, 0030034640.dwg

CHICAGO TITLE INSURANCE COMPANY

OWNER'S POLICY (1992)

SCHEDULE A

DATE OF POLICY:

AMOUNT OF INSURANCE:

1. NAME OF INSURED:

Date of Recording
NYS Genell
10-28-07

HINSDALE MEADOWS VENTURE

2. THE ESTATE OR INTEREST IN THE LAND AND WHICH IS COVERED BY THIS POLICY IS A FEE SIMPLE, UNLESS OTHERWISE NOTED.

3. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

THE INSURED.

4. THE LAND HEREIN DESCRIBED IS ENCUMBERED BY THE FOLLOWING MORTGAGE OR TRUST DEED AND ASSIGNMENTS:

NONE

AND THE MORTGAGES OR TRUST DEEDS, IF ANY, SHOWN IN SCHEDULE B HEREOF.

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED.

CHICAGO TITLE INSURANCE COMPANY
OWNER'S POLICY (1992)
SCHEDULE A (CONTINUED)

5. THE LAND REFERRED TO IN THIS POLICY IS DESCRIBED AS FOLLOWS:

THE NORTH 1550 FEET OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART FALLING IN THE EAST 1520 FEET OF THE NORTH 1550 FEET OF THE NORTHWEST 1/4 OF SECTION 18 AFORESAID) AND ALSO EXCEPTING THEREFROM THE FOLLOWING TWO TRACTS:

TRACT 1: BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTH 1550.0 FEET OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 18, AND 33.00 FEET EAST OF THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 18, THENCE SOUTH 89 DEGREES 52 MINUTES 38 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTH 1550.0 FEET OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 18 FOR A DISTANCE OF 665.83 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 154.92 FEET, THENCE NORTH 37 DEGREES 18 MINUTES 38 SECONDS EAST FOR A DISTANCE OF 78.55 FEET; THENCE NORTH 27 DEGREES 54 MINUTES 42 SECONDS WEST FOR A DISTANCE OF 155.43 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 24 SECONDS EAST FOR A DISTANCE OF 398.55 FEET, THENCE NORTH 28 DEGREES 08 MINUTES 09 SECONDS WEST FOR A DISTANCE OF 117.07 FEET; THENCE SOUTH 86 DEGREES 36 MINUTES 53 SECONDS WEST FOR A DISTANCE OF 358.59 FEET; THENCE SOUTH 08 DEGREES 18 MINUTES 18 SECONDS WEST FOR A DISTANCE OF 118.66 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 210.77 FEET TO THE EAST LINE OF COUNTY LINE ROAD; THENCE SOUTH 00 DEGREES 01 MINUTES 07 SECONDS EAST ALONG THE EAST LINE OF COUNTY LINE ROAD FOR A DISTANCE OF 716.52 FEET TO THE PLACE OF BEGINNING, AND

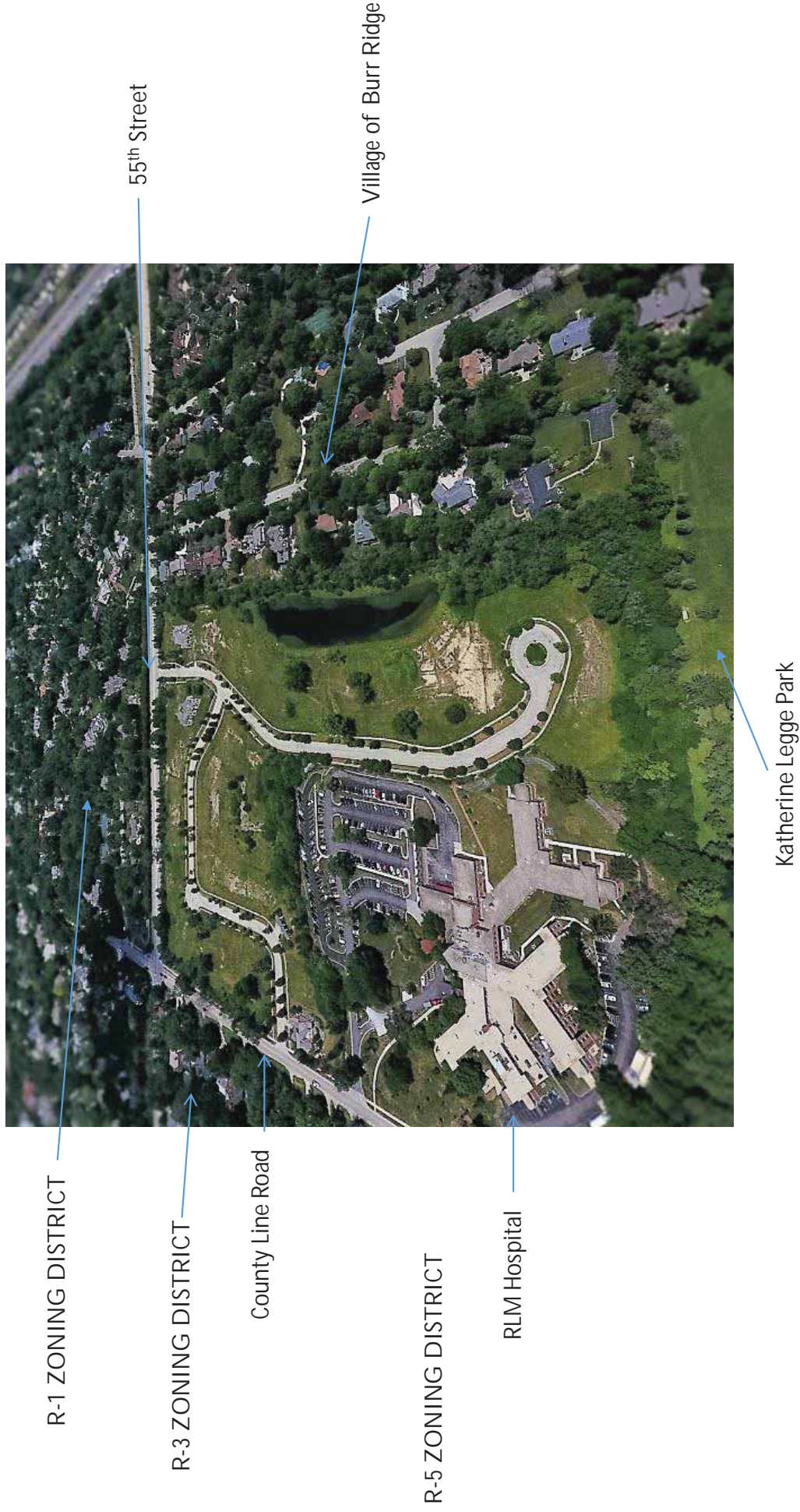
TRACT 2: THAT PART OF COUNTY LINE ROAD LYING WEST OF AND ADJOINING TRACT 1 AFORESAID.

ALL IN COOK COUNTY, ILLINOIS.

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED.

LOT #	ADDRESS HINSDALE, IL 60521	PIN
1	502 Hannah Lane	18-18-109-001-0000
2	506 Hannah Lane	18-18-109-002-0000
3	510 Hannah Lane	18-18-109-003-0000
4	514 Hannah Lane	18-18-109-004-0000
5	518 Hannah Lane	18-18-109-005-0000
6	522 Hannah Lane	18-18-109-006-0000
7	526 Hannah Lane	18-18-109-007-0000
8	530 Hannah Lane	18-18-109-008-0000
9	534 Hannah Lane	18-18-109-009-0000
10	5532 Barton Lane	18-18-109-010-0000
11	5538 Barton Lane	18-18-109-011-0000
12	5648 Barton Lane	18-18-109-012-0000
13	5644 Barton Lane	18-18-109-013-0000
14	5641 Barton Lane	18-18-109-014-0000
15	5633 Barton Lane	18-18-109-015-0000
16	5629 Barton Lane	18-18-109-016-0000
17	5623 Barton Lane	18-18-109-017-0000
18	5615 Barton Lane	18-18-109-018-0000
19	5603 Barton Lane	18-18-109-019-0000
20	5543 Barton Lane	18-18-109-020-0000
21	5539 Barton Lane	18-18-109-021-0000
22	5531 Barton Lane	18-18-109-022-0000
23	5525 Barton Lane	18-18-109-023-0000
24	5519 Barton Lane	18-18-109-024-0000
25	5511 Barton Lane	18-18-109-025-0000
26	5501 Barton Lane	18-18-109-026-0000
27	5500 Barton Lane	18-18-110-001-0000
28	535 Hannah Lane	18-18-110-002-0000
29	531 Hannah Lane	18-18-110-003-0000
30	527 Hannah Lane	18-18-110-004-0000
31	523 Hannah Lane	18-18-110-005-0000
32	519 Hannah Lane	18-18-110-006-0000
33	515 Hannah Lane	18-18-110-007-0000
34	509 Hannah Lane	18-18-110-008-0000
35	505 Hannah Lane	18-18-110-009-0000
36	501 Hannah Lane	18-18-110-010-0000
Other PINs:		
		18-18-109-027-0000
		18-18-109-028-0000
		18-18-109-029-0000

ZONING FOR ADJACENT PROPERTIES



Hinsdale Meadows Density and Open Space Comparisons

59-Unit Age Targeted Plan

Unit and Building Density:	# Units/Bldgs	Per Acre	% of Total
Traditional SF Homes	1		1.7%
Age-Targeted SF Homes	28		47.5%
Duplex Homes	30		50.8%
Total # of Homes	59	2.41	100.0%
# Bldgs - Traditional SF Homes	1		2.3%
# Bldgs - Age-Targeted SF Homes	28		63.6%
# Bldgs - Duplex Homes	15		34.1%
Total # of Buildings	44	1.80	100.0%

Open Space Summary:	Sq. Ft.	Acres
Fee Simple Lot Area	633,216	14.5
Maximum Coverage Ratio	36%	
Maximum Lot Coverage	228,181	5.2
Fee Simple Lot Area minus Lot Coverage	405,035	9.3
Add back: Estimated Patio Areas	12,717	0.3
Parks	44,754	1.0
Center Open Space	32,849	0.8
Fringe Areas & Legge Park Connection	31,894	0.7
Total Open Space	527,249	12.1
% Increase vs. R-2		25.7%

The proposed plan provides 25% more Open Space (as defined in the Code) as compared to the existing zoning.

Building Coverage Summary:	Sq. Ft.	Acres
Fee Simple Lot Area	633,216	14.5
Maximum Total-Site Building Coverage Ratio	25%	
Maximum Lot Coverage	158,304	3.6

% Decrease vs. R-2

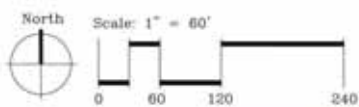
16.6%

Based on the housing models proposed for Hinsdale Meadows, (assuming the largest model size on each lot), the proposed 59-unit plan decreases the allowable Building Coverage for the 24.5 acres by more than 16% compared to the existing zoning. This decrease in the density of total Building Coverage will result in more "above-ground" open space as compared to the existing zoning.

36-Unit Traditional SF Plan

# Units/Bldgs	Per Acre	% of Total
36		100.0%
0		0.0%
0		0.0%
36	1.47	100.0%
36		100.0%
0		0.0%
0		0.0%
36	1.47	100.0%

Sq. Ft.	Acres
759,112	17.4
50%	
379,556	8.7
379,556	8.7
36,072	0.8
0	0.0
0	0.0
3,987	0.1
419,615	9.6



RENNER R. JAMES PARTNERS, LLC

The drawings presented are for informational purposes only and are subject to change based upon final design considerations or a separate public hearing and staff design recommendations, and plan/3D plan changes.

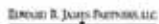
Sheet L-0
Hinsdale Meadows
Conceptual Site Plan (59 Units)

Date: October 10, 2016
Rev: January 19, 2017

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Green – Lookout Basement
Yellow – Standard Basement
Blue – Walkout Basement



**Hinsdale Meadows
Basement Type Listing**

Summary of Basement Types:			
	Duplex Homes:	SF Homes	Totals
# Buildings	15	29	44
# Units:			
# Standard Basements	12	12	24
# Lookout Basements	12	7	19
# Walkout Basements	6	10	16
Totals	30	29	59

Lot Number	Home Type	Basement Type
1	Traditional SF	Lookout
2	Duplex Homes	Lookout
3	Cluster SF	Standard
4	Cluster SF	Standard
5	Cluster SF	Standard
6	Cluster SF	Standard
7	Cluster SF	Standard
8	Cluster SF	Standard
9	Cluster SF	Standard
10	Cluster SF	Standard
11	Cluster SF	Standard
12	Cluster SF	Standard
13	Cluster SF	Standard
14	Cluster SF	Standard
15	Duplex Homes	Standard
16	Duplex Homes	Standard
17	Duplex Homes	Standard
18	Duplex Homes	Lookout
19	Duplex Homes	Lookout
20	Cluster SF	Lookout
21	Cluster SF	Lookout
22	Cluster SF	Lookout
23	Cluster SF	Walkout
24	Cluster SF	Walkout
25	Cluster SF	Walkout
26	Cluster SF	Walkout
27	Cluster SF	Walkout
28	Cluster SF	Walkout
29	Cluster SF	Walkout
30	Cluster SF	Walkout
31	Cluster SF	Walkout
32	Cluster SF	Walkout
33	Cluster SF	Lookout
34	Cluster SF	Lookout
35	Cluster SF	Lookout
36	Duplex Homes	Walkout
37	Duplex Homes	Walkout
38	Duplex Homes	Walkout
39	Duplex Homes	Lookout
40	Duplex Homes	Lookout
41	Duplex Homes	Lookout
42	Duplex Homes	Standard
43	Duplex Homes	Standard
44	Duplex Homes	Standard

Mike Balas

Subject: RE: ROW and Road Width- Hinsdale Meadows

-----Original Message-----

From: Kevin Simpson [mailto:KSimpson@villageofhinsdale.org]

Sent: Monday, November 14, 2016 2:38 PM

To: Edward James <erj@erjames.com>; Robert McGinnis <rmcginnis@villageofhinsdale.org>

Cc: 'Balas Michael G.' <mgb@erjames.com>; 'James Jerry S.' <jsj@erjames.com>

Subject: RE: ROW and Road Width- Hinsdale Meadows

Hey Ed,

I had the chance to get out to the property today. Based on the width of the street there's plenty of room to allow for cars to park on both sides of the street. On street parking won't be an issue and we always reserve the right to designate one side as no parking, should issues arise, but it would be premature to do anything right now.

In addition to any posted regulations, I will point out that there is a restriction that does not allow for parking on residential streets between the hours of 2AM - 6AM. Also, residents will be required to get a Village License or sticker for their front window.

I'll keep an eye on things as the move along and if there are any questions please let me know.

Thanks for your patience.

Kevin

Kevin Simpson

Chief of Police

Hinsdale Police Department

121 Symonds Drive

Hinsdale, IL 60521

630-789-7089

ksimpson@villageofhinsdale.org



New Haven: Character Elevations

Elevation Style - 1
Hinsdale Meadows
Hinsdale, IL

01-20-2017
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Elevation Style - 2
Hinsdale Meadows
 Hinsdale, IL

New Haven: Character Elevations



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New Haven: Character Elevations

Elevation Style - 1
Hinsdale Meadows
 Hinsdale, IL

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New Haven: Character Elevations

Elevation Style - 2
Hinsdale Meadows
 Hinsdale, IL

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 HOMES



Elevation Style - 1



Elevation Style - 2

New Haven: Character Elevations



Optional Bonus Room
Hinsdale Meadows
Hinsdale, IL

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Lookout Condition



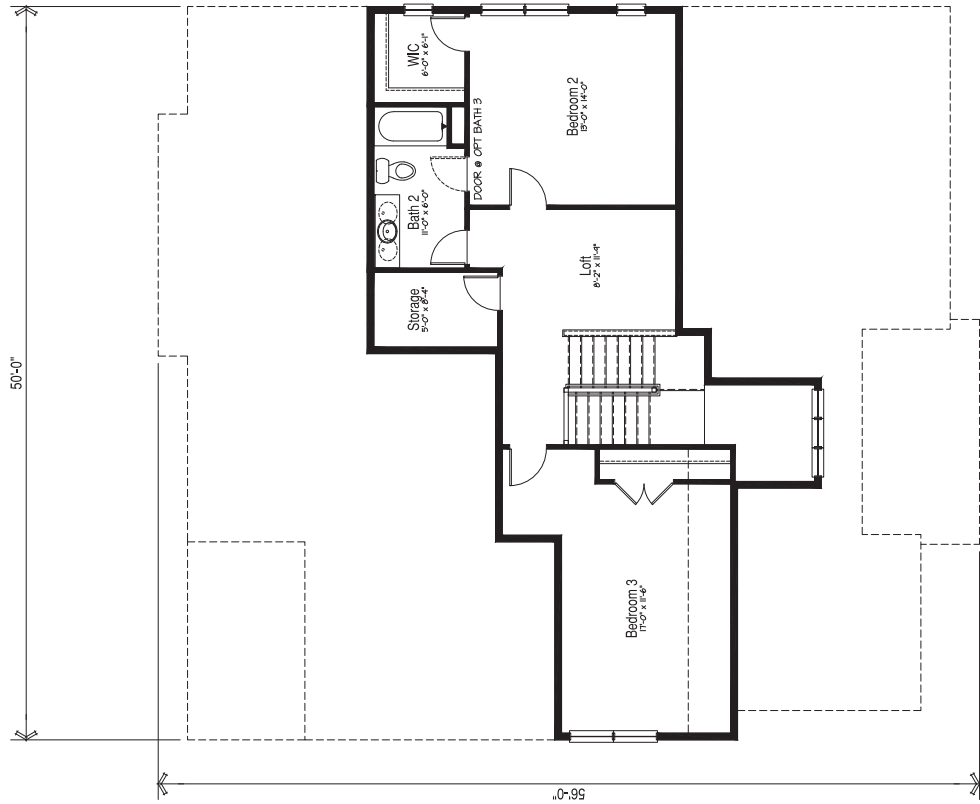
Walkout Condition

New Haven: Character Elevations

Lookout and Walkout Conditions
Hinsdale Meadows
 Hinsdale, IL

01-20-2017
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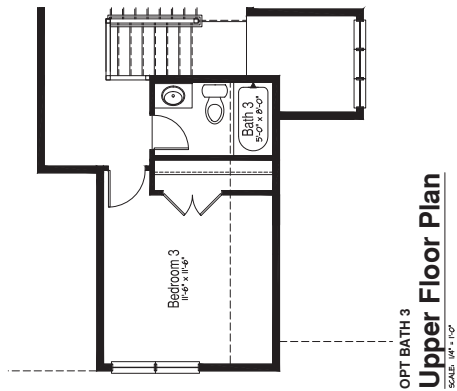




807 S.F.
Upper Floor Plan
SCALE: 1/8" = 1'-0"



1875 S.F.
Main Floor Plan
SCALE: 1/8" = 1'-0"



OPT BATH 3
Upper Floor Plan
SCALE: 1/8" = 1'-0"



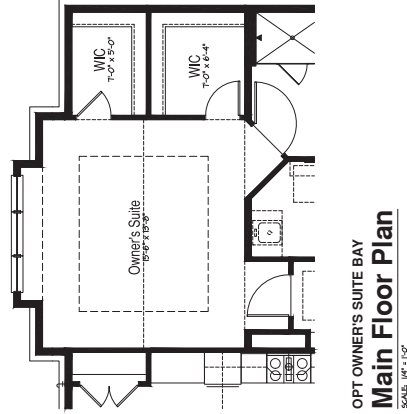
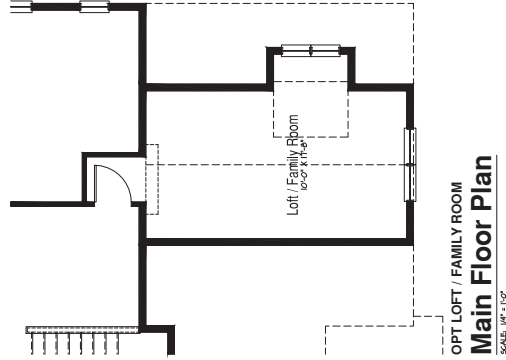
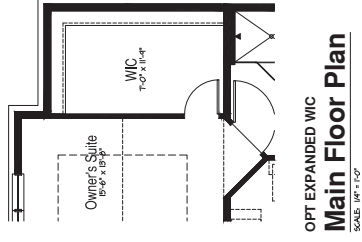
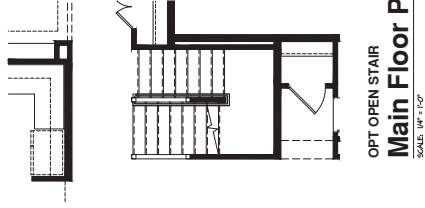
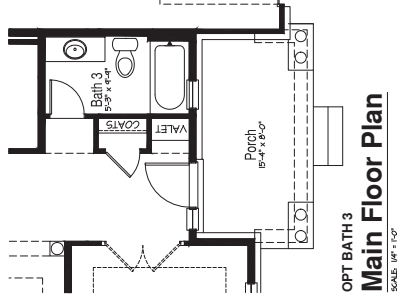
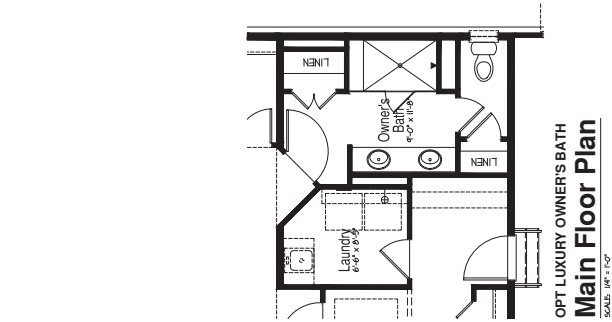
Hinsdale Meadows
Hinsdale, IL

01-20-2017
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New Haven: Floor Plans

10/10/2017 10:00 AM
This drawing is intended for the use of the architect and is not to be used for any other purpose. It is not to be used for construction, structural, and MEP design requirements, unit plan, floor plan changes, etc.)

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—HOMES—



New Haven: Floor Plans - Main Floor Options

Hinsdale Meadows
Hinsdale, IL

01-20-2017
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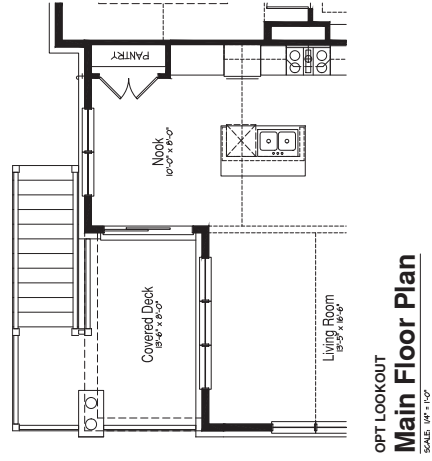
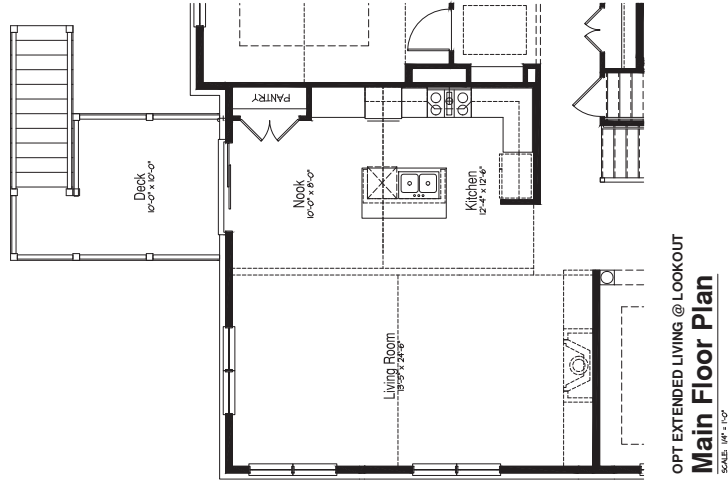
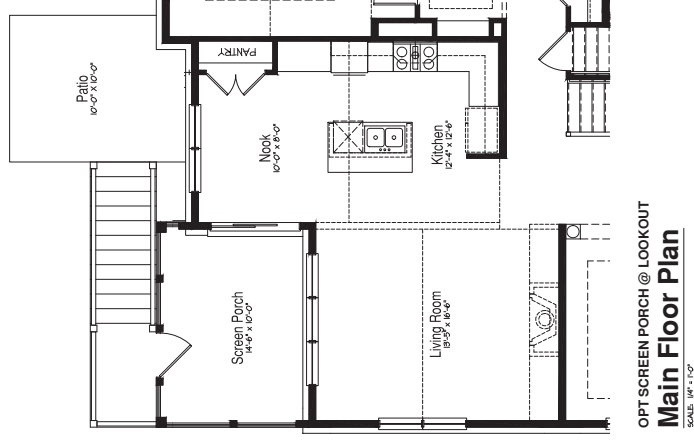
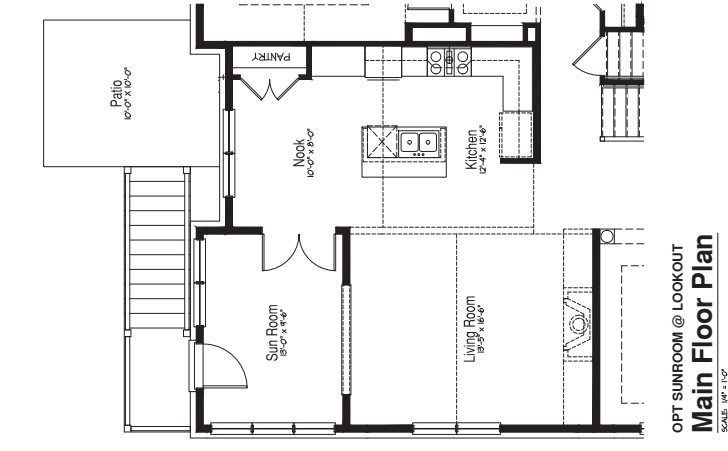
EDWARD R. JAMES
—HOMES—

OPT OPEN LIVING / DINING

Main Floor Plan

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

New Haven: Floor Plans - Lookout Options

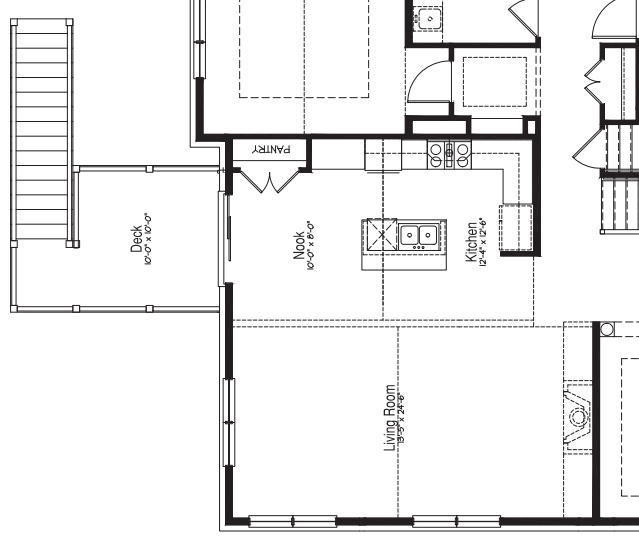


Hinsdale Meadows

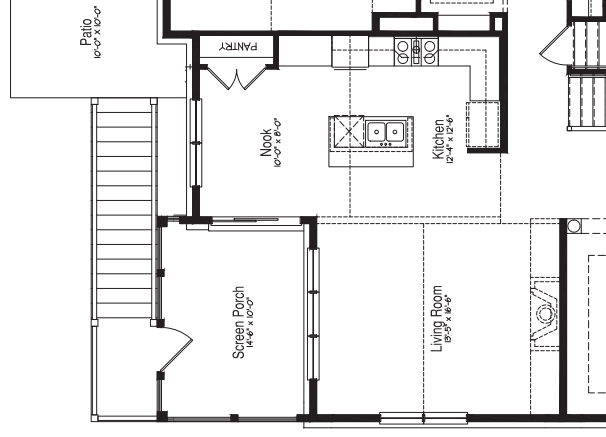
Hinsdale, IL

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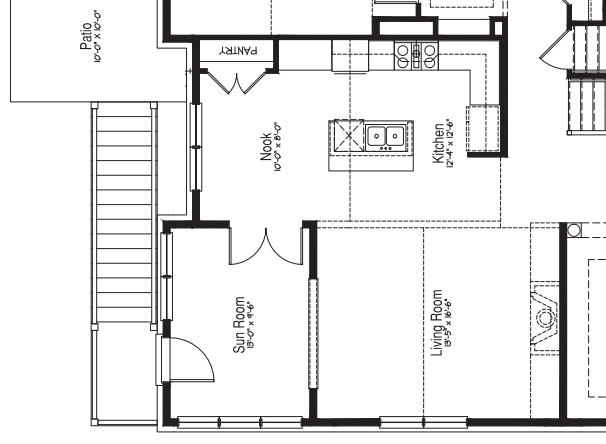
New Haven: Floor Plans - Walkout Options



OPT EXTENDED LIVING @ WALKOUT
Main Floor Plan
SCALE: 1/4" = 1'-0"



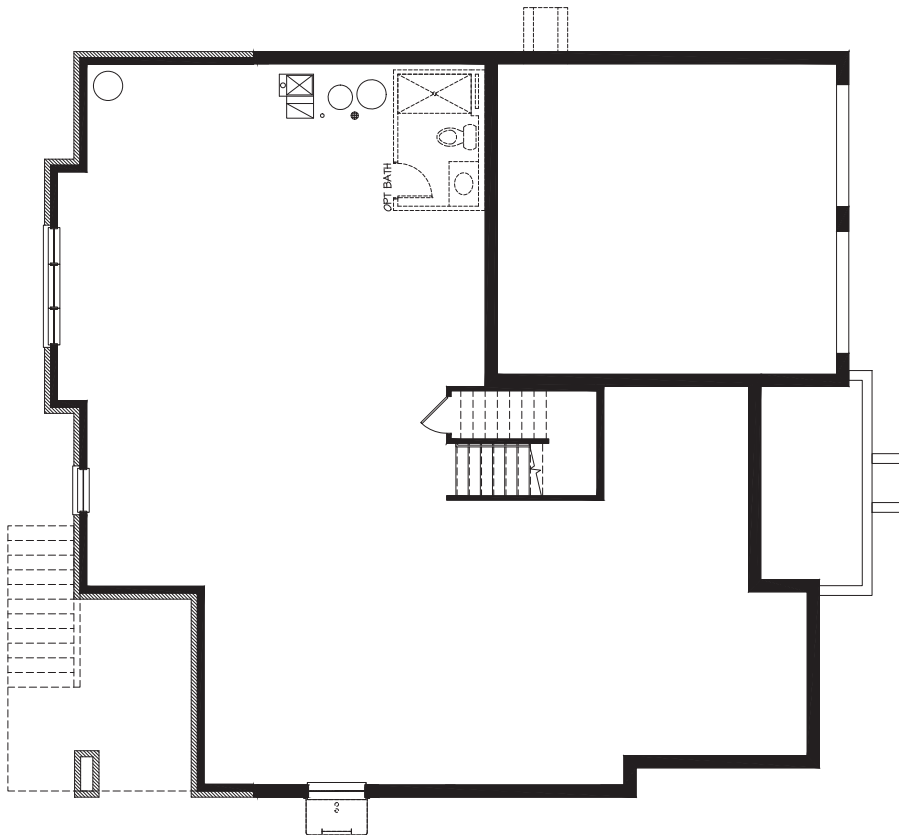
OPT SCREEN PORCH @ WALKOUT
Main Floor Plan
SCALE: 1/4" = 1'-0"



OPT SUNROOM @ WALKOUT
Main Floor Plan
SCALE: 1/4" = 1'-0"



OPT WALKOUT
Main Floor Plan
SCALE: 1/4" = 1'-0"



Cellar / Lookout Plan
SCALE: 1/4" = 1'-0"

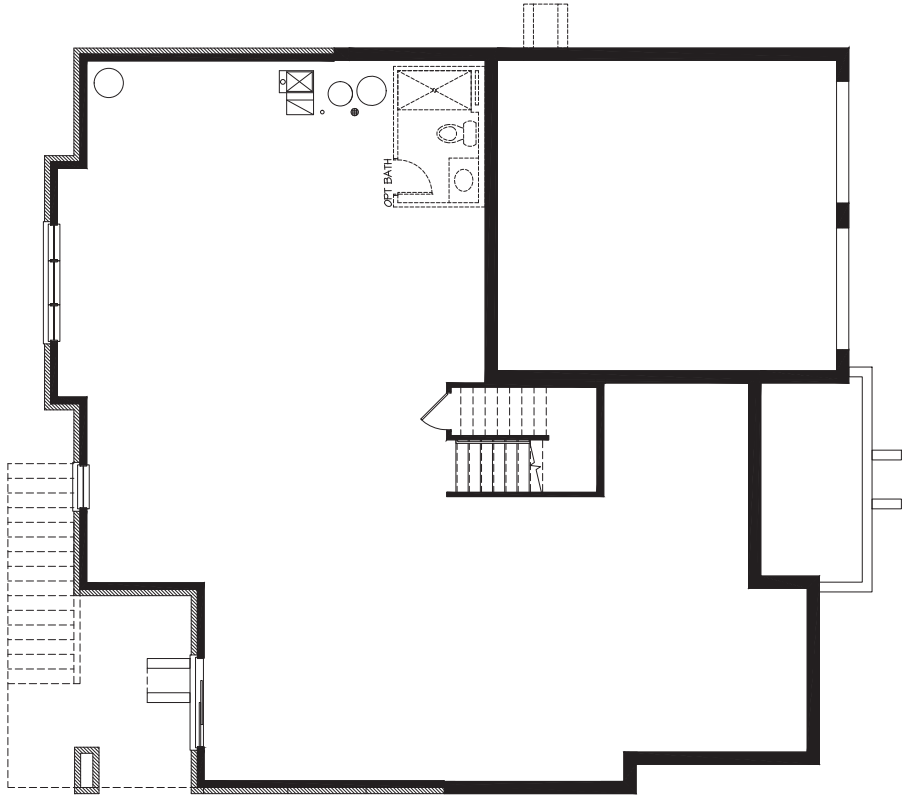
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01-20-2017
Hinsdale, IL

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—HOMES—

New Haven: Floor Plans

Hinsdale Meadows Hinsdale, IL





Basement / Walkout Plan
SCALE: 1/4" = 1'-0"

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—HOMES—



Hinsdale Meadows
Hinsdale, IL

01-20-2017
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Elevation Style - 1
Hinsdale Meadows
 Hinsdale, IL

Ridgefield: Character Elevations



Elevation Style - 2
Hinsdale Meadows
Hinsdale, IL

Ridgefield: Character Elevations

EDWARD R. JAMES
— HOMES —

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Ridgefield: Character Elevations

Elevation Style - 1
Hinsdale Meadows
 Hinsdale, IL

01-20-2017
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Ridgefield: Character Elevations

Elevation Style - 2
Hinsdale Meadows
 Hinsdale, IL

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Ridgefield: Character Elevations

Optional Bonus Room
Hinsdale Meadows
Hinsdale, IL

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Elevation Style 1 - Standard



Elevation Style 1 - Bonus



Elevation Style 2- Standard



Elevation Style 2- Bonus

Ridgefield: Character Elevations

Alt Front-Load Garage
Hinsdale Meadows
Hinsdale, IL

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Lookout Condition



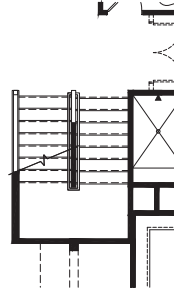
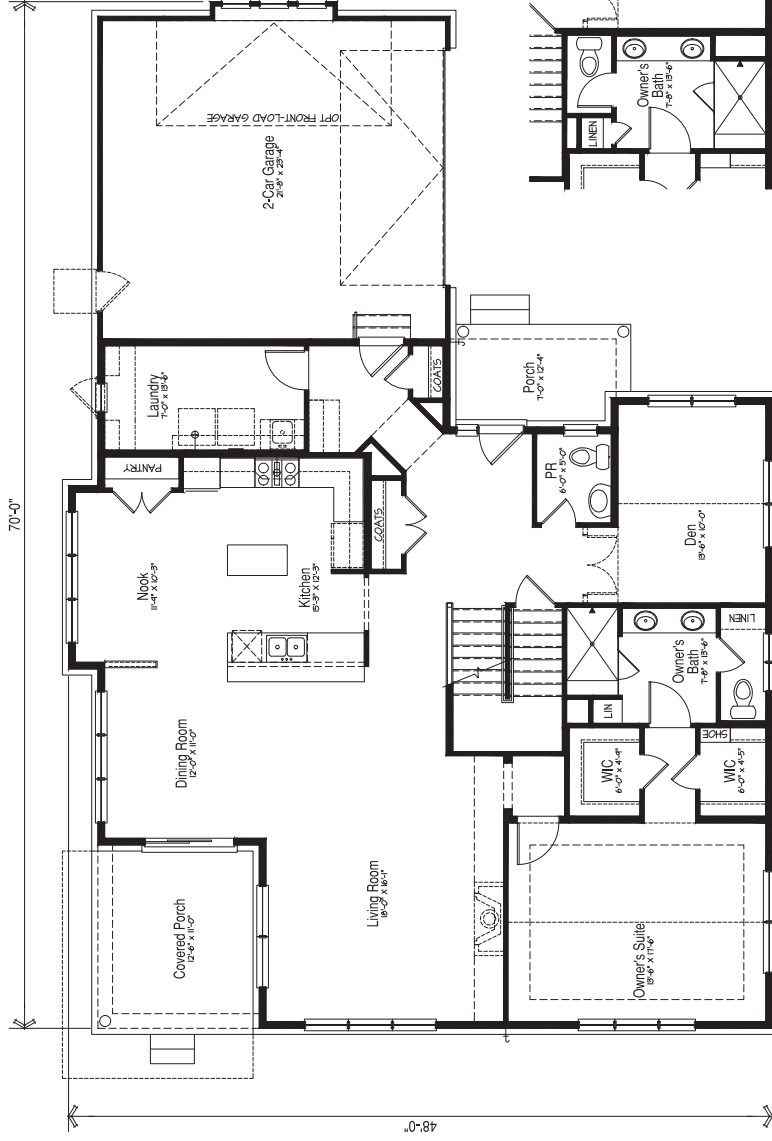
Walkout Condition

Ridgefield: Character Elevations

Lookout and Walkout Conditions
Hinsdale Meadows
 Hinsdale, IL

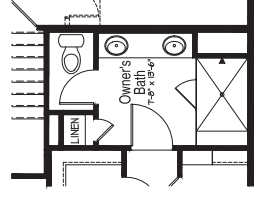
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OPT OPEN STAIR
Main Floor Plan
SCALE: 1/8" = 1'-0"

1940 S.F.
Main Floor Plan
SCALE: 1/8" = 1'-0"



OPT LUXURY OWNER'S BATH
Main Floor Plan
SCALE: 1/4" = 1'-0"

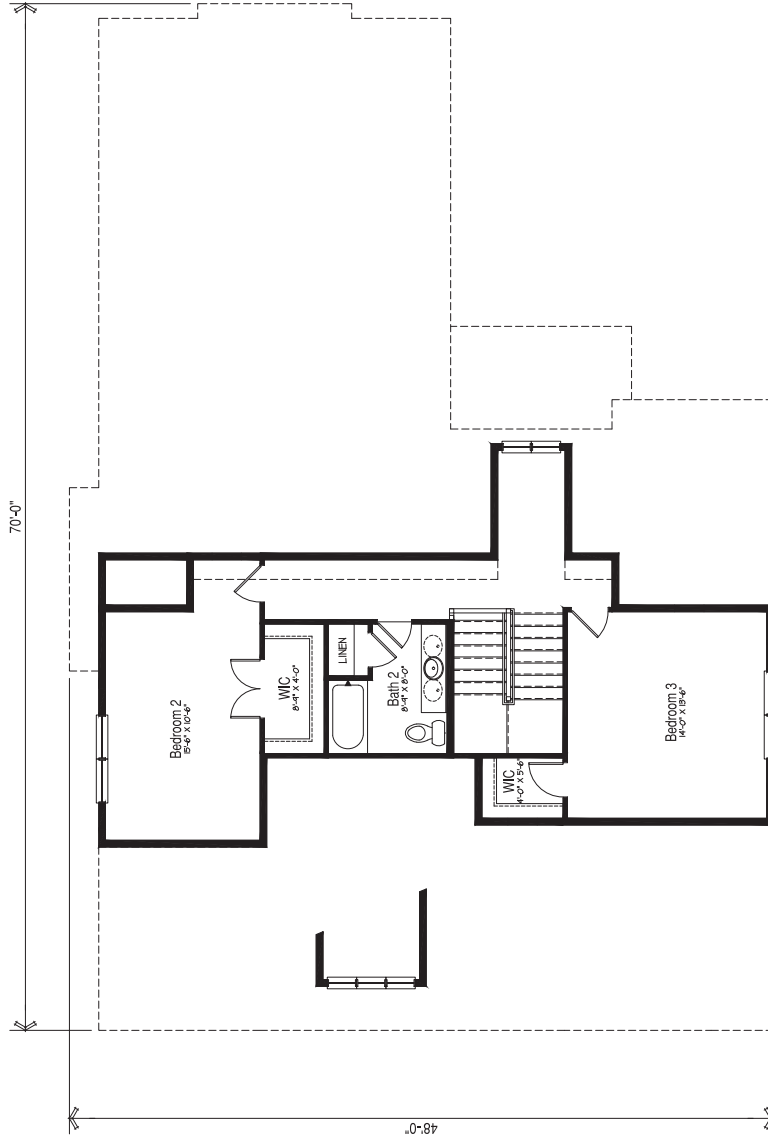
Ridgefield: Floor Plans

Hinsdale Meadows Hinsdale, IL

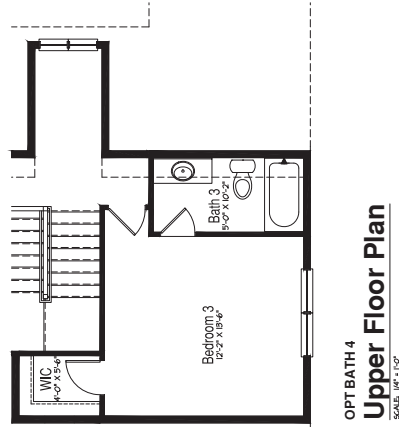
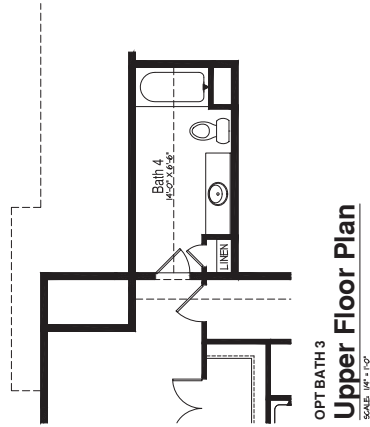
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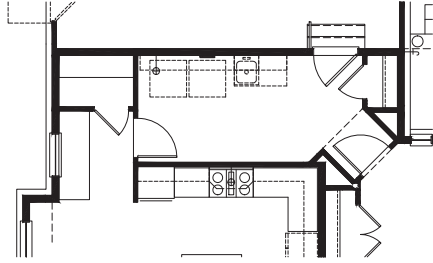
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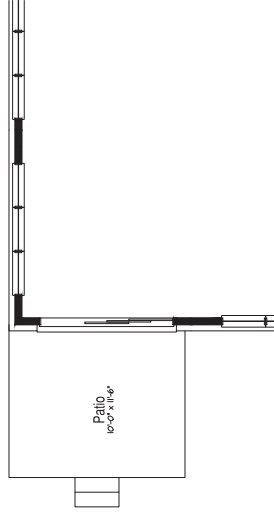


737 S.F.
Upper Floor Plan
SCALE: 1/4" = 1'-0"

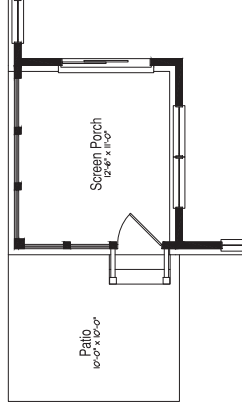




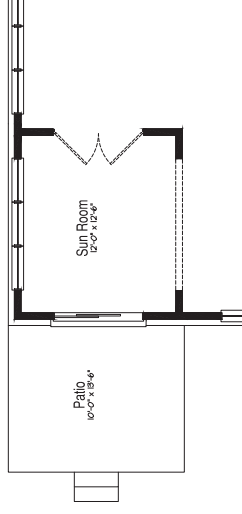
OPT LUXURY LAUNDRY
Main Floor Plan
SCALE: 1/4" = 1'-0"



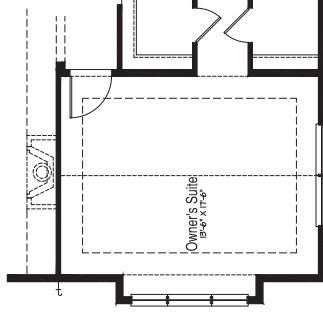
OPT EXTENDED LIVING
Main Floor Plan
SCALE: 1/4" = 1'-0"



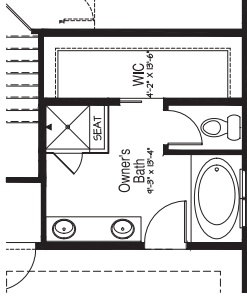
OPT SCREEN PORCH
Main Floor Plan
SCALE: 1/4" = 1'-0"



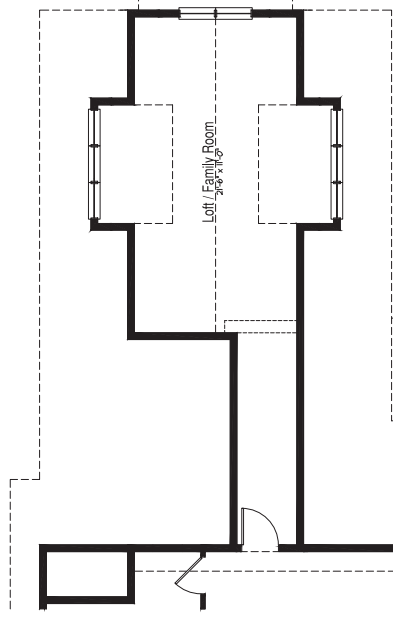
OPT SUNROOM
Main Floor Plan
SCALE: 1/4" = 1'-0"



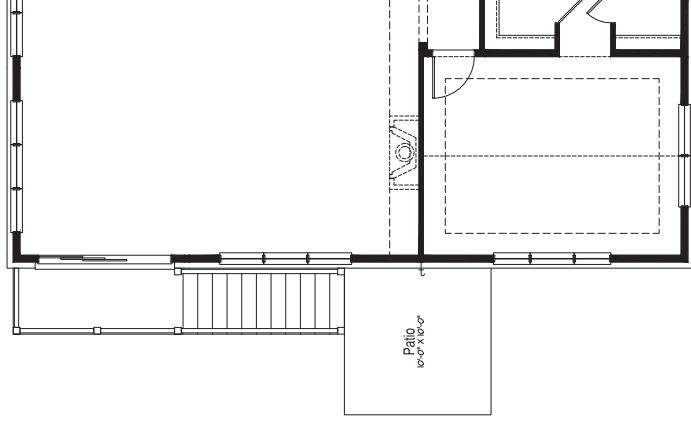
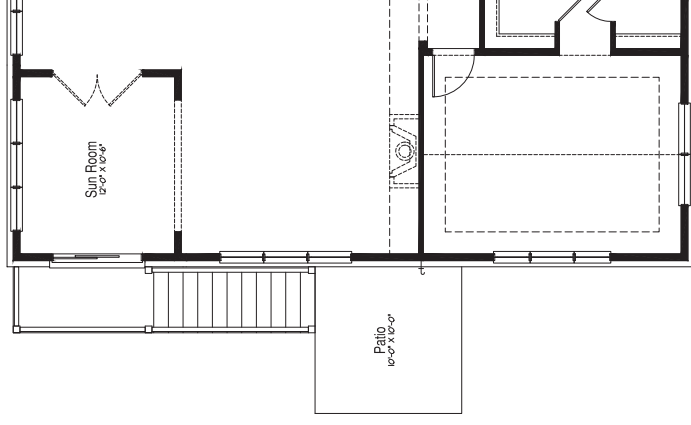
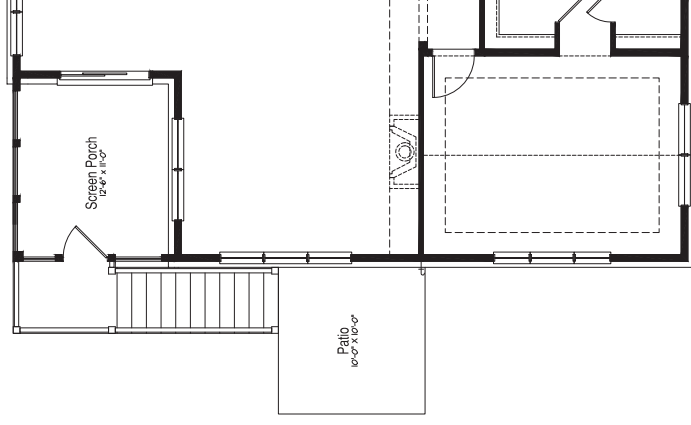
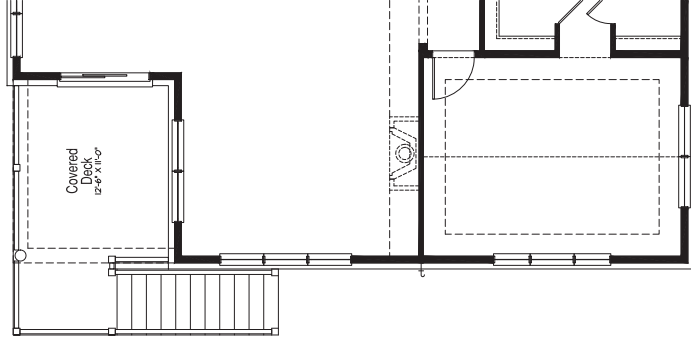
OPT OWNERS BAY
Main Floor Plan
SCALE: 1/4" = 1'-0"



OPT LUXURY OWNER'S BATH
Main Floor Plan
SCALE: 1/4" = 1'-0"



OPT LOFT / FAMILY ROOM
Main Floor Plan
SCALE: 1/4" = 1'-0"



Ridgefield: Floor Plans - Lookout Options

Hinsdale Meadows
Hinsdale, IL

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Elevation Style - 1
Hinsdale Meadows
 Hinsdale, IL

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Torrington: Character Elevations

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Torrington: Character Elevations

Elevation Style - 2
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Torrington: Character Elevations

Elevation Style - 1
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Torrington: Character Elevations

Elevation Style - 2
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 Hinsdale, IL

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Elevation Style - 1



Elevation Style - 2

Torrington: Character Elevations



Lookout Condition



Walkout Condition

Torrington: Character Elevations

Lookout and Walkout Conditions
Hinsdale Meadows
 Hinsdale, IL

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Torrington: Floor Plans

Hinsdale Meadows
Hinsdale, IL

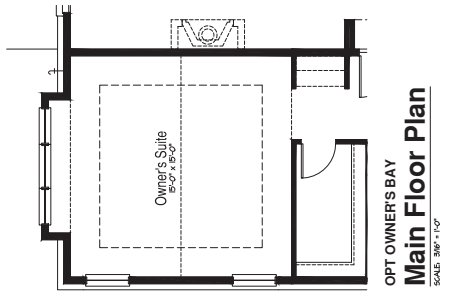
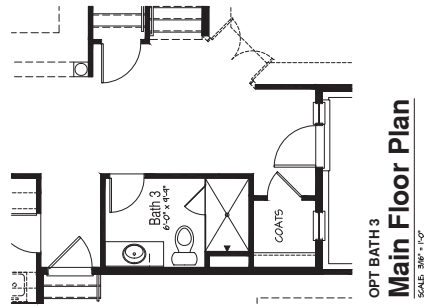
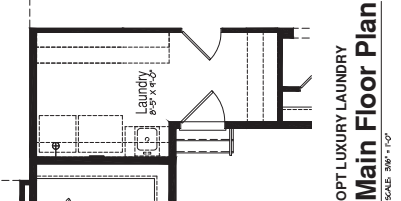
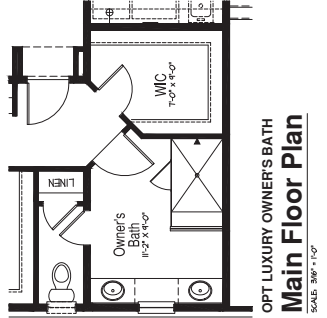
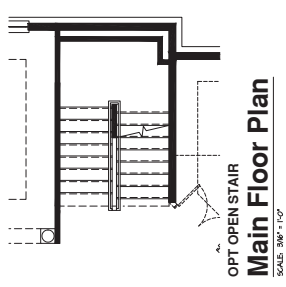
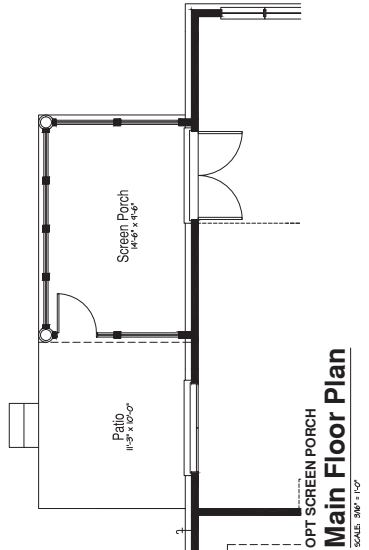
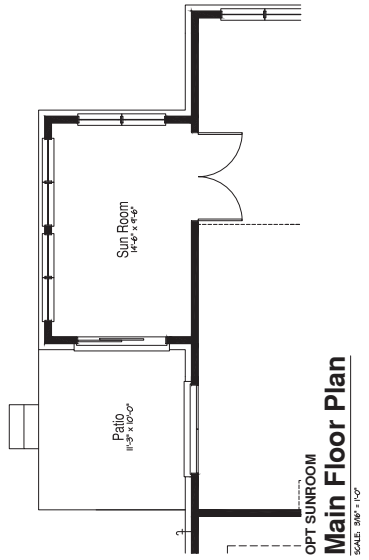
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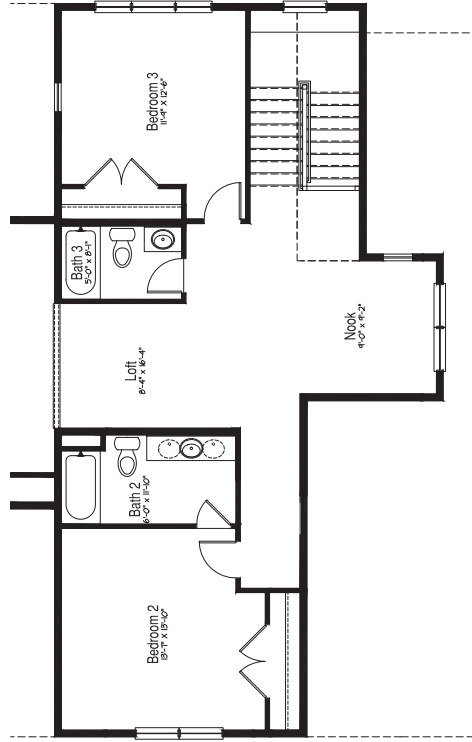
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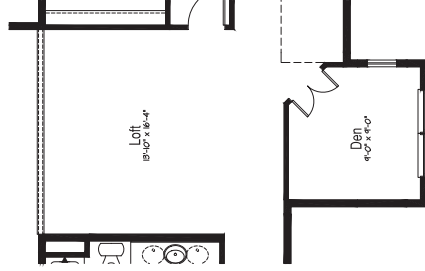
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Torrington: Floor Plans - Main Floor Options

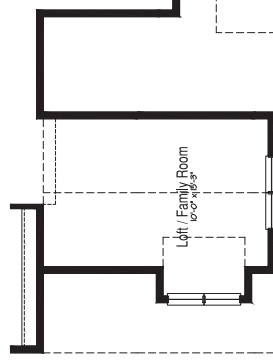




OPT BATH 3
Upper Floor Plan
SCALE: 3/8" = 1'-0"



OPT DEN
Upper Floor Plan
SCALE: 3/8" = 1'-0"

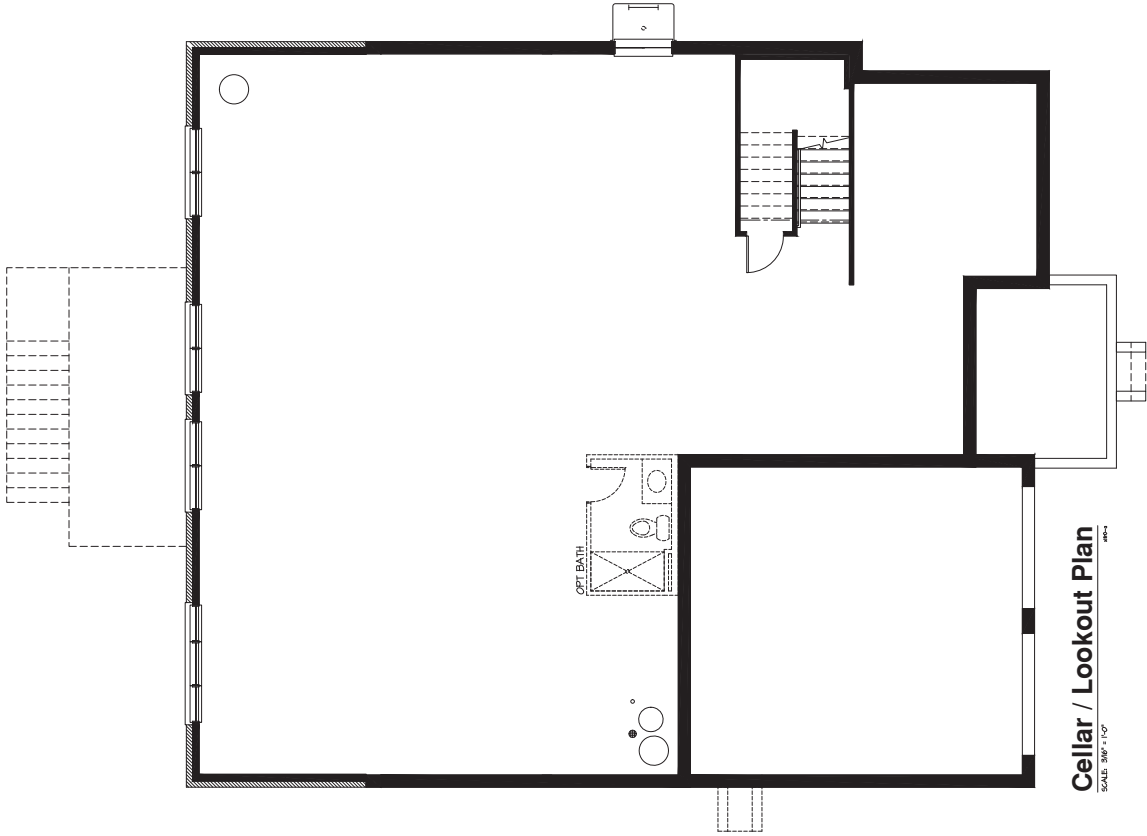


OPT LOFT / FAMILY ROOM
Upper Floor Plan
SCALE: 3/8" = 1'-0"

Torrington: Floor Plans - Upper Floor Options

Hinsdale Meadows Hinsdale, IL

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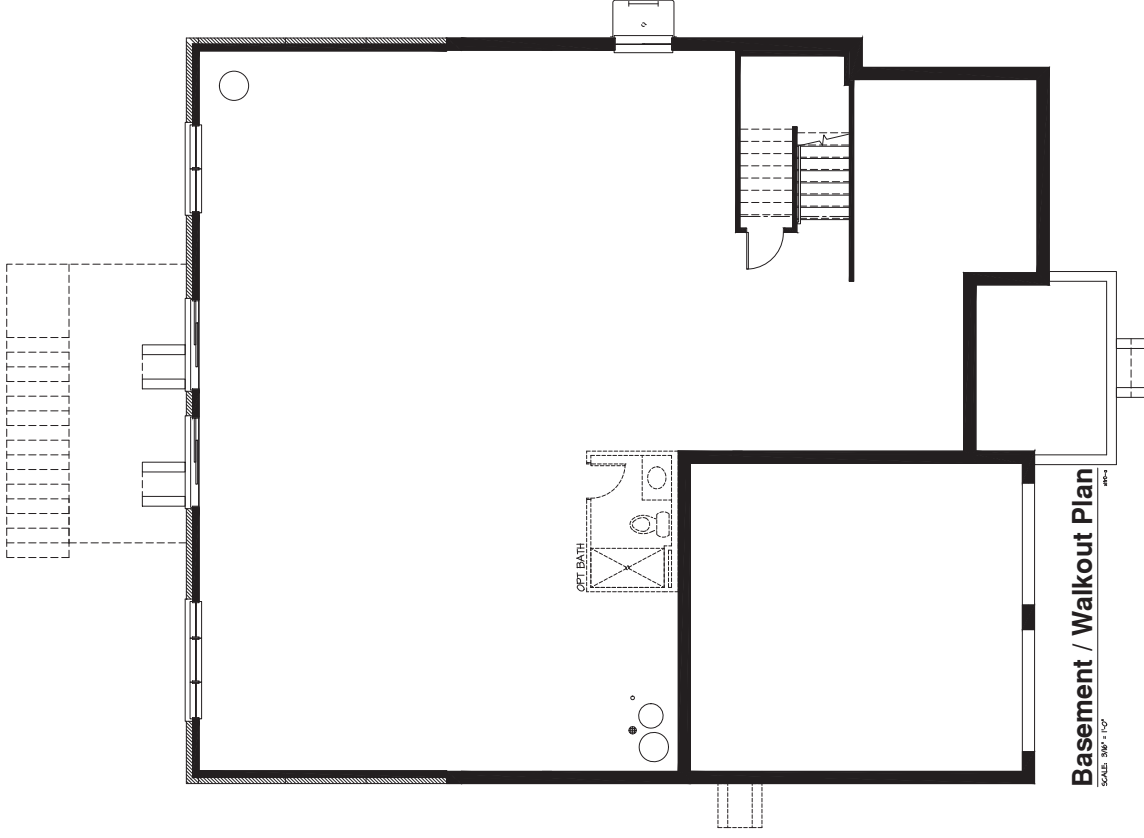
Torrington: Floor Plans

Hinsdale Meadows
 Hinsdale, IL

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Torrington: Floor Plans

Hinsdale Meadows
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Woodbridge: Character Elevations

Elevation Style - 1
Hinsdale Meadows
Hinsdale, IL

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Elevation Style - 2
Hinsdale Meadows
 Hinsdale, IL

Woodbridge: Character Elevations

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Woodbridge: Character Elevations

Elevation Style - 1
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Woodbridge: Character Elevations

Elevation Style - 2
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Elevation Style 1 - Standard



Elevation Style 1 - Bonus



Elevation Style 2- Standard



Elevation Style 2- Bonus

Woodbridge: Character Elevations

Alt Front-Load Garage
Hinsdale Meadows
Hinsdale, IL

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Elevation Style - 1



Elevation Style - 2

Woodbridge: Character Elevations



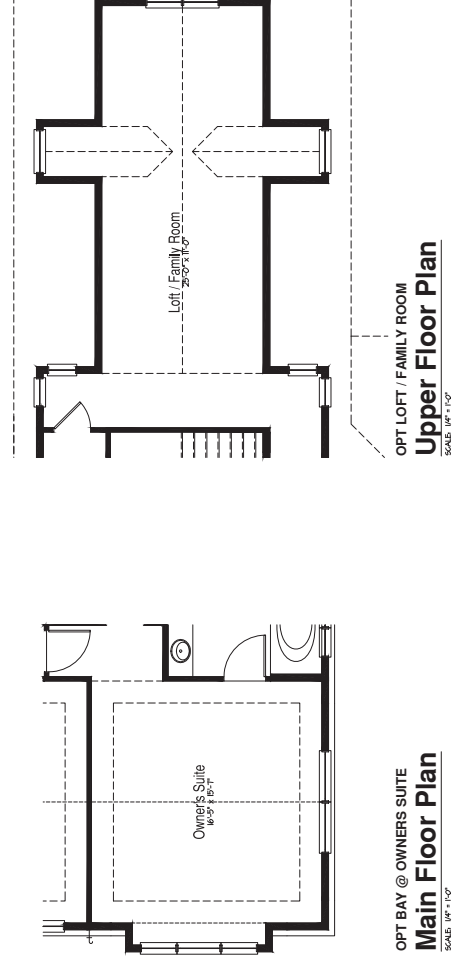
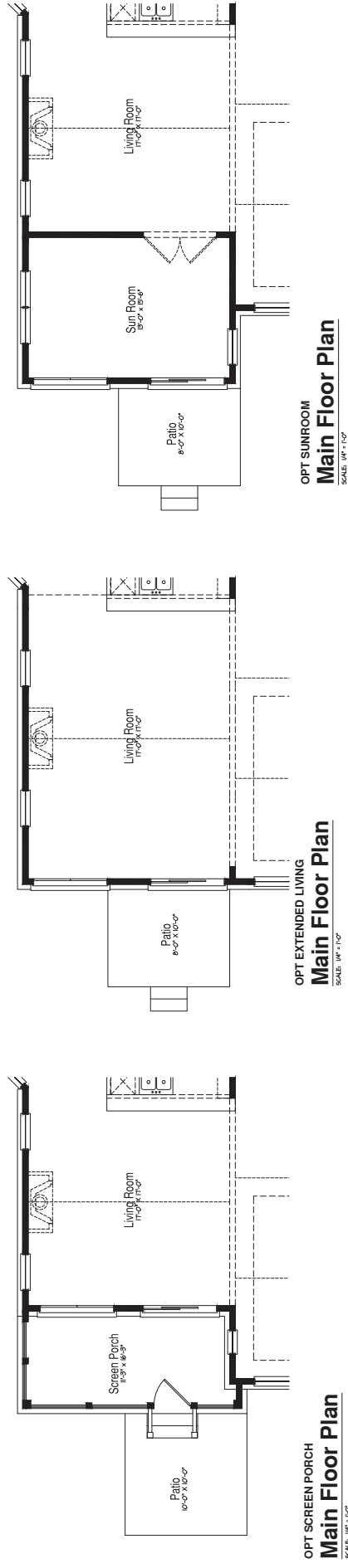
Lookout Condition



Walkout Condition

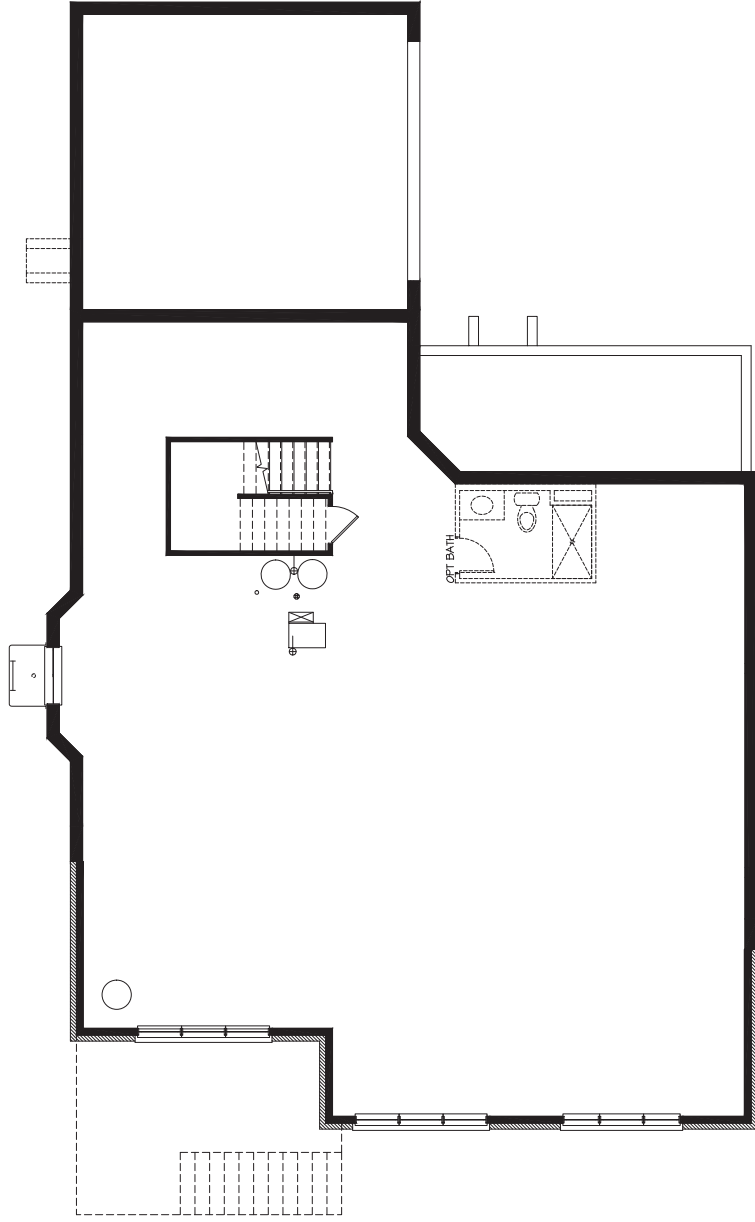
Woodbridge: Character Elevations











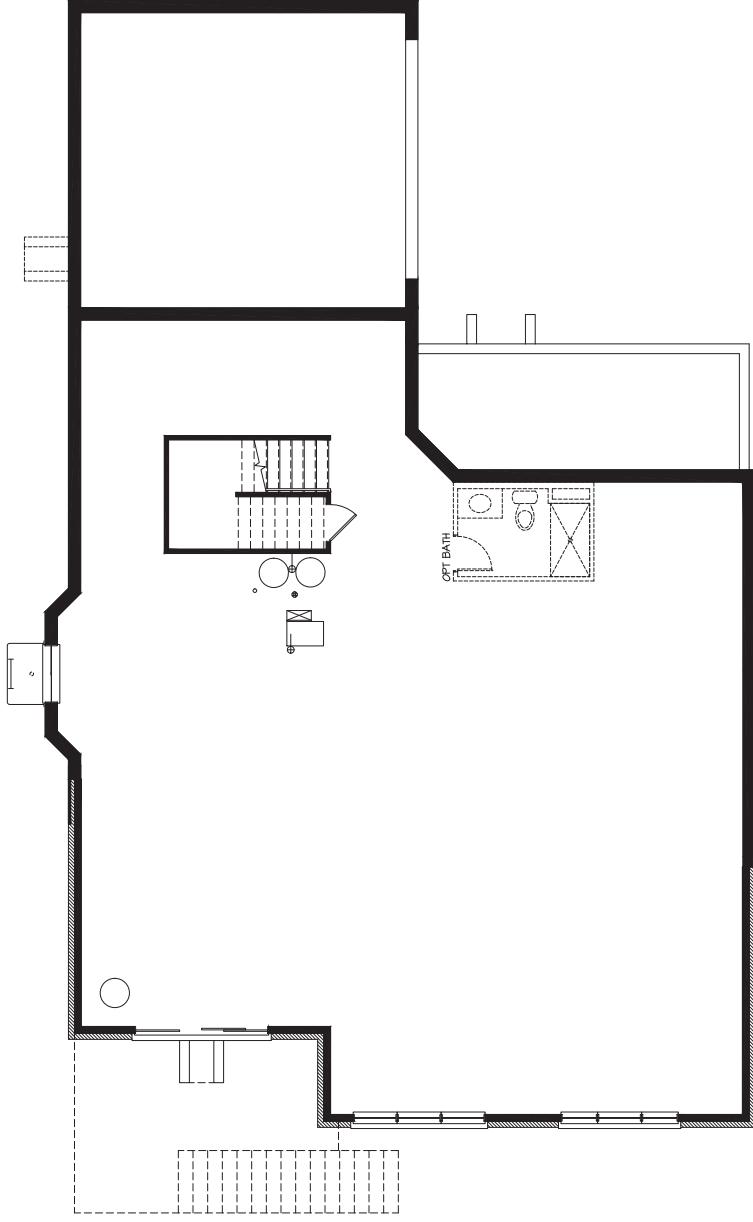
Cellar / Lookout Plan

Scale: 1/4" = 1'-0"

Woodbridge: Floor Plans

Hinsdale Meadows
Hinsdale, IL

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Basement / Walkout Plan
 SCALE: 1/4" = 1'-0"

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Woodbridge: Floor Plans

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Duet Twinhomes AB: Character Elevations

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Duet Twinhomes AB: Character Elevations

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Duet Twinhomes AB: Character Elevations

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Lookout Condition



Walkout Condition

Duet Twinhomes AB: Character Elevations

Lookout and Walkout Conditions
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Duet Twinhomes BB: Character Elevations

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Duet Twinhomes BB: Character Elevations

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Duet Twinhomes BB: Character Elevations

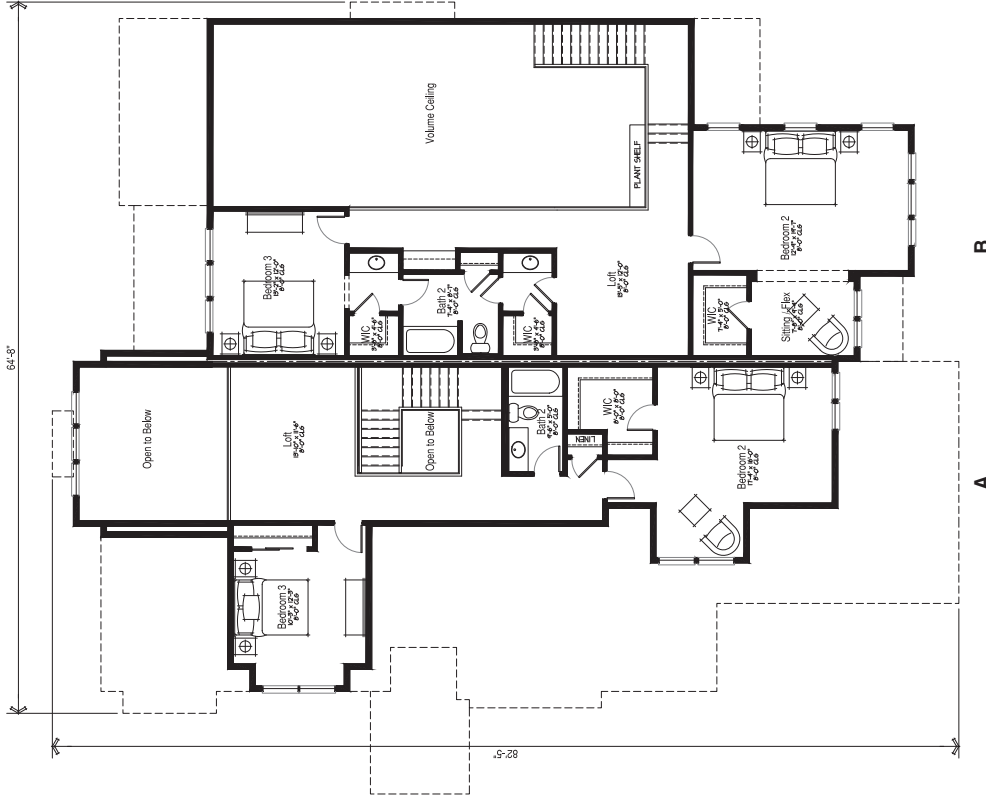
Hinsdale Meadows
Hinsdale, IL

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Duet Twinhomes: Floor Plans

Hinsdale Meadows
Hinsdale, IL

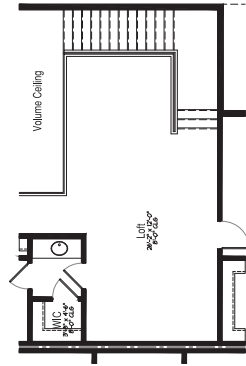
Plan A: 911 S.F.
Upper Floor Plan
SCALE: 1/8" = 1'-0"



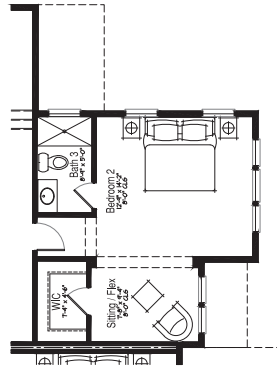
Plan B: 1038 S.F.
Upper Floor Plan
SCALE: 1/8" = 1'-0"



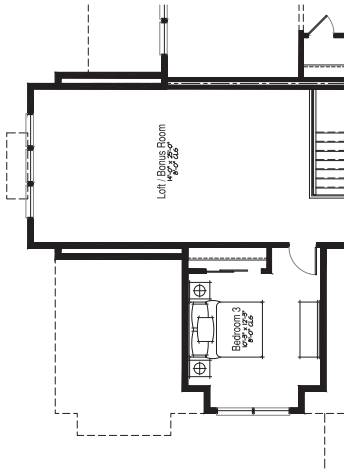
Plan B: 1,447 S.F.
Main Floor Plan
SCALE: 1/8" = 1'-0"



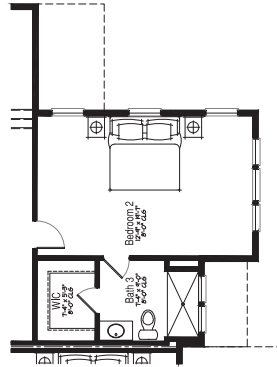
PLAN B: OPT EXPANDED LOFT
Upper Floor Plan
SCALE: 3/8" = 1'-0"



PLAN B: OPT BED ROOM 2 SUITE
Upper Floor Plan



PLAN A: OPT BONUS ROOM ILO OVERLOOK

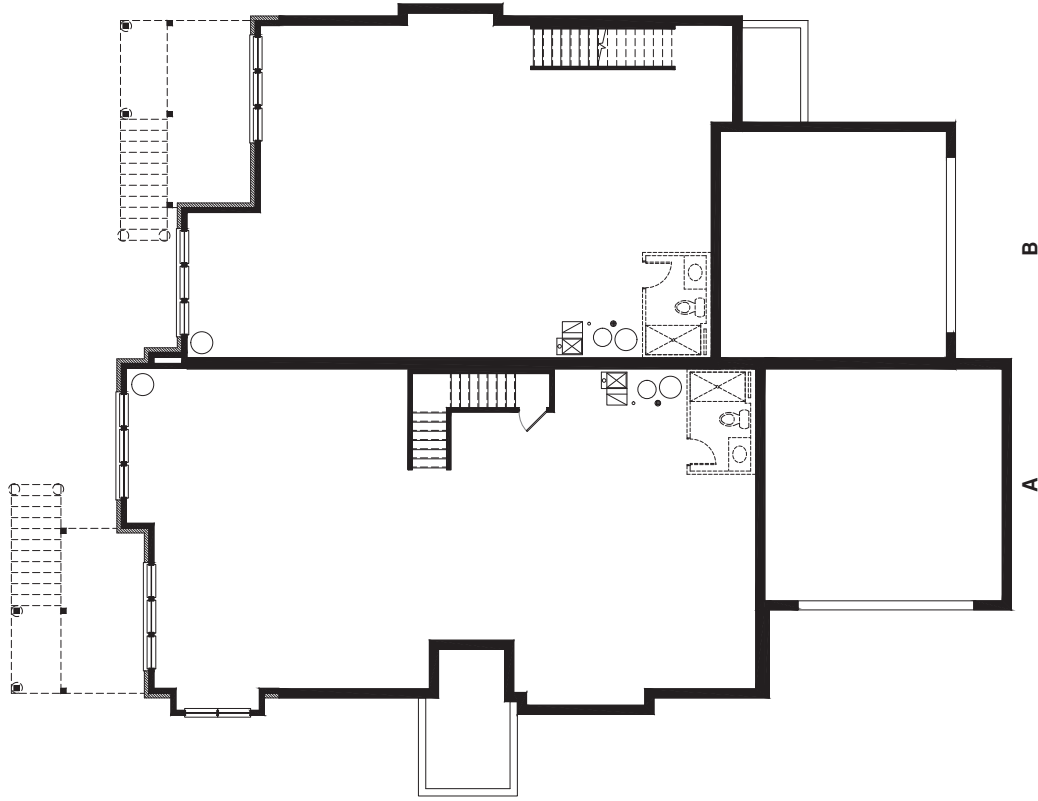


PLAN B: ALTERNATE BEDROOM 2 SUITE
Upper Floor Plan
SCALE: 3/8" = 1'-0"



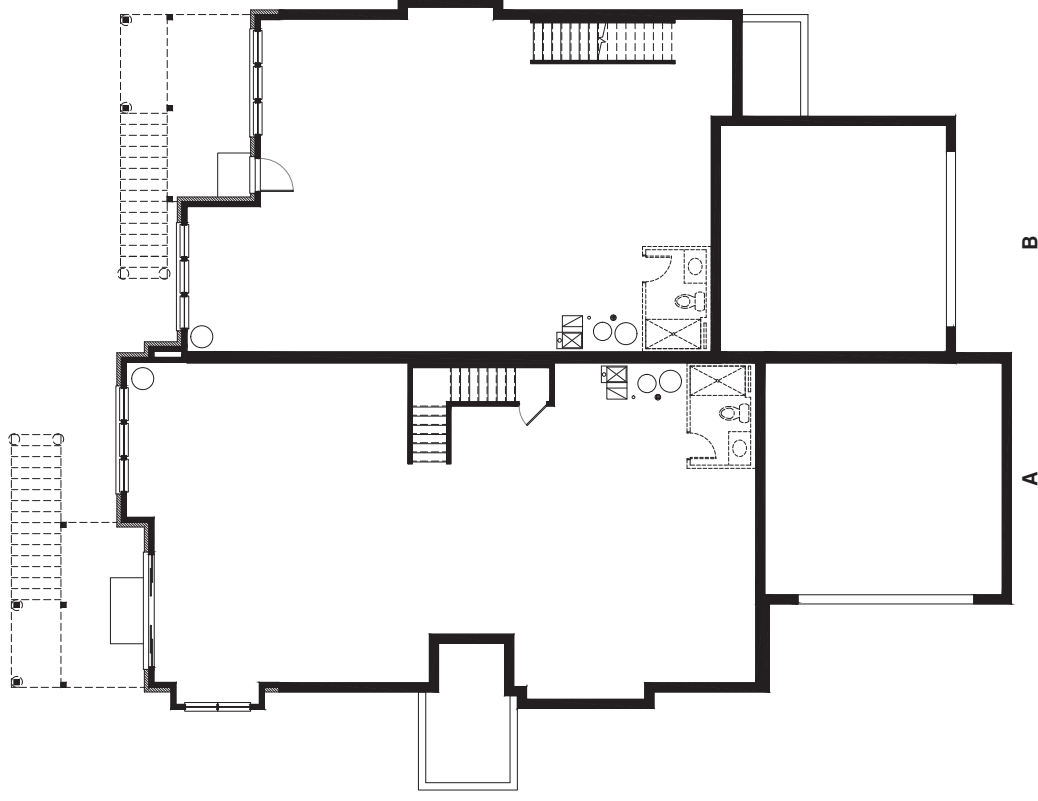
Hinsdale Meadows
Hinsdale, IL





Plan A
Cellar / Lookout Plan
SCALE: 1/8" = 1'-0"

Plan B
Cellar / Lookout Plan
SCALE: 1/8" = 1'-0"



Plan A
Basement / Walkout Plan
SCALE: 1/8" = 1'-0"

Plan B
Basement / Walkout Plan
SCALE: 1/8" = 1'-0"

Duet Twinhomes: Floor Plans

Hinsdale Meadows
Hinsdale, IL

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Standard Condition



Lookout Condition



Walkout Condition

New Haven: Character Elevations

Optional Screen Porch
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Hinsdale, IL

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Standard Condition



Lookout Condition



Walkout Condition

Duet Twinhomes AB: Character Elevations

Optional Screen Porch
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Standard Condition



Lookout Condition



Walkout Condition

New Haven: Character Elevations

Optional Sun Room
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Standard Condition



Lookout Condition



Walkout Condition

Duet Twinhomes AB: Character Elevations

Optional Sun Room
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Hinsdale, Illinois

Prepared For

EDWARD R. JAMES COMPANIES
EXCEPTIONAL HOMES...EXCEPTIONAL PLACES

Prepared By



February 2, 2017

1.

Introduction

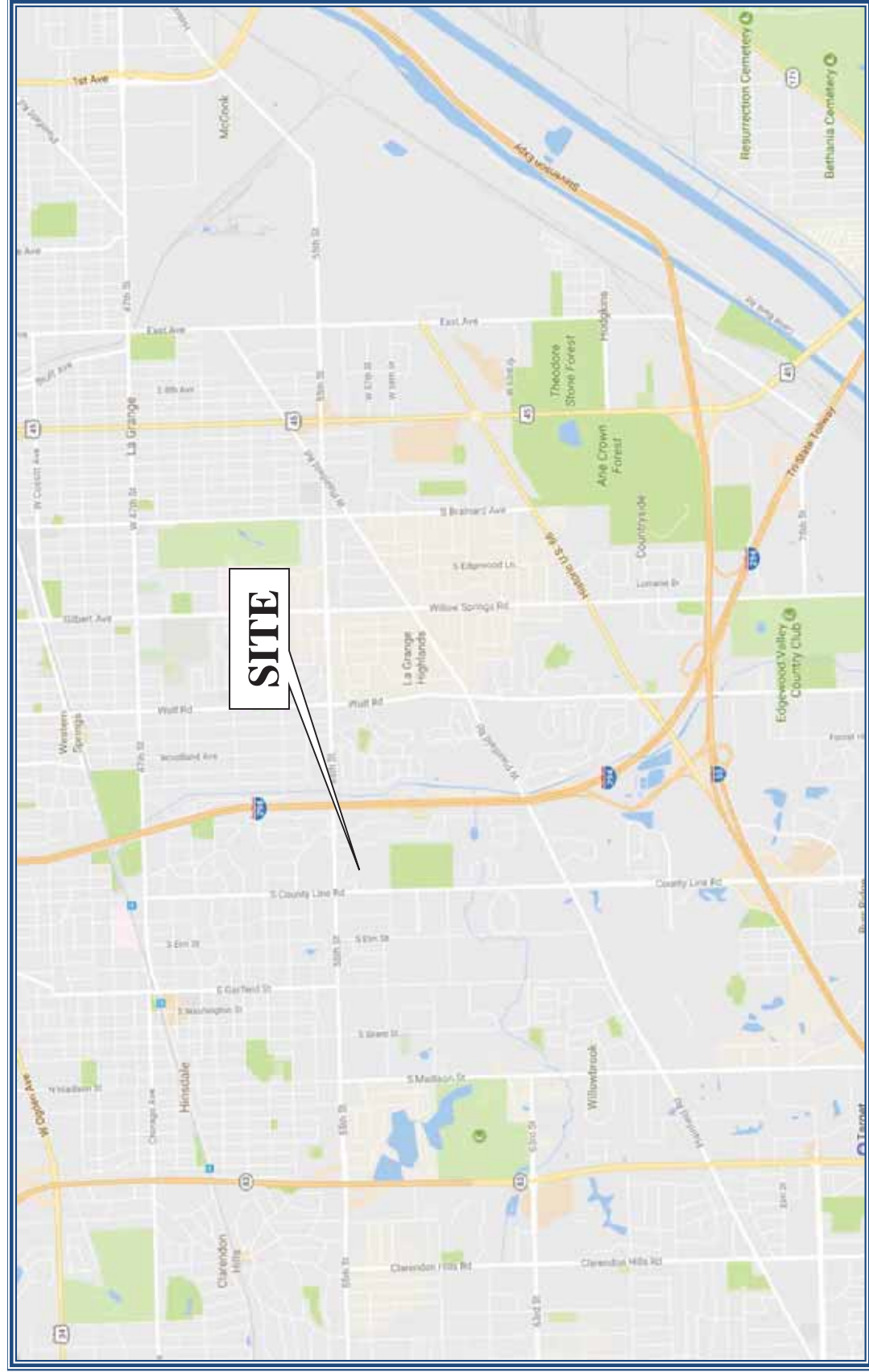
This report summarizes the methodologies, results, and findings of a traffic impact study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for a proposed residential development to be located in Hinsdale, Illinois. The site, which is currently occupied by three single-family homes, is located in the southeast quadrant of the intersection of 55th Street with County Line Road. As proposed, the development will contain one traditional single-family home, 30 age-targeted duplex homes and 28 age-targeted single-family homes. Access to the site is provided via two existing roadways: Barton Lane off 55th Street and Hannah Lane off County Line Road.

Figure 1 shows the location of the site in relation to the area roadway system. **Figure 2** shows the aerial view of the site area.

The purpose of this study was to examine background traffic conditions, assess the impact that the proposed development will have on traffic conditions in the area, and determine if any roadway or access improvements are necessary to accommodate traffic generated by the proposed development.

The sections of this report present the following:

- Existing roadway conditions
- A description of the proposed development
- Directional distribution of the development traffic
- Vehicle trip generation for the development
- Future traffic conditions including access to the site
- Traffic analyses for the weekday morning and weekday evening peak hours
- Gap study results and analysis
- Recommendations with respect to adequacy of the site access system and adjacent roadway system



Site Location

Figure 1



Aerial View of Site Location

Figure 2

2.

Existing Conditions

Existing transportation conditions in the vicinity of the site were documented based on field visits conducted by KLOA, Inc. in order to obtain a database for projecting future conditions. The following provides a description of the geographical location of the site, physical characteristics of the area roadway system including lane usage and traffic control devices, and existing peak hour traffic volumes.

Site Location

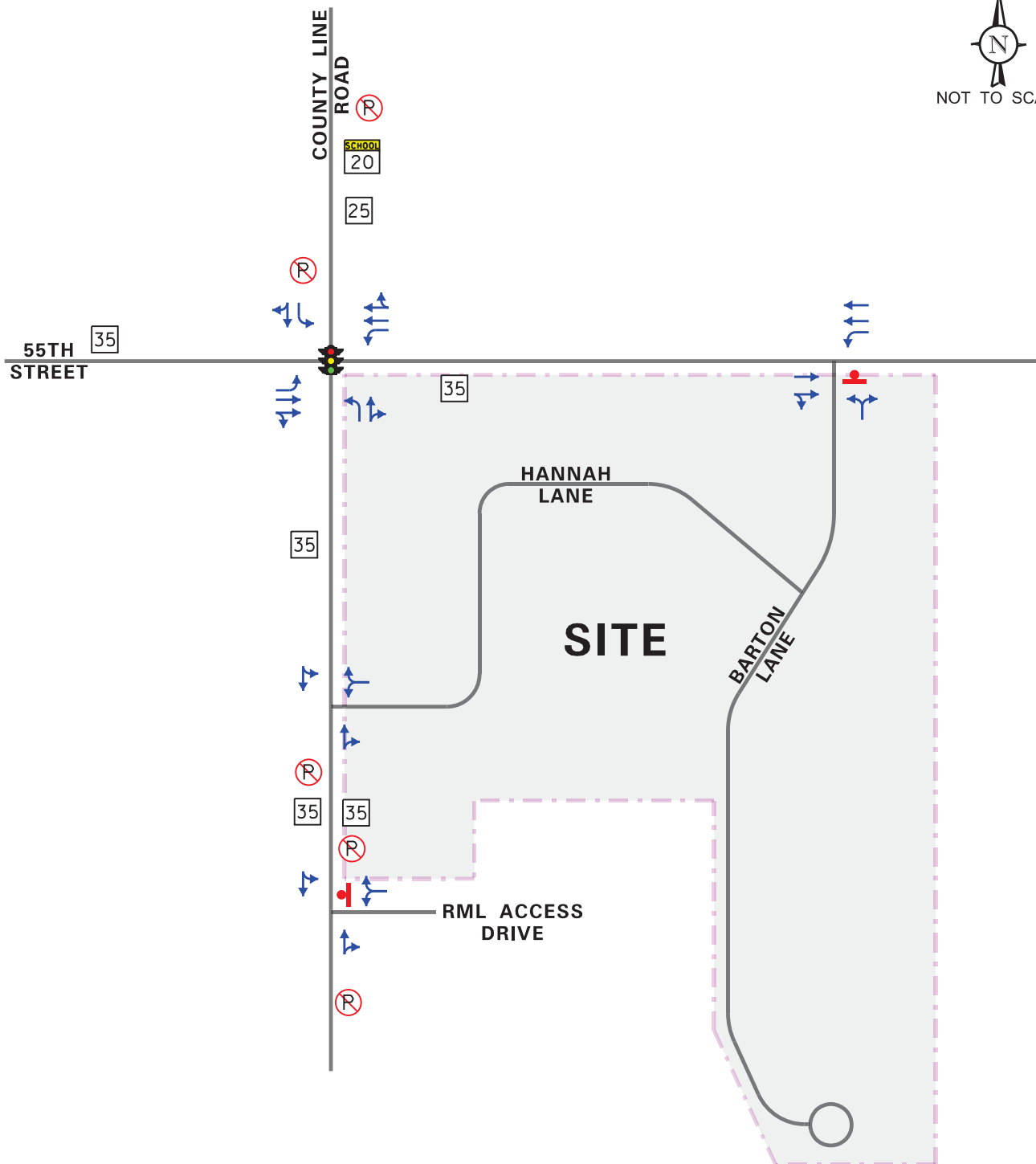
The site, which is currently occupied by three single-family homes, is located in the southeast quadrant of the intersection of 55th Street with County Line Road. Land uses in the vicinity of the site are primarily residential and medical with residential homes to the north, east, and west and the RML Specialty Hospital to the south.

Existing Roadway System Characteristics

The following summarizes the existing roadway characteristics within the vicinity of the site which are illustrated in **Figure 3**.

55th Street (DuPage County Route 35) is an east-west arterial roadway that in the vicinity of the site provides two lanes in each direction. At its signalized intersection with County Line Road, 55th Street provides an exclusive left-turn lane, an exclusive through lane, and a shared through/right-turn lane on both approaches. At its unsignalized intersection with Barton Lane, 55th Street provides an exclusive through lane and a shared through/right-turn lane on the eastbound approach and an exclusive left-turn lane and two exclusive through lanes on the westbound approach. 55th Street is classified as a minor arterial by the Illinois Department of Transportation (IDOT), is under the jurisdiction of IDOT east of County Line Road and the DuPage County Division of Transportation (DuDOT) west of County Line Road, and carries an Annual Average Daily Traffic (AADT) volume of 19,000 vehicles east of County Line Road and 20,400 vehicles west of County Line Road. 55th Street has a posted speed limit of 35 miles per hour (mph).

County Line Road is a north-south roadway that in the vicinity of the site provides one lane in each direction. At its signalized intersection with 55th Street, County Line Road provides an exclusive left-turn lane and a shared through/right-turn lane on both approaches. At its unsignalized intersection with Hannah Lane, County Line Road provides a shared through/right-turn lane on the northbound approach and a shared through/left-turn lane on the southbound approach. County Line Road is classified by IDOT as a major collector north of 55th Street and as a minor arterial south of 55th Street. County Line Road is under the jurisdiction of the Cook County Department of Transportation and Highways south of 55th Street, carries an AADT volume of 7,300 vehicles, and has a posted speed limit of 35 mph.



PROJECT:
Proposed Residential
Development
Hinsdale, Illinois

TITLE:
Existing Street Characteristics

KLOA
Job No: 16-188

Figure: 3

Barton Lane and Hannah Lane are access roadways that provide access to the site of the proposed development off 55th Street and County Line Road, respectively. Each roadway provides one lane in each direction and Barton Lane is under stop sign control at its intersection with 55th Street. A westbound left-turn lane is provided on 55th Street at its intersection with Barton Lane.

Existing Traffic Volumes

In order to determine current traffic conditions in the vicinity of the site, KLOA, Inc. conducted peak period traffic counts on Thursday, January 19, 2017 during the weekday morning (7:00 A.M. to 9:00 A.M.) and weekday evening (4:00 P.M. to 6:00 P.M.) peak periods at the following intersections:

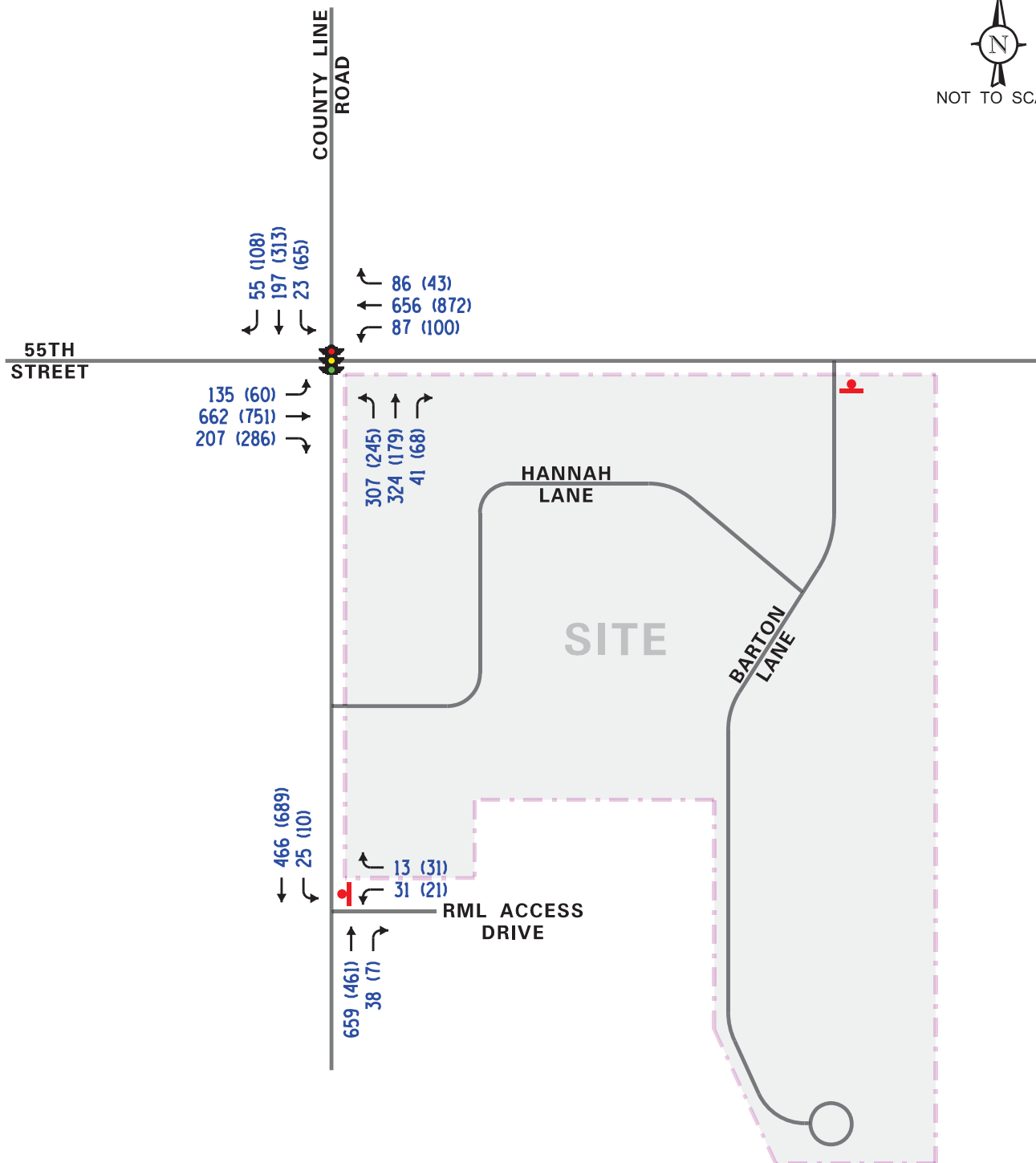
- 55th Street with County Line Road
- County Line Road with the RML Specialty Hospital Access Drive

The results of the traffic counts showed that the weekday morning peak hour of traffic occurs from 7:30 A.M. to 8:30 A.M. and the weekday evening peak hour of traffic occurs from 4:30 P.M. to 5:30 P.M. **Figure 4** illustrates the existing peak hour traffic volumes.

Accident Analysis

KLOA, Inc. obtained accident data from IDOT for the past five years (2010 to 2014) for the intersections of 55th Street with County Line Road, 55th Street with Barton Lane, and County Line Road with Hannah Lane. **Tables 1, 2, and 3** summarize the accident data for the intersections. A review of the data showed that there were no fatalities reported.

DISCLAIMER: The motor vehicle crash data referenced herein was provided by the Illinois Department of Transportation. The author is responsible for any data analyses and conclusions drawn.



LEGEND

- 00 - AM PEAK HOUR (7:30-8:30 AM)
- (00) - PM PEAK HOUR (4:30-5:30 PM)

PROJECT:
Proposed Residential
Development
Hinsdale, Illinois

TITLE:
Existing Traffic Volumes

KLOA
Job No: 16-188

Figure: 4

Table 1

55TH STREET WITH COUNTY LINE ROAD ACCIDENT SUMMARY

Year	Type of Accident Frequency						Total
	Angle	Object	Rear End	Sideswipe	Turning	Other	
2010	3	-	7	-	3	-	13
2011	2	-	10	-	2	1	15
2012	-	-	6	-	2	-	8
2013	-	-	10	3	1	-	14
2014	<u>1</u>	<u>-</u>	<u>9</u>	<u>-</u>	<u>1</u>	<u>-</u>	<u>11</u>
Total	6	0	42	3	9	1	61
Average/Year	1.2	0	8.4	<1.0	1.8	<1.0	12.2

Table 2

55TH STREET WITH BARTON LANE ACCIDENT SUMMARY

Year	Type of Accident Frequency						Total
	Angle	Object	Rear End	Sideswipe	Turning	Other	
2010	-	-	-	-	-	-	-
2011	-	-	-	-	-	-	-
2012	-	-	-	-	-	-	-
2013	-	-	-	-	-	-	-
2014	-	-	-	-	-	-	-
Total	0	0	0	0	0	0	0
Average/Year	0	0	0	0	0	0	0

Table 3

COUNTY LINE ROAD WITH HANNAH LANE ACCIDENT SUMMARY

Year	Type of Accident Frequency						Total
	Angle	Object	Rear End	Sideswipe	Turning	Other	
2010	-	-	-	-	-	-	-
2011	-	-	1	-	-	-	1
2012	-	-	2	-	-	-	2
2013	-	-	-	-	-	-	-
2014	=	=	=	=	<u>1</u>	=	<u>1</u>
Total	0	0	3	0	1	0	4
Average/Year	0	0	<1.0	0	<1.0	0	<1.0

Gap Study Results

In order to determine the number and frequency of gaps in the 55th Street and County Line Road traffic streams, gap studies were conducted on the same days the traffic counts were conducted and during the same time periods. The gap studies measured the number of gaps in the eastbound direction on 55th Street and in the northbound direction on County Line Road that will accommodate inbound left-turn movements and outbound right-turn movements as well as the gaps in both directions (concurrent) that will accommodate outbound left-turn movements. According to the *Highway Capacity Manual* published by the Transportation Research Board (TRB) of the National Academies, the critical gap is defined as the minimum time interval in the major-street traffic stream that allows intersection entry for one minor-street vehicle and the follow-up time is defined as the time between departure of one vehicle from the minor street and the departure of the next vehicle using the same major-street gap.

Based on the above criteria, the following is a summary of the critical gaps and follow up times required for vehicles to perform various maneuvers to and from Barton Lane and Hannah Lane.

- Left-Turn from Minor Street
 - Critical gap:
 - Five Lane Roadway: 7.5 seconds
 - Two Lane Roadway: 7.1 seconds
 - Follow-up time:
 - Five Lane Roadway: 3.5 seconds
 - Two Lane Roadway: 3.5 seconds
- Left-Turn from Major Street
 - Critical gap:
 - Five Lane Roadway: 4.1 seconds
 - Two Lane Roadway: 4.1 seconds
 - Follow-up time:
 - Five Lane Roadway: 2.2 seconds
 - Two Lane Roadway: 2.2 seconds
- Right-Turn from Minor Street
 - Critical gap:
 - Five Lane Roadway: 6.9 seconds
 - Two Lane Roadway: 6.2 seconds
 - Follow-up time:
 - Five Lane Roadway: 3.3 seconds
 - Two Lane Roadway: 3.3 seconds

Tables 4 and 5 show the results of the available gaps (includes critical gap and follow-up time) to allow the left-turns in and left-turns out of the site in 60 minute intervals at Barton Lane and Hannah Lane, respectively. Copies of the gap study results are included in the Appendix.

Table 4
55TH STREET GAP STUDY RESULTS

Time Periods	Number of Potential Movements Based on Gaps Available		
	Westbound Left-Turn In	Northbound Left-Turn Out	Northbound Right-Turn Out
7:30 – 8:30 A.M.	1,056	186	612
4:30 – 5:30 P.M.	916	117	510

Table 5
COUNTY LINE ROAD GAP STUDY RESULTS

Time Periods	Number of Potential Movements Based on Gaps Available		
	Southbound Left-Turn In	Westbound Left-Turn Out	Westbound Right-Turn Out
7:30 – 8:30 A.M.	780	179	421
4:30 – 5:30 P.M.	1,028	149	585

3.

Traffic Characteristics of the Proposed Development

Proposed Development Plan

The plans for the proposed residential development call for one traditional single-family home, 30 age-targeted duplex homes and 28 age-targeted single-family homes. One existing single-family home will remain and two existing single-family homes will be demolished as part of the development. The previously approved plans for the site called for 36 traditional single-family homes. Access will continue to be provided via two existing roadways, Barton Lane and Hannah Lane, off of 55th Street and County Line Road, respectively. A copy of the site plan can be found in the Appendix of the report.

Directional Distribution

The directional distribution of future site-generated trips on the roadway system is a function of several variables, including the operational characteristics of the roadway system and the ease with which drivers can travel over various sections of the roadway system without encountering congestion. The directions from which development-generated traffic will approach and depart the proposed development were estimated based on existing travel patterns, as determined from the traffic counts. The estimated directional distribution of development traffic is shown in **Figure 5**.

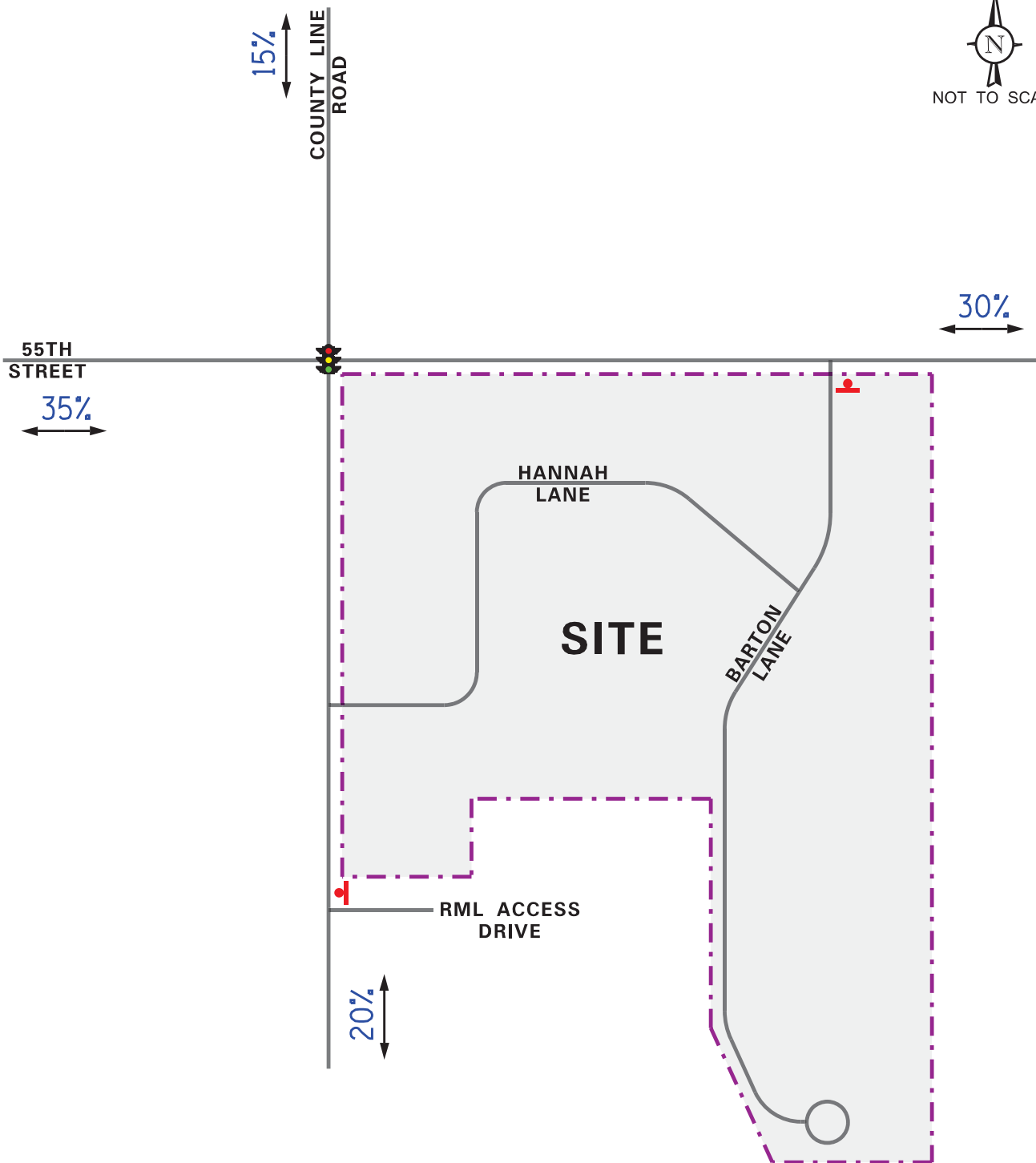
Estimated Site Traffic Generation

The traffic to be generated by the proposed development was estimated using trip data published by the Institute of Transportation Engineers (ITE) in its *Trip Generation Manual*, 9th Edition. The trip rates were applied for the weekday morning and evening peak hours and on a daily basis for the following uses:

- One traditional single-family home
- 30 senior adult housing – attached units
- 28 senior adult housing – detached units

Table 6 summarizes the estimated trips for the proposed development. Also included in Table 6 is the estimated trips that would be generated by the development of the previously approved 36 traditional single-family homes.

As can be seen from Table 6, when compared with the previously approved development, the proposed development will generate an additional seven trips during the morning peak hour (one additional trip every approximately eight and a-half minutes), 15 fewer trips during the evening peak hour, and 136 fewer trips on a daily basis which is a 33 percent reduction.



LEGEND

00% - PERCENT DISTRIBUTION

PROJECT:
Proposed Residential
Development
Hinsdale, Illinois

TITLE:
Estimated Directional Distribution

KLOA
Job No: 16-188

Figure: 5

Table 6
TRIP GENERATION SUMMARY

Land-Use Code	Type/Quantity	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Daily Two- Way Traffic
		In	Out	Total	In	Out	Total	Total
Proposed Development								
210	Traditional Single-Family Detached (1 Unit)	0	1	1	1	0	1	10
251	Senior Adult Housing-Detached (28 Units)	12	23	35	10	7	17	152
252	Senior Adult Housing-Attached (30 Units)	<u>2</u>	<u>4</u>	<u>6</u>	<u>5</u>	<u>4</u>	<u>9</u>	<u>112</u>
Total:		14	28	42	16	11	27	274
Previously Approved Development								
210	Traditional Single-Family Detached (36 Units)	9	26	35	26	16	42	410
Difference:		+5	+2	+7	-10	-5	-15	-136

4.

Projected Traffic Conditions

The total projected traffic volumes include the existing traffic volumes, increase in background traffic due to growth, and the traffic estimated to be generated by the proposed subject development.

Development Traffic Assignment

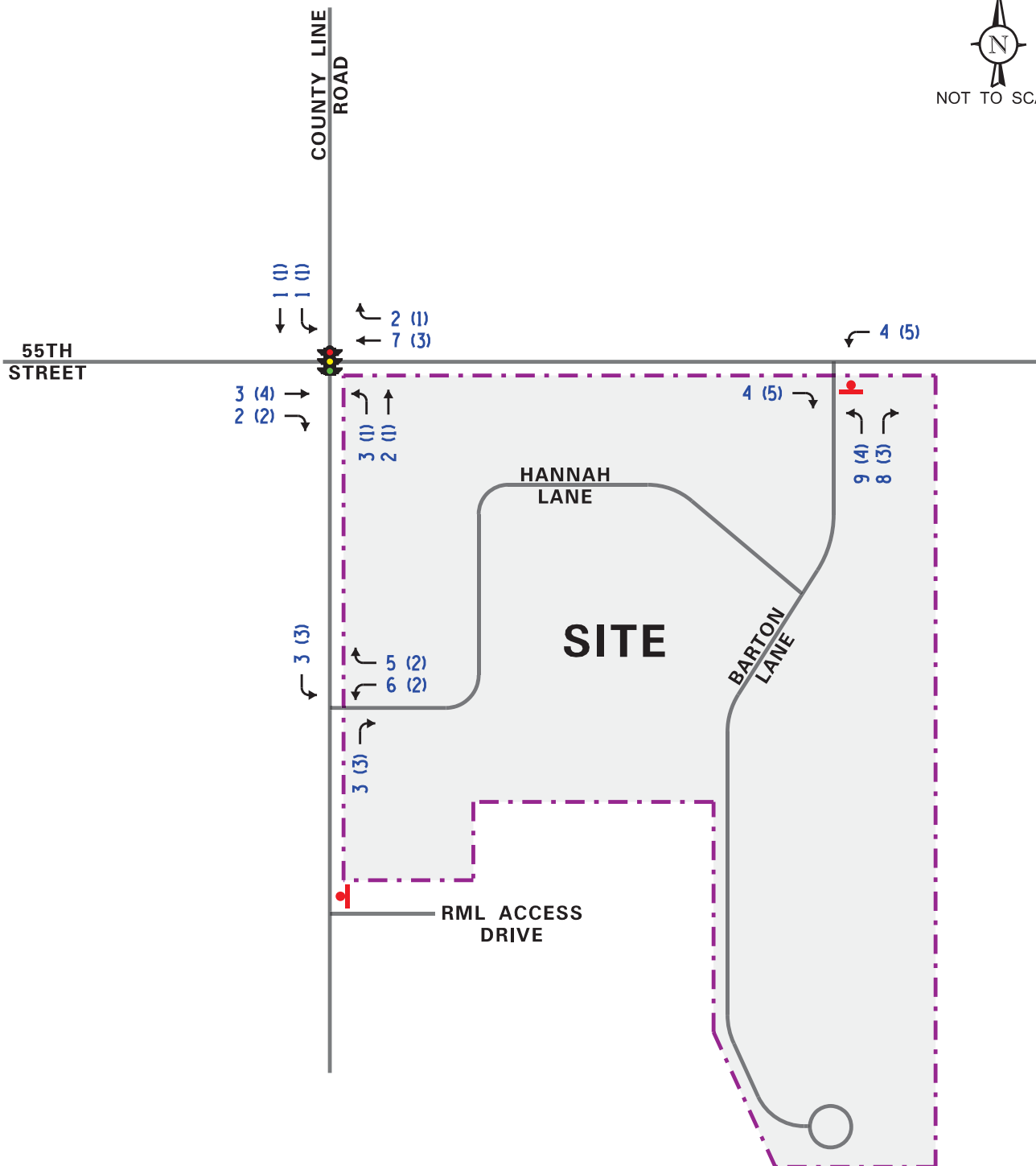
The estimated weekday morning and weekday evening peak hour traffic volumes that will be generated by the proposed development were assigned to the roadway system in accordance with the previously described directional distribution (Figure 5) and are illustrated in **Figure 6**.

Background Traffic Conditions

The existing traffic volumes (Figure 4) were increased by a regional growth factor to account for the increase in existing traffic related to regional growth in the area (i.e., not attributable to any particular planned development). Based on Year 2040 average daily traffic projections provided by the Chicago Metropolitan Agency for Planning (CMAP), an increase of 1.5 percent per year over six years (buildout year plus five years) for a total of nine percent was applied to the existing traffic volumes to obtain projected Year 2023 traffic volumes. A copy of the CMAP projection letter is included in the Appendix.

Total Projected Traffic Volumes

The existing traffic volumes accounting for growth were combined with the peak hour traffic volumes generated by the development to determine the Year 2023 total projected traffic volumes that are shown in **Figure 7**.



LEGEND

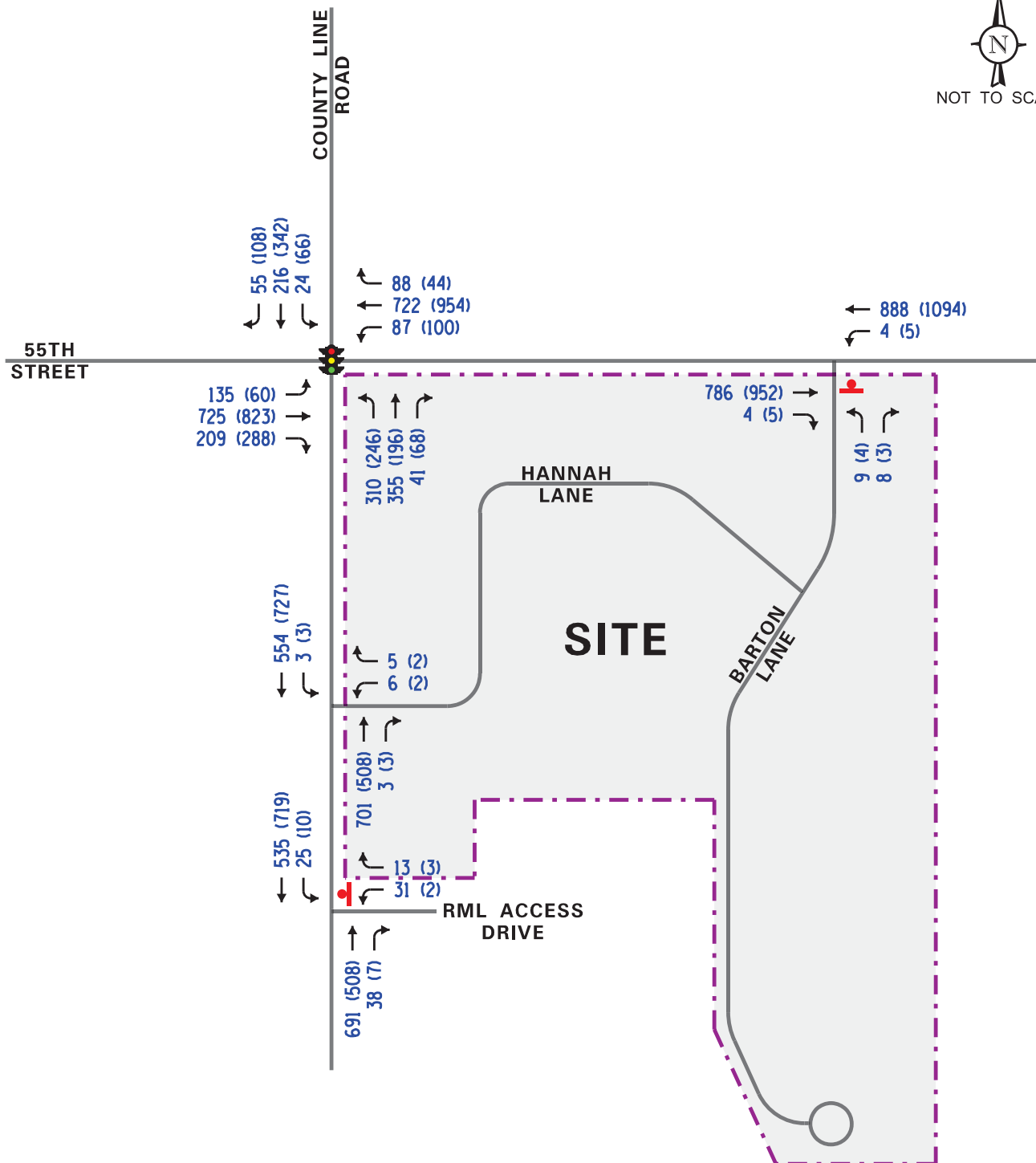
- 00 - AM PEAK HOUR (7:30-8:30 AM)
- (00) - PM PEAK HOUR (4:30-5:30 PM)

PROJECT:
Proposed Residential
Development
Hinsdale, Illinois

TITLE:
Estimated Site-Generated
Traffic Volumes

KLOA
Job No: 16-188

Figure: 6



LEGEND

- 00 - AM PEAK HOUR (7:30-8:30 AM)
- (00) - PM PEAK HOUR (4:30-5:30 PM)

PROJECT:
Proposed Residential
Development
Hinsdale, Illinois

TITLE:
Year 2023 Total Projected
Traffic Volumes

KLOA
Job No: 16-188

Figure: 7

5.

Traffic Analysis and Recommendations

Traffic analyses were performed for the intersections in the study area to determine the operation of the existing roadway system, evaluate the impact of the proposed development, and determine the ability of the roadway system to accommodate projected traffic demands. Analyses were performed for the weekday morning and weekday evening peak hours for both the existing and projected traffic volumes.

The traffic analyses were performed using the methodologies outlined in the Transportation Research Board's *Highway Capacity Manual (HCM)*, 2010 and analyzed using HCS 2010 software. The analyses for the traffic-signal controlled intersections were accomplished using field measured cycle lengths and phasings to determine the average overall vehicle delay and levels of service.

The analyses for the unsignalized intersections determine the average control delay to vehicles at an intersection. Control delay is the elapsed time from a vehicle joining the queue at a stop sign (includes the time required to decelerate to a stop) until its departure from the stop sign and resumption of free flow speed. The methodology analyzes each intersection approach controlled by a stop sign and considers traffic volumes on all approaches and lane characteristics.

The ability of an intersection to accommodate traffic flow is expressed in terms of level of service, which is assigned a letter from A to F based on the average control delay experienced by vehicles passing through the intersection. The *Highway Capacity Manual* definitions for levels of service and the corresponding control delay for signalized intersections and unsignalized intersections are included in the Appendix of this report.

Summaries of the traffic analysis results showing the level of service and overall intersection delay (measured in seconds) for the existing and projected conditions are presented in **Tables 7, 8, and 9**. A discussion of the intersections follows. Summary sheets for the capacity analyses are included in the Appendix.

Table 7

CAPACITY ANALYSIS RESULTS – 55TH STREET WITH COUNTY LINE ROAD – SIGNALIZED

	Peak Hour	Eastbound			Westbound			Northbound			Southbound			Overall
		L	T	R	L	T	R	L	T	R	L	T	R	
Existing Conditions	Weekday Morning Peak Hour	B 19.2	C 27.5	C 27.8	C 20.6	C 26.9	C 27.0	D 45.0	D	D 38.5	D 38.8	D	D 52.9	C – 32.6
		C – 26.5			C – 26.3			D – 41.5			D – 51.7			
	Weekday Evening Peak Hour	C 22.9	D 35.9	D 36.4	C 25.1	C 30.6	C 30.6	D 43.0	C 32.9	C	C 32.0	E 57.9	D – 37.1	
		D – 35.4			C – 30.1			D – 38.0			D – 54.4			
Projected Conditions	Weekday Morning Peak Hour	C 20.8	C 30.1	C 30.4	C 22.3	C 29.3	C 29.4	D 46.6	D 39.8	D	D 38.7	D	D 53.0	C – 34.5
		C – 29.0			C – 28.7			D – 42.8			D – 51.9			
	Weekday Evening Peak Hour	C 24.7	D 39.7	D 40.4	C 27.6	C 33.4	C 33.5	D 47.1	C 32.9	C	C 32.1	E 61.8	D – 40.2	
		D – 39.3			C – 32.9			D – 39.8			E – 58.0			
Delay is measured in seconds.														

Table 8

EXISTING LEVEL OF SERVICE AND DELAY – UNSIGNALIZED INTERSECTIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
County Line Road with RML Specialty Hospital Access Drive				
• Westbound Approach	C	24.4	C	18.0
• Southbound Left Turn	A	9.3	A	8.3
LOS = Level of Service Delay is measured in seconds.				

Table 9

PROJECTED LEVEL OF SERVICE AND DELAY – UNSIGNALIZED INTERSECTIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
County Line Road with RML Specialty Hospital Access Drive				
• Westbound Approach	D	28.0	C	19.5
• Southbound Left Turn	A	9.4	A	8.5
55th Street with Barton Lane				
• Westbound Left Turn	A	9.5	B	10.2
• Northbound Approach	C	15.1	C	17.5
County Line Road with Hannah Lane				
• Westbound Approach	C	20.5	C	18.2
• Southbound Left Turn	A	9.1	A	8.4
LOS = Level of Service Delay is measured in seconds.				

Discussion and Recommendations

The following summarizes how the intersections are projected to operate and identifies any roadway and/or traffic control improvements necessary to accommodate the development traffic.

55th Street with County Line Road

The results of the capacity analyses indicate that the signalized intersection of 55th Street with County Line Road is currently operating at an acceptable Level of Service (LOS) C during the weekday morning peak hour and an acceptable overall LOS D during the evening peak hour. Under future conditions, the intersection is expected to continue to operate at the existing LOS during both peak hours. It should be noted that the increase in overall delay will be approximately three seconds and is primarily the result of background traffic growth. As such, the intersection has sufficient reserve capacity to accommodate the traffic to be generated by the proposed development.

County Line Road with RML Specialty Hospital Access Drive

The results of the capacity analyses indicate that the turning movements at the unsignalized intersection of County Line Road with the RML Specialty Hospital access drive are currently operating at a good LOS C or better during the weekday morning and evening peak hours. Under future conditions, the turning movements at the intersection are expected to operate at an acceptable LOS D or better during the peak hours. As such, the RML Specialty Hospital access drive will be adequate in accommodating the traffic projected to be generated by the proposed development.

55th Street with Barton Lane

The results of the capacity analyses indicate that under future conditions the turning movements at the unsignalized intersection of 55th Street with Barton Lane are projected to operate at a good LOS C or better during the weekday morning and evening peak hours. As such, Barton Lane will be adequate in accommodating the traffic projected to be generated by the proposed development and will provide efficient and flexible access.

Currently, a westbound left-turn lane with approximately 145 feet of storage and approximately 175 feet of taper is provided on 55th Street serving Barton Lane. Which will be adequate in accommodating the projected traffic volumes. An eastbound right-turn lane warrant analysis was conducted for 55th Street at its intersection with Barton Lane based on IDOT Bureau of Design and Environment Manual (BDE) requirements. Based on the analysis, it was determined that a right-turn lane will not be warranted. The warrant analysis is included in the Appendix.

County Line Road with Hannah Lane

The results of the capacity analyses indicate that under future conditions the turning movements at the unsignalized intersection of County Line Road with Hannah Lane are projected to operate at a good LOS C or better during the weekday morning and evening peak hours. As such, Hannah Lane will be adequate in accommodating the traffic projected to be generated by the proposed development and will provide efficient and flexible access.

A southbound left-turn lane and a northbound right-turn lane warrant analysis were conducted for County Line Road at its intersection with Hannah Lane based on IDOT BDE requirements. Based on the analysis, it was determined that a southbound left-turn lane may be warranted. However, widening County Line Road to provide a southbound left-turn lane is not needed based on the following:

- The left-turn movement is projected to operate at a good LOS A during the peak hours.
- The results of the gap study discussed in the next section indicate that numerous gaps are available in the northbound traffic stream, allowing the southbound left-turn movements to be made with minimal delays.
- The site was previously approved for single-family homes that would have generated more traffic than the proposed development and a left-turn lane was not required at that time.
- Other minor roadways intersecting County Line Road within the area are not provided with left-turn lanes on County Line Road.
- The left-turn lane is warranted primarily due to the high volume of opposing northbound traffic and not the number of southbound left-turn movements.

Based on the aforementioned notes, a southbound left-turn lane on County Line Road should not be considered at this intersection. The warrant analyses are included in the Appendix.

Gap Study Evaluation

As previously indicated, a gap study was conducted on 55th Street at its intersection with Barton Lane and on County Line Road at its intersection with Hannah Lane. Based on a review of the gap study results presented in tables 4 and 5 and the estimated trip generation assignment presented in Figure 6, **Tables 10** and **11** show the number of available gaps compared to the number of required gaps that are needed to accommodate the projected development traffic turning to and from Barton Lane and Hannah Lane, respectively.

Table 10
REQUIRED GAPS AT 55TH STREET

Movement	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	Available Gaps	Required Gaps	Available Gaps	Required Gaps
Left Turns In	1,056	5	916	5
Right Turns Out	612	8	510	3
Left Turns Out	186	9	117	4

Table 11
REQUIRED GAPS AT COUNTY LINE ROAD

Movement	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	Available Gaps	Required Gaps	Available Gaps	Required Gaps
Left Turns In	780	3	1,028	3
Right Turns Out	421	5	585	2
Left Turns Out	179	6	149	2

As shown in Tables 10 and 11, there are sufficient gaps in traffic on 55th Street and County Line Road to accommodate the inbound left turns, outbound right turns, and outbound left turns for the weekday morning and evening peak hours of adjacent roadway traffic. This indicates that the intersections will operate adequately and will provide efficient access to the proposed development.

6. Conclusion

Based on the preceding analyses and recommendations, the following conclusions have been made:

- The site is well-located with respect to the local and regional roadway system.
- Given the number of homes proposed and age-targeted nature of the development, the proposed development will generate a low volume traffic during the peak hours and on a daily basis and will be less than what was previously approved.
- The results of the capacity analyses indicate that the traffic generated by the proposed development will not significantly impact traffic on 55th Street or County Line Road.
- The intersection of 55th Street with County Line Road will experience minimal increases in delay with an overall increase of approximately three seconds under future conditions.
- The existing access system serving the site, with Barton Lane off 55th Street and Hannah Lane off County Line Road, will ensure that flexible and efficient access is provided to serve the proposed development.
- The results of the gap study evaluation indicate that there will be sufficient gaps in the 55th Street and County Line Road traffic streams for projected site traffic to enter onto and exit off Barton Lane and Hannah Lane.

Appendix

Traffic Count Summary Sheets
Gap Study Results
Preliminary Site Plan
Year 2040 CMAP Letter
Level of Service Criteria
Capacity Analysis Summary Sheets
55th Street Turn Lane Warrant
County Line Road Turn Lane Warrants

Traffic Count Summary Sheets



Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990

Count Name: County Line Road with 55th Street
Site Code:
Start Date: 01/19/2017
Page No: 1

Turning Movement Data

Start Time	55th Street Eastbound						55th Street Westbound						County Line Road Northbound						County Line Road Southbound						
	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	U-Turn	Left	Thru	Right	Peds	App. Total	Int. Total
7:00 AM	0	25	143	26	0	194	0	11	142	12	0	165	0	68	64	13	0	145	0	5	23	10	0	38	542
7:15 AM	0	26	204	41	0	271	0	15	179	12	0	206	0	67	72	13	0	152	0	8	21	7	0	36	665
7:30 AM	0	34	174	38	0	246	0	14	165	27	0	206	0	75	102	9	0	186	0	1	47	30	0	78	716
7:45 AM	0	45	163	59	0	267	0	21	168	25	0	214	0	61	99	14	0	174	0	9	59	10	0	78	733
Hourly Total	0	130	684	164	0	978	0	61	654	76	0	791	0	271	337	49	0	657	0	23	150	57	0	230	2656
8:00 AM	0	25	157	48	0	230	0	21	176	24	0	221	0	83	63	9	0	155	0	2	42	9	0	53	659
8:15 AM	0	31	168	62	0	261	0	31	147	10	0	188	0	88	60	9	0	157	0	11	48	6	0	65	671
8:30 AM	0	20	148	48	0	216	0	24	133	17	0	174	0	97	76	17	0	190	0	14	56	19	0	89	669
8:45 AM	0	22	157	63	0	242	0	23	138	10	0	171	0	86	61	11	0	158	0	8	37	12	0	57	628
Hourly Total	0	98	630	221	0	949	0	99	594	61	0	754	0	354	260	46	0	660	0	35	183	46	0	264	2627
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4:00 PM	0	17	185	55	0	257	0	23	171	6	0	200	0	48	40	12	0	100	0	20	66	16	0	102	659
4:15 PM	0	18	211	77	0	306	0	29	194	5	0	228	0	46	40	12	0	98	0	14	57	24	0	95	727
4:30 PM	0	8	202	64	0	274	0	24	206	9	0	239	0	72	40	12	0	124	0	19	83	23	0	125	762
4:45 PM	0	10	185	77	0	272	0	24	228	9	0	261	0	60	48	22	0	130	0	17	69	30	0	116	779
Hourly Total	0	53	783	273	0	1109	0	100	799	29	0	928	0	226	168	58	0	452	0	70	275	93	0	438	2927
5:00 PM	0	25	183	72	0	280	0	25	200	19	0	244	0	62	30	20	0	112	0	15	77	29	0	121	757
5:15 PM	0	17	181	73	0	271	0	27	238	6	0	271	0	51	44	14	0	109	0	14	84	26	0	124	775
5:30 PM	0	20	192	64	0	276	0	19	208	11	0	238	0	46	38	13	0	97	0	14	65	23	0	102	713
5:45 PM	0	16	160	61	0	237	0	21	170	7	0	198	0	47	49	17	0	113	0	17	75	19	0	111	659
Hourly Total	0	78	716	270	0	1064	0	92	816	43	0	951	0	206	161	64	0	431	0	60	301	97	0	458	2904
Grand Total	0	359	2813	928	0	4100	0	352	2863	209	0	3424	0	1057	926	217	0	2200	0	188	909	293	0	1390	11114
Approach %	0.0	8.8	68.6	22.6	-	-	0.0	10.3	83.6	6.1	-	-	0.0	48.0	42.1	9.9	-	-	0.0	13.5	65.4	21.1	-	-	-
Total %	0.0	3.2	25.3	8.3	-	36.9	0.0	3.2	25.8	1.9	-	30.8	0.0	9.5	8.3	2.0	-	19.8	0.0	1.7	8.2	2.6	-	12.5	-
Lights	0	353	2770	913	-	4036	0	341	2828	203	-	3372	0	1044	916	215	-	2175	0	182	893	290	-	1365	10948
% Lights	-	98.3	98.5	98.4	-	98.4	-	96.9	98.8	97.1	-	98.5	-	98.8	98.9	99.1	-	98.9	-	96.8	98.2	99.0	-	98.2	98.5
Buses	0	2	11	5	-	18	0	7	5	1	-	13	0	2	2	0	-	4	0	4	12	2	-	18	53
% Buses	-	0.6	0.4	0.5	-	0.4	-	2.0	0.2	0.5	-	0.4	-	0.2	0.2	0.0	-	0.2	-	2.1	1.3	0.7	-	1.3	0.5
Single-Unit Trucks	0	3	22	9	-	34	0	4	20	3	-	27	0	9	6	1	-	16	0	0	3	1	-	4	81
% Single-Unit Trucks	-	0.8	0.8	1.0	-	0.8	-	1.1	0.7	1.4	-	0.8	-	0.9	0.6	0.5	-	0.7	-	0.0	0.3	0.3	-	0.3	0.7
Articulated Trucks	0	1	10	1	-	12	0	0	9	2	-	11	0	2	2	1	-	5	0	2	1	0	-	3	31
% Articulated Trucks	-	0.3	0.4	0.1	-	0.3	-	0.0	0.3	1.0	-	0.3	-	0.2	0.2	0.5	-	0.2	-	1.1	0.1	0.0	-	0.2	0.3
Bicycles on Road	0	0	0	0	-	0	0	0	1	0	-	1	0	0	0	0	-	0	0	0	0	0	-	0	1
% Bicycles on Road	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	-	0.0	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	-	0	-	-	-	-	-	-	0	-	-	-	-	-	0	-	-	-	-	0	-	-



Count Name: County Line Road with 55th Street
Site Code:
Start Date: 01/19/2017
Page No: 3

Turning Movement Peak Hour Data (7:30 AM)

[illegible]



Count Name: County Line Road with 55th Street
Site Code:
Start Date: 01/19/2017
Page No: 4

Turning Movement Peak Hour Data (4:30 PM)

Start Time	55th Street Eastbound							55th Street Westbound							County Line Road Northbound							County Line Road Southbound						
	U-Turn	Left	Thru	Right	Peds	App. Total		U-Turn	Left	Thru	Right	Peds	App. Total		U-Turn	Left	Thru	Right	Peds	App. Total		U-Turn	Left	Thru	Right	Peds	App. Total	Int. Total
4:30 PM	0	8	202	64	0	274		0	24	206	9	0	239		0	72	40	12	0	124		0	19	83	23	0	125	762
4:45 PM	0	10	185	77	0	272		0	24	228	9	0	261		0	60	48	22	0	130		0	17	69	30	0	116	779
5:00 PM	0	25	183	72	0	280		0	25	200	19	0	241		0	62	30	20	0	112		0	15	77	29	0	121	757
5:15 PM	0	17	181	73	0	271		0	27	238	6	0	271		0	51	44	14	0	109		0	14	84	26	0	124	775
Total	0	60	751	286	0	1097		0	100	872	43	0	1015		0	245	162	68	0	475		0	65	313	108	0	486	3073
Approach %	0.0	5.5	68.5	26.1	-	-		0.0	9.9	85.9	4.2	-	-		0.0	51.6	34.1	14.3	-	-		0.0	13.4	64.4	22.2	-	-	-
Total %	0.0	2.0	24.4	9.3	-	35.7		0.0	3.3	28.4	1.4	-	33.0		0.0	8.0	5.3	2.2	-	15.5		0.0	2.1	10.2	3.5	-	15.8	-
PHF	0.000	0.600	0.929	0.929	-	0.979		0.000	0.926	0.916	0.566	-	0.936		0.000	0.851	0.844	0.773	-	0.913		0.000	0.855	0.932	0.900	-	0.972	0.986
Lights	0	60	746	284	-	1090		0	99	868	43	-	1010		0	244	162	68	-	474		0	65	307	108	-	480	3054
% Lights	-	100.0	99.3	99.3	-	99.4		-	99.0	99.5	100.0	-	99.5		-	99.6	100.0	100.0	-	99.8		-	100.0	98.1	100.0	-	98.8	99.4
Buses	0	0	0	1	-	1		0	1	1	0	-	2		0	1	0	0	-	1		0	0	5	0	-	5	9
% Buses	-	0.0	0.0	0.3	-	0.1		-	1.0	0.1	0.0	-	0.2		-	0.4	0.0	0.0	-	0.2		-	0.0	1.6	0.0	-	1.0	0.3
Single-Unit Trucks	0	0	3	1	-	4		0	0	3	0	-	3		0	0	0	0	-	0		0	0	1	0	-	1	8
% Single-Unit Trucks	-	0.0	0.4	0.3	-	0.4		-	0.0	0.3	0.0	-	0.3		-	0.0	0.0	0.0	-	0.0		-	0.0	0.3	0.0	-	0.2	0.3
Articulated Trucks	0	0	2	0	-	2		0	0	0	0	-	0		0	0	0	0	-	0		0	0	0	0	-	0	2
% Articulated Trucks	-	0.0	0.3	0.0	-	0.2		-	0.0	0.0	0.0	-	0.0		-	0.0	0.0	0.0	-	0.0		-	0.0	0.0	0.0	-	0.0	0.1
Bicycles on Road	0	0	0	0	-	0		0	0	0	0	-	0		0	0	0	0	-	0		0	0	0	0	-	0	0
% Bicycles on Road	-	0.0	0.0	0.0	-	0.0		-	0.0	0.0	0.0	-	0.0		-	0.0	0.0	0.0	-	0.0		-	0.0	0.0	0.0	-	0.0	0.0
Pedestrians	-	-	-	-	0	-		-	-	-	-	0	-		-	-	-	-	0	-		-	-	-	-	0	-	-
% Pedestrians	-	-	-	-	-	-		-	-	-	-	-	-		-	-	-	-	-	-		-	-	-	-	-	-	-



Rosemont, Illinois, United States 60018
(847)518-9990

Turning Movement Data

Start Time	RML Specialty Hospital Access Drive					County Line Road					County Line Road							
	Westbound		Right		App. Total	Northbound		Right		Peds	App. Total	Southbound		Left		Thru	Peds	App. Total
U-Turn	Left	Peds	U-Turn	Right	Peds	App. Total	U-Turn	Thru	Right	Peds	App. Total	U-Turn	Thru	Left	Thru	Peds	App. Total	Int. Total
7:00 AM	0	3	2	0	0	5	0	135	8	0	143	0	52	8	0	60	208	
7:15 AM	0	5	4	0	0	9	0	165	3	0	168	0	68	6	0	74	251	
7:30 AM	0	14	7	0	0	21	0	171	7	0	178	0	96	5	0	101	300	
7:45 AM	0	7	1	0	0	8	0	160	11	0	171	0	123	6	0	129	308	
Hourly Total	0	29	14	0	0	43	0	631	29	0	660	0	339	25	0	364	1067	
8:00 AM	0	6	2	0	0	8	0	151	10	0	161	0	111	8	0	119	288	
8:15 AM	0	4	3	0	0	7	0	154	10	0	164	0	136	6	0	142	313	
8:30 AM	0	3	3	0	0	6	0	164	6	0	170	0	130	3	0	130	306	
8:45 AM	0	0	2	0	0	2	0	156	2	0	158	0	114	7	0	121	281	
Hourly Total	0	13	10	0	0	23	0	625	28	0	653	0	488	24	0	512	1188	
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
4:00 PM	0	0	1	0	0	1	0	98	3	0	101	0	151	1	0	152	254	
4:15 PM	0	8	4	0	0	12	0	95	4	0	99	0	156	4	0	160	271	
4:30 PM	0	9	6	0	0	15	0	122	1	0	123	0	165	5	0	170	308	
4:45 PM	0	2	7	0	0	9	0	124	2	0	126	0	178	0	0	178	313	
Hourly Total	0	19	18	0	0	37	0	439	10	0	449	0	650	10	0	660	1146	
5:00 PM	0	6	9	0	0	15	0	107	2	0	109	0	164	2	0	166	290	
5:15 PM	0	4	9	0	0	13	0	108	2	0	110	0	172	3	0	175	288	
5:30 PM	0	10	2	0	0	12	0	97	2	0	99	0	147	3	0	150	261	
5:45 PM	0	4	2	0	0	6	0	107	2	0	109	0	152	2	0	154	269	
Hourly Total	0	24	22	0	0	46	0	419	8	0	427	0	635	10	0	645	1118	
Grand Total	0	85	64	0	0	149	0	2114	75	0	2189	0	2112	69	0	2181	4519	
Approach %	0.0	57.0	43.0	-	-	-	0.0	96.6	3.4	-	-	0.0	96.8	3.2	-	-	-	
Total %	0.0	1.9	1.4	-	-	3.3	0.0	46.8	1.7	-	48.4	0.0	46.7	1.5	-	48.3	-	
Lights	0	85	63	-	-	148	0	2092	75	-	2167	0	2079	65	-	2144	4459	
% Lights	-	100.0	98.4	-	-	99.3	-	99.0	100.0	-	99.0	-	98.4	94.2	-	98.3	98.7	
Buses	0	0	0	-	-	0	0	2	0	-	2	0	16	0	-	16	18	
% Buses	-	0.0	0.0	-	-	0.0	-	0.1	0.0	-	0.1	-	0.8	0.0	-	0.7	0.4	
Single-Unit Trucks	0	0	1	-	-	1	0	15	0	-	15	0	15	4	-	19	35	
% Single-Unit Trucks	-	0.0	1.6	-	-	0.7	-	0.7	0.0	-	0.7	-	0.7	5.8	-	0.9	0.8	
Articulated Trucks	0	0	0	-	-	0	0	5	0	-	5	0	2	0	-	2	7	
% Articulated Trucks	-	0.0	0.0	-	-	0.0	-	0.2	0.0	-	0.2	-	0.1	0.0	-	0.1	0.2	
Bicycles on Road	0	0	0	-	-	0	0	0	0	-	0	0	0	0	-	0	0	
% Bicycles on Road	-	0.0	0.0	-	-	0.0	-	0.0	0.0	-	0.0	-	0.0	0.0	-	0.0	0.0	
Pedestrians	-	-	-	-	0	-	-	-	-	0	-	-	-	-	-	-	-	
% Pedestrians	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	



Count Name: County Line Road with RML
Specialty Hospital Access Drive
Site Code:
Start Date: 01/19/2017
Page No: 2

Turning Movement Peak Hour Data (7:30 AM)

[illegible]



Count Name: County Line Road with RML
Specialty Hospital Access Drive
Site Code:
Start Date: 01/19/2017
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Turning Movement Peak Hour Data (4:30 PM)

[illegible]

Gap Study Results



Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990 nbutter@kloainc.com

Count Name: 55th Street Gap Study

Site Code:

Start Date: 01/19/2017

Page No: 1

Combined Direction

Start Time	2.0-28.0																											
	2.0-3.0	3.0-4.0	4.0-5.0	5.0-6.0	6.0-7.0	7.0-8.0	8.0-9.0	9.0-10.0	10.0-11.0	11.0-12.0	12.0-13.0	13.0-14.0	14.0-15.0	15.0-16.0	16.0-17.0	17.0-18.0	18.0-19.0	19.0-20.0	20.0-21.0	21.0-22.0	22.0-23.0	23.0-24.0	24.0-25.0	25.0-26.0	26.0-27.0	27.0-28.0	Total	
7:30 AM	31	30	9	8	4	3	3	1	3	1	2	0	1	1	0	2	0	1	1	0	1	1	1	0	0	0	0	104
7:45 AM	33	24	20	9	8	5	3	3	3	1	0	1	2	0	0	1	1	0	0	0	0	0	0	0	0	0	0	114
8:00 AM	39	17	11	9	6	2	2	2	2	2	3	1	1	1	0	2	0	0	1	1	0	0	0	1	0	0	2	105
8:15 AM	25	22	10	10	10	3	6	1	0	2	3	1	0	1	0	1	1	0	0	2	0	0	0	0	0	0	1	99
4:30 PM	33	20	5	8	8	4	4	1	1	3	2	1	3	1	1	0	0	0	1	0	1	0	0	0	0	0	0	97
4:45 PM	40	19	11	13	7	5	3	3	1	1	1	1	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	107
5:00 PM	41	17	12	13	7	3	1	0	2	0	1	1	0	1	0	0	0	0	0	0	1	1	0	0	0	0	0	101
5:15 PM	41	22	9	4	3	2	4	4	1	0	1	0	0	0	1	1	0	0	1	0	0	0	0	0	0	0	1	95
Total	283	171	87	74	53	27	26	15	13	10	13	6	8	5	3	7	2	1	4	3	3	2	1	1	0	0	4	822
Total %	34.4	20.8	10.6	9.0	6.4	3.3	3.2	1.8	1.6	1.2	1.6	0.7	1.0	0.6	0.4	0.9	0.2	0.1	0.5	0.4	0.4	0.2	0.1	0.1	0.0	0.0	0.5	100.0



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Count Name: 55th Street Gap Study
Site Code:
Start Date: 01/19/2017
Page No: 2

Westbound (Westbound)

Start Time	Time Periods (15-minute intervals)																											
	2.0-3.0	3.0-4.0	4.0-5.0	5.0-6.0	6.0-7.0	7.0-8.0	8.0-9.0	9.0-10.0	10.0-11.0	11.0-12.0	12.0-13.0	13.0-14.0	14.0-15.0	15.0-16.0	16.0-17.0	17.0-18.0	18.0-19.0	19.0-20.0	20.0-21.0	21.0-22.0	22.0-23.0	23.0-24.0	24.0-25.0	25.0-26.0	26.0-27.0	27.0-28.0	28.0-100.7	Total
7:30 AM	23	24	7	8	3	3	7	0	4	2	2	1	1	1	1	0	0	0	0	1	2	2	1	0	0	0	4	97
7:45 AM	20	18	16	8	11	5	3	1	6	0	0	2	2	1	0	1	2	1	0	1	0	1	0	0	1	0	2	102
8:00 AM	35	17	6	8	8	5	1	3	2	2	3	1	0	1	0	1	0	1	2	1	1	1	1	2	0	1	2	105
8:15 AM	24	17	9	9	8	3	5	1	2	3	7	0	0	4	1	1	1	0	0	3	1	0	0	0	0	0	2	101
4:30 PM	31	15	7	7	10	10	6	0	4	2	3	1	3	0	1	2	0	0	2	1	1	0	0	0	1	0	0	107
4:45 PM	31	23	6	9	7	7	4	3	2	1	1	1	4	1	1	1	0	0	1	2	0	0	0	0	0	0	2	107
5:00 PM	22	16	13	15	8	2	2	1	2	1	1	1	1	0	1	0	0	0	1	1	2	1	1	0	0	0	3	95
5:15 PM	33	19	16	8	7	3	5	2	3	1	0	3	1	0	0	0	1	1	0	0	0	2	0	0	0	0	2	107
Total	219	149	80	72	62	38	33	11	25	12	17	10	12	8	5	6	4	3	6	10	7	7	3	2	2	1	17	821
Total %	26.7	18.1	9.7	8.8	7.6	4.6	4.0	1.3	3.0	1.5	2.1	1.2	1.5	1.0	0.6	0.7	0.5	0.4	0.7	1.2	0.9	0.9	0.4	0.2	0.2	0.1	2.1	100.0



Kenig Lindgren O'Hara Aboona, Inc.
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Count Name: 55th Street Gap Study
Site Code:
Start Date: 01/19/2017
Page No: 3

Eastbound (Eastbound)

Start Time	Time Periods																												Total	
	2.0-3.0	3.0-4.0	4.0-5.0	5.0-6.0	6.0-7.0	7.0-8.0	8.0-9.0	9.0-10.0	10.0-11.0	11.0-12.0	12.0-13.0	13.0-14.0	14.0-15.0	15.0-16.0	16.0-17.0	17.0-18.0	18.0-19.0	19.0-20.0	20.0-21.0	21.0-22.0	22.0-23.0	23.0-24.0	24.0-25.0	25.0-26.0	26.0-27.0	27.0-28.0	28.0-29.0			
7:30 AM	11	9	5	4	1	0	0	1	0	0	0	0	0	0	1	2	1	3	1	0	1	1	0	1	0	1	0	8	50	
7:45 AM	21	8	3	6	3	3	1	3	2	0	1	2	0	2	1	1	0	1	0	2	1	0	2	1	1	0	1	0	6	71
8:00 AM	14	11	3	1	0	1	2	1	0	0	1	1	0	0	0	1	0	2	0	0	0	0	0	1	0	1	0	1	10	50
8:15 AM	12	13	4	4	1	2	2	0	3	0	1	1	1	0	2	1	1	0	0	0	1	0	0	0	0	2	0	8	59	
4:30 PM	19	7	2	1	2	0	3	1	2	2	3	0	1	2	2	1	0	2	0	1	0	1	2	1	0	0	0	5	60	
4:45 PM	16	6	5	3	1	3	5	2	4	2	1	0	0	4	1	2	0	0	1	1	1	0	0	0	0	0	1	7	66	
5:00 PM	19	10	5	2	3	3	2	1	2	2	1	1	2	0	0	1	0	0	0	1	2	1	0	0	0	0	0	7	65	
5:15 PM	23	10	3	5	0	2	3	3	0	0	2	2	0	1	1	3	1	0	0	0	2	0	0	0	0	0	2	4	67	
Total	135	74	30	26	11	14	18	12	13	6	10	7	4	9	8	12	3	8	2	5	8	3	4	4	4	3	4	55	488	
Total %	27.7	15.2	6.1	5.3	2.3	2.9	3.7	2.5	2.7	1.2	2.0	1.4	0.8	1.8	1.6	2.5	0.6	1.6	0.4	1.0	1.6	0.6	0.8	0.8	0.6	0.8	11.3	100.0		



Kenig Lindgren O'Hara Aboona, Inc.
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Count Name: County Line Road Gap Study
Site Code:
Start Date: 01/19/2017
Page No: 1

Combined Direction

Start Time	Time Intervals																												Total
	2.0- 3.0	3.0- 4.0	4.0- 5.0	5.0- 6.0	6.0- 7.0	7.0- 8.0	8.0- 9.0	9.0- 10.0	10.0- 11.0	11.0- 12.0	12.0- 13.0	13.0- 14.0	14.0- 15.0	15.0- 16.0	16.0- 17.0	17.0- 18.0	18.0- 19.0	19.0- 20.0	20.0- 21.0	21.0- 22.0	22.0- 23.0	23.0- 24.0	24.0- 25.0	25.0- 26.0	26.0- 27.0	27.0- 28.0	28.0- 29.0		
7:30 AM	44	23	18	13	6	1	4	2	5	2	2	0	1	1	0	0	0	0	0	2	0	0	1	0	0	0	0	125	
7:45 AM	54	24	19	5	2	8	2	5	3	1	0	1	1	2	0	1	0	0	0	0	1	0	0	0	0	0	0	129	
8:00 AM	50	18	10	13	3	3	1	3	4	0	0	1	2	1	1	0	1	1	3	0	0	0	0	1	0	0	0	116	
8:15 AM	53	17	14	7	5	2	2	1	0	0	3	1	1	2	1	1	0	0	1	0	0	0	1	0	0	0	1	113	
4:30 PM	52	22	11	12	10	7	4	4	1	3	3	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	133	
4:45 PM	48	28	18	13	5	7	6	4	5	3	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	139	
5:00 PM	58	24	9	11	6	6	3	6	0	3	1	2	1	1	0	2	0	1	0	0	0	0	0	0	0	0	0	134	
5:15 PM	57	31	15	12	9	3	4	1	1	2	3	1	0	0	0	0	0	1	0	1	0	0	0	0	0	0	0	142	
Total	416	187	114	86	46	37	26	26	19	14	13	7	7	8	3	5	2	2	5	2	2	2	0	2	1	0	0	1031	
Total %	40.3	18.1	11.1	8.3	4.5	3.6	2.5	2.5	1.8	1.4	1.3	0.7	0.7	0.8	0.3	0.5	0.2	0.2	0.5	0.2	0.2	0.0	0.2	0.1	0.0	0.0	0.1	100.0	



Kenig Lindgren O'Hara Aboona, Inc.
9575 W. Higgins Rd., Suite 400

Rosemont, Illinois, United States 60018
(847)518-9990 nbutter@kloainc.com

Count Name: County Line Road Gap Study

Site Code:

Start Date: 01/19/2017

Page No: 2

Southbound (Southbound)

Start Time	2.0- 3.0	3.0- 4.0	4.0- 5.0	5.0- 6.0	6.0- 7.0	7.0- 8.0	8.0- 9.0	9.0- 10.0	10.0- 11.0	11.0- 12.0	12.0- 13.0	13.0- 14.0	14.0- 15.0	15.0- 16.0	16.0- 17.0	17.0- 18.0	18.0- 19.0	19.0- 20.0	20.0- 21.0	21.0- 22.0	22.0- 23.0	23.0- 24.0	24.0- 25.0	25.0- 26.0	26.0- 27.0	27.0- 28.0	28.0- 29.0	Total
7:30 AM	13	6	8	5	6	2	5	1	0	6	1	0	1	2	0	2	2	0	1	2	0	1	1	2	0	1	6	74
7:45 AM	20	14	11	3	3	2	4	2	4	3	1	1	1	2	0	1	1	1	1	1	0	0	2	1	1	0	6	86
8:00 AM	28	12	9	7	2	1	1	1	3	2	2	3	2	1	0	1	0	0	0	1	2	0	0	1	3	0	5	87
8:15 AM	29	10	7	8	7	8	2	1	2	1	2	4	0	1	1	1	4	0	2	0	0	2	1	0	0	0	2	97
4:30 PM	34	10	11	11	8	3	8	4	3	2	3	0	2	0	1	1	4	0	2	3	1	0	0	0	0	0	0	111
4:45 PM	42	20	11	15	8	10	5	4	2	4	2	1	3	0	1	0	0	0	0	2	0	0	0	1	0	0	2	133
5:00 PM	39	23	7	8	9	6	1	6	0	2	2	1	3	3	1	2	0	1	0	1	0	1	1	0	0	1	1	119
5:15 PM	39	25	18	10	7	4	3	3	4	5	3	1	3	0	1	0	1	0	0	1	0	0	1	0	3	0	0	131
Total	244	120	85	66	51	35	29	22	18	25	16	11	15	9	5	8	12	2	6	11	3	4	5	8	4	2	22	838
Total %	29.1	14.3	10.1	7.9	6.1	4.2	3.5	2.6	2.1	3.0	1.9	1.3	1.8	1.1	0.6	1.0	1.4	0.2	0.7	1.3	0.4	0.5	0.6	1.0	0.5	0.2	2.6	100.0



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Count Name: County Line Road Gap Study
Site Code:
Start Date: 01/19/2017
Page No: 3

Northbound (Northbound)

Start Time	2.0- 3.0	3.0- 4.0	4.0- 5.0	5.0- 6.0	6.0- 7.0	7.0- 8.0	8.0- 9.0	9.0- 10.0	10.0- 11.0	11.0- 12.0	12.0- 13.0	13.0- 14.0	14.0- 15.0	15.0- 16.0	16.0- 17.0	17.0- 18.0	18.0- 19.0	19.0- 20.0	20.0- 21.0	21.0- 22.0	22.0- 23.0	23.0- 24.0	24.0- 25.0	25.0- 26.0	26.0- 27.0	27.0- 28.0	28.0- 29.0	Total
7:30 AM	38	24	13	8	6	2	2	1	2	1	2	0	3	1	1	0	0	0	0	0	0	0	0	0	0	0	5	109
7:45 AM	35	19	17	4	3	7	4	0	4	0	2	1	1	0	1	0	1	0	0	0	1	0	0	1	0	1	5	107
8:00 AM	38	9	10	16	1	3	2	2	1	0	0	5	1	1	1	2	1	2	1	1	1	1	0	0	0	1	3	103
8:15 AM	42	26	8	9	3	3	3	1	1	0	0	1	0	3	0	1	1	0	1	0	1	0	0	2	0	0	3	109
4:30 PM	24	18	5	4	6	4	2	2	3	2	1	1	1	2	2	1	3	1	1	0	1	0	0	2	0	1	4	91
4:45 PM	31	10	7	8	4	5	3	2	1	4	1	1	0	0	2	4	1	0	3	0	0	0	1	0	1	0	5	94
5:00 PM	18	7	6	5	2	3	5	2	1	1	1	1	3	1	0	1	1	1	1	2	0	0	0	1	1	1	7	72
5:15 PM	22	11	6	9	4	2	5	2	2	3	0	1	0	3	1	0	0	0	1	1	0	0	0	0	0	3	8	84
Total	248	124	72	63	29	29	26	12	15	11	7	11	9	11	8	9	8	4	8	4	4	1	1	6	2	7	40	769
Total %	32.2	16.1	9.4	8.2	3.8	3.8	3.4	1.6	2.0	1.4	0.9	1.4	1.2	1.4	1.0	1.2	1.0	0.5	1.0	0.5	0.5	0.1	0.1	0.8	0.3	0.9	5.2	100.0

Preliminary Site Plan

Year 2040 CMAP Letter



Chicago Metropolitan
Agency for Planning

233 South Wacker Drive
Suite 800
Chicago, Illinois 60606
312 454 0400
www.cmap.illinois.gov

November 3, 2016

Nicholas J. Butler
Consultant
Kenig, Lindgren, O'Hara and Aboona, Inc.
9575 West Higgins Road
Suite 400
Rosemont, IL 60018

Subject: 55th Street @ County Line Road
DuPage County DOT

Dear Mr. Butler:

In response to a request made on your behalf and dated November 3, 2016, we have developed year 2040 average daily traffic (ADT) projections for the subject location.

INTERSECTION	West Leg	North Leg	East Leg	South Leg
55 th Street @ County Line Road	22,900	9,800	21,000	13,900

Traffic projections are developed using existing ADT data provided in the request letter and the results from the October 2016 CMAP Travel Demand Analysis. The regional travel model uses CMAP 2040 socioeconomic projections and assumes the implementation of the GO TO 2040 Comprehensive Regional Plan for the Northeastern Illinois area.

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

Sincerely,

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

cc: Loper (DuPage County DOT)
S:\AdminGroups\ResearchAnalysis\SmallAreaTrafficForecasts_CY16\Hinsdale\du-52-16\du-52-16.docx

Level of Service Criteria

LEVEL OF SERVICE CRITERIA

Signalized Intersections

Level of Service	Interpretation	Average Control Delay (seconds per vehicle)
A	Favorable progression. Most vehicles arrive during the green indication and travel through the intersection without stopping.	≤ 10
B	Good progression, with more vehicles stopping than for Level of Service A.	$> 10 - 20$
C	Individual cycle failures (i.e., one or more queued vehicles are not able to depart as a result of insufficient capacity during the cycle) may begin to appear. Number of vehicles stopping is significant, although many vehicles still pass through the intersection without stopping.	$> 20 - 35$
D	The volume-to-capacity ratio is high and either progression is ineffective or the cycle length is too long. Many vehicles stop and individual cycle failures are noticeable.	$> 35 - 55$
E	Progression is unfavorable. The volume-to-capacity ratio is high and the cycle length is long. Individual cycle failures are frequent.	$> 55 - 80$
F	The volume-to-capacity ratio is very high, progression is very poor and the cycle length is long. Most cycles fail to clear the queue.	> 80.0

Unsignalized Intersections

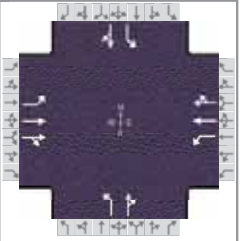
Level of Service	Average Total Delay (SEC/VEH)
A	0 - 10
B	$> 10 - 15$
C	$> 15 - 25$
D	$> 25 - 35$
E	$> 35 - 50$
F	> 50

Source: *Highway Capacity Manual*, 2010.

Capacity Analysis Sheets

HCS 2010 Signalized Intersection Input Data

General Information				Intersection Information	
Agency	KLOA, Inc.			Duration, h	0.25
Analyst	NJB	Analysis Date	7/15/2016	Area Type	Other
Jurisdiction	IDOT	Time Period	AM	PHF	0.95
Urban Street	55th Street	Analysis Year	2017	Analysis Period	1 > 7:00
Intersection	55th Street with County...	File Name	55th and County Line AMEX.xus		
Project Description	Existing AM Peak Hour				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	135	662	207	87	656	86	307	324	41	23	197	55

Signal Information													
Cycle, s	122.7	Reference Phase	2										
Offset, s	0	Reference Point	Begin										
Uncoordinated	Yes	Simult. Gap E/W	On	Green	5.7	1.9	53.5	3.5	12.5	23.0			
Force Mode	Fixed	Simult. Gap N/S	On	Yellow	3.5	0.0	4.5	3.5	3.5	4.5			
				Red	0.0	0.0	1.5	0.0	0.0	1.5			

Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	135	662	207	87	656	86	307	324	41	23	197	55
Initial Queue (Q_0), veh/h	0	0	0	0	0	0	0	0	0	0	0	0
Base Saturation Flow Rate (s_0), veh/h	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Parking (N_m), man/h	0	L			None			None			None	
Heavy Vehicles (P_{HV}), %	2	2		5	2		2	2		9	1	
Ped / Bike / RTOR, /h	0	0	0	0	0	0	0	0	0	0	0	0
Buses (N_b), buses/h	0	0	0	0	0	0	0	0	0	0	0	0
Arrival Type (AT)	3	3	3	3	3	3	3	3	3	3	3	3
Upstream Filtering (I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lane Width (W), ft	12.0	12.0		12.0	12.0		12.0	12.0		12.0	12.0	
Turn Bay Length, ft	165	0		165	0		115	0		85	0	
Grade (P_g), %		0			0			0			0	
Speed Limit, mi/h	35	35	35	35	35	35	35	35	35	25	25	25

Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s	20.0	55.0	20.0	55.0	20.0	45.0	20.0	45.0
Yellow Change Interval (Y), s	3.5	4.5	3.5	4.5	3.5	4.5	3.5	4.5
Red Clearance Interval (R_c), s	0.0	1.5	0.0	1.5	0.0	1.5	0.0	1.5
Minimum Green (G_{min}), s	3	15	3	15	3	8	3	8
Start-Up Lost Time (l_t), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Extension of Effective Green (e), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Passage (PT), s	3.0	7.0	3.0	7.0	3.0	4.0	3.0	4.0
Recall Mode	Off	Min	Off	Min	Off	Off	Off	Off
Dual Entry	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Walk ($Walk$), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Pedestrian Clearance Time (PC), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

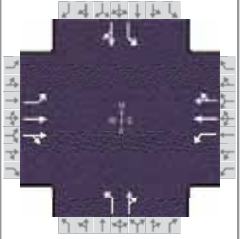
Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0	No	25	0	No	25	0	No	25	0	No	25
Walkway / Crosswalk Width / Length, ft	9.0	12	0	9.0	12	0	9.0	12	0	9.0	12	0
Street Width / Island / Curb	0	0	No	0	0	No	0	0	No	0	0	No
Width Outside / Bike Lane / Shoulder, ft	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0
Pedestrian Signal / Occupied Parking	No	0.50		No	0.50		No	0.50		No	0.50	

HCS 2010 Signalized Intersection Results Summary

General Information

Agency	KLOA, Inc.		
Analyst	NJB	Analysis Date	7/15/2016
Jurisdiction	IDOT	Time Period	AM
Urban Street	55th Street	Analysis Year	2017
Intersection	55th Street with County...	File Name	55th and County L
Project Description	Existing AM Peak Hour		

Intersection Information



Demand Information

	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (ν), veh/h	135	662	207	87	656	86	307	324	41	23	197	55

Signal Information

Cycle, s	122.7	Reference Phase	2
Offset, s	0	Reference Point	Begin
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Timer Results

	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	11.1	61.4	9.2	59.5	23.0	45.1	7.0	29.0
Change Period, ($Y+R_c$), s	3.5	6.0	3.5	6.0	3.5	6.0	3.5	6.0
Max Allow Headway (MAH), s	4.0	11.9	4.0	11.9	4.0	5.1	4.2	5.1
Queue Clearance Time (g_s), s	7.3	25.2	5.6	20.9	19.4	24.3	3.4	19.1
Green Extension Time (g_e), s	0.3	29.1	0.2	32.7	0.1	3.7	0.0	3.9
Phase Call Probability	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Max Out Probability	0.00	0.98	0.00	0.97	1.00	0.04	0.00	0.01

Movement Group Results

Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (ν), veh/h	142	477	438	92	398	383	323	384		24	265	
Adjusted Saturation Flow Rate (s), veh/h/ln	1774	1863	1710	1723	1863	1787	1774	1826		1660	1810	
Queue Service Time (g_s), s	5.3	23.2	23.2	3.6	18.8	18.9	17.4	22.3		1.4	17.1	
Cycle Queue Clearance Time (g_c), s	5.3	23.2	23.2	3.6	18.8	18.9	17.4	22.3		1.4	17.1	
Green Ratio (g/C)	0.50	0.45	0.45	0.48	0.44	0.44	0.36	0.32		0.22	0.19	
Capacity (c), veh/h	364	841	772	285	812	779	394	582		218	340	
Volume-to-Capacity Ratio (X)	0.391	0.567	0.567	0.321	0.490	0.491	0.820	0.661		0.111	0.780	
Back of Queue (Q), ft/ln (95 th percentile)	100.8	405.9	373.8	67.9	341.6	326.4	344.1	391.8		29.1	328	
Back of Queue (Q), veh/ln (95 th percentile)	4.0	16.0	15.0	2.6	13.5	13.1	13.5	15.4		1.1	13.0	
Queue Storage Ratio (RQ) (95 th percentile)	0.61	0.00	0.00	0.41	0.00	0.00	2.99	0.00		0.34	0.00	
Uniform Delay (d_1), s/veh	18.5	24.8	24.8	19.9	24.8	24.8	32.5	36.1		38.6	47.4	
Incremental Delay (d_2), s/veh	0.7	2.8	3.0	0.6	2.1	2.2	12.5	2.4		0.2	5.5	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Control Delay (d), s/veh	19.2	27.6	27.8	20.6	26.9	27.0	45.0	38.5		38.8	52.9	
Level of Service (LOS)	B	C	C	C	C	C	D	D		D	D	
Approach Delay, s/veh / LOS	26.5	C		26.3	C		41.5	D		51.7	D	
Intersection Delay, s/veh / LOS	32.6						C					

Multimodal Results

	EB			WB			NB			SB		
Pedestrian LOS Score / LOS	2.3	B		2.3	B		2.8	C		2.9	C	
Bicycle LOS Score / LOS	1.4	A		1.2	A		1.7	A		1.0	A	

HCS 2010 Signalized Intersection Intermediate Values

General Information				Intersection Information	
Agency	KLOA, Inc.			Duration, h	0.25
Analyst	NJB	Analysis Date	7/15/2016	Area Type	Other
Jurisdiction	IDOT	Time Period	AM	PHF	0.95
Urban Street	55th Street	Analysis Year	2017	Analysis Period	1> 7:00
Intersection	55th Street with County...	File Name	55th and County Line AMEX.xus		
Project Description	Existing AM Peak Hour				

Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (ν), veh/h	135	662	207	87	656	86	307	324	41	23	197	55

Signal Information												
Cycle, s	122.7	Reference Phase	2									
Offset, s	0	Reference Point	Begin									
Uncoordinated	Yes	Simult. Gap E/W	On									
Force Mode	Fixed	Simult. Gap N/S	On									

	EB			WB			NB			SB		
Saturation Flow / Delay	L	T	R	L	T	R	L	T	R	L	T	R
Lane Width Adjustment Factor (f_w)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Heavy Vehicle Adjustment Factor (f_{HV})	0.980	0.980	1.000	0.952	0.980	1.000	0.980	0.980	1.000	0.917	0.990	1.000
Approach Grade Adjustment Factor (f_g)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Parking Activity Adjustment Factor (f_p)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Bus Blockage Adjustment Factor (f_{bb})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Area Type Adjustment Factor (f_a)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Lane Utilization Adjustment Factor (f_{LU})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Left-Turn Adjustment Factor (f_{LT})	0.952	0.000		0.952	0.000		0.952	0.000		0.952	0.000	
Right-Turn Adjustment Factor (f_{RT})		0.918	0.918		0.959	0.959		0.980	0.980		0.962	0.962
Left-Turn Pedestrian Adjustment Factor (f_{LPB})	1.000			1.000			1.000			1.000		
Right-Turn Ped-Bike Adjustment Factor (f_{RPB})			1.000			1.000			1.000			1.000
Movement Saturation Flow Rate (s), veh/h	1774	2722	851	1723	3227	423	1774	1621	205	1660	1415	395
Proportion of Vehicles Arriving on Green (P)	0.06	0.45	0.45	0.05	0.44	0.44	0.16	0.32	0.32	0.03	0.19	0.19
Incremental Delay Factor (k)	0.11	0.50	0.50	0.11	0.50	0.50	0.35	0.20		0.11	0.15	

Signal Timing / Movement Groups	EBL	EBT/R	WBL	WBT/R	NBL	NBT/R	SBL	SBT/R
Lost Time (t_L)	3.5	6.0	3.5	6.0	3.5	6.0	3.5	6.0
Green Ratio (g/C)	0.50	0.45	0.48	0.44	0.36	0.32	0.22	0.19
Permitted Saturation Flow Rate (s_p), veh/h/ln	689	0	591	0	1110	0	931	0
Shared Saturation Flow Rate (s_{sh}), veh/h/ln								
Permitted Effective Green Time (g_p), s	53.9	0.0	53.5	0.0	25.0	0.0	23.0	0.0
Permitted Service Time (g_u), s	34.6	0.0	30.2	0.0	5.9	0.0	14.8	0.0
Permitted Queue Service Time (g_{ps}), s	5.0		4.3		5.9		0.2	
Time to First Blockage (g_t), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Queue Service Time Before Blockage (g_{ts}), s								
Protected Right Saturation Flow (s_R), veh/h/ln								
Protected Right Effective Green Time (g_R), s								

Multimodal	EB		WB		NB		SB	
Pedestrian F_w / F_v	1.557	0.00	1.557	0.00	2.107	0.00	2.107	0.00
Pedestrian F_s / F_{delay}	0.000	0.117	0.000	0.119	0.000	0.134	0.000	0.148
Pedestrian M_{corner} / M_{cw}								
Bicycle c_b / d_b	903.26	18.45	872.40	19.50	637.00	28.49	375.60	40.46
Bicycle F_w / F_v	-3.64	0.87	-3.64	0.72	-3.64	1.17	-3.64	0.48

--- Messages ---

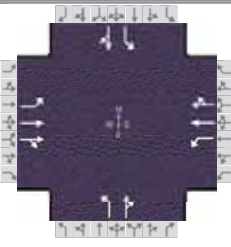
WARNING: Since queue spillover from turn lanes and spillback into upstream intersections is not accounted for in the HCM procedures, use of a simulation tool may be advised in situations where the Queue Storage Ratio exceeds 1.0.

--- Comments ---

HCS 2010 Signalized Intersection Input Data

General Information						Intersection Information															
Agency	KLOA, Inc.					Duration, h	0.25														
Analyst	NJB		Analysis Date	7/15/2016		Area Type	Other														
Jurisdiction	IDOT		Time Period	PM		PHF	0.99														
Urban Street	55th Street		Analysis Year	2017		Analysis Period	1 > 7:00														
Intersection	55th Street with County...		File Name	55th and County Line PMEX.xus																	
Project Description		Existing PM Peak Hour																			
Demand Information						EB			WB			NB			SB						
Approach Movement						L	T	R	L	T	R	L	T	R	L	T	R				
Demand (v), veh/h						60	751	286	100	872	43	245	179	68	65	313	108				
Signal Information																					
Cycle, s	129.1	Reference Phase	2																		
Offset, s	0	Reference Point	Begin																		
Uncoordinated	Yes	Simult. Gap E/W	On																		
Force Mode	Fixed	Simult. Gap N/S	On																		
Green						4.6	1.7	54.1	5.5	5.8	34.9										
Yellow						3.5	0.0	4.5	3.5	3.5	4.5										
Red						0.0	0.0	1.5	0.0	0.0	1.5										
Traffic Information						EB			WB			NB			SB						
Approach Movement						L	T	R	L	T	R	L	T	R	L	T	R				
Demand (v), veh/h						60	751	286	100	872	43	245	179	68	65	313	108				
Initial Queue (Q_b), veh/h						0	0	0	0	0	0	0	0	0	0	0	0				
Base Saturation Flow Rate (s_o), veh/h						1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900				
Parking (N_m), man/h						0	L			None			None			None					
Heavy Vehicles (P_{HV}), %						0	1		1	1		1	0		0	2					
Ped / Bike / RTOR, /h						0	0	0	0	0	0	0	0	0	0	0	0				
Buses (N_b), buses/h						0	0	0	0	0	0	0	0	0	0	0	0				
Arrival Type (AT)						3	3	3	3	3	3	3	3	3	3	3	3				
Upstream Filtering (I)						1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00				
Lane Width (W), ft						12.0	12.0		12.0	12.0		12.0	12.0		12.0	12.0					
Turn Bay Length, ft						165	0		165	0		115	0		85	0					
Grade (P_g), %							0			0			0			0					
Speed Limit, mi/h						35	35	35	35	35	35	35	35	35	25	25	25				
Phase Information						EBL		EBT		WBL		WBT		NBL		NBT		SBL		SBT	
Maximum Green (G_{max}) or Phase Split, s						20.0		55.0		20.0		55.0		20.0		45.0		20.0		45.0	
Yellow Change Interval (Y), s						3.5		4.5		3.5		4.5		3.5		4.5		3.5		4.5	
Red Clearance Interval (R_c), s						0.0		1.5		0.0		1.5		0.0		1.5		0.0		1.5	
Minimum Green (G_{min}), s						3		15		3		15		3		8		3		8	
Start-Up Lost Time (I_l), s						2.0		2.0		2.0		2.0		2.0		2.0		2.0		2.0	
Extension of Effective Green (e), s						2.0		2.0		2.0		2.0		2.0		2.0		2.0		2.0	
Passage (PT), s						3.0		7.0		3.0		7.0		3.0		4.0		3.0		4.0	
Recall Mode						Off		Min		Off		Min		Off		Off		Off		Off	
Dual Entry						Yes		Yes		Yes		Yes		Yes		Yes		Yes		Yes	
Walk ($Walk$), s						0.0		0.0		0.0		0.0		0.0		0.0		0.0		0.0	
Pedestrian Clearance Time (PC), s						0.0		0.0		0.0		0.0		0.0		0.0		0.0		0.0	
Multimodal Information						EB			WB			NB			SB						
85th % Speed / Rest in Walk / Corner Radius						0	No	25	0	No	25	0	No	25	0	No	25				
Walkway / Crosswalk Width / Length, ft						9.0	12	0	9.0	12	0	9.0	12	0	9.0	12	0				
Street Width / Island / Curb						0	0	No	0	0	No	0	0	No	0	0	No				
Width Outside / Bike Lane / Shoulder, ft						12	5.0	2.0	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0				
Pedestrian Signal / Occupied Parking						No		0.50	No		0.50	No		0.50	No		0.50				

HCS 2010 Signalized Intersection Results Summary

General Information				Intersection Information		
Agency	KLOA, Inc.			Duration, h	0.25	
Analyst	NJB	Analysis Date	7/15/2016	Area Type	Other	
Jurisdiction	IDOT	Time Period	PM	PHF	0.99	
Urban Street	55th Street	Analysis Year	2017	Analysis Period	1> 7:00	
Intersection	55th Street with County...	File Name	55th and County Line PMEX.xus			
Project Description	Existing PM Peak Hour					

Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (ν), veh/h	60	751	286	100	872	43	245	179	68	65	313	108

Signal Information											
Cycle, s	129.1	Reference Phase	2								
Offset, s	0	Reference Point	Begin								
Uncoordinated	Yes	Simult. Gap E/W	On	Green	4.6	1.7	54.1	5.5	5.8	34.9	
Force Mode	Fixed	Simult. Gap N/S	On	Yellow	3.5	0.0	4.5	3.5	3.5	4.5	
				Red	0.0	0.0	1.5	0.0	0.0	1.5	

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	8.1	60.1	9.8	61.8	18.3	50.3	9.0	40.9
Change Period, ($Y+R_c$), s	3.5	6.0	3.5	6.0	3.5	6.0	3.5	6.0
Max Allow Headway (MAH), s	4.0	11.9	4.0	11.9	4.0	5.1	4.2	5.1
Queue Clearance Time (g_s), s	4.4	33.0	6.1	26.1	14.4	15.6	5.3	31.6
Green Extension Time (g_e), s	0.1	21.1	0.2	28.6	0.4	4.4	0.1	3.4
Phase Call Probability	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Max Out Probability	0.00	1.00	0.00	0.99	0.37	0.01	0.00	0.20

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (ν), veh/h	61	550	498	101	466	458	247	249		66	425	
Adjusted Saturation Flow Rate (s), veh/h/ln	1810	1881	1703	1792	1881	1850	1792	1810		1810	1781	
Queue Service Time (g_s), s	2.4	31.0	31.0	4.1	24.1	24.1	12.4	13.6		3.3	29.6	
Cycle Queue Clearance Time (g_c), s	2.4	31.0	31.0	4.1	24.1	24.1	12.4	13.6		3.3	29.6	
Green Ratio (g/C)	0.45	0.42	0.42	0.47	0.43	0.43	0.40	0.34		0.31	0.27	
Capacity (c), veh/h	261	788	713	240	813	800	302	621		388	482	
Volume-to-Capacity Ratio (X)	0.232	0.697	0.698	0.421	0.573	0.573	0.821	0.402		0.169	0.883	
Back of Queue (Q), ft/ln (95 th percentile)	47.8	534.4	490.7	80.7	424.9	416	259.5	251.2		68.2	537.2	
Back of Queue (Q), veh/ln (95 th percentile)	1.9	21.2	19.6	3.2	16.9	16.6	10.3	10.0		2.7	21.1	
Queue Storage Ratio (RQ) (95 th percentile)	0.29	0.00	0.00	0.49	0.00	0.00	2.26	0.00		0.80	0.00	
Uniform Delay (d_1), s/veh	22.5	30.8	30.8	23.9	27.7	27.7	31.8	32.3		31.8	45.1	
Incremental Delay (d_2), s/veh	0.5	5.1	5.6	1.2	2.9	3.0	11.3	0.6		0.2	12.8	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Control Delay (d), s/veh	22.9	35.9	36.4	25.1	30.6	30.6	43.0	32.9		32.0	57.9	
Level of Service (LOS)	C	D	D	C	C	C	D	C		C	E	
Approach Delay, s/veh / LOS	35.4		D	30.1		C	38.0		D	54.4		D
Intersection Delay, s/veh / LOS	37.1						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.3	B	2.3	B	2.8	C	2.8	C
Bicycle LOS Score / LOS	1.4	A	1.3	A	1.3	A	1.3	A

HCS 2010 Signalized Intersection Intermediate Values

General Information				Intersection Information		7/15/2016
Agency	KLOA, Inc.			Duration, h	0.25	
Analyst	NJB	Analysis Date	7/15/2016	Area Type	Other	
Jurisdiction	IDOT	Time Period	PM	PHF	0.99	
Urban Street	55th Street	Analysis Year	2017	Analysis Period	1> 7:00	
Intersection	55th Street with County...	File Name	55th and County Line PMEX.xus			
Project Description	Existing PM Peak Hour					

Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (ν), veh/h	60	751	286	100	872	43	245	179	68	65	313	108

Signal Information												
Cycle, s	129.1	Reference Phase	2									
Offset, s	0	Reference Point	Begin									
Uncoordinated	Yes	Simult. Gap E/W	On	Green	4.6	1.7	54.1	5.5	5.8	34.9		
Force Mode	Fixed	Simult. Gap N/S	On	Yellow	3.5	0.0	4.5	3.5	3.5	4.5		
				Red	0.0	0.0	1.5	0.0	0.0	1.5		

	EB			WB			NB			SB		
Saturation Flow / Delay	L	T	R	L	T	R	L	T	R	L	T	R
Lane Width Adjustment Factor (f_w)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Heavy Vehicle Adjustment Factor (f_{HV})	1.000	0.990	1.000	0.990	0.990	1.000	0.990	1.000	1.000	1.000	0.980	1.000
Approach Grade Adjustment Factor (f_g)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Parking Activity Adjustment Factor (f_p)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Bus Blockage Adjustment Factor (f_{bb})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Area Type Adjustment Factor (f_a)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Lane Utilization Adjustment Factor (f_{LU})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Left-Turn Adjustment Factor (f_{LT})	0.952	0.000		0.952	0.000		0.952	0.000		0.952	0.000	
Right-Turn Adjustment Factor (f_{RT})		0.905	0.905		0.983	0.983		0.953	0.953		0.956	0.956
Left-Turn Pedestrian Adjustment Factor (f_{LPB})	1.000			1.000			1.000			1.000		
Right-Turn Ped-Bike Adjustment Factor (f_{RPB})			1.000			1.000			1.000			1.000
Movement Saturation Flow Rate (s), veh/h	1810	2596	988	1792	3555	175	1792	1312	498	1810	1324	457
Proportion of Vehicles Arriving on Green (P)	0.04	0.42	0.42	0.05	0.43	0.43	0.11	0.34	0.34	0.04	0.27	0.27
Incremental Delay Factor (k)	0.11	0.50	0.50	0.11	0.50	0.50	0.24	0.15		0.11	0.28	

Signal Timing / Movement Groups	EBL	EBT/R	WBL	WBT/R	NBL	NBT/R	SBL	SBT/R
Lost Time (t_L)	3.5	6.0	3.5	6.0	3.5	6.0	3.5	6.0
Green Ratio (g/C)	0.45	0.42	0.47	0.43	0.40	0.34	0.31	0.27
Permitted Saturation Flow Rate (s_p), veh/h/ln	615	0	542	0	968	0	1148	0
Shared Saturation Flow Rate (s_{sh}), veh/h/ln								
Permitted Effective Green Time (g_p), s	54.1	0.0	54.3	0.0	36.9	0.0	34.9	0.0
Permitted Service Time (g_u), s	29.7	0.0	23.1	0.0	5.4	0.0	28.7	0.0
Permitted Queue Service Time (g_{ps}), s	2.7		7.2		5.4		0.4	
Time to First Blockage (g_t), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Queue Service Time Before Blockage (g_{ts}), s								
Protected Right Saturation Flow (s_R), veh/h/ln								
Protected Right Effective Green Time (g_R), s								

Multimodal	EB		WB		NB		SB	
Pedestrian F_w / F_v	1.557	0.00	1.557	0.00	2.107	0.00	2.107	0.00
Pedestrian F_s / F_{delay}	0.000	0.124	0.000	0.122	0.000	0.133	0.000	0.142
Pedestrian M_{corner} / M_{cw}								
Bicycle c_b / d_b	837.79	21.80	864.89	20.80	685.68	27.88	541.14	34.35
Bicycle F_w / F_v	-3.64	0.91	-3.64	0.85	-3.64	0.82	-3.64	0.81

--- Messages ---

WARNING: Since queue spillover from turn lanes and spillback into upstream intersections is not accounted for in the HCM procedures, use of a simulation tool may be advised in situations where the Queue Storage Ratio exceeds 1.0.

--- Comments ---

HCS 2010 Two-Way Stop-Control Report

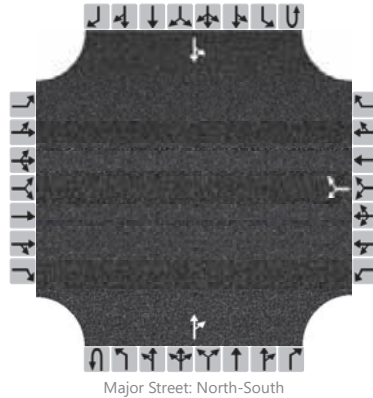
General Information

Analyst	NJB
Agency/Co.	KLOA, Inc.
Date Performed	1/25/2017
Analysis Year	2017
Time Analyzed	AM
Intersection Orientation	North-South
Project Description	Existing AM Peak Hour

Site Information

Intersection	County Line and RML
Jurisdiction	Cook County
East/West Street	RML Access Drive
North/South Street	County Line Road
Peak Hour Factor	0.97
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	0	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume, V (veh/h)						31		13			659	38		25	466	
Percent Heavy Vehicles (%)						0		0						4		
Proportion Time Blocked																
Percent Grade (%)					0											
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						45								26		
Capacity, c (veh/h)						230								873		
v/c Ratio						0.20								0.03		
95% Queue Length, Q ₉₅ (veh)						0.7								0.1		
Control Delay (s/veh)						24.4								9.3		
Level of Service, LOS						C								A		
Approach Delay (s/veh)					24.4								0.8			
Approach LOS					C											

HCS 2010 Two-Way Stop-Control Report

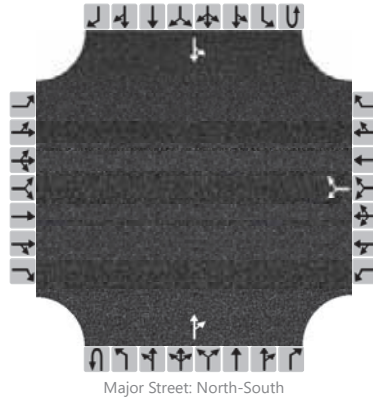
General Information

Analyst	NJB
Agency/Co.	KLOA, Inc.
Date Performed	1/25/2017
Analysis Year	2017
Time Analyzed	PM
Intersection Orientation	North-South
Project Description	Existing PM Peak Hour

Site Information

Intersection	County Line and RML
Jurisdiction	Cook County
East/West Street	RML Access Drive
North/South Street	County Line Road
Peak Hour Factor	0.97
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	0	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume, V (veh/h)						21		31			461	7		10	689	
Percent Heavy Vehicles (%)						0		0						0		
Proportion Time Blocked																
Percent Grade (%)					0											
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

Critical and Follow-up Headways

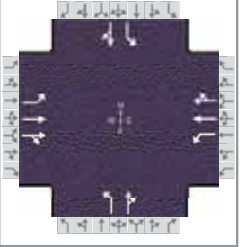
Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						54								10		
Capacity, c (veh/h)						332								1091		
v/c Ratio						0.16								0.01		
95% Queue Length, Q ₉₅ (veh)						0.6								0.0		
Control Delay (s/veh)						18.0								8.3		
Level of Service, LOS						C								A		
Approach Delay (s/veh)					18.0								0.2			
Approach LOS					C											

HCS 2010 Signalized Intersection Input Data

General Information				Intersection Information	
Agency	KLOA, Inc.			Duration, h	0.25
Analyst	NJB	Analysis Date	7/15/2016	Area Type	Other
Jurisdiction	IDOT	Time Period	AM	PHF	0.95
Urban Street	55th Street	Analysis Year	2023	Analysis Period	1> 7:00
Intersection	55th Street with County...	File Name	55th and County Line AMFU.xus		
Project Description	Future AM Peak Hour				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	135	725	209	87	722	88	310	355	41	24	216	55

Signal Information													
Cycle, s	125.2	Reference Phase	2										
Offset, s	0	Reference Point	Begin										
Uncoordinated	Yes	Simult. Gap E/W	On	Green	5.9	2.0	53.7	3.5	12.7	25.0			
Force Mode	Fixed	Simult. Gap N/S	On	Yellow	3.5	0.0	4.5	3.5	3.5	4.5			
				Red	0.0	0.0	1.5	0.0	0.0	1.5			

Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	135	725	209	87	722	88	310	355	41	24	216	55
Initial Queue (Q_0), veh/h	0	0	0	0	0	0	0	0	0	0	0	0
Base Saturation Flow Rate (s_0), veh/h	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Parking (N_m), man/h	0	L			None			None			None	
Heavy Vehicles (P_{HV}), %	2	2		5	2		2	2		9	1	
Ped / Bike / RTOR, /h	0	0	0	0	0	0	0	0	0	0	0	0
Buses (N_b), buses/h	0	0	0	0	0	0	0	0	0	0	0	0
Arrival Type (AT)	3	3	3	3	3	3	3	3	3	3	3	3
Upstream Filtering (I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lane Width (W), ft	12.0	12.0		12.0	12.0		12.0	12.0		12.0	12.0	
Turn Bay Length, ft	165	0		165	0		115	0		85	0	
Grade (P_g), %		0			0			0			0	
Speed Limit, mi/h	35	35	35	35	35	35	35	35	35	25	25	25

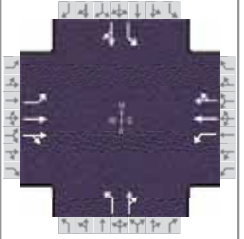
Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s	20.0	55.0	20.0	55.0	20.0	45.0	20.0	45.0
Yellow Change Interval (Y), s	3.5	4.5	3.5	4.5	3.5	4.5	3.5	4.5
Red Clearance Interval (R_c), s	0.0	1.5	0.0	1.5	0.0	1.5	0.0	1.5
Minimum Green (G_{min}), s	3	15	3	15	3	8	3	8
Start-Up Lost Time (l_t), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Extension of Effective Green (e), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Passage (PT), s	3.0	7.0	3.0	7.0	3.0	4.0	3.0	4.0
Recall Mode	Off	Min	Off	Min	Off	Off	Off	Off
Dual Entry	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Walk ($Walk$), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Pedestrian Clearance Time (PC), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0	No	25	0	No	25	0	No	25	0	No	25
Walkway / Crosswalk Width / Length, ft	9.0	12	0	9.0	12	0	9.0	12	0	9.0	12	0
Street Width / Island / Curb	0	0	No	0	0	No	0	0	No	0	0	No
Width Outside / Bike Lane / Shoulder, ft	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0
Pedestrian Signal / Occupied Parking	No	0.50		No	0.50		No	0.50		No	0.50	

HCS 2010 Signalized Intersection Results Summary

General Information

Agency	KLOA, Inc.		
Analyst	NJB	Analysis Date	7/15/2016
Jurisdiction	IDOT	Time Period	AM
Urban Street	55th Street	Analysis Year	2023
Intersection	55th Street with County...	File Name	55th and County L
Project Description	Future AM Peak Hour		



Demand Information

	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (ν), veh/h	135	725	209	87	722	88	310	355	41	24	216	55

Signal Information

Cycle, s	125.2	Reference Phase	2									
Offset, s	0	Reference Point	Begin									
Uncoordinated	Yes	Simult. Gap E/W	On	Green	5.9	2.0	53.7	3.5	12.7	25.0		
Force Mode	Fixed	Simult. Gap N/S	On	Yellow	3.5	0.0	4.5	3.5	3.5	4.5		
				Red	0.0	0.0	1.5	0.0	0.0	1.5		

Timer Results

	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	11.3	61.6	9.4	59.7	23.2	47.2	7.0	31.0
Change Period, ($Y+R_c$), s	3.5	6.0	3.5	6.0	3.5	6.0	3.5	6.0
Max Allow Headway (MAH), s	4.0	11.9	4.0	11.9	4.0	5.1	4.2	5.1
Queue Clearance Time (g_s), s	7.5	28.3	5.7	23.8	19.7	26.8	3.5	20.7
Green Extension Time (g_e), s	0.3	26.3	0.2	29.9	0.0	3.9	0.0	4.2
Phase Call Probability	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Max Out Probability	0.00	0.99	0.00	0.99	1.00	0.08	0.00	0.02

Movement Group Results

Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (ν), veh/h	142	511	472	92	435	418	326	417		25	285	
Adjusted Saturation Flow Rate (s), veh/h/ln	1774	1863	1718	1723	1863	1791	1774	1829		1660	1815	
Queue Service Time (g_s), s	5.5	26.3	26.3	3.7	21.8	21.8	17.7	24.8		1.5	18.7	
Cycle Queue Clearance Time (g_c), s	5.5	26.3	26.3	3.7	21.8	21.8	17.7	24.8		1.5	18.7	
Green Ratio (g/C)	0.49	0.44	0.44	0.48	0.43	0.43	0.37	0.33		0.23	0.20	
Capacity (c), veh/h	332	828	764	259	799	768	392	601		208	362	
Volume-to-Capacity Ratio (X)	0.427	0.618	0.618	0.354	0.544	0.544	0.833	0.693		0.122	0.789	
Back of Queue (Q), ft/ln (95 th percentile)	105.5	455.8	421.2	71.1	388.5	371.1	353.1	432.6		30.6	353	
Back of Queue (Q), veh/ln (95 th percentile)	4.2	17.9	16.8	2.7	15.3	14.8	13.9	17.0		1.1	14.0	
Queue Storage Ratio (RQ) (95 th percentile)	0.64	0.00	0.00	0.43	0.00	0.00	3.07	0.00		0.36	0.00	
Uniform Delay (d_1), s/veh	19.9	26.6	26.6	21.5	26.6	26.6	32.5	36.5		38.4	47.6	
Incremental Delay (d_2), s/veh	0.9	3.4	3.7	0.8	2.7	2.8	14.0	3.3		0.3	5.4	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Control Delay (d), s/veh	20.8	30.1	30.4	22.3	29.3	29.4	46.6	39.8		38.7	53.0	
Level of Service (LOS)	C	C	C	C	C	C	D	D		D	D	
Approach Delay, s/veh / LOS	29.0	C		28.7	C		42.8	D		51.9	D	
Intersection Delay, s/veh / LOS	34.5						C					

Multimodal Results

	EB			WB			NB			SB		
Pedestrian LOS Score / LOS	2.3	B		2.3	B		2.8	C		2.9	C	
Bicycle LOS Score / LOS	1.4	A		1.3	A		1.7	A		1.0	A	

HCS 2010 Signalized Intersection Intermediate Values

General Information				Intersection Information		7/15/2016
Agency	KLOA, Inc.			Duration, h	0.25	
Analyst	NJB	Analysis Date	7/15/2016	Area Type	Other	
Jurisdiction	IDOT	Time Period	AM	PHF	0.95	
Urban Street	55th Street	Analysis Year	2023	Analysis Period	1> 7:00	
Intersection	55th Street with County...	File Name	55th and County Line AMFU.xus			
Project Description	Future AM Peak Hour					

Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (ν), veh/h	135	725	209	87	722	88	310	355	41	24	216	55

Signal Information												
Cycle, s	125.2	Reference Phase	2									
Offset, s	0	Reference Point	Begin									
Uncoordinated	Yes	Simult. Gap E/W	On									
Force Mode	Fixed	Simult. Gap N/S	On									

	EB			WB			NB			SB		
Saturation Flow / Delay	L	T	R	L	T	R	L	T	R	L	T	R
Lane Width Adjustment Factor (f_w)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Heavy Vehicle Adjustment Factor (f_{HV})	0.980	0.980	1.000	0.952	0.980	1.000	0.980	0.980	1.000	0.917	0.990	1.000
Approach Grade Adjustment Factor (f_g)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Parking Activity Adjustment Factor (f_p)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Bus Blockage Adjustment Factor (f_{bb})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Area Type Adjustment Factor (f_a)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Lane Utilization Adjustment Factor (f_{LU})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Left-Turn Adjustment Factor (f_{LT})	0.952	0.000		0.952	0.000		0.952	0.000		0.952	0.000	
Right-Turn Adjustment Factor (f_{RT})		0.923	0.923		0.962	0.962		0.982	0.982		0.965	0.965
Left-Turn Pedestrian Adjustment Factor (f_{LPB})	1.000			1.000			1.000			1.000		
Right-Turn Ped-Bike Adjustment Factor (f_{RPB})			1.000			1.000			1.000			1.000
Movement Saturation Flow Rate (s), veh/h	1774	2780	801	1723	3257	397	1774	1639	189	1660	1447	368
Proportion of Vehicles Arriving on Green (P)	0.06	0.44	0.44	0.05	0.43	0.43	0.16	0.33	0.33	0.03	0.20	0.20
Incremental Delay Factor (k)	0.11	0.50	0.50	0.11	0.50	0.50	0.36	0.25		0.11	0.15	

Signal Timing / Movement Groups	EBL	EBT/R	WBL	WBT/R	NBL	NBT/R	SBL	SBT/R
Lost Time (t_L)	3.5	6.0	3.5	6.0	3.5	6.0	3.5	6.0
Green Ratio (g/C)	0.49	0.44	0.48	0.43	0.37	0.33	0.23	0.20
Permitted Saturation Flow Rate (s_p), veh/h/ln	644	0	554	0	1089	0	904	0
Shared Saturation Flow Rate (s_{sh}), veh/h/ln								
Permitted Effective Green Time (g_p), s	54.1	0.0	53.7	0.0	27.0	0.0	25.0	0.0
Permitted Service Time (g_u), s	31.9	0.0	27.3	0.0	6.3	0.0	14.4	0.0
Permitted Queue Service Time (g_{ps}), s	6.3		5.2		6.3		0.3	
Time to First Blockage (g_t), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Queue Service Time Before Blockage (g_{ts}), s								
Protected Right Saturation Flow (s_R), veh/h/ln								
Protected Right Effective Green Time (g_R), s								

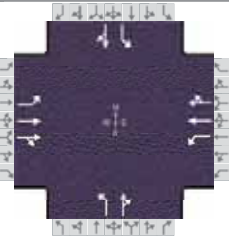
Multimodal	EB		WB		NB		SB	
Pedestrian F_w / F_v	1.557	0.00	1.557	0.00	2.107	0.00	2.107	0.00
Pedestrian F_s / F_{delay}	0.000	0.119	0.000	0.121	0.000	0.134	0.000	0.148
Pedestrian M_{corner} / M_{cw}								
Bicycle c_b / d_b	888.87	19.32	857.73	20.42	657.54	28.21	398.54	40.14
Bicycle F_w / F_v	-3.64	0.93	-3.64	0.78	-3.64	1.23	-3.64	0.51

--- Messages ---

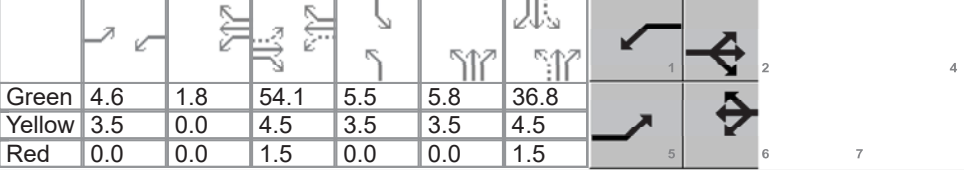
WARNING: Since queue spillover from turn lanes and spillback into upstream intersections is not accounted for in the HCM procedures, use of a simulation tool may be advised in situations where the Queue Storage Ratio exceeds 1.0.

--- Comments ---

HCS 2010 Signalized Intersection Input Data

General Information					Intersection Information							
Agency	KLOA, Inc.				Duration, h	0.25						
Analyst	NJB		Analysis Date	7/15/2016		Area Type	Other					
Jurisdiction	IDOT		Time Period	PM		PHF	0.99					
Urban Street	55th Street		Analysis Year	2023		Analysis Period	1 > 7:00					
Intersection	55th Street with County...		File Name	55th and County Line PMFU.xus								
Project Description									Future PM Peak Hour			

Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	60	823	288	100	954	44	246	196	68	66	342	108

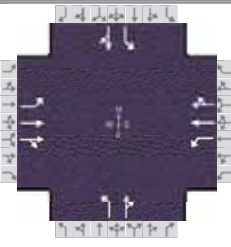
Signal Information																						
Cycle, s	131.2	Reference Phase	2	Green	4.6	1.8	54.1	5.5	5.8	36.8	Yellow	3.5	0.0	4.5	3.5	4.5	Red	0.0	0.0	1.5	0.0	1.5
Offset, s	0	Reference Point	Begin	Uncoordinated	Yes	Simult. Gap E/W	On	Force Mode	Fixed	Simult. Gap N/S	On											

Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	60	823	288	100	954	44	246	196	68	66	342	108
Initial Queue (Q_0), veh/h	0	0	0	0	0	0	0	0	0	0	0	0
Base Saturation Flow Rate (s_0), veh/h	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Parking (N_m), man/h	0	L			None			None			None	
Heavy Vehicles (P_{HV}), %	0	1		1	1		1	0		0	2	
Ped / Bike / RTOR, /h	0	0	0	0	0	0	0	0	0	0	0	0
Buses (N_b), buses/h	0	0	0	0	0	0	0	0	0	0	0	0
Arrival Type (AT)	3	3	3	3	3	3	3	3	3	3	3	3
Upstream Filtering (I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lane Width (W), ft	12.0	12.0		12.0	12.0		12.0	12.0		12.0	12.0	
Turn Bay Length, ft	165	0		165	0		115	0		85	0	
Grade (P_g), %		0			0			0			0	
Speed Limit, mi/h	35	35	35	35	35	35	35	35	35	25	25	25

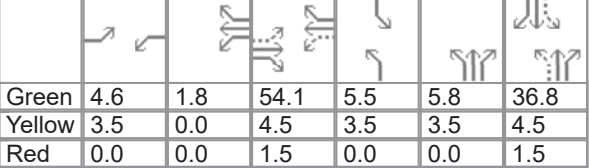
Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s	20.0	55.0	20.0	55.0	20.0	45.0	20.0	45.0
Yellow Change Interval (Y), s	3.5	4.5	3.5	4.5	3.5	4.5	3.5	4.5
Red Clearance Interval (R_c), s	0.0	1.5	0.0	1.5	0.0	1.5	0.0	1.5
Minimum Green (G_{min}), s	3	15	3	15	3	8	3	8
Start-Up Lost Time (I_l), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Extension of Effective Green (e), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Passage (PT), s	3.0	7.0	3.0	7.0	3.0	4.0	3.0	4.0
Recall Mode	Off	Min	Off	Min	Off	Off	Off	Off
Dual Entry	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Walk ($Walk$), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Pedestrian Clearance Time (PC), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0	No	25	0	No	25	0	No	25	0	No	25
Walkway / Crosswalk Width / Length, ft	9.0	12	0	9.0	12	0	9.0	12	0	9.0	12	0
Street Width / Island / Curb	0	0	No	0	0	No	0	0	No	0	0	No
Width Outside / Bike Lane / Shoulder, ft	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0	12	5.0	2.0
Pedestrian Signal / Occupied Parking	No	0.50		No	0.50		No	0.50		No	0.50	

HCS 2010 Signalized Intersection Results Summary

General Information				Intersection Information		
Agency	KLOA, Inc.			Duration, h	0.25	
Analyst	NJB	Analysis Date	7/15/2016	Area Type	Other	
Jurisdiction	IDOT	Time Period	PM	PHF	0.99	
Urban Street	55th Street	Analysis Year	2023	Analysis Period	1> 7:00	
Intersection	55th Street with County...	File Name	55th and County Line PMFU.xus			
Project Description	Future PM Peak Hour					

Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (ν), veh/h	60	823	288	100	954	44	246	196	68	66	342	108

Signal Information											
Cycle, s	131.2	Reference Phase	2		Green	4.6	1.8	54.1	5.5	5.8	36.8
Offset, s	0	Reference Point	Begin								
Uncoordinated	Yes	Simult. Gap E/W	On								
Force Mode	Fixed	Simult. Gap N/S	On								
				Yellow		3.5	0.0	4.5	3.5	3.5	4.5
				Red		0.0	0.0	1.5	0.0	0.0	1.5

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	4.0	1.1	4.0	1.1	4.0	1.1	4.0
Phase Duration, s	8.1	60.1	9.9	61.9	18.4	52.2	9.0	42.8
Change Period, ($Y+R_c$), s	3.5	6.0	3.5	6.0	3.5	6.0	3.5	6.0
Max Allow Headway (MAH), s	4.0	11.9	4.0	11.9	4.0	5.1	4.2	5.1
Queue Clearance Time (g_s), s	4.5	37.1	6.2	29.9	14.5	16.6	5.4	34.2
Green Extension Time (g_e), s	0.1	17.1	0.2	25.0	0.4	4.7	0.1	2.6
Phase Call Probability	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Max Out Probability	0.00	1.00	0.00	1.00	0.39	0.01	0.00	0.36

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (ν), veh/h	61	587	536	101	508	500	248	267		67	455	
Adjusted Saturation Flow Rate (s), veh/h/ln	1810	1881	1714	1792	1881	1852	1792	1816		1810	1786	
Queue Service Time (g_s), s	2.5	35.0	35.1	4.2	27.9	27.9	12.5	14.6		3.4	32.2	
Cycle Queue Clearance Time (g_c), s	2.5	35.0	35.1	4.2	27.9	27.9	12.5	14.6		3.4	32.2	
Green Ratio (g/C)	0.45	0.41	0.41	0.46	0.43	0.43	0.41	0.35		0.32	0.28	
Capacity (c), veh/h	231	776	707	216	801	789	291	639		386	501	
Volume-to-Capacity Ratio (X)	0.262	0.756	0.758	0.468	0.634	0.634	0.854	0.417		0.173	0.907	
Back of Queue (Q), ft/ln (95 th percentile)	49.7	601.5	556.3	84	484.4	474.5	269.8	267.9		69.5	592.3	
Back of Queue (Q), veh/ln (95 th percentile)	2.0	23.9	22.3	3.3	19.2	19.0	10.7	10.7		2.8	23.3	
Queue Storage Ratio (RQ) (95 th percentile)	0.30	0.00	0.00	0.51	0.00	0.00	2.35	0.00		0.82	0.00	
Uniform Delay (d_1), s/veh	24.1	32.9	33.0	26.0	29.6	29.6	32.0	32.3		31.5	45.6	
Incremental Delay (d_2), s/veh	0.6	6.8	7.5	1.6	3.8	3.9	15.1	0.6		0.2	16.3	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Control Delay (d), s/veh	24.7	39.7	40.4	27.6	33.4	33.5	47.1	32.9		31.7	61.8	
Level of Service (LOS)	C	D	D	C	C	C	D	C		C	E	
Approach Delay, s/veh / LOS	39.3		D	32.9		C	39.8		D	58.0		E
Intersection Delay, s/veh / LOS	40.2						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.3	B	2.3	B	2.8	C	2.8	C
Bicycle LOS Score / LOS	1.5	A	1.4	A	1.3	A	1.3	A

HCS 2010 Signalized Intersection Intermediate Values

General Information				Intersection Information		7/15/2016
Agency	KLOA, Inc.			Duration, h	0.25	
Analyst	NJB	Analysis Date	7/15/2016	Area Type	Other	
Jurisdiction	IDOT	Time Period	PM	PHF	0.99	
Urban Street	55th Street	Analysis Year	2023	Analysis Period	1> 7:00	
Intersection	55th Street with County...	File Name	55th and County Line PMFU.xus			
Project Description	Future PM Peak Hour					

Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (ν), veh/h	60	823	288	100	954	44	246	196	68	66	342	108

Signal Information												
Cycle, s	131.2	Reference Phase	2									
Offset, s	0	Reference Point	Begin									
Uncoordinated	Yes	Simult. Gap E/W	On	Green	4.6	1.8	54.1	5.5	5.8	36.8		
Force Mode	Fixed	Simult. Gap N/S	On	Yellow	3.5	0.0	4.5	3.5	3.5	4.5		
				Red	0.0	0.0	1.5	0.0	0.0	1.5		

	EB			WB			NB			SB		
Saturation Flow / Delay	L	T	R	L	T	R	L	T	R	L	T	R
Lane Width Adjustment Factor (f_w)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Heavy Vehicle Adjustment Factor (f_{HV})	1.000	0.990	1.000	0.990	0.990	1.000	0.990	1.000	1.000	1.000	0.980	1.000
Approach Grade Adjustment Factor (f_g)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Parking Activity Adjustment Factor (f_p)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Bus Blockage Adjustment Factor (f_{bb})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Area Type Adjustment Factor (f_a)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Lane Utilization Adjustment Factor (f_{LU})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Left-Turn Adjustment Factor (f_{LT})	0.952	0.000		0.952	0.000		0.952	0.000		0.952	0.000	
Right-Turn Adjustment Factor (f_{RT})		0.911	0.911		0.984	0.984		0.956	0.956		0.959	0.959
Left-Turn Pedestrian Adjustment Factor (f_{LPB})	1.000			1.000			1.000			1.000		
Right-Turn Ped-Bike Adjustment Factor (f_{RPB})			1.000			1.000			1.000			1.000
Movement Saturation Flow Rate (s), veh/h	1810	2664	931	1792	3568	165	1792	1348	468	1810	1357	429
Proportion of Vehicles Arriving on Green (P)	0.04	0.41	0.41	0.05	0.43	0.43	0.11	0.35	0.35	0.04	0.28	0.28
Incremental Delay Factor (k)	0.11	0.50	0.50	0.11	0.50	0.50	0.26	0.15		0.11	0.32	

Signal Timing / Movement Groups	EBL	EBT/R	WBL	WBT/R	NBL	NBT/R	SBL	SBT/R
Lost Time (t_L)	3.5	6.0	3.5	6.0	3.5	6.0	3.5	6.0
Green Ratio (g/C)	0.45	0.41	0.46	0.43	0.41	0.35	0.32	0.28
Permitted Saturation Flow Rate (s_p), veh/h/ln	568	0	505	0	942	0	1130	0
Shared Saturation Flow Rate (s_{sh}), veh/h/ln								
Permitted Effective Green Time (g_p), s	54.1	0.0	54.4	0.0	38.8	0.0	36.8	0.0
Permitted Service Time (g_u), s	26.0	0.0	19.0	0.0	4.6	0.0	29.5	0.0
Permitted Queue Service Time (g_{ps}), s	3.4		8.9		4.6		0.5	
Time to First Blockage (g_t), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Queue Service Time Before Blockage (g_{ts}), s								
Protected Right Saturation Flow (s_R), veh/h/ln								
Protected Right Effective Green Time (g_R), s								

Multimodal	EB		WB		NB		SB	
Pedestrian F_w / F_v	1.557	0.00	1.557	0.00	2.107	0.00	2.107	0.00
Pedestrian F_s / F_{delay}	0.000	0.125	0.000	0.123	0.000	0.133	0.000	0.141
Pedestrian M_{corner} / M_{cw}								
Bicycle c_b / d_b	824.78	22.66	852.12	21.62	703.68	27.57	561.19	33.96
Bicycle F_w / F_v	-3.64	0.98	-3.64	0.92	-3.64	0.85	-3.64	0.86

--- Messages ---

WARNING: Since queue spillover from turn lanes and spillback into upstream intersections is not accounted for in the HCM procedures, use of a simulation tool may be advised in situations where the Queue Storage Ratio exceeds 1.0.

--- Comments ---

HCS 2010 Two-Way Stop-Control Report

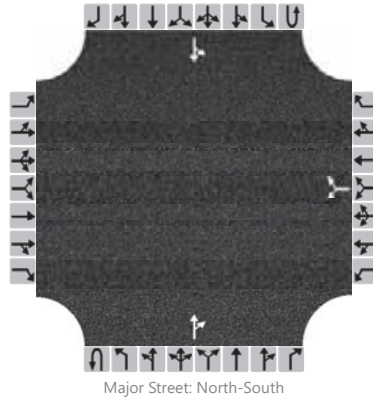
General Information

Analyst	NJB
Agency/Co.	KLOA, Inc.
Date Performed	1/25/2017
Analysis Year	2023
Time Analyzed	AM
Intersection Orientation	North-South
Project Description	Future AM Peak Hour

Site Information

Intersection	County Line and RML
Jurisdiction	Cook County
East/West Street	RML Access Drive
North/South Street	County Line Road
Peak Hour Factor	0.97
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	0	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume, V (veh/h)						31		13			691	38		25	535	
Percent Heavy Vehicles (%)						0		0						4		
Proportion Time Blocked																
Percent Grade (%)					0											
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						45								26		
Capacity, c (veh/h)						201								848		
v/c Ratio						0.22								0.03		
95% Queue Length, Q ₉₅ (veh)						0.8								0.1		
Control Delay (s/veh)						28.0								9.4		
Level of Service, LOS						D								A		
Approach Delay (s/veh)					28.0								0.8			
Approach LOS					D											

HCS 2010 Two-Way Stop-Control Report

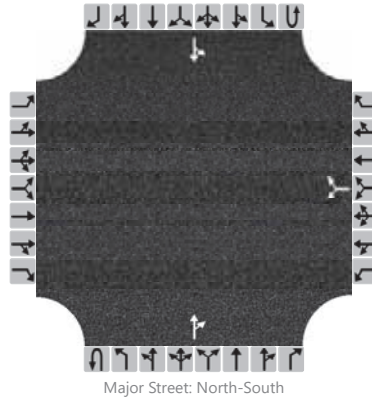
General Information

Analyst	NJB
Agency/Co.	KLOA, Inc.
Date Performed	1/25/2017
Analysis Year	2023
Time Analyzed	PM
Intersection Orientation	North-South
Project Description	Future PM Peak Hour

Site Information

Intersection	County Line and RML
Jurisdiction	Cook County
East/West Street	RML Access Drive
North/South Street	County Line Road
Peak Hour Factor	0.97
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	0	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume, V (veh/h)						21		31			508	7		10	719	
Percent Heavy Vehicles (%)						0		0						0		
Proportion Time Blocked																
Percent Grade (%)					0											
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						54								10		
Capacity, c (veh/h)						301								1047		
v/c Ratio						0.18								0.01		
95% Queue Length, Q ₉₅ (veh)						0.6								0.0		
Control Delay (s/veh)						19.5								8.5		
Level of Service, LOS						C								A		
Approach Delay (s/veh)					19.5								0.2			
Approach LOS					C											

HCS 2010 Two-Way Stop-Control Report

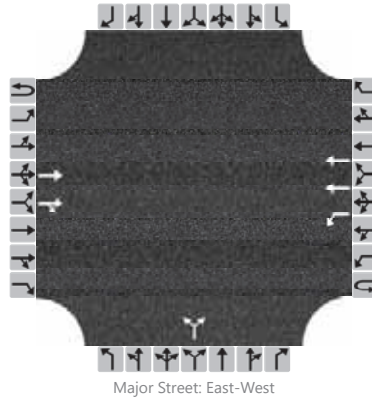
General Information

Analyst	NJB
Agency/Co.	KLOA, Inc.
Date Performed	1/25/2017
Analysis Year	2023
Time Analyzed	AM
Intersection Orientation	East-West
Project Description	Future AM Peak Hour

Site Information

Intersection	55th Street and Barton
Jurisdiction	IDOT
East/West Street	55th Street
North/South Street	Barton Lane
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	0	0	1	2	0		0	0	0		0	0	0
Configuration			T	TR		L	T				LR					
Volume, V (veh/h)			786	4		4	888			9		8				
Percent Heavy Vehicles (%)						0				0		0				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						4					17					
Capacity, c (veh/h)						810					374					
v/c Ratio						0.00					0.05					
95% Queue Length, Q ₉₅ (veh)						0.0					0.1					
Control Delay (s/veh)						9.5					15.1					
Level of Service, LOS						A					C					
Approach Delay (s/veh)					0.0				15.1							
Approach LOS									C							

HCS 2010 Two-Way Stop-Control Report

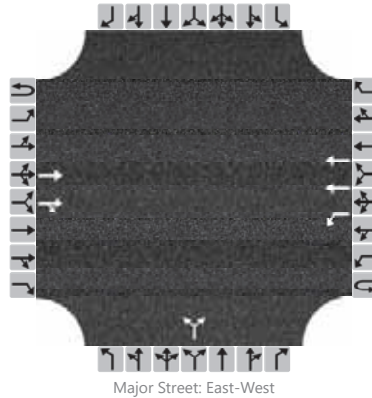
General Information

Analyst	NJB
Agency/Co.	KLOA, Inc.
Date Performed	1/25/2017
Analysis Year	2023
Time Analyzed	PM
Intersection Orientation	East-West
Project Description	Future PM Peak Hour

Site Information

Intersection	55th Street and Barton
Jurisdiction	IDOT
East/West Street	55th Street
North/South Street	Barton Lane
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	2	0	0	1	2	0		0	0	0		0	0	0
Configuration			T	TR		L	T				LR					
Volume, V (veh/h)			952	5		5	1094			4		3				
Percent Heavy Vehicles (%)						0				0		0				
Proportion Time Blocked																
Percent Grade (%)									0							
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						5					7					
Capacity, c (veh/h)						696					295					
v/c Ratio						0.01					0.02					
95% Queue Length, Q ₉₅ (veh)						0.0					0.1					
Control Delay (s/veh)						10.2					17.5					
Level of Service, LOS						B					C					
Approach Delay (s/veh)					0.0				17.5							
Approach LOS									C							

HCS 2010 Two-Way Stop-Control Report

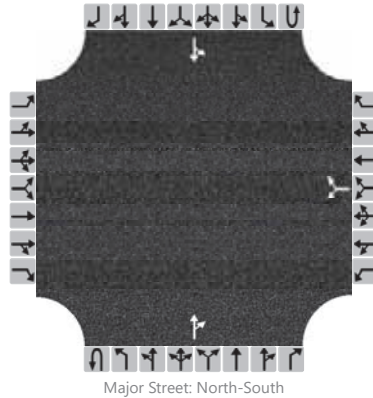
General Information

Analyst	NJB
Agency/Co.	KLOA, Inc.
Date Performed	1/25/2017
Analysis Year	2023
Time Analyzed	AM
Intersection Orientation	North-South
Project Description	Future AM Peak Hour

Site Information

Intersection	County Line and Hannah
Jurisdiction	Cook County
East/West Street	Hannah Lane
North/South Street	County Line Road
Peak Hour Factor	0.97
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	0	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume, V (veh/h)						6		5			701	3		3	554	
Percent Heavy Vehicles (%)						0		0						0		
Proportion Time Blocked																
Percent Grade (%)					0											
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						11								3		
Capacity, c (veh/h)						243								886		
v/c Ratio						0.05								0.00		
95% Queue Length, Q ₉₅ (veh)						0.1								0.0		
Control Delay (s/veh)						20.5								9.1		
Level of Service, LOS						C								A		
Approach Delay (s/veh)					20.5								0.1			
Approach LOS					C											

HCS 2010 Two-Way Stop-Control Report

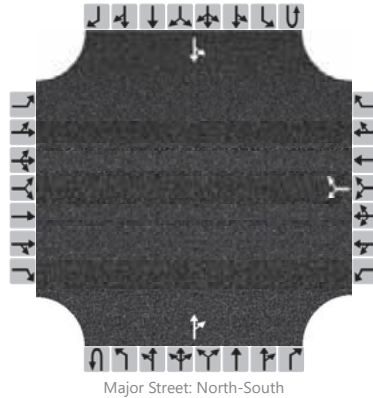
General Information

Analyst	NJB
Agency/Co.	KLOA, Inc.
Date Performed	1/25/2017
Analysis Year	2023
Time Analyzed	PM
Intersection Orientation	North-South
Project Description	Future PM Peak Hour

Site Information

Intersection	County Line and Hannah
Jurisdiction	Cook County
East/West Street	Hannah Lane
North/South Street	County Line Road
Peak Hour Factor	0.97
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	0	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume, V (veh/h)						2		2			508	3		3	727	
Percent Heavy Vehicles (%)						0		0						0		
Proportion Time Blocked																
Percent Grade (%)					0											
Right Turn Channelized	No				No				No				No			
Median Type/Storage	Undivided															

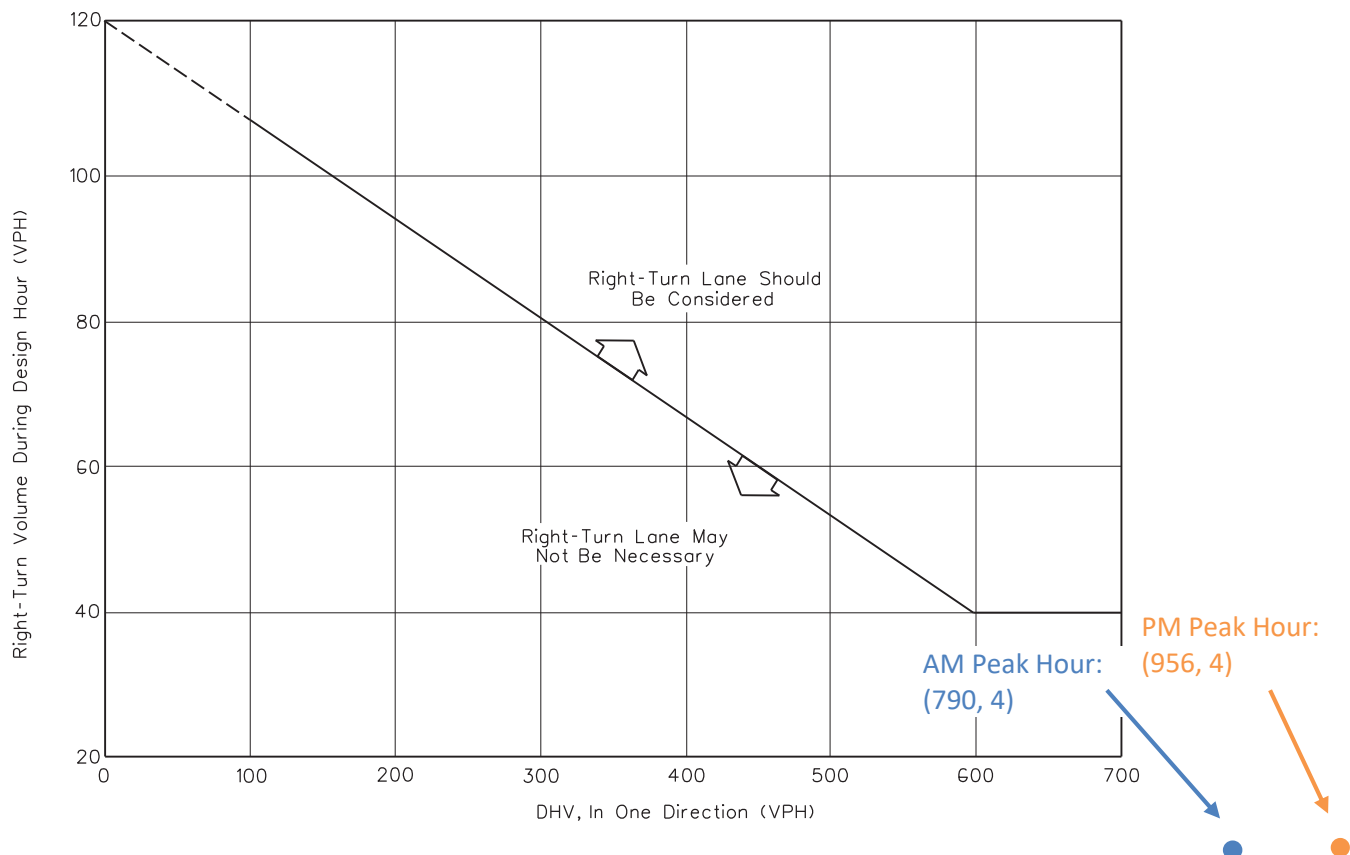
Critical and Follow-up Headways

Base Critical Headway (sec)																
Critical Headway (sec)																
Base Follow-Up Headway (sec)																
Follow-Up Headway (sec)																

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						4								3		
Capacity, c (veh/h)						277								1050		
v/c Ratio						0.01								0.00		
95% Queue Length, Q ₉₅ (veh)						0.0								0.0		
Control Delay (s/veh)						18.2								8.4		
Level of Service, LOS						C								A		
Approach Delay (s/veh)					18.2								0.1			
Approach LOS					C											

55th Street Turn Lane Warrant



Note: For highways with a design speed below 50 mph (80 km/h), with a DHV in one direction of less than 300, and where right turns are greater than 40, an adjustment should be used. To read the vertical axis of the chart, subtract 20 from the actual number of right turns.

Example

Given: Design Speed = 35 mph (60 km/h)
 DHV (in one direction) = 250 vph
 Right Turns = 100 vph

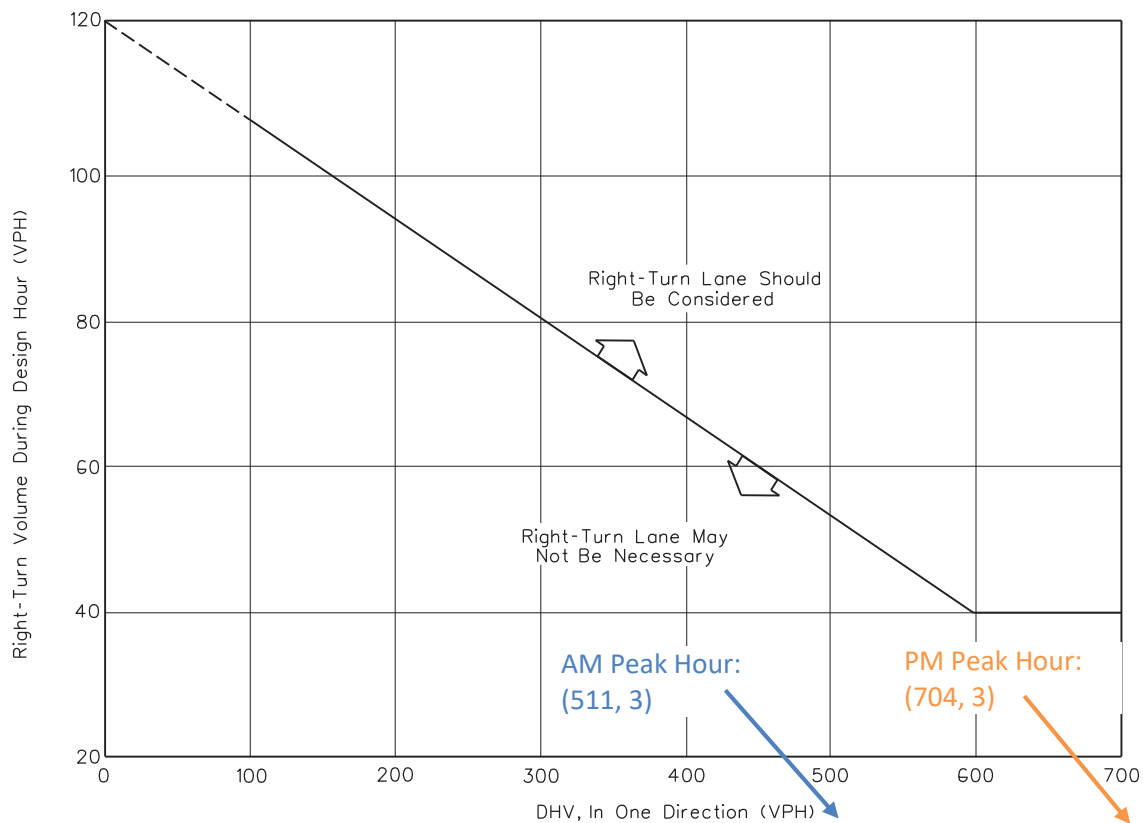
Problem: Determine if a right-turn lane is warranted.

Solution: To read the vertical axis, use $100 - 20 = 80$ vph. The figure indicates that right-turn lane is not necessary, unless other factors (e.g., high crash rate) indicate a lane is needed.

GUIDELINES FOR RIGHT-TURN LANES AT UNSIGNALIZED INTERSECTIONS ON TWO-LANE HIGHWAYS

Figure 36-3.A

County Line Road Turn Lane Warrants



Note: For highways with a design speed below 50 mph (80 km/h), with a DHV in one direction of less than 300, and where right turns are greater than 40, an adjustment should be used. To read the vertical axis of the chart, subtract 20 from the actual number of right turns.

Example

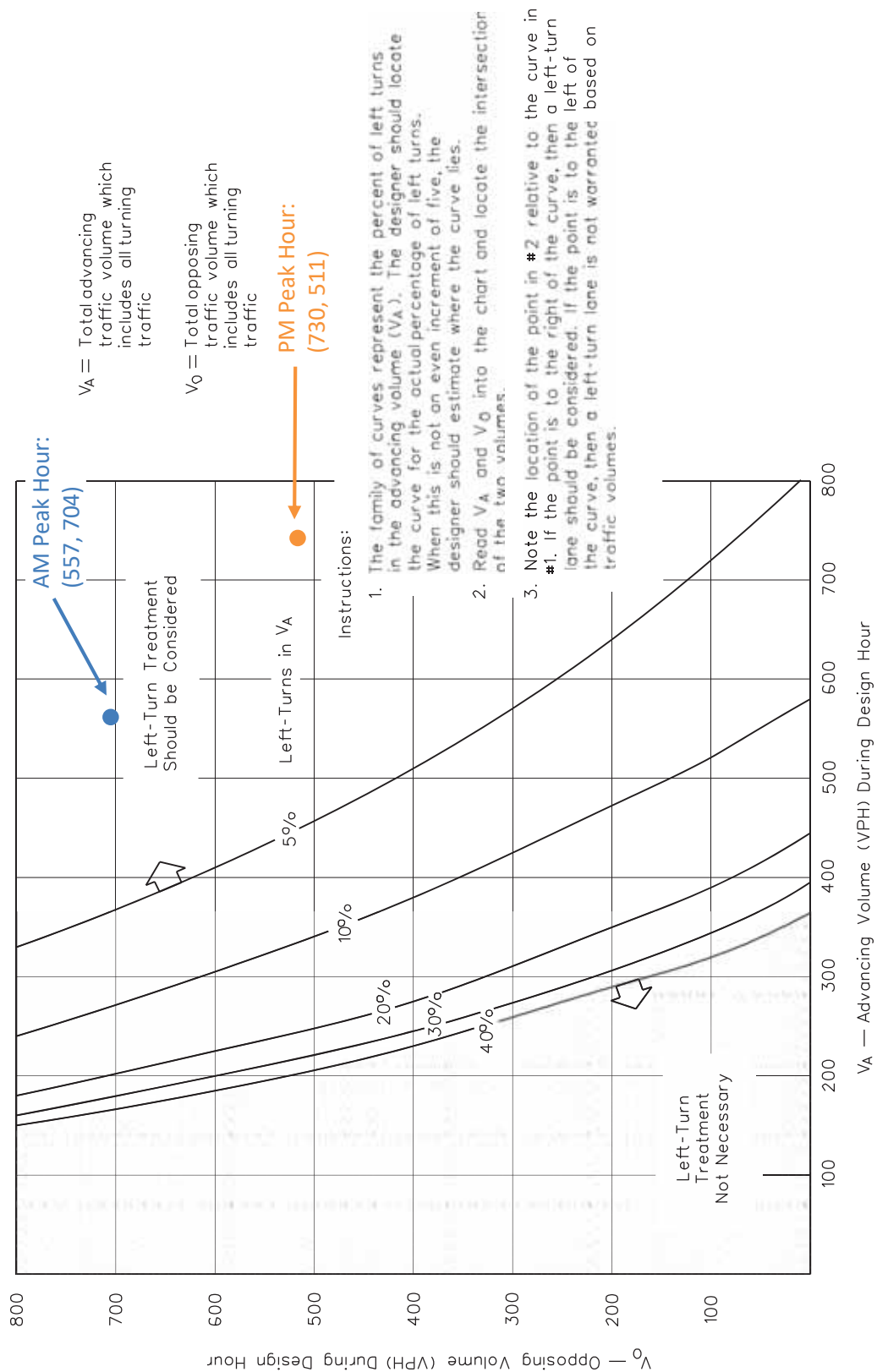
Given: Design Speed = 35 mph (60 km/h)
 DHV (in one direction) = 250 vph
 Right Turns = 100 vph

Problem: Determine if a right-turn lane is warranted.

Solution: To read the vertical axis, use $100 - 20 = 80$ vph. The figure indicates that right-turn lane is not necessary, unless other factors (e.g., high crash rate) indicate a lane is needed.

GUIDELINES FOR RIGHT-TURN LANES AT UNSIGNALIZED INTERSECTIONS ON TWO-LANE HIGHWAYS

Figure 36-3.A



VOLUME GUIDELINES FOR LEFT-TURN LANES AT UNSIGNALIZED INTERSECTIONS ON TWO-LANE HIGHWAYS
(40 mph Design Speed)

Figure 36-3.G



TRACY CROSS & ASSOCIATES, INC.

May 26, 2015

Mr. Ed James
Edward R. James Homes, LLC
2550 Waukegan Road, Suite 220
Glenview, IL 60025

Dear Mr. James:

Pursuant to our discussion on Friday, May 21, 2016, the following bullet-point summary provides supportive rationale regarding the marketing of your Sedgwick development in Hinsdale as an *age-targeted* community rather than imposing a 55 and older age restriction:

- ☐ While the first-floor master bedroom duet and single family homes proposed for Sedgwick, coupled with the development's low maintenance environment, will have a directed appeal toward the more mature, move down home buyer, i.e. the empty-nester aged 55-74, an age restriction would have a negative impact on sales. By age restricting the community, certain nontraditional households in the 40-54 age bracket, such as never-nested couples, divorcees and older singles, would be excluded. The ability to attract these segments of the market, especially considering a development size close to 60 units and the anticipated price range, will be critical relative to maximizing absorption potentials.
- ☐ By imposing an age restriction on the Sedgwick community, James would also disenfranchise a portion of its primary buyer profile which, again, is the move down home purchaser aged 55-74. According to a survey conducted recently by Better Homes and Gardens Real Estate, just 27 percent of active adults would consider committing to an age restricted (55 and over) community in lieu of a non-age qualified alternative. This statistic is generally consistent with our firm's own research over the past 20 years which has placed the age restricted versus a non-age restricted ratio at 30/70.
- ☐ The vast majority of age qualified active adult developments in the Chicago region over the past 20 years have been large scale, destination point communities by builders such Pulte Group/Del Webb and D.R. Horton/Cambridge Homes. These developments, with their high level of amenities, have established lifestyle environments that cannot be readily duplicated competitively, thus attracting buyers from a broad geographic area who are looking for a particular lifestyle change. For non-amenitized communities, especially those in highly affluent areas, the ability to draw buyers from outside the local market is extremely difficult. As a result, an age restriction would simply limit an already finite base of demand.

Respectfully submitted,

TRACY CROSS & ASSOCIATES, INC.

Erik A. Doersching
Executive Vice President and Managing Partner



TRACY CROSS & ASSOCIATES, INC.

October 6, 2016

Mr. Ed James
Edward R. James Partners, LLC
2550 Waukegan Road, Suite 220
Glenview, IL 60025

Dear Mr. James:

At the request of Edward R. James Partners, LLC (James), Tracy Cross & Associates, Inc. investigated single family closing activity in Hinsdale and Burr Ridge in order to provide insight regarding the depth of market by price. Specifically, if James were to consider moving forward with the development of 36 traditional, higher-end single family homes within its Sedgwick property, in lieu of an age-targeted duplex/cluster single family idiom of 57+/- units, the following bullet point summary presents a general overview of the market within which the company would be operating. As a point of reference, based upon pro forma estimates by James, traditional, customized single family homes within the community would occupy a price position starting at approximately \$1.6 million and extending above the \$2 million mark, while the age-targeted duplex/cluster community would be positioned, generally, from \$900,000 to \$1,150,000.

- In Hinsdale and Burr Ridge, a total of 400 single family closings, both resale and new, occurred in 2015 as reported by the *Midwest Real Estate Data* service. Among these, 84.6 percent (339 closings) carried prices below \$1,500,000 with the balance, 61 closings or 15.4 percent, occurring at price points of \$1,500,000 and above. As depicted below, the median closing price for the year stood at \$864,284.



SINGLE FAMILY CLOSINGS: 2014 - SEPTEMBER 2016
— HINSDALE AND BURR RIDGE, ILLINOIS —

Price Range	Total Closings by Year					
	2014		2015		Jan-Sep 2016	
	Number	Percent	Number	Percent	Number	Percent
Under \$500,000	92	22.2	81	20.2	52	15.1
500,000 - 749,999	99	23.9	81	20.2	79	22.9
750,000 - 999,999	86	20.7	84	21.0	65	18.8
1,000,000 - 1,249,999	40	9.6	44	11.0	49	14.2
1,250,000 - 1,499,999	27	6.5	49	12.2	43	12.5
1,500,000 - 1,749,999	33	8.0	14	3.5	21	6.1
1,750,000 - 1,999,999	16	3.9	12	3.0	13	3.8
2,000,000 - 2,249,999	8	1.9	8	2.0	7	2.0
2,250,000 - 2,499,999	6	1.4	5	1.3	3	0.9
2,500,000 - 2,749,999	2	0.5	7	1.8	4	1.2
2,750,000 - 2,999,999	—	—	5	1.3	3	0.8
3,000,000 & Above	6	1.4	10	2.5	6	1.7
Total	415	100.0	400	100.0	345	100.0
Median Price	----- \$797,100 -----		----- \$864,284 -----		----- \$909,573 -----	
Average Days on Market	----- 136 -----		----- 163 -----		----- 173 -----	

Source: Midwest Real Estate Data, LLC

- During the January-September 2016 period, while the median single family closing price in Hinsdale and Burr Ridge increased by 5.2 percent to a level of \$909,573, 83.5 percent of all closings still occurred at price points below \$1,500,000. At the same time, the average *days on market* rose from 163 in 2015 to 173 during the January-September 2016 timeframe. For home closings priced at \$1.5 million and above, the average days on market increased from 214 to 225 during the same respective time periods.
- In Hinsdale and Burr Ridge, the drop in closing activity that occurs between *each* \$250,000 price increment is rather substantial as prices move higher. For example, between \$1,250,000 and \$1,499,999, a total of 43 closings were recorded during the first nine months of 2016, while only 21, 13, 7 and 3 closings occurred in the four respective \$250,000 pricing increments between \$1,500,000 and \$2,499,999.
- Inventory levels among single family homes priced at \$1.5 million and above, and especially among those priced at or above \$1.75 million, are considerably higher than those represented below this threshold. For example, single family inventory levels range from 14.14 to 36.00 months among the various pricing categories of \$1.5 million and above, compared to a range of 5.57 to 11.58 months for homes priced below \$1.5 million. In a normal or balanced market, the typical inventory cycle stands in the range of three to four months.



**SINGLE FAMILY HOME INVENTORY IN MONTH'S SUPPLY
HINSDALE AND BURR RIDGE, ILLINOIS**

Price Range	Total Closings Jan-Sep 2016 (Annualized)	Current Listings As of 9/30/2016	Months of Inventory
Under \$500,000	69	32	5.57
500,000-749,999	105	68	7.77
750,000-999,999	87	79	10.90
1,000,000-1,249,999	65	49	9.05
1,250,000-1,499,999	57	55	11.58
1,500,000-1,749,999	28	33	14.14
1,750,000-1,999,999	17	38	26.82
2,000,000-2,249,999	9	15	20.00
2,250,000-2,499,999	4	12	36.00
2,500,000-2,749,999	5	9	21.60
2,750,000-2,999,999	4	12	36.00
3,000,000 & Above	8	20	30.00
Total	458	422	11.05

Source: Midwest Real Estate Data, LLC



Based upon this high level review of the Hinsdale/Burr Ridge single family home market, should James proceed with a more traditional, upper-end single family community within its Sedgwick property, projected price points of \$1.6 million and above will place the development within the shallowest reaches of demand.

Conversely, an age-targeted program including duplexes starting in the \$900,000s and detached single family homes starting near the \$1.1 million mark, represents a viable option from the standpoints of overall marketability, absorption and potential level of success. This is especially true considering the lack of available empty-nester product in Hinsdale and Burr Ridge, coupled with ample demographic and demand support. For example, there are currently 1,154 households in Hinsdale and Burr Ridge alone aged 55 to 64 with incomes of \$200,000 or more. This number is expected to grow to 1,330 by 2016. This particular consumer segment, many of which desire low maintenance, empty-nester type housing product, have very limited choices in the local area, especially in the new construction sector of the market.

Respectfully submitted,

TRACY CROSS & ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read 'Erik A. Doersching', with a stylized flourish at the end.

Erik A. Doersching
Executive Vice President and Managing Partner





SINGLE FAMILY CLOSINGS: 2014 - SEPTEMBER 2016
-- HINSDALE, ILLINOIS --

Price Range	Total Closings by Year					
	2014		2015		Jan-Sep 2016	
	Number	Percent	Number	Percent	Number	Percent
Under \$500,000	51	18.4	43	16.4	24	10.1
500,000 - 599,999	22	7.9	14	5.3	17	7.2
600,000 - 699,999	23	8.3	20	7.7	21	8.8
700,000 - 799,999	24	8.7	25	9.6	19	8.0
800,000 - 899,999	20	7.2	24	9.2	16	6.8
900,000 - 999,999	21	7.6	17	6.5	19	8.0
1,000,000 - 1,099,999	15	5.4	13	5.0	19	8.0
1,100,000 - 1,199,999	14	5.1	11	4.2	10	4.2
1,200,000 - 1,299,999	10	3.6	14	5.3	17	7.2
1,300,000 - 1,399,999	11	4.0	15	5.7	14	5.9
1,400,000 - 1,499,999	5	1.8	14	5.3	10	4.2
1,500,000 - 1,599,999	7	2.5	4	1.5	10	4.2
1,600,000 - 1,699,999	13	4.7	5	1.9	4	1.7
1,700,000 - 1,799,999	13	4.7	7	2.7	7	3.0
1,800,000 - 1,899,999	4	1.4	4	1.5	6	2.5
1,900,000 - 1,999,999	5	1.8	3	1.1	3	1.3
2,000,000 - 2,099,999	4	1.4	2	0.8	3	1.3
2,100,000 - 2,199,999	5	1.8	3	1.1	1	0.4
2,200,000 - 2,299,999	2	0.7	3	1.1	3	1.3
2,300,000 - 2,399,999	1	0.4	1	0.4	1	0.4
2,400,000 - 2,499,999	2	0.7	2	0.8	1	0.4
2,500,000 - 2,749,999	1	0.4	7	2.7	4	1.7
2,750,000 - 2,999,999	1	0.4	3	1.1	3	1.3
3,000,000 & Above	3	1.1	8	3.1	5	2.1
Total	277	100.0	262	100.0	237	100.0
Median Price	-----\$893,055-----		-----\$930,768-----		-----\$1,012,499-----	
Average Days on Market	-----125-----		-----152-----		-----169-----	

Source: Midwest Real Estate Data, LLC



**SINGLE FAMILY HOME INVENTORY IN MONTH'S SUPPLY
HINSDALE, ILLINOIS**

Price Range	Total Closings Jan-Sep 2016 (Annualized)	Current Listings As of 9/30/2016	Months of Inventory
Under \$500,000	30	14	5.60
500,000 - 599,999	21	13	7.43
600,000 - 699,999	26	16	7.38
700,000 - 799,999	24	12	6.00
800,000 - 899,999	20	11	6.60
900,000 - 999,999	24	27	13.50
1,000,000 - 1,099,999	24	9	4.50
1,100,000 - 1,199,999	13	12	11.08
1,200,000 - 1,299,999	21	14	8.00
1,300,000 - 1,399,999	18	18	12.00
1,400,000 - 1,499,999	13	9	8.31
1,500,000 - 1,599,999	13	7	6.46
1,600,000 - 1,699,999	5	14	33.60
1,700,000 - 1,799,999	9	11	14.67
1,800,000 - 1,899,999	8	7	10.50
1,900,000 - 1,999,999	4	8	24.00
2,000,000 - 2,099,999	4	2	6.00
2,100,000 - 2,199,999	1	5	60.00
2,200,000 - 2,299,999	4	5	15.00
2,300,000 - 2,399,999	1	2	24.00
2,400,000 - 2,499,999	1	3	36.00
2,500,000 - 2,749,999	5	3	7.20
2,750,000 - 2,999,999	4	10	30.00
3,000,000 & Above	6	18	36.00
Total	299	250	10.03

Source: Midwest Real Estate Data, LLC

The day of the McMansion has come and gone



A typical "McMansion" is in the late stages of construction in March 2006 in Inverness, Ill. (Scott Olson / Getty Images)



By **Gail MarksJarvis** . **Contact Reporter**
Chicago Tribune

SEPTEMBER 6, 2016, 6:00 AM

When Dr. Kishin Ramani decided to sell his six-bedroom, Georgian-style home on a half-acre lot in Hinsdale three years ago, it never occurred to him that he'd be resigned to accepting far less than he paid when he bought the home in 2005.

Ramani was immediately drawn to the home, built in 2003, because "it was gorgeous and airy, with the highest ceilings I'd seen." A recent appraisal said it is worth \$2.5 million. But after years on the market, and dropping the price three times to \$1.99 million, he says he is ready to take a \$600,000 loss on the home because he has little choice.

He needs to move soon into a new home he had built in Oak Brook for his wife, Dr. Suman Kaur, his two children and his parents, and he has no interest in keeping two homes.

May 27, 2015

BUILDER

BABY BOOMERS ARE DRIVING THE HOUSING MARKET

New research shows that consumers aged 55 and older will buy more than half of the new U.S. homes in the next five years.



The 79 million Americans who are age 55 and older have more wealth than any other group, which makes them not only the most attractive demographic for home builders, but also the one that is most likely to purchase a home.

NAHB senior vice president Sharon Dworkin Bell spoke about this and other compelling data about Baby Boomers at Epcon's annual conference of Franchise Builders in Columbus, Ohio. She pointed out that [Metrostudy](#) research predicts that people 55+ will buy more than half of the new homes sold in the next five years.

In addition, Bell told attendees that nearly half of the 55-and-older home buyers in 2013 were able to purchase their homes without a mortgage, citing data gathered by Census Bureau's [American Housing Survey](#). Not only do 55+ buyers have the wealth to purchase

homes, they create substantial wealth in their communities, Bell says. A 100-unit, 55+ community can create \$2.3 million in tax revenue for its local municipality in the first year of construction alone, the NAHB reports.

As a result of people living longer and healthier lives, there is a massive demand for active adult housing, and there are not enough builders focusing on the needs and desires of 55+ buyers to meet that demand, she concluded.

Epcon Communities Franchising Inc. is America's 38th-largest home builder according to the [BUILDER 100 list](#), and one of the country's only home building franchise companies.

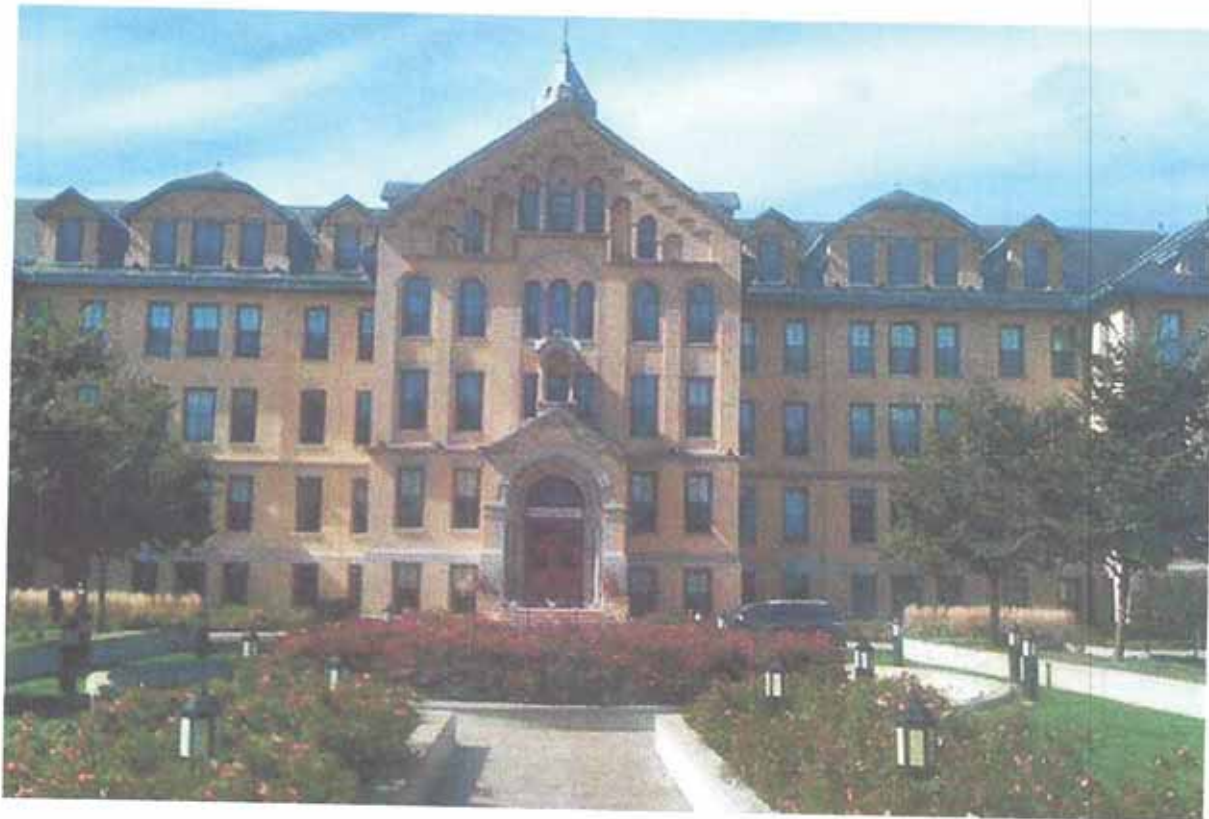
Mallinckrodt in the Park, a seniors-only development housed in the former **Mallinckrodt College**, 26 of the 81 units remain unsold five years after the conversion. But recent action by the village could help animate sales...">

Age Limit and Prices Drop at Wilmette's Mallinckrodt in the Park

At Wilmette's Mallinckrodt in the Park, a seniors-only development housed in the former Mallinckrodt College, 26 of the 81 units remain unsold five years after the conversion. But recent action by the village could help animate sales...

BY DENNIS RODKIN

PUBLISHED OCT. 6, 2010



At Wilmette's Mallinckrodt in the Park, a seniors-only development housed in the former Mallinckrodt College, 26 of the 81 units remain unsold five years after the conversion. But recent action by the village could help animate sales. On September 28th, the Wilmette Village Board voted unanimously to lower the minimum age for Mallinckrodt residents from 62 to 55.

After an investor group bought the unsold condos in January—there were 33 then, but seven of them have since sold—the principals, David Rosen and Reuben Warshawsky, slashed prices and paid off the homeowners association's roughly \$100,000 in debts from unpaid condo assessments. They also started meeting with residents. "The homeowners board was questioning why it was a 62-and-over rule, when a large percentage of adult communities in America are 55 [and over]," Warshawsky says.

"We'd been working on changing that for two years," says Earl Glass, who has been living at Mallinckrodt with his wife, Merle, since May 2007. "It opens up the market to more potential buyers, and it gives us more active, energetic people in the building." Glass has his own theories about the original 62-year-old cutoff.

"Some neighbors worried about the schools getting crowded," he says. "But there's not one child living here. If somebody is paying \$500,000 and they have kids, they'll buy a house."

The age limit isn't the only thing that's been lowered. A partly finished two-bedroom condo, originally going for \$427,400, now carries a \$235,000 price tag. At the upper end, an unfinished two-story space in the college's former chapel, with original arches and pillars intact, is priced at \$750,000 after once being offered at \$1.5 million, finished. (The investors are selling some units finished and some unfinished. In the latter case, buyers can work with either the



Warshawsky (center) and Rosen (right) talk with a contractor in a two-bedroom condo that includes the pillars and arched ceilings of a portion of the original chapel. The condo's

investors or their own contractor to finish the space.)
Don Shea of @Properties is handling sales.

price is \$525,000; under the original developers, it was \$807,000.

Rosen and Warshawsky took on the task of changing the age rule only in part, they say, to stimulate sales. "The community has been nearly unanimous on saying there's really no reason to cut it off at 62," Rosen sales. And with price cuts of 35 percent or more, sales had already picked up. "We've closed seven units since January, and we have four more under contract," he says. "With the new age limit, we do expect that to accelerate."

The Glasses are delighted. They are buying a larger condo in the building and have their existing unit on the market. They bought that two-bedroom condo unfinished in 2007; the list price was \$660,000, and they won't divulge what they then spent to finish and decorate the space. Their new condo, with 500 square feet more interior space and a patio, cost about \$510,000, finished.

When they decided to move—"we would only do it because of what [Warsahwsky and Rosen] have done for the building," Merle says—the Glasses priced their old condo at \$494,000; it's now down to \$389,000. "The loss we're taking on this doesn't make the new one a bargain," Merle acknowledges, "but in the long run we hope we'll make it up."

How much do they stand to lose? "I don't want to add it up for you," she says. "Do you want to ruin a 49-year marriage?"



MEMORANDUM

TO: EDWARD R. JAMES, CHAIRMAN, EDWARD R. JAMES HOMES, LLC
FR: SCOTT GOLDSTEIN, AICP, PRINCIPAL, TESKA ASSOCIATES, INC.
RE: HINSDALE MEADOWS FISCAL ANALYSIS
DA: FEBRUARY 2, 2017

Teska Associates, Inc. has prepared an updated fiscal analysis for the proposed age-targeted Hinsdale Meadows residential community, comparing the proposed 59-unit layout and current zoning for 36 units. The subject site is a 24.5-acre development located at the SE Corner of County Line Road and 55th Street. The property is currently zoned for 36, 4-5 bedroom homes. The site characteristics for the two scenarios are shown in Table 1.

Table 1: Site Characteristics

	Sedgwick 36-Units	Hinsdale Meadows 59-Units
Traditional 4BR Single-Family Detached	36	1
Age Targeted 3BR Single-Family Detached	0	28
Age Targeted Duplex	0	30
Total Units	36	59

This report provides an analysis and comparison of the projected population, property tax revenues and other fiscal considerations associated with each development scenario. All of the projections are based on the assumptions, calculations and analysis as outlined in this report. A summary of the results of this study is presented in Table 2, and is based on the detailed analyses shown in later sections of this report.

Table 2: Summary of impacts:

	Hinsdale Meadows 59-Units	Sedgwick 36-Units
Site Characteristics		
3 BR Attached	30	0
3 BR Detached	28	0
4 BR Detached	1	36
Total # of Homes	59	36
Rutgers Population Forecast (Tables 5 & 6)		
Total Population	136	129
CCSD 181 Students	8	29
HSD 86 Students	5	8
Comparable Developments Forecast (Tables 5 & 6)		
Total Population	122	129
CCSD 181 Students	3	29
HSD 86 Students	1	8
CCSD 181 - Rutgers (Table 7)		
Property Tax Revenue	\$512,101	\$429,180
Other Revenue	\$11,893	\$44,388
Total Revenue	\$523,994	\$473,568
HSD 86 - Rutgers (Table 9)		
Property Tax Revenue	\$282,458	\$236,722
Other Revenue	\$13,621	\$18,162
Total Revenue	\$296,080	\$254,884
Village of Hinsdale (Table 11)		
Property Tax Revenue	\$71,490	\$59,914
Other Revenue	\$23,617	\$21,867
Total Revenue	\$95,107	\$81,781
Total Property Tax Revenue for School and Municipal Districts		
	\$866,049	\$725,816
Net Present Value for Property Tax Revenue @ 10% discount rate (20 years)		
	\$8,734,743	\$7,320,390
Total Revenue for School and Municipal Taxing Districts		
	\$915,180	\$810,233
Net Present Value for Total Revenue @10% discount rate (20 years)		
	\$9,230,263	\$8,171,792

As shown in Table 2, the proposed site plan will:

- Increase the total property taxes to be paid to the Village of Hinsdale and school districts by 19% for the 59-Units plan compared with the 36-Units plan. The total changes in property taxes will increase from \$725,816 for 36-Units under current zoning to \$866,049 for 59-Units. These changes include:
 - An increase in CCSD 181 total revenue from \$473,568 for 36-Units to \$523,994 for 59-Units as shown in Table 7.
 - An increase in HSD 86 total revenue from \$254,938 for 36-Units to \$296,080 for 59-Units as shown in Table 9.
 - An increase in Village of Hinsdale total revenue from \$81,781 for 36-Units to \$95,107 for 59-Units as shown in Table 11.
- Increase the 20-year Net Present Value (NPV) of property taxes from \$7,320,390 for 36-Units to \$8,734,743 for 59-Units.
- Increase the 20-year NPV of total revenue for the Village and school districts from \$8,171,792 for 36-Units to \$9,230,263 for 59-Units.
- Decrease the projected new student generation due to the age-targeted community design featuring smaller, 3 bedroom homes with master bedrooms on the first floor, compared with larger, 4-5 bedroom homes on conventional lots. This proposed plan is projected to result in higher revenue and lower expenses compared with the existing zoning, particularly for CCSD 181.
- As shown in Table 3, the proposed plan will increase the amount of Equalized Assessed Value (EAV) to support public services by all local taxing districts.

1. TAX REVENUES

Property tax revenues were estimated based on expected Equalized Assessed Value (EAV) of comparable properties. EAV is the measure of property value by which property taxes are determined in Illinois. The proposed 59-Unit site plan will have a higher EAV than current zoning, resulting in a 19% increase in total property taxes of \$1,138,149 for 59-Units compared with \$953,856 for 36-Units.

Table 3: Tax Revenues

	Tax Rate	Hinsdale Meadows 59-Units	Sedgwick 36-Units
Equalized Assesed Value (EAV)		14,589,779	12,227,362
Miscellaneous Taxes			
Des Plaines Valley Mosq Abatement District Lyons	0.017	2,480	2,079
Metro Water Reclamation District	0.426	62,152	52,089
MiscellaneousTaxes Total	0.443	64,633	54,167
School Taxes			
DuPage Community College 502	0.311	45,374	38,027
Hinsdale Twp HSD 86	1.936	282,458	236,722
Comm Cons District 181 Burr Ridge	3.51	512,101	429,180
School Taxes Total	5.757	839,934	703,929
Municipality/Township Taxes			
Hinsdale Library Fund	0.219	31,952	26,778
Village of Hinsdale	0.49	71,490	59,914
Lyons Mental Health	0.115	16,778	14,061
Road and Bridge Lyons	0.049	7,149	5,991
General Assistance Lyons	0.003	438	367
Town of Lyons	0.07	10,213	8,559
Municipality/Township Taxes Total	0.946	138,019	115,671
Cook County Taxes			
Cook County Forest Preserve District	0.069	10,067	8,437
Consolidated Elections	0.034	4,961	4,157
County of Cook	0.288	42,019	35,215
Cook County Public Safety	0.147	21,447	17,974
Cook County Health Facilities	0.116	16,924	14,184
Cook County Taxes Total	0.655	95,563	80,089
Total Property Taxes	7.801	\$1,138,149	\$953,856

2. POPULATION GENERATION

In order to determine the estimated impacts on the school districts, municipality and other taxing districts, two methods of analysis were used. The first method is based on a comprehensive study of Illinois total and student population generation conducted by Rutgers University. The study was prepared by Robert Burchell, David Listokin, William Dolphin of the Center for Urban Policy Research at Rutgers University in 2006 and is entitled "Residential Demographic Multipliers: Estimates of the Occupants of New Housing."

The second method was an analysis of actual student counts for similar developments. Eleven developments were analyzed for similar age-targeted units. None of the developments are age-restricted. The actual student counts are provided in Table 4, along with the resulting per-unit student generation ratios that are used in the analysis.

Table 4: School-Age Children by Development

SCHOOL- AGE CHILDREN BY DEVELOPMENT												
Development Name	Savoy Club	Field Stone Club	Chasemoor Club	Lake Ridge Club	Burr Ridge Club	Heather-field	Fox Meadow	Hibbard Gardens	Royal Ridge	Regent Woods	Westgate	Average
Comparable Homes	52	60	192	68	73	70	26	6	77	35	29	
K-8 School Age children	4	0	6	0	0	7	2	0	1	0	5	
HS School Age children	4	1	3	0	0	0	0	0	0	0	3	
Elementary students per unit	0.08	0.00	0.03	0.00	0.00	0.10	0.08	0.00	0.01	0.00	0.17	0.04
High school students per unit	0.08	0.02	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.10	0.02

Due to the site layout, bedroom design and restrictions on outdoor play equipment, very low student counts are anticipated through Hinsdale Meadows, similar to the results of the above age-targeted communities.

As shown in Tables 5 and 6, the expected population and student generation was projected for the proposed plan utilizing both the Rutgers study and the study of comparable developments. These projections were then compared with the expected population and student generation from the current zoning, which was calculated utilizing the Rutgers study. Based on this analysis there will be a decrease in the number of students generated for each district.

The number of CCSD 181 students will be reduced from 29 to 8 students using the Rutgers methodology or 3 students using the Comparable Development methodology.

The number of HSD 86 students will be reduced from 8 students to 6 students using the Rutgers methodology or 2 students using the Comparable Development methodology.

Table 5: Forecasted Population and Student Population – Rutgers Methodology

RUTGERS ESTIMATE		Total Persons	ES	HS
Hinsdale Meadows 59-Units				
	Traditional 4 BR	3.6	0.8	0.2
	3 Bedroom SF	63.8	3.4	2.5
	Duplex	68.4	3.6	2.7
	Total	135.8	7.8	5.4
	Rounded Total	136	8	6
Sedgwick 36-Units				
	Traditional 4 BR	128.9	29.0	7.9
	3 Bedroom SF	0.0	0.0	0.0
	Duplex	0.0	0.0	0.0
	Total	128.9	29.0	7.9
	Rounded Total	129	29	8

Table 6: Forecasted Population and Student Population: Comparable Developments Methodology

COMPARABLE PROJECTS		Total Persons	ES	HS
Hinsdale Meadows 59-Units				
	Traditional 4 BR	3.6	0.8	0.2
	3 Bedroom SF	57.4	1.1	0.6
	Duplex	61.5	1.2	0.6
	Total	122.5	3.1	1.4
	Rounded Total	123	3	2

Key Findings:

- The proposed plan is forecasted to generate an additional three to eight additional students for CCSD 181 under the proposed 59-Unit site plan compared with 29 new students under current zoning.
- Hinsdale High School District 86 is forecasted to have between two and six additional students under the proposed 59-Unit site plans versus eight students under current zoning.

4. SCHOOL IMPACTS

Applying the projected student population to the two school districts' revenues and expenses shows a more positive impact of the proposed site plan for Hinsdale Meadows 59-Units compared with the current zoning for Sedgwick 36-Units, as shown in Tables 7 and 8.

Table 7: School District Revenue and Expenses – Rutgers Methodology

Rutgers		
Hinsdale CCSD 181	Hinsdale Meadows 59-Units	Sedgwick 36-Units
Elementary School-Age Children	8	29
Property Tax Revenue	\$512,101	\$429,180
Revenues (state & federal aid)	\$11,893	\$44,388
Total Revenue	\$523,994	\$473,568
Expenses (cost of additional teacher)	N/A	(\$75,000)
Net Impact	\$523,994	\$398,568

Table 8: School District Revenue and Expenses – Comparable Developments Methodology

Comparable Developments		
Hinsdale CCSD 181	Hinsdale Meadows 59-Units	Sedgwick 36-Units
Elementary School-Age Children	3	29
Property Tax Revenue	\$512,101	\$429,180
Revenues (state & federal aid)	\$4,791	\$44,388
Total Revenue	\$516,892	\$473,568
Expenses (cost of additional teacher)	N/A	(\$75,000)
Net Impact	\$516,892	\$398,568

Key Findings:

- There will be a forecasted net additional fiscal benefit of \$125,426 per year (based on the Rutgers analysis) for Hinsdale CCSD 181 from the 59-Unit plan compared to the 36-unit plan, due to an increase in revenue and the lack of the need to hire an additional teacher.
- Forecasted annual revenues for Hinsdale CCSD 181 are \$523,994 for the 59-Unit plan and \$473,568 for 36-Units (using the Rutgers methodology).
- CCSD 181 will have fewer expenses under the new site plans compared with existing zoning. According to the Superintendent of CCSD 181, no additional teachers will be required to serve the students generated by the proposed plans, while one additional teacher would likely be required to serve 29 students at full build-out of large single-family homes under the Sedgwick 36-Unit plan, requiring \$75,000 additional in annual salary.
- The Net Present Value of CCSD 181 property taxes for the development will be \$836,317 higher over the next 20 years, with \$5,164,917 for 59-unit plan compared with \$4,328,600 for 36-Unit plan.

Table 9: Hinsdale High School District 86 Revenues and Expenses - Rutgers Methodology

Rutgers		
Hinsdale High School District 86	Hinsdale Meadows 59-Units	Sedgwick 36-Units
High School-Age Children	6	8
Property Tax Revenue	\$282,458	\$236,722
Revenues (state & federal aid)	\$13,622	\$18,162
Total Revenue	\$296,080	\$254,884
Expenses (cost of additional teacher)	N/A	N/A
Net Impact	\$296,080	\$254,884

Table 10: Hinsdale High School District 86 Revenues and Expenses- Comparable Developments Methodology

Comparable Developments		
Hinsdale High School District 86	Hinsdale Meadows 59-Units	Sedgwick 36-Units
High School-Age Children	2	8
Property Tax Revenue	\$282,458	\$236,722
Revenues (state & federal aid)	\$4,541	\$18,162
Total Revenue	\$286,999	\$254,884
Expenses (cost of additional teacher)	N/A	N/A
Net Impact	\$286,999	\$254,884

Key Findings

- There will be a forecasted net revenue increase of \$41,196 per year (based on the Rutgers analysis) for HSD 86 from the 59-Unit plan compared to the 36-Unit plan.
- The 59-Unit plan is projected to generate fewer high school students (between 2 and 6) compared with 8 students in the 36-Unit plan.
- Neither plan is projected to produce enough high school students to require hiring an additional teacher.
- The Net Present Value of property tax collections will be \$461,285 higher over the next 20 years, with \$2,848,798 projected for 59-Unit plan and \$2,387,513 under the 36-Unit plan.

5. VILLAGE OF HINSDALE

Revenues were analyzed for the Village of Hinsdale. As shown in Table 11, the 59- Units plan will result in higher revenue for the Village compared to the 36-Units under current zoning.

Table 11: Village Revenue

	Hinsdale Meadows 59-Units (136 residents)	Sedgwick 36-Units (129 residents)	Notes
Property Taxes	\$71,490	\$59,914	Tax rate for Village of Hinsdale = 0.49
Utility Taxes	\$6,900	\$4,200	\$194 per month per unit x 5% tax
Motor Fuel Tax	\$2,900	\$3,100	\$24 per capita per year
State Income Tax	\$11,000	\$11,600	\$90 per capita per year
State Use Tax	\$2,817	\$2,967	\$23 per capita per year
Total Revenue	\$95,107	\$81,781	

Key Finding

- Annual revenues to the Village of Hinsdale are projected to increase by 16% to \$95,107 for 59-Units and \$81,781 for 36-Units under current zoning.

Age Targeted Communities Surveyed

Name	Year Built	Village	ES		HS		K-8		HS Students	
			District	District	# Units	Students	Students			
Burr Ridge Club	1970's	Burr Ridge	181	86	73	0	0	0		
Lake Ridge Club	1980's	Burr Ridge	62	86	68	0	0	0		
Field Stone Club	1980's	Burr Ridge	62	86	60	0	0	1		
Savoy Club	2006	Burr Ridge	107	204	52	4	4	4		
Chasemoor	1980's	Burr Ridge	107	204	192	6	3	3		
Heatherfield	1999	Glenview	34	225	70	7	0	0		
Fox Meadow	2004	Northfield	29	203	26	2	0	0		
Hibbard Gardens	2015	Northfield	37	203	6	0	0	0		
Royal Ridge	2005	Northbrook	29	203	77	1	0	0		
Regent Woods	1980's	Northbrook	29	203	35	0	0	0		
Westgate	2014	Glenview	34	225	29	5	3	3		
Armour Woods	1980's	Lake Bluff	65	115	84	0	0	0		
Subtotal					772	25	11	11		
# Students per Unit, per Survey									0.032	0.014

Estimated # of Students for Hinsdale Meadows based on Comparable Projects

	Year Built	Village	Elem.	H.S.	# Units	K-8	HS
Hinsdale Meadows	N/A	Hinsdale	181	86	59	4	2

Additional Information re: Hamptons of Hinsdale Student Generation

Hamptons of Hinsdale		Hinsdale			122	2	7
# Students per Unit for Hamptons							
						0.016	0.057

Hinsdale Meadows
Summary of Population Estimates
Comparison between Hinsdale Subdivision Code, Rutgers Analysis, and Age Targeted Comps

Current Zoning - 36 Traditional Large 4-5 BR SF Homes:

Population Estimate Based on Hinsdale Subdivision Code Section 11-1-12:					
Type of Unit	Number of Bedrooms	Total persons per dwelling Unit (See note 1)	Number of Homes	Total	
Single Family Detached	4 to 5 bedrooms	3.8	36	136.8	
Population Estimate Based on Teska's Fiscal Impact Analysis (Rutgers Study):					
Type of Unit	Number of Bedrooms	Total persons per dwelling Unit (See note 2)	Number of Homes	Total	
Single Family Detached	4 bedrooms	3.58	36	128.88	

Proposed Zoning 59 Age-Targeted 3-BR Homes:

Population Estimate Based on Hinsdale Subdivision Code Section 11-1-12:					
Type of Unit	Number of Bedrooms	Total persons per dwelling Unit (See note 1)		Number of Homes	Total
28 3-BR Single Family Detached	3 bedrooms	3.8		28	106.4
One, 4-to 5-BR Single Family Detached	4 to 5 bedrooms	3.8		1	3.8
30 Single family Attached	3 bedrooms	2.4		30	72
182.2					
Population Estimate Based on Teska's Fiscal Impact Analysis (Rutgers Study):					
Type of Unit	Number of Bedrooms	Total persons per dwelling Unit (See note 2)		Number of Homes	Total
One, 4-to 5-BR Single Family Detached	4 bedrooms	3.58		1	3.58
58 3-BR Single Family Detached	3 bedrooms	2.28		58	132.24
135.82					
Population Estimate Based on Teska's Fiscal Impact Analysis (Age Targeted Comps Study):					
Type of Unit	Number of Bedrooms	Total persons per dwelling Unit *		Number of Homes	Total
One, 4-to 5-BR Single Family Detached	4 bedrooms	3.58		1	3.58
58 3-BR Single Family Detached	3 bedrooms	2.05		58	118.9
122.48					

Note 1: The Hinsdale Subdivision Code does not distinguish between 3BR, 4BR, and 5BR detached homes for purposes of its population density charts.

Note 2: The Rutgers Study shows an average of 3.58 persons per unit will occupy a detached 4-BR home, and that 4.26 persons per unit will occupy a detached 5-BR home.

It also shows an average of 2.93 persons will occupy a detached 3-BR home. The existing home on Lot 1 is a 5-BR home.

Teska's 11/11/16 memo assumes that the larger traditional homes would all be 4 bedrooms, and concludes an expected total population of 129 persons under the current 36-unit plan under the Rutgers analysis. Under the proposed plan, based on the Rutgers multipliers the expected population would be 136 persons.

If the multipliers from the age targeted comps were used, the expected population would be 122 persons.

Edward James

From: Don White <dwhite@d181.org>
Sent: Friday, November 11, 2016 10:30 AM
To: erj@erjames.com
Cc: DARRELL LANGLOIS; Kathleen Gargano
Subject: Re: Emailing - Hinsdale Memo 111016.pdf

Dear Ed,

A quick update on the email and information you sent me below. I had a conversation with Darrell Langlois from the Village of Hinsdale this morning and shared with him that I do not see a different impact for D181 if either of the projected enrollment models for estimating students is used. If I understand this correctly, the previous model estimated the number of students from Hinsdale Meadows at 4 elementary students and the Rutgers Estimate raises this number to 9 elementary students. Either number would more than likely result in no additional staffing needs for our district. In fact, it is possible that even if all 9 students were at the same grade level in the same school we may not have to hire an additional teacher. I anticipate the worst case for D181 would be the need to employ one additional teacher. The estimated cost to employ an additional teacher would be well under the increased revenue that the district could realize from property taxes from this development.

Please let me know if you have any questions and/or a need for clarification.

Thank you,

Don

You can choose to dream or you can dream and do something about it. I prefer the latter.

Don White, Ph.D.
Superintendent
Community Consolidated School District 181
115 West 55th Street, Clarendon Hills, IL 60514
Office: (630) 861-4922

On Fri, Nov 11, 2016 at 10:21 AM, Don White <dwhite@d181.org> wrote:
Dear Darrell,

Here is the email and attachment that I received from Mr. James.

Don

You can choose to dream or you can dream and do something about it. I prefer the latter.

Don White, Ph.D.
Superintendent
Community Consolidated School District 181

115 West 55th Street, Clarendon Hills, IL 60514
Office: (630) 861-4922

----- Forwarded message -----

From: **Edward James** <erj@erjames.com>

Date: Thu, Nov 10, 2016 at 3:15 PM

Subject: Emailing - Hinsdale Memo 111016.pdf

To: Don White <dwhite@d181.org>

Cc: Robert McGinnis <rmcginnis@villageofhinsdale.org>, "Michael G. Balas" <mgb@erjames.com>

Don,

Last night at the Plan Commission meeting we were asked use the Rutgers Study when calculating the number of school children that "could" come out of Hinsdale Meadows as opposed to our study of similar Age Targeted communities.

The attached letter from Teska Associates gives us that information.

Could you and Darrell, from the Village, come up with any additional cost for the additional students and let us know so we can give the Plan Commission a worst case vs. the expected case?

Thanks and appreciate your help.

Regards,

Ed

Edward R. James

Chairman

Edward R. James Partners, LLC

2550 Waukegan Rd., #220

Glenview, IL 60025

O: 847-724-8200 x 227

M: 847-323-2550

F: 847-724-8185

DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS

FOR

HINSDALE MEADOWS

February 2017

HINSDALE MEADOWS VENTURE, DEVELOPER

General Offices: 2550 Waukegan Road, #220, Glenview, IL 60025
Telephone (847) 724-8200

**INDEX TO DECLARATION OF COVENANTS,
CONDITIONS, EASEMENTS AND RESTRICTIONS FOR
HINSDALE MEADOWS SUBDIVISION**

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EXHIBITS

EXHIBIT A	Legal Description of Hinsdale Meadows Subdivision
EXHIBIT B	BY-LAWS OF HINSDALE MEADOWS HOMEOWNERS ASSOCIATION
EXHIBIT C	Assessment Allocation Percentages to Units in Hinsdale Meadows Subdivision
EXHIBIT D	Insurance Schedule of Coverages

DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS
FOR
HINSDALE MEADOWS SUBDIVISION

THIS DECLARATION, made on the date hereinafter set forth by **HINSDALE MEADOWS VENTURE,LLC**, a Joint Venture of **ODESIGN INC.**, an Illinois corporation, and **HINSDALE PARTNERS, LLC**, an Illinois limited liability company, hereinafter referred to as "Developer" or "Declarant";

W I T N E S S E T H:

WHEREAS, **HINSDALE MEADOWS VENTURE, LLC** is a Joint Venture, doing business in the County of Cook and the State of Illinois for the purpose of developing a residential community on the Real Estate, situated in the Village of Hinsdale, County of Cook, and State of Illinois, at the southeast corner of the intersection of County Line Road and 55th Street and is legally described in Exhibit "A" hereto which is incorporated herein by reference; and

WHEREAS, the title to the Real Estate to be developed is held by **HINSDALE MEADOWS VENTURE,LLC** and the development area will be known as **HINSDALE MEADOWS SUBDIVISION**; and

WHEREAS, Declarant/Developer intends to subdivide, develop and improve the Real Estate from time to time for Single Family and Single Family attached (Duplex) dwelling units with attached garages for the benefit of the Occupants and Owners; and

WHEREAS, in order to preserve and enhance the values of the Real Estate, including certain Common Property and the Lots subject to this Declaration, Declarant has or will form an Illinois not-for-profit corporation known as **HINSDALE MEADOWS**

HOMEOWNERS ASSOCIATION ("Association") which will own and have the responsibility for the maintenance and administration of the Common Property and enforcement of the covenants, conditions, easements and restrictions as herein provided; and

WHEREAS, the Declarant is desirous of establishing for the benefit of all future Owners or Occupants of all, or any part, of the Units and Lots in **HINSDALE MEADOWS SUBDIVISION**, certain easements and rights, in, over, under, and to the said Common Property, and certain restrictions with respect to the use, maintenance, upkeep and repairs to both the Common Property and the Units, and fix the obligations and duties of each Owner or Occupant and the reciprocal obligations and duties of each Owner or Occupant of the Units to the other.

NOW, THEREFORE, Declarant hereby declares that all of the Common Property, Units and Lots as herein defined, in addition to such covenants, conditions, easements and restrictions as may appear on any recorded plat of subdivision of the Project, shall be held, subject to this Declaration of Covenants, Conditions, Easements and Restrictions, recorded in the office of the Cook County Recorder of Deeds which covenants , conditions, easements and restrictions are for the purpose of enhancing and protecting the value, desirability and attractiveness of the Common Property and the Lots. These covenants, conditions, easements and restrictions shall run with the land and shall be binding on all parties who become Members of **HINSDALE MEADOWS HOMEOWNERS ASSOCIATION**, and their successors, assign and grantees.

ARTICLE I

DEFINITIONS

For the purposes of brevity and clarity, certain words and terms used in this Declaration are defined as follows:

1) **LOT:** The area shown on the Plat designated by a number and/or letter, being that portion of the subdivision conveyed to an Owner including the front, rear and side yards, if any, on which is or is to be constructed a dwelling unit designed and intended for use and occupancy as a residence for a single family.

2) **PROJECT:** The entire Real Estate described as **HINSDALE MEADOWS SUBDIVISION, A Planned Development of 59 units**, consisting of 29 Single Family and 30 Duplex Units to be constructed thereon.

3) **PLAT:** Plat of Subdivision for **HINSDALE MEADOWS SUBDIVISION, a Planned Development**, recorded and filed with the Recorder of Deeds of Cook County, Illinois.

4) **UNIT:** An attached or detached single family dwelling unit with an attached garage constructed in the Project on any of the Lots. When applicable the word "Unit" shall be used interchangeably with the word "Lot" and vice versa.

5) **OWNER:** The record owner, whether one or more persons, individuals or entities, of title to any Unit and Lot which is a part of the Project, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation. Where title to a Unit is conveyed to more than one person, or there is more than one beneficiary of a land trust

holding legal title to a Unit, such persons are collectively known as "Owner".

6) **OCCUPANT:** Person or persons, other than an Owner, in possession of a Unit.

7) **BOARD:** Board of Directors of **HINSDALE MEADOWS HOMEOWNERS ASSOCIATION (HOA)**, an Illinois not-for-profit corporation.

8) **MANAGING AGENT:** Any person, company, or corporation appointed or employed by the Developer or Association to perform management services.

9) **COMMON PROPERTY:** Those areas of land, together with any and all improvements that are now or may hereafter be constructed thereon, designated as "Common Property", "Out Lots", "Common Elements", or "Common Areas" on any recorded Plat of Subdivision of the Real Estate to be devoted to the common use and enjoyment of the Members of the Association and to be conveyed to the Association by the Declarant, its successors and assigns, and which area shall be maintained by **HINSDALE MEADOWS HOMEOWNERS ASSOCIATION** as provided below unless subsequently provided otherwise by Declarant. Such designation shall not be construed as a public dedication.

10) **DEVELOPER:** **HINSDALE MEADOWS VENTURE**, a Joint Venture of **ODESIGN INC.**, an Illinois corporation, and **HINSDALE MEADOWS PARTNERS, LLC**, an Illinois limited liability company, its successors, assigns and licensees. The Developer may be referred to herein as the "Declarant" where applicable.

11) **MEMBER:** Every person, individual or entity holding membership in the Association by virtue of ownership of any Unit

as herein defined.

12) **REAL ESTATE:** The real property legally described in Exhibit "A" hereto.

13) **BUILDING:** a separate single family dwelling Unit or the structure in which two attached single family dwelling units are contained.

14) **PARTY WALLS:** A common wall located on a lot line which separates one attached dwelling Unit from an adjacent attached dwelling Unit.

ARTICLE II

ASSOCIATION AND BOARD OF DIRECTORS

1) Prior to the sale of any one of the Units in **HINSDALE MEADOWS SUBDIVISION**, there shall be incorporated under the laws of the State of Illinois a not-for-profit corporation to be called "**HINSDALE MEADOWS HOMEOWNERS ASSOCIATION**".

2) Every Owner of a Unit in **HINSDALE MEADOWS** shall be a Member of the Association without the right of withdrawal. Membership shall be appurtenant to and shall not be separated from ownership of any Unit. Ownership of such Unit shall be the sole qualification for membership.

3) The Association shall have two classes of voting membership:

- A) The Class A Members shall be all Owners with the exception of the Developer. Class A Members shall be entitled to one (1) vote for each Unit owned. When more than one person holds such interest in any Unit, all such persons shall be Members. The vote for each Unit shall be exercised as they among themselves determine, but in no event shall more than one (1) vote be cast with respect to any Unit. If more than one (1) vote is cast for a

Unit and the votes cast are inconsistent the vote is nullified.

- B) The Class B Member shall be the Developer, and shall be entitled to 177 votes less three votes for each Unit sold, provided that Class B membership shall cease and be converted to Class A membership on or before December 31, 2021.

4) The powers of the Association shall be vested in the Board consisting initially of three (3) directors appointed by the Developer. Said directors (or their successors who may also be appointed by the Developer) shall serve until such time as the Board shall be transferred to the Owners. At the first annual meeting of the Members of the Association as provided in the By-Laws of the Association, five (5) directors shall be elected by the Owners comprising the Association. The Developer shall transfer control of the Association to the Owners no later than December 31, 2021 or one hundred twenty (120) days after seventy-five (75%) percent of the Units in the Project have been conveyed, whichever first occurs.

5) At the first annual meeting of Members of the Association five (5) directors shall be elected by the Members comprising the Association. At the election and at each election thereafter, each Unit type, Single Family and Single Family attached (Duplex) shall nominate at least 2 candidates for directors who are Unit Owners in their Unit type. Homeowners from each Unit type may vote for two (2) nominees, one of whom must be an Owner representing their Unit type and the other from either Unit type. The nominee from each Unit type who receives the most votes (between the candidates for each Unit type) shall be elected as a director to represent that Unit type for a two (2) year term. After the initial two winners (one from each Unit

type) have been determined, from the remaining candidates who were not elected, then the three (3) nominees with the highest number of votes (regardless of Unit type) shall fill the other three directors positions and shall be elected to serve for one (1) year terms. After the first annual meeting all directors shall be elected for two (2) year terms. Upon completion of the election of directors at any annual meeting, each Unit type in **HINSDALE MEADOWS** shall be represented by at least one (1) director who is the Owner of a Unit in each Unit type.

6) Vacancies in the Board occurring between regularly scheduled meetings of the Members may be filled by the Board as provided by the Articles of Incorporation or By-Laws. The vacancy shall be filled by a representative from the same Unit type of the vacating director for the remainder of his or her term. The Association shall have such officers as shall be determined by the Board from time to time, who shall be elected by the Board and who shall manage and conduct the affairs of the Association under the direction of the Board.

7) The Board shall exercise all the powers and privileges and perform all of the duties and obligations of the Association as required by this Declaration, as it may be amended from time to time, and shall provide for, collect and shall pay for its obligations out of the assessment fund as is herein provided.

8) The Association shall adopt such reasonable rules and regulations as it may deem advisable for the maintenance, conservation, repair and beautification of the Property, and for the health, comfort, safety and general welfare of the Owners and Occupants of **HINSDALE MEADOWS**. The entire Project shall at all

times be maintained subject to such rules and regulations and amendments thereto as are from time to time enacted by the Board.

9) The Board shall represent the Owners in any negotiation or other proceeding relating to termination of the Project, or condemnation or damage to the Common Property, and shall equitably and reasonably allocate to the Owners or apply to its accounts or reserves any awards or settlements it receives.

10) The Board may appoint an Architectural Control Committee and Landscape Committee to assist and advise the Board in order to assure the maintenance of the Project and improvements therein in substantially the same style, manner and quality as created by the Developer and as may be required under the Village's zoning requirements. The Board may appoint such additional committees as it may deem necessary to advise and assist it.

ARTICLE III

OPERATING BUDGET, MAINTENANCE FUND AND ASSESSMENTS

1) The Association shall maintain a fund to be known as the "Maintenance Fund". This fund shall be held in a federally insured bank account bearing the Association's name. The Board shall prepare an annual budget setting forth the estimated cost of all maintenance, taxes, and operation charges payable by the Association in accordance with this Declaration in its present form, or as it might be from time to time amended or changed. Each Owner shall then be assessed a percentage share of such budget, as set forth in the assessment allocation per Exhibit "C", attached hereto. Prior to the time all Units in the subdivision have been completed, the assessment shall be only

among those Units for which a certificate of occupancy has been issued by the Village of Hinsdale, Illinois, and the annual budget shall include the real estate taxes, if any, attributable to those portions of the Common Property, shown on the Plat.

2) Each Owner or Beneficial Owner of any Unit by acceptance of a deed, therefore, whether from the Declarant or any Owner, and whether or not it shall be so expressed in any such deed or other conveyance for each such Unit owned by each Owner, hereby covenants and agrees and shall be deemed to covenant and agree to pay to the Association:

- A) Annual assessments or charges to be paid in monthly installments due on the first day of each month of the year hereinafter called "monthly payment dates" or in such other installments as the Board shall elect; and
- B) Special assessments to be fixed, established and collected from time to time as hereinafter provided.

The annual and special assessments, together with the interest thereon and costs of collection thereof as hereinafter provided, shall be a charge on the land and shall be a continuing lien upon the Unit against which each such assessment is made. Each such assessment, together with the interest thereon and costs of collection thereof as hereinafter provided, shall also be the continuing personal obligation of the person or entity who was the Owner of the Unit at the time when the assessment fell due.

3) The assessments levied by the Association and retained in the Maintenance Fund shall be used exclusively for the purpose of promoting the recreation, health, safety and welfare of the residents of the Project and directly related to the ownership,

use and enjoyment of the Common Property, including, but not limited to landscaping as set forth in Article X hereof; real estate taxes and any other liability, and insurance in connection with the Common Property; the maintenance, repair and replacement of fences constructed on or about the Common Property by the Developer or the Association which the Association is obligated to maintain; the maintenance, repair, replacement and additions thereto including gates, entry walls and other structures, signage and landscaping located in Common Property or Outlots owned or leased by the Association; for paying the costs of all labor, equipment (including the expenses of leasing any equipment) and materials required for the management, supervision and operation of the Common Property; and for otherwise performing the duties and obligations of the Board as stated herein and in its Articles of Incorporation and By-Laws. For Duplex Unit Owners, the assessments shall also include the cost of fire and casualty extended coverage insurance policies for the Duplex buildings.

4) A contribution to the Association for start-up costs and the operating reserves of the Association, in an amount equal to three (3) times the first monthly assessment for the Unit, shall be collected from the purchaser at the initial closing on the sale of each Unit by the Developer, and the purchaser shall pay its pro rata share of the monthly assessment beginning on the closing date and thereafter.

5) The Developer shall pay no assessment on any unsold Unit but shall pay the pro-rata share of landscape maintenance and snow removal expenses on finished but unsold Units, if any,

incurred during the period in which a Unit receives such services and is not sold.

6) In addition to the annual assessments, the Board may levy, in any assessment year, a special assessment applicable to that year for common operating expenses, or for capital improvements agreed to by a two-thirds (2/3rds) majority of the voting members of the Association.

7) Both annual and special assessments shall be allocated in a manner consistent with the following: (i) SINGLE FAMILY UNITS represent 58% of the total square footage of the LOTS in HINSDALE MEADOWS, and the SINGLE FAMILY ATTACHED, DUPLEX LOTS represent 42% of the lot area in HINSDALE MEADOWS, and (ii) the SINGLE FAMILY ATTACHED, DUPLEX, assessments will also include insurance covering the Duplex Units, the cost of which shall be assessed only to the Duplex Unit Owners as further described in Article VII of this Declaration. The Duplex owners shall be required to carry their own insurance HO6 policy on contents and betterments and improvements, the definition of which is described in Article VII. The Assessment Allocation schedule, including the insurance coverage for the HOA and Duplex is set forth in Exhibit "C" attached hereto.

8) The annual assessments for the first Owner of a Unit, as provided for herein, shall commence on the date of conveyance of the Unit by the Developer to the Owner. Annual assessments shall be collected on a monthly basis. The payment date or dates of any special assessments shall be fixed in the resolution authorizing such assessment.

9) The duties of the Board of Directors with respect to

assessments shall be as follows:

- A) The Board shall fix the amount of the annual assessment applicable to each Unit for each annual assessment period at least thirty (30) days in advance of such date or period and shall, at that time, prepare a roster of the Units and assessments applicable thereto, which shall be kept in the office of the Association and be open to inspection by any Owner.
- B) Written notice of the assessment shall thereupon be delivered or mailed to every Owner subject thereto showing the amount or amounts and the due date or dates, if the assessment is to be paid in installments.
- C) The Board shall, upon written demand, furnish to any Owner liable for said assessment, a certificate in writing signed by an officer of the Association setting forth whether said assessment has been paid. Such certificate shall be conclusive evidence of payment of any assessment therein stated to have been paid. A reasonable charge may be made by the Board for the issuance of such certificate.
- D) If the Board fails to fix the amount of an assessment as provided in (A) above, each Owner shall be responsible for the payment of an amount equal to the assessment for the previous year.

10) The Due date for regular assessments shall be the first of every month. If any assessment or part thereof is not paid within thirty (30) days after the due date, the total unpaid amount of all installments of such assessment shall immediately become due and payable and shall bear interest from the date of delinquency at two (2) points over the prime rate of interest charged by J.P. Morgan Chase Bank in Chicago, Illinois on the date the payment was due, or the highest legal rate if the rate of prime plus two (2) points is usurious. The total unpaid amount of all such installments and interest thereon shall constitute a lien on the interest in the Unit of the Owner personally obligated to pay the same and upon the recording of

notice thereof by the Board shall be a lien upon such Owner's interest in the Unit. The Association may, at its election, bring an action at law for eviction or other remedy or in equity against the Owner personally obligated to pay the same in order to enforce payment and/or to foreclose the lien against the Lot and Unit subject thereto and there shall be added to the amount of such assessment the costs of preparing and filing the complaint (including reasonable attorneys' fees) in such action, and in the event a judgment is obtained, such judgment shall include the interest on the assessment and the reasonable attorneys' fees, together with the costs of the action. No Owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Property or his Unit. Notwithstanding the foregoing, the first mortgage encumbrance owned or held by a bank, insurance company, or savings and loan association, or other person or entity engaged in the business of making real estate loans, recorded against the interest of such Owner prior to the date such notice is recorded, which by law would be a lien thereon prior to subsequently recorded encumbrances, shall have priority, except as to the amount of assessments which become due and payable from and after the date on which the said mortgage owner or holder either takes up possession of the Unit, accepts a conveyance of any interest therein (other than as security) or files a suit to foreclose its mortgage.

11) The sale or transfer of any Unit shall not discharge the assessment lien, which shall remain in full force and effect until paid in full.

12) The following real estate subject to this Declaration shall be exempt from the assessments created herein:

- A) All of the real estate dedicated to and accepted by a local public authority.
- B) The Common Property.
- C) All of the real estate owned by Declarant or Developer, except as stated above in Article III, Section 5.

13) In the event the Directors of the Association consider the funds on deposit in **HINSDALE MEADOWS HOMEOWNERS ASSOCIATION** account sufficient to fulfill the purposes of the Association, they may from time to time forebear the collection of the assessments provided for in this Article III for any one or more monthly or quarterly period; however, any such forbearance shall not be a waiver of the right to collect future assessments. In the event that an assessment is not sufficient to cover the necessary expenditures as provided herein, the Board may from time to time increase that assessment to cover such expenditures.

14) The Board shall not expend in excess of \$25,000.00 over and above the annual budget in any calendar year without the approval at a special meeting of a majority of the Units represented at said meeting.

15) A special assessment for any expenditure not otherwise budgeted or capable of being paid from existing reserves may be classified as either: a) Capital replacements; b) Capital repairs; or c) Capital improvements, each defined as set forth in the table below:

CAPITAL REPAIRS / Assessment Amount	Prior Written Notice Before Due Date	Board Majority Required	Vote of unit Owners % Required
Less Than or Equal To One Month's Regular Assessment	60 Days	Simple Majority	None
More than One Month's Regular Assessment	90 Days	Simple Majority	None
CAPITAL REPLACEMENTS Less than or Equal to One Month's Regular Assessment	Prior Written Notice Before Due Date	Board Majority Required	Vote of Unit % owners required
Less than or Equal to One Month's Regular Assessment	60 Days	Simple Majority	None
More Than One Month's Regular Assessment	90 Days	Simple Majority	None
CAPITAL IMPROVEMENTS /Assessment Amount	Prior Written Notice Before Due Date	Board Majority Required	Vote of Unit % Owners Required*
Less Than or Equal to One Month's Regular Assessment	120 days	Simple Majority	Simple Majority
More than One Month's Regular Assessment	180 Days Prior to Special Meeting	Simple Majority	2/3 Majority

16) For those special assessments requiring a vote, Unit Owners may vote by mailing a signed ballot, which the Board shall mail to each Owner not more than thirty (30) days and not less than fifteen (15) days in advance of the due date.

17) All votes shall be binding on the Board, so long as at least fifty (50) percent of the Unit Owners cast a ballot.

18) The required percentage to pass a special assessment Shall be based on the total number of votes cast, and Not the Entire number of Unit Owners, as long as at least fifty (50) percent of Unit Owners cast a ballot.

19) The Board shall record the results of the vote in the Association records.

ARTICLE IV

TAXES

1) Each Owner shall be assessed, and shall pay, the real estate taxes allocated to his or her Unit.

2) All taxes, if any, on the Common Property shall be paid by the Association from the Maintenance Fund in accordance with Article III of this Declaration.

ARTICLE V

PARTY WALLS AND ROOFS

1) Each Party Wall shall be used as a dividing wall between the respective Units it separates, and shall be used by the Owner of each adjacent Unit equally for all purposes as an exterior wall, the ownership or equity of each adjacent Owner in said wall being subject to a cross-easement in favor of the other party. However, the surface of each Party Wall shall be used exclusively by the Unit in which said surface is located.

2) In the event it shall become necessary to repair or rebuild any portion of any Party Wall, the expense of such repairing or rebuilding shall be borne equally by the Owners of the Units adjacent to such Party Wall, unless the damage to the Party Wall was caused by an act, intentional or otherwise, by one of the adjacent Owners, in which event the cost shall be borne solely by the Owner at fault. If damage to the Party Wall shall affect only one side, then the cost of repair shall be borne by the Owner on whose side the damage has occurred.

3) The easements or cross-easements hereby created shall not terminate in the event any Party Wall shall be destroyed by fire or other cause and either Owner adjacent to the wall shall have the right to rebuild it if the other will not cooperate in such rebuilding, in which event the Owner of the Unit adjacent to such wall who rebuilt the wall shall be entitled to receive from the Owner of the adjacent Unit, and the non-cooperating Owner of the adjacent Unit shall be liable to pay upon demand to the Owner who rebuilt the wall, an amount equal to one-half (1/2) of the cost of such rebuilding, including the costs of foundations and

supports necessarily installed, but excluding the amount of cost paid by insurance proceeds, and except as provided in paragraph 2 of this Article V when the damage is caused by only one of the Owners.

4) Whenever any Party Wall, or portion thereof, shall be repaired or rebuilt, it shall be erected on the same line and be of the same size and the same or similar materials and of like quality as the wall being repaired or rebuilt, and it shall in all respects conform to the applicable laws and ordinances regulating the construction of buildings in force at the time.

ARTICLE VI

EASEMENTS

1) Every Member shall have a right and easement of use and enjoyment and a right of access for ingress and egress, to their Unit, including driveways, on, over, across, in, upon, and to the Common Property, such area shown as streets alleys, roadway, and access easements upon the Plat for Hinsdale Meadows Subdivision, and such right and easement shall be appurtenant to and shall pass with the title to every Unit subject to the following provisions:

- A) The right of the Association, in accordance with its By-Laws, to adopt rules and regulations governing the use, operation and maintenance of the Common Property; and
- B) The right of the Association to dedicate or transfer all or any part of the Common Property to any public agency, authority or utility for such purposes and subject to such conditions as may be agreed upon by the Members. No such dedication or transfer shall be effective unless an instrument agreeing to such dedication or transfer signed by Members entitled to cast two-

thirds (2/3rds) of the votes of the combined Class A and Class B membership has been recorded.

2) Any Member may delegate, in accordance with the By-Laws, his right of enjoyment to the Common Property and facilities, to the members of his family, his tenants or contract purchasers who reside in his Unit.

3) The Declarant hereby covenants for itself, its successors and assigns, that it will convey title to the Common Property to the Association on or before December 31, 2021.

4) The Declarant reserves the right to grant to SBC/Ameritech, Commonwealth Edison Company, Northern Illinois Gas Company, the applicable local cable company, and all other public and quasi-public utilities serving the Project, easements, in addition to those appearing on any recorded plat of subdivision for the Project, to install, lay, construct, renew, operate and maintain pipes, conduits, cables, wires, transformers, switching apparatus and other equipment over, under and across the Common Property and Lots for the purpose of providing utility services to the Project and Units.

5) An easement is hereby granted to the Developer, without charge, for the purpose of erecting, maintaining, repairing and replacing billboards, banners and exterior lighting and other advertising and promotional displays over and across the Common Property and the exterior of any structure or any Lot and Unit being used as a model for so long as the Developer, its successors, assigns and licensees, are engaged in the construction, sale or leasing of Units on any portion of the Project.

6) In the event that following the initial recordation of

any Plat or site plan, the Declarant, or its successors or assigns, determines that inaccuracies exist or additional utility easements are required in the Plat or site plan, Declarant hereby reserves to itself, its successors and assigns, the right to re-record the Plat or site plan for the purpose of correcting any such inaccuracies and/or additions.

7) A nonexclusive easement is hereby declared, reserved and granted in perpetuity over the Common Property and Lots for the benefit of duly authorized agents and employees of any governmental unit exercising jurisdiction over the subject premises for ingress and egress to and from the public right-of-way to and over any portion of the Common Property and Lots for the purpose of providing municipal services to all portions of the Common Property and Lots.

8) The Common Property shall be subject to a perpetual easement in gross to the Board and the Association for the purpose of enabling and permitting the Board and the Association to properly perform their duties and responsibilities. The Board and the Association further have a perpetual easement in gross to enter upon a Lot where reasonably necessary in the judgment of the Board and the Association for the purpose of properly performing or executing a duty or responsibility of the Board and the Association in respect of other Owners, or of the Owners generally, or of the Common Property. Developer also has an easement in gross for the purpose of enabling and permitting Developer properly to perform its duties and responsibilities as Developer. Developer further has an easement in gross to enter upon a Lot where reasonably necessary, in the judgment of

Developer, for the purpose of properly performing or executing a duty or responsibility of Developer in respect of other Owners, or of the Owners generally, or of the Common Property.

9) In the event a Unit is constructed on a Lot in such a manner that a common wall or structure encroaches and/or overhangs (above, beneath, and/or at grade level) on adjoining Lots or the Common Area, the Owners of each Lot or Common Area hereby take title subject to a perpetual easement for any such overhang and/or encroachment, which easement is hereby reserved for Declarant and all Owners, and shall include the reasonable right of access thereto for inspection, maintenance, repair and/or replacement of all or a portion thereof. In the event of a fire or other casualty that results in a total or partial destruction of a building, each building is entitled to be repaired or rebuilt in such a fashion to permit such overhangs or encroachments to be reestablished.

ARTICLE VII

INSURANCE

1) The Association shall procure insurance for the Hinsdale Meadows Homeowners Association and the Duplex Buildings in accordance with Exhibit "D" attached and made a part hereof.

2) Duplex Units: The insurance coverage will include fire, casualty and extended coverage for all Duplex Buildings in the Development in an amount equivalent to one hundred (100%) percent of the full replacement cost based on the Developer's original

plans and specifications, including only the bare walls, floors and ceilings of the Unit. The premiums for such coverage shall be charged to the Duplex Unit Owners as part of their regular assessments. The individual Unit Owner is responsible and shall purchase his or her own HO6 insurance policy which covers contents and betterments and improvements to the common elements, defined as follows: Common elements include fixtures located within the unfinished interior surfaces of the perimeter walls, floors and ceilings of the individual Units initially installed by the Developer. Common elements exclude floor, wall and ceiling coverings. "Improvements and betterments" means all decorating, fixtures, and furnishings installed or added to and located within the boundaries of the Unit, including electrical fixtures, appliances, air conditioning and heating equipment, water heaters, built-in cabinets installed by Unit owners, or any other additions, alterations, or upgrades installed or purchased by any Unit owner. Insurance for "Betterments and Improvements" as described above is available in an HO6 policy.

3) No owner of a Duplex Unit will be charged for any fire and casualty coverage for any Single Family Unit.

4) No owner of a Single Family Unit shall be charged for any fire and casualty insurance coverage for any Duplex Unit. The method of allocation of insurance premium for a Duplex Building shall be based on the square footage of each Unit in the Building as a percentage of the total square footage in the Building.

5) The costs of completing the restoration of a Duplex Unit or total building shall be funded from insurance proceeds

and any deductibles shall be a Homeowners Association expense.

6) Single Family Units: Each Single Family Unit Owner or beneficial Owner shall at his or her sole expense, insure his or her Unit for an amount equal to One Hundred (100%) percent of the replacement cost of such Unit to the Developers as built plans and specifications.

ARTICLE VIII

BUILDING MAINTENANCE, ALTERATIONS AND ADDITIONS

1) Future alterations to the improvements and provisions shown in the Village's Planned Development Ordinance shall require specific Village approval of an amendment to such ordinance. In the event of a conflict in the provisional of such Ordinance and the Declaration, the Ordinance shall prevail.

2) The exteriors of the Duplex Units shall be painted, finished or stained in such colors and at such times as the Developer or the Association shall determine, and the cost thereof shall be part of the cost of maintenance of the Duplex Units and shall be assessed as a special assessment against the Duplex Unit Owners in accordance with the provisions set forth below.

3) The exterior masonry on the Duplex Units shall be cleaned and tuck-pointed at such time as the Association shall determine. The cost of such work shall be part of the cost of maintenance and shall be assessed as a special assessment against the Duplex Owners in accordance with the provisions set forth below.

4) All of the cost for maintenance repair and replacement

of a Single Family Unit shall be the responsibility of the Owner of that Unit.

5) No Owner shall make any exterior color or architectural changes, changes in load bearing walls, or additions to any Unit except as may be authorized in writing by the Developer or the Association, and if required, by the Village of Hinsdale.

6) The Single Family residences shall be owned fee simple and costs of maintaining, repairing and /or replacing any portion of these Single Family Units, including insurance shall be borne by the individual Owner for each Unit. The Annual Budget and Assessments allocated to each Single Family Unit shall not include the costs associated with any repairs or replacements to the Duplex Units.

7) The Association may use all means available under the law (at law or in equity), and the provisions of this Declaration and the By-Laws to collect assessments from Unit Owner(s) pursuant to the allocation in Exhibit "C" hereto.

8) All costs or maintenance charges in connection with a Unit not specifically allocated by this instrument to the Association shall be the responsibility of the Owner of the Unit or Units affected. If the Owners of the affected Units are unable to agree on the allocation of such costs the Association shall make such allocation, and its determination shall be final.

9) Except for fences originally installed by the Developer, no Owner or Occupant shall construct or erect a fence of any kind, except as may be authorized by the Association and approved by the Village; however, until the last Unit is sold the Association shall not approve a fence without the prior written

approval of the Developer and the Village. Maintenance of privacy fences constructed by the Developer, if any, which separate yards or patios, shall be the responsibility of the Owner or Owners of the Units utilizing the fence. If the Owners of the affected Units are unable to agree on the scope of any required repair or maintenance with respect to such fence or the allocation of the cost of such maintenance or repair, the Board of Directors of the Association shall determine the scope of repairs and the allocation of the costs between the abutting Owners, and its determination shall be final. Invisible pet restraining fences may not be installed unless approved in writing by the Association. Any fence constructed along the Common Property lines of the Development shall be owned, repaired and maintained by the Association. No fence shall be constructed in the yard of a Duplex Unit.

10) Except as set forth above, no application for a fence in the yard of a Single Family Unit will be approved if it extends beyond either outside wall of the Unit or extends more than twenty-five (25') feet beyond the rear wall of the Unit. Approved fences shall be constructed of wrought iron or simulated aluminum wrought iron, as prescribed by the Association, and no fence shall exceed four (4') feet in height. Any fenced enclosure in the yard of a Unit shall have at least one (1) gate which is four (4') feet in width to allow ingress and egress by the landscaper.

11) No Owner or Occupant shall install exterior storm sashes, canopies or awnings on any Unit, nor build enclosures for the front or rear entrances nor expand existing decks, patios or

construct new decks or patios, except as authorized in writing by the Developer or the Association and the Village.

12) No Owner of Occupant shall be permitted to erect a permanent porch on a Unit except as authorized by the Association and the Village in writing. However, until the last Unit is sold the Association shall not approve a porch without the additional prior written approval of the Developer.

13) Except as set forth herein, no permanent attachments or other structure of any kind or character whatsoever shall be made, erected, permitted or maintained upon the exterior or roof of any Unit except when such attachments shall have been first submitted to and approved in writing by the Association and the Village when applicable.

14) No grade modification in a Lot which adversely affects drainage in the Development, and no modifications, changes or additions to Buildings, structures, fences or walls shall be initiated without, in each instance, the written approval of the Developer or the Association, and the Village.

15) In the event a Single Family Unit Owner desires to change the color or elevation style of the Unit, he or she must obtain the approval of the Association with respect to the color, and the Association and the Village for a change in the elevation style. The Unit Owner must also get the Developer's approval until the last Single Family Unit is conveyed.

16) Any alteration or addition to any Unit must comply with all applicable laws, ordinances, codes and regulations and be approved by the Association and the Village if required. Alterations or additions to any Unit which require a building

permit to be issued must first be approved by the Association, prior to such building permit being applied for from the Village.

17) The Single Family Attached Duplex Units, shall be owned fee simple. However, due to the complexities of insuring and perfecting insurance claims for damage or property losses in Buildings with multiple Units, and given that the individual Units are part of the Buildings that have been designed to provide a cohesive style consistent with the designs approved by the Village of Hinsdale, the maintenance, repairs and replacements of individual Duplex Units shall be governed in accordance with provisions set forth herein, and summarized in the table below:

Duplex Maintenance, Repair Replacement Item*	Responsibility
Building Interiors (Bare walls in)	Individual Unit Owner
Unit Specific Minor Exterior Repairs that do not require replacement, penetration or exposure of wall cavities.	HOA
Unit Specific Electrical, Plumbing, HVAC, Insulation, Sump Pumps	Individual Unit Owner
a) Roof Repairs and Replacements	HOA
b) Window Unit Replacements & Repairs	HOA
c) Exterior Door Replacements & Repairs	HOA
d) Leaks (Roof, Exterior, Foundation)	HOA
e) Exterior Siding and Trim Replacement, Repairs, Periodic Tuck Pointing, Painting, Staining and Caulking	HOA
f) Repairs/Replacements/Modifications to Structural Building elements, including Party Walls and /or any Foundation or Footings.	HOA
g) Deck Repairs, re-staining, Replacement	HOA
h) Exterior Concrete Patio replacement & repairs.	HOA
i) Exterior attached fixture repairs and replacement	HOA
j) Exterior light bulb replacement	Individual Unit Owner

*Scheduling of periodic repairs will be as set forth by the Board to assure proper appearance, and based on the life of the Duplex building.

18) The method of allocating costs amongst Owners within the Duplex Building shall be as set forth in the Allocation Schedule. The method of allocation used is the square footage of each Unit in the Building as a percentage of the total square

footage in the Building.

19) The provisions of Paragraph 17 above apply solely to the Units themselves and does not apply to Common Areas, or structures that are Common Property, the costs of which shall be shared by both the Single Family and Duplex Units in accordance with the Allocation Schedule.

20) The Association may use all means available under the law (at law or in equity) and the provisions of this Declaration and the By-Laws to collect assessments from the Unit Owner(s) pursuant to the allocations in Exhibit "C" hereto.

ARTICLE IX

USE OF LOTS AND COMMON PROPERTY

1) No animals of any kind, except dogs, cats or common household pets, (pigs, livestock, poultry and reptiles shall not be considered common household pets) shall be kept, raised or maintained, in any part of a Unit or Lot or on the Common Property. The Association reserves the right to adopt reasonable rules and regulations governing the keeping within any Unit of domestic dogs, cats and other household pets to prevent pets from becoming a nuisance to the Owners or Occupants of **HINSDALE MEADOWS SUBDIVISION**.

2) No clothes, sheets, blankets, or other articles of laundry shall be hung or exposed on any part of any Unit or Lot.

3) The Owners or Occupants of Units shall keep their premises free and clear of rubbish, trash, garbage debris or other unsightly materials, or waste. Any such materials or waste must be kept in covered sanitary containers hidden from public

view until removed from the premises.

4) There shall be no courts, playfields, lounging, parking of baby carriages, playpens, swing sets, bicycles, wagons, toys, vehicles, and the like or placing of benches or chairs on any of the Common Property except as authorized or designated by the Association.

5) If any Owner or Occupant fails to maintain the Unit owned or occupied by him as herein provided, the Association may, after fourteen (14) days written notice to such defaulting Owner or Occupant, have such work done as may in the opinion of the Board, be necessary to keep such Unit in a condition conforming to the general quality of upkeep of all Units in the Project, and the amount paid plus interest thereon shall be a charge against the Owner of the Unit on which said work was performed, and a lien of the Association against the Unit until paid in full.

6) Each Unit shall be used exclusively for private single family residential purposes.

7) There shall be no alteration of the Common Property and nothing shall be kept, stored, constructed, planted on, or removed therefrom, without the written consent of the Board, consistent with the preservation of the Project as a distinguished and superior residential community as represented by the Developer to the Village of Hinsdale, in order to preserve the unique environmental character of the **HINSDALE MEADOWS SUBDIVISION**. However, this provision should not be construed to limit or preclude residents of the community from seeking to implement improvements or changes, with Board permission, subject to the normal code and permitting requirements uniformly enforced

by the Village.

8) No Owner shall permit anything to be done or kept in his or her Unit or Lot or in the Common Property which will result in injury or damage to the trees, bushes, or other planted vegetation on Common Property or other Lots or which will result in an increase in the rate charged or in the cancellation of any insurance carried by the Association or which would be in violation of any law.

9) No sign of any kind shall be displayed to the public view on or from any part of the Project, without the prior consent of the Board, except by Developer, as hereinbefore provided in Article VI provided that the Board's consent shall not be unreasonably withheld as to "For Sale" signs by Owners on their own Lot relating to the sale of their Unit.

10) No activity which, in the judgment of the Board, may be or become an unreasonable annoyance or nuisance to the other Owners or Occupants or may interfere with the use and enjoyment of the other Owners and Occupants or their Units on the Common Property, shall be allowed on any Lot subject to the Declaration, provided however, the provisions of this Section shall not be applicable to the Developer when Developer is acting in accordance with its rights hereunder.

11) All Owners, Occupants and guests shall abide by the By-Laws of **HINSDALE MEADOWS HOMEOWNERS ASSOCIATION** and any rules and regulations adopted by the Board. If any Owner (either by his own conduct or by the conduct of any Occupant or guest), shall violate any of the covenants, restrictions or provisions of this Declaration or any rules or regulations adopted by the Board, and

such violation shall continue after written notice or request to cure such violation from the Board, the Board may pursue any available remedy at law or in equity to eliminate such violation.

12) No truck, van, trailer, airplane, snowmobile, commercial vehicle, recreational vehicle, boat or other similar vehicle or water-borne vehicle may be maintained, stored or kept in the Project unless enclosed within a garage. Conventional passenger vehicles of the Owners, Occupants and their guests may be permitted to park on the Owner's driveway or other designated parking area. The term "commercial vehicle" shall include any vehicle which has a commercial message printed or otherwise displayed on it.

13) No trailer, basement of an uncompleted Building, tent, shack, garage, barn, and no temporary building or structure of any kind shall be used at any time for a residence either temporary or permanent nor shall any of the above be parked or placed on a Lot except by Developer during construction. Trailers, temporary buildings or structures may be located in the Project by the Developer and used during construction but shall be removed upon the completion thereof.

14) No Unit shall be leased by a Unit Owner for a period more or less than one (1) year without the prior written approval of the Association. Any lease must be in writing and a signed copy delivered to the Association within seven (7) days after its execution and prior to occupancy of the Unit. No Owner shall be permitted to lease a Unit to a second or subsequent lessee prior to the expiration of the one (1) year term of the previous lease unless a written request is submitted to and approved by the

Board, setting forth a hardship to the Owner. In the event a hardship is granted, the Board may grant an extension of lease rights within its discretion. Any lessee of a Unit leased in accordance with this Declaration shall comply with the rules and regulations of the Association. No Unit shall be leased by an Owner for hotel or transient purposes and no portion of a Unit which is less than the entire Unit shall be leased. This Declaration, the By-Laws and rules and regulations that relate to the use of the individual Unit or the Common Property shall be applicable to any person leasing a Unit and shall be deemed to be incorporated in any lease executed in connection with a Unit. The Association may prohibit a tenant from occupying a Unit until the Owner complies with the leasing requirements prescribed by this Article.

15) Except for television satellite dishes not exceeding eighteen (18") inches in diameter which may be placed at locations approved in writing by the Association, no other exterior radio or television antennae, poles, rods, wires or other devices for reception of television, radio or other electrical transmissions or signals may be installed in the Project, except inside of a Unit.

16) There shall be no burning of refuse, leaves or other materials in the Project, nor shall unsightly plants or underbrush or plants breeding infectious plant diseases or noxious insects be allowed to remain in the Project.

17) There shall be no swimming or boating of any nature permitted in any lake, retention pond or waterway within the Project.

18) There shall be no recreational devices, defined as a structure or outdoor facility, attached or unattached to the principal structure on a Lot and intended principally for recreational use, such as, but not limited to, above ground pools, playhouses, swing sets, trampolines, sandboxes or basketball hoops, in the front yard of a Lot or where it is clearly visible from the street and all such equipment must be stored inside between November 1st and April 1st.

19) In the event any activity in or about a Unit, Lot or the Common Property shall cause a disturbance which adversely affects an any Owner or Occupant, such activity may be examined by the Board, even if not addressed in the Association documents. If the Board, in its sole discretion, determines that such activity presents a nuisance, the Board may declare the activity to be a nuisance and exclude the activity from continuing in the Development. The decision of the Board shall be the final determination with respect to such activities. If necessary, the Board may take such legal action as it deems appropriate at law or in equity to restrain the continuation of the activity causing the nuisance.

20) Neither the Developer nor the Owner may construct a bedroom in the basement of any Unit. This restriction shall not, however, bar or restrict the construction of a full bathroom including a tub and or shower in the basement of a Unit, or rooms for other purposes.

21) Nothing in the provisions of this Declaration shall require the removal or limit the use by the Developer of any structure existing on the Project on the date hereof.

ARTICLE X

LANDSCAPING, LAWN MAINTENANCE, AND SNOW REMOVAL

1) Except as set forth below, all landscaping, lawn, tree and shrubbery maintenance in the Project shall be performed by the Association and no changes nor shall alterations be made therein except by approval of the Association. Maintenance of any landscaping or plantings within fenced or designated private areas of a Lot, (such as potted plants or annuals planted by the Unit Owner) shall be provided by the Owner of the Lot at the Owner's sole expense. However, lawn maintenance within fenced areas of a Lot shall be provided by the Association. All areas including the front, rear and side yards, if any, shall be landscaped and planted initially by the Developer and thereafter maintenance, including shrubbery trimming and lawn mowing, shall be performed by the Association. Irrespective of the date of closing or receipt of possession of a Unit by the initial Owner, the Owner shall be responsible for the removal and replacement of trees and shrubbery planted on the individual Lot by the Developer's landscape contractor after the expiration of the landscape contractor's warranty of one (1) year from date of planting. Unless expressly stated otherwise by the Board, all costs of installation and maintenance of additional landscaping, trees or shrubbery approved by the Association for installation by an individual Owner on that Owner's Lot, shall be the sole responsibility of the Owner and such landscaping, trees or shrubbery shall be maintained in a manner consistent with the quality of maintenance provided by the Association. The cost of removal and replacement of such additional trees and shrubbery

planted by the Owner on his Lot, with the approval of the Board, shall be the responsibility of the Owner of the Lot. In the event an Owner fails to remove and replace such trees or shrubbery when necessary, the Association may, after thirty (30) days prior written notice, cause the appropriate removal and/or replacement to be performed and assess the cost thereof to the individual Lot Owner.

2) The Developer will install an automatic irrigation system to irrigate turf areas only throughout the Common Area. The Association shall pay for hand watering of trees, shrubs and other plant materials not covered by the automatic irrigation system on an as needed basis to properly care for and protect the plant material. Owners of each Unit may also water the trees, shrubs or other plant material surrounding their Unit in keeping with proper horticultural practices. The automatic irrigation system will include quick coupling devices to allow the Developer, Association or its Landscape maintenance Contractor to connect hose for the purpose of hand watering. However, the Developer, Association or its Landscape maintenance Contractor may use the exterior water spigot of a Unit in order to hand water plant materials in the vicinity of the Unit and shall not be obligated to repay the Unit Owner for the cost of the water.

3) The Association, through a private contract or otherwise, shall provide for cultivating, trimming and feeding evergreens, trees and shrubs; re-seeding, fertilizing, weed-control programs, spraying, feeding and trimming of trees, and planting of vegetation on the Common Property. The cost of such services shall be paid from the Maintenance Fund. In the event

that any trees in the Common Property must be removed or replaced, such work shall be done by the Association and charged to the Maintenance Fund.

4) The responsibility of the Association for landscape maintenance, and snow removal services, shall commence upon the closing on the Unit. The Developer or Association may enter into an agreement with a third party to provide landscape maintenance and snow removal for all Units and the Developer shall pay the prorata share of such expenses for the then completed but unsold Units receiving such services.

5) If an Owner fails to pay any cost assessed by the Association pursuant to this Article X, the Association may proceed against the Owner as prescribed in Article III Section 9 hereof and shall have all remedies against the Owner as set forth therein.

6) The Association will provide for snow removal for all private sidewalks, entry walks and/or driveways.

ARTICLE XI

INGRESS AND EGRESS

The right of ingress and egress over and along the sidewalks and paths, and all areas designated on the Plat as Common Property, is hereby declared a perpetual easement for the benefit of all Owners and Occupants of Units in **HINSDALE MEADOWS SUBDIVISION** and for the benefit of their invitees. Said easement shall not terminate in the event any portion of said sidewalks and paths are destroyed or damaged.

ARTICLE XII

MISCELLANEOUS PROVISIONS

1) Each Unit and Lot shall be used exclusively as a single family residence of the Owner or Occupant and for no other purpose. No industry, business, trade, occupation or profession of any kind, commercial, religious, educational, or otherwise, designated for profit, altruism, exploration, or otherwise, shall be conducted, maintained or permitted on any part of the Project, nor shall window displays or advertising be maintained or permitted on any part of the Project or any Unit or Lot therein, nor shall any structure be erected on any portion of the Project by any Owner or Occupant.

2) Any violation of the rules and regulations adopted by the Association shall be deemed a violation of this Declaration and may be enforced or enjoined as provided in such rules and regulations, By-Laws or applicable provisions of this Declaration, or other applicable laws or ordinances.

3) The rights, privileges and powers herein granted to or retained by the Declarant shall be assignable to, and inure to the benefit of, any successor Declarant, or the Association.

4) Each Lot, in addition to any other lien granted herein, may be subject to a lien under the Mechanics Lien Law, made and provided by the statutes of the State of Illinois, for services rendered or materials furnished by the Association in connection with improvements or repairs on such Lot.

5) In the event title to any Unit shall be conveyed to a titleholding land trust, under which all powers of management, operation and control of the premises remain vested in the trust

beneficiary or beneficiaries, then the trust estate under such trust, and the beneficiaries thereunder from time to time, shall be liable for payment of any obligation, lien or indebtedness chargeable or created under this Declaration against such Unit. No claim shall be made against any such titleholding trustee personally for payment of any claim, lien or obligation hereby created, and the trustee shall not be obligated to sequester funds or trust property to apply in whole or in part against any such lien or obligation, but the amount thereof shall continue to be a charge or lien upon the Unit and proceeds of sale of the Unit notwithstanding any transfers of beneficial interest or in the title to such Unit. The Trustee of any Trust owning a Unit shall, upon written request from the Association, supply the Association with the name or names of the beneficiary of the Trust.

6) The Association shall have the right to enforce, by a proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration. Failure by the Association or by an Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

7) Invalidation of any one of these covenants, conditions, easements or restrictions by judgment or court order shall in no way affect any other provisions which shall remain in full force and effect.

8) All grantees of the Declarant by the acceptance of a deed of conveyance, and each Purchaser under articles of

agreement for deed, accept the same subject to all restrictions, conditions, covenants, reservations, easements, and the jurisdiction, rights and powers of the Declarant, and the Association, created by this Declaration or by the Plat or deed restrictions hereto recorded; and all easements, rights, benefits and privileges of every character hereby granted, created, reserved or declared, and all impositions and obligations hereby imposed shall be deemed and taken to be covenants running with the land and shall inure to the benefit of and be enforceable by the Association, or the Owner of any Unit subject to this Declaration, their respective legal representatives, heirs, successors and assigns, for a term of twenty (20) years from the date this Declaration is recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years, henceforth.

9) At any time and from time to time while these covenants, conditions, restrictions, reservations, equitable servitudes, grants, easements and set back lines are in effect, this Declaration may be amended or revoked, by the recording in the Office of the Recorder of Deeds of Cook County, Illinois, of an instrument declaring and setting forth such amendment or revocation, which instrument shall be signed by the undersigned or its successors and assigns or by the then Owners of not less than two-thirds (2/3) of the Units in the Project. Such instrument shall be effective from and after the date of its recording, provided however, that if the Developer or its successors and assigns shall hold legal title to any Unit in the Project, then an amendment or revocation signed by not less than

two-thirds (2/3) of the Owners of such Units must also be signed by the undersigned, its successors or assigns, and if not so signed such amendment or revocation shall not be valid. A certificate signed and acknowledged by the Office of the Recorder of Deeds of Cook County, Illinois or by an abstract or title company doing business in Cook County, Illinois that such instrument or amendment or revocation has been signed by the then Owners of not less than two-third (2/3rds) of such Units, and the undersigned Declarant, its successors and assigns, if applicable, shall be deemed prima facie evidence that such instrument has been signed by the Owners of the required number of Units. A certificate confirming such amendment or revocation signed by the Board or the undersigned Declarant or its successors or assigns shall likewise be prima facie evidence that the amendment or revocation has been signed by the Owners of the required number of Units. In the voting provided for herein and in making amendments and revocations to this Declaration, each of said platted Lots shall be deemed a Unit and the Owner or Owners thereof shall be entitled to one (1) vote and shall count as one Owner in determining the number of votes and Owners. This Section is subject to the provisions of Article II, Sections 3A and 3B hereof. Prior to the sale of all Units in the Project, Developer reserves the right to authorize such amendments to this Declaration and other Project instruments and surveys as are not materially detrimental to the Unit Owners, and such amendments shall be effective when recorded in the Office of the Recorder of Deeds of Cook County, Illinois.

10) Developer hereby reserves for itself, successors,

assigns and licensees, the right to engage in the construction of Units and sale of Lots which are or shall become the subject matter of this Declaration and shall be entitled to erect model Units, sales and production offices, including all appurtenant structures and lighting which, in the sole discretion of the Developer, shall assist it in the conduct of its business.

11) Until the first Board shall have been elected and qualified, all of the rights powers and obligations which by this Declaration are to be vested in the Association and its Board shall be deemed vested in and possessed by the Developer. Until the Developer's transfer and assignment of its rights, powers and obligations to the Association, all of the lien rights and other rights herein provided for in favor of the Association and its Board shall be possessed by the Developer as fully and effectively in every respect, without diminution of any kind, as said lien rights are to be possessed by the Association and its Board. All rights of the Developer shall be exercised without the consent of the Owners or the Association.

12) The Board shall have the authority and shall obtain a policy or policies of insurance insuring the Association against any liability to the public or to the Owners (and/or invitees or tenants), incident to the operation of the Association, in an amount not less than \$1,000,000.00 for any one occurrence alleging bodily injury or property damage. The Board shall also provide statutory workers' compensation insurance, fidelity bond, if appropriate, and errors and omissions insurance for directors and officers, which policy or policies shall contain an endorsement providing that the rights of the named insureds shall

not be prejudiced with respect to actions against other named insureds.

13) If any of the options, privileges, covenants or rights created by this Declaration or By-Laws would otherwise violate (a) the rule against perpetuities or some analogous statutory provision, or (b) any other statutory or common law rules imposing time limits, then such provision shall continue only until twenty-one (21) years after the death of the survivor of the now living lawful descendants of the incumbent Governor of the State of Illinois on the date of execution hereof.

14) Neither the Developer/Declarant, nor the Joint Venturers, nor their respective partners, representatives or designees, shall be liable for any claim whatsoever arising out of or by reason of any actions performed pursuant to any authorities reserved, granted or delegated to it by, or pursuant to, this Declaration, or in the Declarant's (or the Joint Venturers or their respective partners, representative's or designee's) capacity as Developer, contractor, Owner, manager or Seller of the Real Estate whether or not such claim (a) shall be asserted by any Owner, Occupant, the Board, the Association, or by any person or entity claiming through any of them; or (b) shall be on account of injury to person or damage to or loss of property wherever located and however caused; or (c) shall arise out of a contract, either express or implied. Without limitation to the generality of the foregoing, the foregoing enumeration includes all claims for, or arising by reason of, the Buildings or improvements in the Project or any part thereof being or becoming out of repair or containing any patent or latent

defects, or by reason of any act or failure to act of any Owner, Occupant, the Board, the Association, and their respective agents, employees, guests and invitees, or by reason of any neighboring property or personal property located on or about the Project, or by reason of the failure to function, or the disrepair of, any utility service (heat, air conditioning, electricity, gas, water, cable television, sewage, etc.)

15) Notwithstanding any other provision herein, the Board may engage the services of a Managing Agent to manage the Project to the extent deemed advisable by the Board; provided, however, that it is expressly understood and agreed that the Declarant or the beneficiaries of the Declarant expressly reserve the right to designate an initial Managing Agent for a period not to exceed two (2) years from the date of the closing of the sale of the last Unit in the Project with right to terminate the initial management agreement upon ninety (90) days written notice without penalty. The rights of the Board to designate a different Managing Agent shall be in all respects subject to any and all contractual rights resulting from such initial designation of Managing Agent by the Declarant.

16) The Board shall promulgate Rules and Regulations, including architectural and landscape controls from time to time, and the Owners agree to be bound and observe such rules and regulations, as well as the Articles of Incorporation and By-Laws of the Association.

17) Upon written request to the Board, the holder of any duly recorded mortgage or trust deed against any Unit shall be given a copy of any and all notices permitted or required by this

Declaration to be given to the Owner or Owners whose ownership is subject to such mortgage or trust deed. Upon receipt by the Association of written request from the mortgagee of any Unit revealing the mortgagee's interest in such Unit, and requesting notice of any condemnation or casualty loss which affects either a material portion of the Project or the Unit securing its mortgage, delinquency in excess of sixty (60) days in the payment of assessments or charges owed by the owner of any Unit on which it holds a mortgage, a lapse, cancellation, or material modification of the Association's insurance; or proposed actions that require the consent of specified percentages of Unit Owners, the Association will provide notice thereof in a timely manner to said mortgagee. An audited financial statement will also be provided upon written request from such mortgagee.

18) The maximum number of Units which may be constructed in the Project is fifty-nine (59).

19) The members of the Board and the officers thereof or of the Association and the Managing Agent shall not be liable to the Owners for any mistake of judgment or any acts or omissions made in good faith as such members or officers or Managing Agent. Such members or officers and the Managing Agent shall have no personal liability with respect to any contract made by them in good faith on behalf of the Association.

20) This Declaration shall be liberally construed as to facilitate and promote its objectives hereinabove set forth. Narrow, technical and literal construction of this instrument, inconsistent with the objectives of the Declarant, the Board and Owners shall be avoided.

21) The headings contained in this Declaration are for reference only and shall not in any way affect the meaning or interpretation of this Declaration.

22) Any notice required or desired to be given under the provisions of this Declaration to any Member, Owner or any other persons entitled to use the Common Property or any part thereof shall be deemed to have been properly served when mailed by certified or registered mail, return receipt requested, when deposited in the United States mail, postage prepaid, directed to the last known address for such person, all as shown on the books and records of the Association at the time such notice is given.

23) In the event there is at any time a conflict between any provision of this Declaration and any provision of any then effective ordinance, rule or regulation of the Village of Hinsdale, Illinois, the ordinance, rule or regulation of the Village of Hinsdale then in effect shall prevail, but only to the extent it is more restrictive than this Declaration.

24) The Declarant/Developer reserves the right, prior to the date the initial meeting of Owners is held, to amend this Declaration so that it will comply with the legal requirements of the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Federal Housing Administration, the United States Veterans Administration or their respective successors and assigns.

25) Closing on the Purchase of Unit shall be deemed Consent by the Owner(s), or beneficial Owner, of the Unit for the Association to publish the name, address and telephone number in the Directory of Unit Owners published by the Association.

THIS DECLARATION is executed this _____ day of _____,
_____, by the Declarant, HINSDALE MEADOWS VENTURE, a Joint
Venture, as aforesaid, as the Owner of the Project.

HINSDALE MEADOWS VENTURE, a Joint
Venture of ODESIGN, INC., an
Illinois corporation and HINSDALE
MEADOWS PARTNERS, LLC an Illinois
limited liability company

By: ODESIGN, INC.

By: _____
_____, _____ President

By: E-HINSDALE MEADOWS CORP., an
Illinois corporation, managing
member of

HINSDALE MEADOWS PARTNERS, LLC

By: _____
_____, _____ President

This Document Was Prepared and after recording mail to
John H. Jackson, Attorney at Law
Jackson and Slewitzke, Ltd.
901-907 Burlington Ave. Suite 7, Western Springs, IL 60558
(708) 286-1020

I, the undersigned a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above named _____ President of **ODESIGN, INC.**, an Illinois corporation and Joint Venturer in the **HINSDALE MEADOWS VENTURE, LLC** Declarant, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such _____ President appeared before me this day in person and acknowledge that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said Corporation for the uses and purposes therein set forth.

Notary Public

STATE OF ILLINOIS))
) SS.
COUNTY OF COOK)

I, the undersigned a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above named _____, _____ President of **E-HINSDALE CORP.**, an Illinois corporation, managing member of **HINSDALE MEADOWS PARTNERS, LLC**, a Joint Venturer in **HINSDALE MEADOWS VENTURE, LLC** Declarant, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such _____ President appeared before me this day in person and acknowledge that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said Corporation for the uses and purposes therein set forth.

Notary Public

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EXHIBIT "A" TO THE DECLARATION OF
COVENANTS, CONDITIONS, EASEMENTS AND
RESTRICTIONS FOR THE HINSDALE MEADOWS SUBDIVISION

LEGAL DESCRIPTION OF
HINSDALE MEADOWS SUBDIVISION

EXHIBIT "B" TO THE DECLARATION OF
COVENANTS, CONDITIONS, EASEMENTS AND
RESTRICTIONS FOR THE HINSDALE MEADOWS SUBDIVISION
BY-LAWS OF HINSDALE MEADOWS HOMEOWNERS ASSOCIATION

EXHIBIT "C" TO THE DECLARATION OF
COVENANTS, CONDITIONS, EASEMENTS AND
RESTRICTIONS FOR THE HINSDALE MEADOWS SUBDIVISION

ASSESSMENT ALLOCATION PERCENTAGES TO UNITS IN
HINSDALE MEADOWS SUBDIVISION

EXHIBIT "D" TO THE DECLARATION OF
COVENANTS, CONDITIONS, EASEMENTS AND
RESTRICTIONS FOR THE HINSDALE MEADOWS SUBDIVISION

INSURANCE SCHEDULE OF COVERAGES

BY-LAWS OF
HINSDALE MEADOWS HOMEOWNERS ASSOCIATION

HINSDALE MEADOWS VENTURE, LLC, DEVELOPER
General Office: 2550 Waukegan Road #220, Glenview, IL 60025
(847) 724-0200

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**BY-LAWS
OF
HINSDALE MEADOWS HOMEOWNERS ASSOCIATION**

**ARTICLE I
PURPOSES**

The purpose of the **HINSDALE MEADOWS HOMEOWNERS ASSOCIATION**, an Illinois not-for-profit Corporation, (hereinafter referred to as the "Association"), shall be to maintain, operate and manage a private residential area with Single Family and Duplex Units, improvements and common property known as **HINSDALE MEADOWS** and located in Hinsdale, Illinois. The definitions of terms herein shall be consistent with the definitions of such terms set forth in the Declaration of Covenants, Conditions, Easements and Restrictions for **HINSDALE MEADOWS SUBDIVISION**.

**ARTICLE II
OFFICES**

The Corporation shall maintain in the State of Illinois a registered office and a registered agent at such office and may have other offices within or without the state.

**ARTICLE III
MEMBERS**

1) **MEMBERSHIP:** Every Owner of a Lot shall be a member of the Association without the right of withdrawal. Membership shall be appurtenant to and may not be separated from ownership of any Lot. Ownership of such Lot shall be the sole qualification for membership.

2) **VOTING RIGHTS:** The Association shall have two classes of voting membership:

A. **CLASS A.** Class A Members shall be all Owners with the exception of the Developer. Class A Members shall be entitled to one (1) vote for each Lot owned. When more than one person holds such interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they among themselves determine, but in no event shall more than one (1) vote be cast with respect to any Lot. If conflicting votes are cast for a Lot the votes shall not be counted.

B. **CLASS B.** The Class B Member shall be the Developer, and shall be entitled to 177 votes less three votes for each Lot sold, provided that Class B

membership shall cease and be converted to Class A membership on or before December 31, 2021.

3) **TERMINATION OF MEMBERSHIP:** Upon the sale or transfer of a Lot, or the termination of a beneficial interest in any trust holding title to a Unit, membership in the Association is terminated.

4) **TRANSFER OF MEMBERSHIP:** Membership in this Association is not transferable or assignable, except to new owners of a Unit.

ARTICLE IV **MEETINGS OF MEMBERS**

SECTION 1. ANNUAL MEETING: An annual meeting of the Members of the Association shall be held on or before June 15th of each year, beginning with the year 2021 or sooner as determined by the Board for the purpose of electing directors and for the transaction of such other business as may come before the meeting.

SECTION 2. SPECIAL MEETING: Special meetings of the Members may be called either by the president, the Board of Directors, or not less than one-tenth of the Members having voting rights.

SECTION 3. PLACE OF MEETING: The Board of Directors may designate any place within the reasonable proximity of **HINSDALE MEADOWS** as the place of meeting for any annual meeting or for any special meeting called by the Board of Directors. If no designation is made or if a special meeting be otherwise called, the place of meeting shall be the registered office of the Corporation in the State of Illinois.

SECTION 4. NOTICE OF MEETINGS: Written notice stating the place, date and time of the meeting shall be delivered not less than five nor more than forty days before the date of such meeting. In case of a special meeting or when required by statute or by these By-Laws, the purpose for which the meeting is called shall be stated in the notice. If mailed, the notice of a meeting shall be deemed delivered when deposited in the United States mail addressed to the Member at his address as it appears on the records of the Corporation, with postage thereon prepaid.

SECTION 5. INFORMAL ACTION BY MEMBERS: Any action required to be taken at a meeting of the Members of the Association, or any other action which may be taken at a meeting of Members, may be taken without a meeting if a consent in writing, setting forth the action so taken shall be signed by all of the Members entitled to vote with respect to the subject matter thereof.

SECTION 6. QUORUM: The Members holding one-third of the votes which may be cast

at any meeting shall constitute a quorum at such meeting. If a quorum is not present at any meeting of Members, a majority of the Members present may adjourn the meeting at any time without further notice. At any adjourned meeting at which a quorum shall be present, any business may be transacted which might have been transacted at the original meeting, withdrawal of Members from any meeting shall not cause failure of a duly constituted quorum at that meeting.

SECTION 7. PROXIES. Each Member entitled to vote at a meeting or to express consent or dissent to corporate action in writing without a meeting may authorize another person or persons to act for him by proxy, but no such proxy shall be voted or acted upon after eleven months from its date, unless the proxy provided for a longer period.

ARTICLE V

BOARD OF DIRECTORS

SECTION 1. GENERAL POWERS: The affairs of the Association shall be managed by its Board of Directors.

SECTION 2. NUMBER, TENURE AND QUALIFICATIONS: Prior to the first annual meeting the number of Directors shall be three and shall be appointed by the Developer. At the first annual meeting of the Members of the Association five Directors shall be elected two for two-year terms and three for one-year terms) and thereafter terms shall be for two years. Each Director shall hold office until his or her term expires and until his or her successor shall have been elected and qualified. By amendment of this Section, the number of Directors may be increased to a larger number from time to time by a majority vote of the Members attending a meeting called for such purpose, but the number shall not be decreased to less than five. In order to insure that at least one member of each Unit type, Single Family or Single Family Attached (Duplex), Directors shall be elected as set forth in Article II, Section 5 of the Declaration of Covenants, Conditions, Easements and Restrictions for HINSDALE MEADOWS.

SECTION 3. REGULAR MEETINGS: A regular annual meeting of the Board of Directors shall be held without other notice than these by-laws, immediately after, and at the same place as, the annual meeting of Members. The Board of Directors may provide by resolution the time and place, for the holding of additional regular meetings of the Board without other notice than such resolution.

SECTION 4. SPECIAL MEETINGS: Special meetings of the Board of Directors may be called by or at the request of the president or any three Directors. The person or persons authorized to call special meetings of the Board may fix any place within a reasonable proximity of **HINSDALE MEADOWS** as the place for holding any special meeting of the Board so called.

SECTION 5. NOTICE: Notice of any special meeting of the Board of Directors shall be

given at least five days previously thereto by written notice to each Director at his address as shown by the records of the Association. If mailed, such notice shall be deemed to be delivered when deposited in the United States mail in a sealed envelope so addressed, with postage thereon prepaid.

If notice be given by email, such notice shall be deemed to be delivered when the email is sent to the member. Notice of any special meeting of the Board of Directors may be waived in writing signed by the person or persons entitled to the notice either before or after the time of the meeting. The attendance of a Director at any meeting shall constitute a waiver of notice of such meeting, except where a Director attends a meeting for the express purpose of objecting to the transaction of any business because the meeting is not lawfully called or convened. Neither the business to be transacted at, nor the purpose of, any regular or special meeting of the Board need be specified in the notice or waiver of notice of such meeting, unless specifically required by law or by these by-laws.

SECTION 6. QUORUM: A majority of the Board of Directors shall constitute a quorum for the transaction of business at any meeting of the Board, provided that if less than a majority of the Directors are present at said meeting, a majority of the Directors present may adjourn the meeting to another time without further notice.

SECTION 7. MANNER OF ACTING: The act of a majority of the Directors present at a meeting at which a quorum is present shall be the act of the Board of Directors, unless the act of a greater number is required by statute, these By-Laws, or the Articles of Incorporation.

SECTION 8. VACANCIES: Any vacancy occurring in the Board of Directors shall be filled by the Board of Directors unless the Articles of Incorporation, a statute, or these By-Laws provide that a vacancy or a directorship so created shall be filled in some other manner, in which case such provision shall control. A Director appointed to fill a vacancy shall be appointed for the unexpired term of his predecessor in office and shall be selected from the same Unit type, Single Family or Single Family Attached (Duplex) as the Director he or she is replacing.

SECTION 9. COMPENSATION: Directors shall not receive any salaries for their services, but by resolution of the Board of Directors a fixed sum and expenses of attendance, if any, may be allowed for each regular or special meeting of the Board, provided that nothing herein contained shall be construed to preclude any Director from serving the Association in any other capacity and receiving reasonable compensation therefor.

ARTICLE VI

OFFICERS

SECTION 1. OFFICERS: The officers of the Association shall be president, one or more vice presidents (the number thereof to be determined by the Board of Directors), a treasurer, a secretary, and such assistant treasurers, assistant secretaries or other officers as may be elected by the Board of Directors. Officers whose authority and duties are not prescribed in these By-Laws

shall have the authority and perform the duties prescribed, from time to time, by the Board of Directors. Any two or more offices may be held by the same person, except the offices of president and secretary.

SECTION 2. ELECTION AND TERM OF OFFICE: The officers of the Association shall be elected annually by the Board of Directors at the regular annual meeting of the Board of Directors. If the election of officers shall not be held at such meeting, such election shall be held as soon thereafter as convenient. Vacancies may be filled or new offices created and filled at any meeting of the Board of Directors. Each officer shall hold office until his successor shall have been duly elected and shall have qualified or until his death or until he shall resign or shall have been removed in the manner hereinafter provided.

SECTION 3. REMOVAL: Any officer elected or appointed by the Board of Directors may be removed by the Board of Directors whenever in its judgment the best interests of the Association would be served thereby, but such removal shall be without prejudice to the contract rights, if any, of the person so removed.

SECTION 4. PRESIDENT: The president shall be the principal executive officer of the Association. Subject to the direction and control of the Board of Directors, he or she shall be in charge of the business and affairs of the Association, shall see that the resolutions and directives of the Board of Directors are carried into effect except in those instances in which the responsibility is assigned to some other person by the Board of Directors, and, in general, he or she shall discharge all duties incident to the office of the president and such other duties as may be prescribed by the Board of Directors. He or she shall preside at all meeting of the Members and of the Board of Directors. Except in those instances in which the authority to execute is expressly delegated to another officer or agent of the Association or a different mode of execution is expressly prescribed by the Board of Directors or these By-Laws, he or she may execute for the Association any contracts, deeds, mortgages, bonds, or other instruments which the Board of Directors has authorized to be executed, and he or she may accomplish such execution either under or without the seal of the Association and either individually or with the secretary, any assistant secretary, or any other officer thereunto authorized by the Board of Directors, according to the requirements of the form of the instrument. The President may vote all proxies and securities which the Association is entitled to vote except to the extent such authority shall be vested in a different officer or agent of the Association by the Board of Directors.

SECTION 5. VICE-PRESIDENT: The vice-president (or in the event there be more than one vice-president, each of the vice-presidents) shall assist the president in the discharge of his or her duties as the president may direct and shall perform such other duties as from time to time may be assigned by the president or by the Board of Directors. In the absence of the president or in the event of the inability or refusal of the president to act, the vice-president (or in the event there be more than one vice-president, the vice-presidents in the order designated by the Board of Directors, or by the president if the Board of Directors has not made such a designation, or in the absence of any designation, then in the order of their seniority of tenure) shall perform the duties of the

president and when so acting, shall have all the powers of and be subject to all the restrictions upon the president. Except in those instances in which the authority to execute is expressly delegated to another officer or agent of the Association or a different mode of execution is expressly prescribed by the Board of Directors or these By-Laws, the vice-president (or any of them if there are more than one) may execute for the Association any contracts, deeds, mortgages, bonds or other instruments which the Board of Directors has authorized to be executed, and may accomplish such execution either under or without the seal of the Association and either individually or with the secretary, any assistant secretary, or any other officer thereunto authorized by the Board of Directors according to the requirements of the form of the instrument.

SECTION 6. TREASURER: The treasurer shall be the principal accounting and financial officer of the Association. The Treasurer shall: (a) have charge of and be responsible for the maintenance of adequate books of account for the Association; (b) have charge and custody of all funds and securities of the Association, and be responsible therefor, and for the receipt and disbursement thereof; and (c) perform all the duties incident to the office of treasurer and such other duties as from time to time may be assigned by the president or by the Board of Directors. If required by the Board of Directors, the treasurer shall give a bond for the faithful discharge of his or her duties in such sum and with such surety or sureties as the Board of Directors shall determine.

SECTION 7. SECRETARY: The secretary shall record the minutes of the meetings of the Members and of the Board of Directors in one or more books provided for that purpose, see that all notices are duly given in accordance with the provisions of these By-Laws or as required by law, be custodian of the corporate records and of the seal of the Association, if any, keep a register of the post office address of each Member which shall be furnished to the secretary by such Member, and perform all duties incident to the office of secretary and such other duties as from time to time may be assigned by the president or by the Board of Directors.

SECTION 8. ASSISTANT TREASURERS AND ASSISTANT SECRETARIES:

The assistant treasurers and assistant secretaries shall perform such duties as shall be assigned to them by the treasurer or the secretary, respectively, or by the president or the Board of Directors. If required by the Board of Directors, the assistant treasurers shall give bonds for the faithful discharge of their duties in such sums and with such sureties as the Board of Directors shall determine.

ARTICLE VII
COMMITTEES

SECTION 1. COMMITTEES OF DIRECTORS: The Board of Directors, by resolution adopted by a majority of the Directors in office, may designate one or more committees, including an Architectural Review Committee and Landscape Committee, each of which shall consist of two or more members, which committees, to the extent not restricted by law, shall have and exercise the authority granted by the Board of Directors. The designation of such committees and the delegation

thereto of authority shall not operate to relieve the Board of Directors, or any individual Director, of any responsibility imposed by law. Each Committee shall be headed by a Director. If this is not possible a Director shall be a member of each Committee.

SECTION 2. OTHER COMMITTEES: Other committees may also be designated by a resolution adopted by a majority of the Directors present at a meeting at which a quorum is present. Except as otherwise provided in such resolution, Members of each such committee shall be Members of the Association and the Board of Directors of the Corporation shall appoint the Members thereof. Any Member thereof may be removed by the Board of Directors whenever in its judgment the best interests of the Association shall be served by such removal.

SECTION 3. TERM OF OFFICE: Each member of a committee shall continue as such until the next annual meeting of the Members of the Association and until his or her successor is appointed, unless the committee shall be sooner terminated, or unless such member be removed from such committee, or unless such member shall cease to qualify as a member thereof.

SECTION 4. PRESIDENT: The President or one member of each committee shall be a Director of the Association, appointed by the President of the Association.

SECTION 5. VACANCIES: Vacancies in the membership of any committee may be filled by appointments made in the same manner as provided in the case of the original appointments.

SECTION 6. QUORUM: Unless otherwise provided in the resolution of the Board of Directors designating a committee, a majority of the whole committee shall constitute a quorum and the act of a majority of the members present at a meeting at which a quorum is present shall be the act of the committee.

SECTION 7. RULES: Each committee may adopt rules for its own proceedings not inconsistent with these By-Laws or with rules adopted by the Board of Directors. However, no action by a committee shall be taken without approval by the Board of Directors.

ARTICLE VIII

CONTRACTS, CHECKS, DEPOSITS, AND FUNDS

SECTION 1. CONTRACTS: The Board of Directors may authorize any officer or officers, agent or agents of the Association, in addition to the officers so authorized by these By-Laws, to enter into any contract or execute and deliver any instrument in the name of and on behalf of the Association and such authority may be general or confined to specific instances.

SECTION 2. CHECKS, DRAFTS, ETC: All checks, drafts or other orders for the

payment of money, notes or other evidences of indebtedness issued in the name of the Association, shall be signed by such officer or officers, agent or agents of the Association and in such manner as shall from time to time be determined by resolution of the Board of Directors, such instrument shall be signed by the treasurer or an assistant treasurer and countersigned by the president or a vice-president of the Association.

SECTION 3. DEPOSITS: All funds of the Association shall be deposited from time to time to the credit of the Association in such federally insured banks, trust companies, or other depositories as the Board of Directors may select.

SECTION 4. GIFTS: The Board of Directors may accept on behalf of the Association any contribution, gift, bequest or, devise for the general purposes or for any special purpose of the Association.

ARTICLE IX

BOOKS AND RECORDS

The Association shall keep correct and complete books and records of account and shall also keep minutes of the proceedings of its Members, Board of Directors, and committees having any of the authority of the Board of Directors, and shall keep at the registered or principal office a record giving the names and addresses of the Members entitled to vote. All books and records of the Association may be inspected by any Member, or his agent or attorney for any proper purpose at any reasonable time.

ARTICLE X

FISCAL YEAR

The fiscal year of the Association shall be the calendar year.

ARTICLE XI

ASSESSMENTS

SECTION 1.

- (a) The Board of Directors of the Association shall fix the amount of the annual assessment, to be charged to each Lot for each annual assessment period at least thirty (30) days in advance of such date or period and shall, at that time, prepare a roster of the Lots and assessments applicable thereto, which shall be kept in the office of the Association and shall be open to inspection by any Owner.
- (b) Written notice of the assessment shall thereupon be delivered or mailed to

every Owner subject thereto showing the amount or amounts and the due date or dates if the assessment is to be paid in installments.

- (b) The Board of Directors shall, upon written demand, furnish to any Owner liable for said assessment, a certificate in writing signed by an officer of the Association setting forth whether said assessment has been paid. Such certificate shall be conclusive evidence of payment of any assessment therein stated to have been paid. A reasonable charge may be made by the Board for the issuance of such certificates.
- (c) If the Board fails to fix the amount of an assessment as provided in (a) above, each Owner shall be responsible for the payment of an amount equal to the assessment for the previous year.

SECTION 2. RESERVES: The annual assessment shall include the collection of adequate funds to establish a reserve for the replacement of improvements to the Common Areas and other areas which the Association is obligated to maintain.

SECTION 3. DUTIES: The Board shall exercise all the power and privileges and perform all of the duties and obligations of the Association, and shall provide for, collect and make payments from the assessment funds as is necessary.

SECTION 4. EFFECT OF NON-PAYMENT OF ASSESSMENT; THE PERSONAL OBLIGATION OF THE OWNER; THE LIEN; REMEDIES OF ASSOCIATION:

If any assessment or part thereof is not paid within thirty (30) days after the due date, the total unpaid amount of all installments of such assessment shall immediately become due and payable and shall bear interest from the date of delinquency at two (2) points over the prime rate of interest charged by J.P. Morgan Chase Bank of Chicago or the highest legal rate if the rate of prime plus two (2) points is usurious. The total unpaid amount of all such installments and interest thereon shall constitute a lien on the interest in the Lot and Unit of the Owner personally obligated to pay the same and upon the recording of notice thereof by the Board of Directors of the Association shall be a lien upon such Owner's interest in the Lot and Unit. The Association may, at its election, bring an action at law or in equity against the Owner personally obligated to pay the same in order to enforce payment and/or foreclose the lien against the Lot and Unit subject thereto and there shall be added to the amount of such assessment the costs of preparing and filing the complaint (including reasonable attorneys' fees) in such action, and in the event a judgment is obtained, such judgment shall include interest on the assessment as above provided and reasonable attorneys' fees to be fixed by the court, together with the costs of the action. No Owner may waive

or otherwise escape liability for the assessments provided for herein by non-use of the Common Property or of his Lot and Unit. Notwithstanding the foregoing, the first mortgage encumbrance owned or held by a bank, insurance company, or other person or entity engaged in the business of making real estate loans, recorded against the interest of such Owner prior to the date such notice is recorded, which by law would be a lien thereon prior to subsequently recorded encumbrances, shall have priority, except as to the amount of assessments which become due and payable from and after the date on which the said mortgage owner or holder either takes up possession of the Lot and Unit, accepts a conveyance of any interest therein (other than as security) or files a suit to foreclose its mortgage.

ARTICLE XII

SEAL

The corporate seal, if any, shall have inscribed thereon the name of the Corporation and the words "Corporate Seal, Illinois".

ARTICLE XIII

WAIVER OF NOTICE

Whenever any notice is required to be given under the provisions of the General Not-for-Profit Corporation Act of Illinois or under the provisions of the Articles or Incorporation or the By-Laws of the Association, a waiver thereof in writing signed by the person or persons entitled to such notice, whether before or after the time stated therein, shall be deemed equivalent to the giving of such notice.

ARTICLE XIV

AMENDMENTS

The power to alter, amend, or repeal the By-Laws or adopt new By-Laws shall be vested in the Board of Directors unless otherwise provided in the Articles of Incorporation or the By-Laws. Such action may be taken at regular or special meeting for which written notice of the purpose shall be given. The By-Laws may contain any provisions for the regulation and management of the affairs of the Corporation not inconsistent with law or the Articles of Incorporation.

ARTICLE XV

INDEMNIFICATION

The Association shall indemnify any Officer or Director who was or is a party, or is threatened to be made a party to any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative or investigative (other than an action by or in the right of the Association) by reason of the fact that he or she is or was a Director, Officer, employee or agent of

the Association against expenses (including attorneys' fees), judgments, fines and amounts paid in settlement actually and reasonably incurred by such person in connection with such action, suite or proceeding, if such person acted in good faith and in a manner he or she reasonably believed to be in, or not opposed to, the best interests of the Association, and with respect to any criminal action or proceeding, had no reasonable cause to believe his or her conduct was unlawful. The termination of any action, suit or proceeding by judgment, order, settlement, conviction, or upon a plea of nolo contendere or its equivalent, shall not, of itself, create a presumption that the person did not act in good faith and in a manner which he or she reasonably believed to be in or not opposed to the best interests of the Association or, with respect to any criminal action or proceeding, that the person had reasonable cause to believe that he or her conduct was unlawful.

The Association shall indemnify any person who was or is a party, or is threatened to be made a party to any threatened, pending or completed action or suit by or in the right of the Association to procure a judgment in its favor by reason of the fact that such person is or was a Director, Officer, employee or agent of the Association, against expenses (including attorneys' fees) actually and reasonably incurred by such person in connection with the defense or settlement of such action or suit, if such person acted in good faith and in a manner he or she reasonably believed to be in, or not opposed to, the best interests of the Association, provided that no indemnification shall be made in respect to any claim, issue or matter as to which such person shall have been adjudged to be liable for negligence or misconduct in the performance of his or her duty to the Association, unless, and only to the extent that the court in which such action or suit was brought shall determine upon application that, despite the adjudication of liability, but in view of all the circumstances of the case, such person is fairly and reasonably entitled to indemnity for such expenses as the court shall deem proper.

To the extent that a Director, Officer, employee or agent of the Association has been successful, on the merits or otherwise, in the defense of any action, suit or proceeding referred to herein above, or in defense of any claim, issue or matter therein, such person shall be indemnified against expenses (including attorneys' fees) actually and reasonably incurred by such person in connection therewith.

The Association is authorized to pay expenses incurred in defending a civil or criminal action, suit or proceeding in advance of the final disposition of such action, suit or proceeding, as authorized by the Board of Directors in the specific case, upon receipt of an undertaking by or on behalf of the Director, Officer, employee or agent to repay such amount, unless it shall ultimately be determined that he or she is entitled to be indemnified by the Association.

The indemnification provided hereby shall not be deemed exclusive of any other rights to which those seeking indemnification may be entitled under any By-Law, agreement, vote of Members or disinterested Directors, or otherwise, both as to action in his or her official capacity or as to action in another capacity while holding such office, and shall continue as to a person who has ceased to be a Director, Officer, employee or agent, and shall inure to the benefit of the heirs, executors and administrators of such a person.

The Association may purchase and maintain insurance on behalf of any person who is or was a Director, Officer, employee or agent of the Association against any liability asserted against such person and incurred by such person in any such capacity, or arising out of his or her status as such, whether or not the Association would have the power to indemnify such person against such liability under the provisions hereof.

RULES AND REGULATIONS FOR
HINSDALE MEADOWS HOMEOWNERS ASSOCIATION

HINSDALE MEADOWS VENTURE, LLC DEVELOPER
General Office: 2550 Waukegan Road #220, Glenview, IL 60025
(847) 724-0200

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PREFACE

These Rules and Regulations are not meant to be unduly restrictive or infringe on the rights of individuals. They are set forth to insure the full enjoyment of your home and surroundings. Cooperation by all is requested, it only takes a few to spoil the enjoyment of the majority. Guests, lessees and other Occupants are subject to the same Rules and Regulations as Unit Owners.

The laws and ordinances of the Village of Hinsdale, Cook County and the State of Illinois are fully applicable within the confines of **HINSDALE MEADOWS SUBDIVISION**.

A WORD ABOUT SECURITY

It is incumbent upon each and every resident to take personal responsibility for the security of self, family and personal property. Vehicles left parked outside of garages should be locked. Garage and Unit doors should also be kept locked and windows latched. Take the normal precautions you would take in living in any residential community.

RULES AND REGULATIONS

I. Landscape, Building and Snow Maintenance

- A. Unit Owners should not give instructions to any maintenance workers employed by **HINSDALE MEADOWS HOMEOWNERS ASSOCIATION** ("Association").
- B. Maintenance of a Unit Owner's plantings within enclosed or private areas will be the responsibility of the Unit Owner. Common Areas, including right-of-ways along all roads, and Unit plantings installed by the Developer, or the Association will be maintained by the Association.
- C. Furniture, umbrellas, patio furnishings, or plant materials shall not obstruct the view of or be detrimental (in the judgment of the Board of Directors) to the general appearance of **HINSDALE MEADOWS SUBDIVISION**.
- D. Subject to the provisions of Article X of the Declaration, Unit plantings not installed by the Developer may not be part of the landscape

maintenance. No changes shall be made within the Owner's lot area which are considered to be detrimental to another Unit Owner.

- E. Unit Owners may install only the type and color of storm and/or screen doors and windows approved by the Board of Directors.
- F. No decks, awnings, or other permanent structures shall be installed in a private area without the written consent of the Board of Directors.
- G. Electronic "Bug Zappers" may not be operated after 11:00 PM or in a manner at any other time which, in the opinion of the Board of Directors annoys or disturbs other Unit Owners.

II. Exterior Lighting

- A. All outdoor lighting is permanent and may not be altered by Unit Owners.
- B. It is the responsibility of the Unit Owner to maintain the lighting fixtures (and photocells if installed) on his/her Unit.
- C. Additional patio lights or outside lighting are not permitted except as authorized by the Board of Directors.

III. Window Washing

All window washing is the responsibility of the individual Unit Owner.

IV. Garages, Motor Vehicle Regulations, Recreation Vehicles, Trailers and Parking.

A. Garages

- 1. Garage doors shall be closed except when residents are entering or leaving.
- 2. Flammable or noxious materials shall not be stored in garages except in certified containers.
- 3. Garages and driveways shall not be used for offensive or unsightly activities (such as major auto repairs in the open).

B. Recreation Vehicles and Trailers

1. Recreation vehicles, trailers, campers, boats, pickup trucks and/or commercial vehicles and the like, may not be parked in driveways, streets, or Common Areas. Owners of all such vehicles and trailers, if they are too large for storage in a garage, should make appropriate arrangements for their storage elsewhere.

C. Parking

1. Space for two vehicles has been provided in each garage and additional parking spaces have been provided in each Unit's driveway and throughout the Development.
2. Guests may park on the public streets subject to Village of Hinsdale Parking Ordinances and in specified parking areas in the Development.

V. Refuse Storage and Removal - Village of Hinsdale Requirements

A. Refuse Storage

1. Refuse and waste must be stored in approved containers. The containers shall be stored in the garage except on the pick-up day when the containers shall be in an accessible outdoor location for pick-up.
2. The Village of Hinsdale contracts with a waste disposal service for the Village. Residents are responsible for contacting the waste disposal company to establish service for their residence and to obtain the Village-approved waste and recycling containers. The Village website (http://www.villageofhinsdale.org/residents/new_resident_information/index.php) contains the contact information for the waste disposal company, along with other useful information for new residents. The waste disposal company will provide the approved waste disposal and recycling containers.

B. Refuse Removal

1. Each Unit must have a minimum of once-a-week

pick-up service by the disposal company licensed by the Village.

2. Refuse and waste will be picked up on the scheduled day, during the time frame indicated on the Village website. Waste containers shall not be left outside overnight except on pick-up days prior to pick up.

VI. Pets

- A. Pets must not, in the opinion of the Board of Directors, become or cause a nuisance. Pets shall not be allowed to run loose on the Association property or on Common Areas. In order to protect the landscaping, they should be walked on a leash. Pet Owners will be responsible for picking up after their pets and must follow all pet regulations of the Village of Hinsdale. Pets shall not be tied up outside any Unit or elsewhere in a Common Area and left unattended.
- B. Residents who have been notified in writing of a specific violation of the foregoing pet regulations and who continue to disobey the regulations are subject to remedial actions specified in "Methods for Enforcing Rules and Regulations" set forth herein and the applicable laws of the Village of Hinsdale.

VII. Sump Pump Connections

Water softeners, appliances, or other equipment shall not be hooked up to the sump pump which collects water from the drain tile. All such hook-ups must be connected to the sanitary sewer system.

VIII. Lease of a Unit

- A. It will be the responsibility of any Unit Owner desiring to lease a Unit to obtain the proper lease form from the Association's Management Office, have it completed by the proposed lessee, and submit it to the Board of Directors for approval at least ten business days before the lessee can move in.
- B. All leases must be for a period of one (1) year (no more and no less) and no subleases by the lessee will be permitted. All lease renewals must also be approved by the Board of Directors.

IX. Use and Occupancy Restrictions

- A. No Unit shall be used for other than residential purposes. Each Unit shall be used as a residence for a single family, and for no other purpose, by the Unit Owner and his or her family or such person or single family to whom the Unit Owner shall have leased his or her Unit.
- B. The Common Areas adjacent to Units shall be used only for access, ingress and egress to and from the respective Units by the respective families, residing therein and their guests, household help and other authorized visitors, and for such other purposes which are incidental to the residential use of the Units. This restriction shall not apply to the Park and sidewalk areas within Hinsdale Meadows.
- C. No unlawful, immoral, obnoxious or offensive activities shall be carried on in any Unit or elsewhere on the Association property, nor shall anything be done therein or thereon which shall constitute a nuisance, be unlawful or which shall be, in the judgment of the Board of Directors, a cause of unreasonable noise or disturbance to others.
- D. Any resident who proposes to conduct any business in his or her Unit must comply with these Rules and Regulations and any applicable municipal restrictions. No business may be performed if such business involves the admission of outside visitors for commercial transaction purposes.
- E. Any defacing of mailboxes, including posting notices, advertising, etc. is against federal law.
- F. No signs shall be posted on the grounds or on any Unit or any item of personal property (such as an automobile or other vehicle) in public view. Such signs shall be considered to be a nuisance and prohibited. Any sign with respect to the sale of a Unit shall comply with the requirements of the Declaration.
- G. The patios shall not be used for storage, including but not limited to bicycles.
- H. Outdoor grilling at attached dwelling Units is

restricted to electric grills, natural gas grills with natural gas supplied through a gas line from the Unit, and propane grills which operate from a small (one pound or less) propane tank. Propane grills with larger capacity tanks (over one pound) are not allowed on attached Unit balconies, decks or near combustible structures unless the manufacturer's installation instructions allow it to be placed on or near combustible surfaces. All outdoor grilling must comply with the applicable Village ordinances and restrictions and the Homeowners Association's Insurance carrier. Outdoor grilling at cluster Units must also comply with applicable Village ordinances and restrictions.

A natural gas line from the each Unit to the patio or deck area will be included with each Single Family and Duplex Unit.

X. Television Antennas

Cable television service is available to all residents. Television antennas, if any, shall be installed in attics and not be visible from the exterior of the building. Large TV dishes, ham radio towers, and other antennas are not allowed; however a satellite dish twenty four (24)" inches or less in diameter may be installed if the Board of Directors specifically approves the installation and location thereof in writing.

XI. Stormwater Detention Areas

There shall be no swimming, boating, fishing, skating, sledding or other activity in or on the stormwater detention areas in the Development. The detention areas have been constructed for water retention and are not safe for recreation.

XII. Air Conditioner Compressors and Emergency Generators

The placement and location of air conditioner and emergency generators shall be by the Developer with the construction of each home. No changes shall be made in their location without written approval of the Board of Directors of the Association. If a generator is installed after the Developer turns over the Unit to the Owner, its location must be in the location previously approved by the Developer and so noted on the site plan, unless changed by authorization of the Board of Directors, in writing.

XIII. Method of Requesting Exterior Changes To Building Or Grounds

The Association may appoint standing committees, such as Landscape and Architecture Committees. Unit Owners wishing to effect exterior changes to buildings or grounds or permanent plant materials must obtain prior approval from the Board of Directors by submitting a written description of the proposed change to the Property Manager.

XIV. Method of Changing Or Adding Rules And Regulations

Unit Owners wishing to change or add a specific rule or regulation should make their request to the Board of Directors in writing.

The Board of Directors shall act on such request or forward the request with its comments to the Rules and Regulations Committee, if such Committee has been formed. The Committee shall review the request and make a recommendation to the Board of Directors to approve, reject or amend it, which recommendation shall be resubmitted to the Board of Directors for final action. The Rules and Regulations Committee may also initiate proposals for new Rules and Regulations or amendment of existing rules for Board approval. The Rules and Regulations Committee shall exist as an advisory body, and the Board of Directors shall be the final arbiter.

XV. Method Of Enforcing Rules And Regulations

- A. Any resident aware of an infraction of these Rules and Regulations should report it to the Property Manager.
- B. Upon the first infraction of the Rules and Regulations, the offending resident will receive a letter from the Property Manager requesting compliance. Upon the second violation the President of the Association shall write the offending Unit Owner and request compliance.
- C. Upon repeated or flagrant infractions of the Rules and Regulations, the offending resident will be notified by the Association President by certified mail to appear before the Association Board of Directors. If the offender is a minor, he or she must be accompanied by a parent or legal guardian. The chairman or designated member of the Rules and Regulations Committee shall be present. Upon the

failure of the offender to appear or if satisfactory settlement is not reached, the offender and/or the Unit Owner will be notified in writing by the Association President that unless the offender and Unit Owner agree in writing to remedy the violation within thirty (30) days, proceedings will be instituted for eviction or other remedy in accordance with the provisions of the Declaration of Covenants, Conditions Easements and Restrictions, and By-Laws of the Association.

- D. Unit Owners shall be financially responsible for repair or replacement of goods or property negligently or willfully damaged, destroyed or stolen by a member of their household, their guest or their lessee.

XVI. Rules And Regulations Committee

The Rules and Regulations Committee has the following objectives, purposes, duties and responsibilities:

- A. Ongoing review of existing Rules and Regulations.
- B. Formulation of new Rules and Regulations or modifications of existing Rules and Regulations whether initiated by an Owner, the Committee, or at the request of other committees, or of the Board. All new Rules and Regulations must be submitted to the Board as recommendations of the Rules and Regulations Committee.
- C. Monitoring compliance by residents with the Rules and Regulations. To that end, the Property Manager will keep the Committee advised on a regular basis of problems that have arisen or infractions that have occurred and will implement such corrective actions as may be recommended by the Board.
- D. The Committee shall function in an advisory capacity to the Board and shall not be involved in enforcement.

**DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS
SUMMARY OF REVISIONS AND UPDATES IN FEBRUARY 2017 VERSION**

The updated Declaration includes updated provisions with respect to the use of recreational devices on the lots, along with other revisions related to the HOA's management and control of the property and the association itself.

Some of the specific changes include:

Article IX, Paragraph 18 includes updated provisions with respect to the use of recreational devices on the lots. Article IX, Paragraph 20 restricts the right to build a bedroom in the lower level of any home. Article VIII, Paragraph 10, deals with fences in the rear yards of the Single Family homes. Fences in the rear yards of the Duplex homes are not allowed.

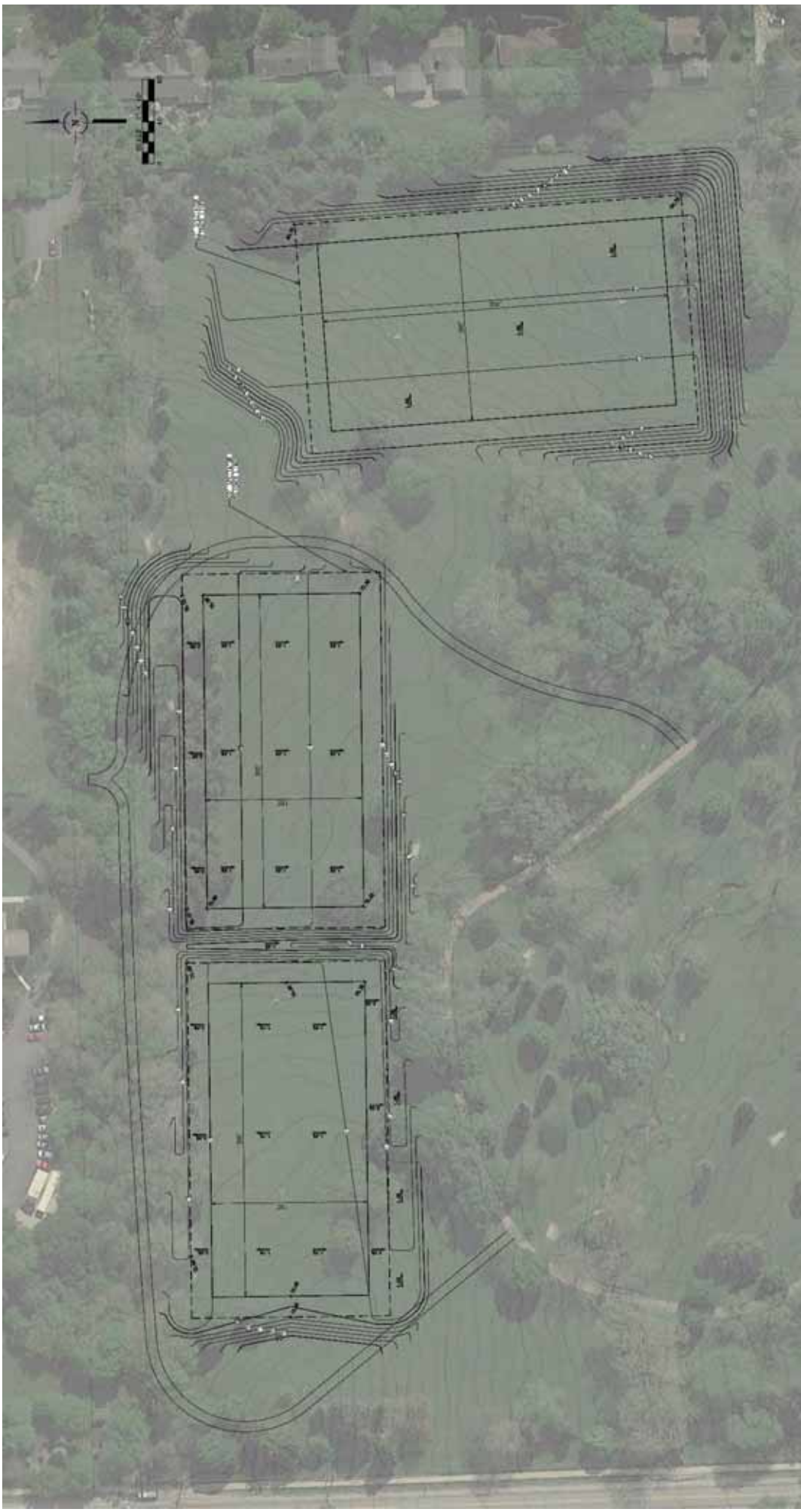
All of Article VII, addressing insurance coverage provisions for the HOA was updated and includes provisions to reflect the manner in which the HOA will deal with insurance coverage for the Duplex Units as compared to the Single Family. Property insurance coverage for the duplex buildings will be provided through the Association. The cost of those premiums will be allocated only to the duplex owners.

In addition to these items, other revisions relate primarily to the topics described below:

- Revised HOA Board election procedures were inserted.
- The assessment allocation percentages between SF and duplex owners was clarified to provide a 58% share of common costs being allocated to the SF owners, and the remaining 42% to the duplex owners. These percentages are based on relative lot areas of the two product types.
- Updated provisions related to the HOA Board's responsibilities with respect to duplex building maintenance have been inserted.

PUBLIC BENEFIT

- A. Three Existing Lacrosse Fields to be regraded and leveled to playing field standards
- B. 600' to 900' cardio path connection to be installed



November 15, 2016

TO: Sedgwick Subdivision, Hinsdale, Cook County, IL Project File
(CBBEL Project No. 16-0311)

Brett Duffy – SPACECO, Inc.

FROM: Donald R. Dressel, PE, CFM

SUBJECT: Existing Detention Pond Evaluation

Study Objective

Evaluate the "As-Built" detention pond conditions, determine if structural modifications are required to meet permit conditions and then determine if additional detention storage volume is required with the proposed land plan.

"As-Built" Conditions Study Results

Christopher B. Burke Engineering, Inc. (CBBEL) has prepared a "As-Built" Conditions TR-20 Hydrologic Model that reflects the following:

- "As-Built" Pond topography, prepared by Cowhey Gudmundson Leder, Ltd. (CGL), dated November 14, 2005 and located in Appendix 1.
- "As-Built" Pond Elevation-Storage Relationship prepared by SPACECO, Inc. based on the CGL "As-Built" topography located in Appendix 1.
- The 6.5" restrictor "As-Built" invert elevation of 665.77' (Design invert = 665.00'). The "As-Built" plan drawing is located in Appendix 1.
- "As-Built" Special Structure No. 66 (Overflow Structure) crest elevation is 670.86' (Design crest elevation = 671.0'). The "As-Built" plan drawing is located in Appendix 1.
- Approved Proposed Conditions Runoff Curve Number (RCN) = 83 located in Appendix 3.

Table 1 summarizes the modeling results. Appendix 1 contains the "As-Built" Conditions Technical Documentation.



Table 1
Detention Storage Requirements

Detention Basin Parameters	Permitted Condition (RCN=83)	"As-Built" Condition (RCN=83)
Inflow (cfs)	18.7	18.7
Outflow (cfs)	2.45	3.12
Elevation (feet)	670.78	671.02
Detention Volume (acre-feet)	8.94	8.82

(1) Allowable Release Rate = 2.52 cfs

The "As-Built" Condition indicates that the required detention storage volume was not provided at the design HWL elevation and the Overflow Structure "As-Built" crest elevation (670.86') was lower than the design crest elevation (671.0'), therefore the allowable release rate is exceeded.

Proposed Overflow Structure Modification

The "As-Built" TR-20 hydrologic model was modified by assuming the Overflow Structure crest elevation would be raised to 670.2'. Appendix 2 contains the proposed Overflow Structure modification technical support documents. Table 2 summarizes the results.

Table 2
Proposed Outlet Structure
Modification Summary

Detention Basin Parameters	Approved Condition (RCN=83)	Proposed Condition (RCN=83) (2)
Inflow (cfs)	18.7	18.7
Outflow (cfs) (1)	2.45	2.50
Elevation (feet)	670.78	671.1
Detention Volume (acre-feet)	8.94	8.99

(1) Allowable Release Rate = 2.52 cfs

(2) Used Modified Overflow Structure Rating Curve

Proposed Land Plan Conditions

The following proposed land plan was reviewed to determine the proposed RCN:

- Sedgwick Conceptual Land Plan, Sheet L-0, prepared by BSB Design, dated June 30, 2016.
The proposed land plan is located in Appendix 3.

The RCN calculation associated with the proposed land plan is located in Appendix 2. The proposed conditions RCN is 83 which is identical to the permitted RCN. **Therefore, additional detention storage volume is not required for the proposed land plan.**

Conclusion

The proposed Overflow Structure modification will provide sufficient detention storage volume at the proposed HWL elevation to maintain the Allowable Release Rate (2.52 cfs) with a proposed conditions RCN of 83.

N:\SPACECO\160311\Water\Docs\TM – Hinsdale Sedgewick Existing Detention Pond Evaluation 11-15-16.dox



Appendix 1
“As-Built” Condition
Technical Documentation



CHRISTOPHER B. BURKE ENGINEERING, LTD.

9575 W Higgins Road, Suite 600 Rosemont, Illinois 60018-4920 Tel (847) 823-0500 Fax (847) 823-0520

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*****80-80 LIST OF INPUT DATA FOR TR-20 HYDROLOGY*****

JOB TR-20 NOPLOTS
 TITLE Sedgwick Hinsdale - Edward James Prepared by CGL 2003DETENTION STORAGE
 TITLE Detention Storage: DET83AB.T20 (As-Built) RCN=83

5 RAINFL 1	.05					
8 0.0	.16	.33	.43	.52	HUFF	
8 .60	.66	.71	.75	.79	1ST	
8 .82	.84	.86	.88	.90	QUARTILE	
8 .92	.94	.96	.97	.98		
8 1.0	1.0	1.0	1.0	1.0		
9 ENDTBL						
5 RAINFL 2	.05					
8 0.0	.03	.08	.12	.16	HUFF	
8 .22	.29	.39	.51	.62	2ND	
8 .70	.76	.81	.85	.88	QUARTILE	
8 .91	.93	.95	.97	.98		
8 1.0	1.0	1.0	1.0	1.0		
9 ENDTBL						
5 RAINFL 3	.05					
8 0.0	.03	.06	.09	.12	HUFF	
8 .15	.19	.23	.27	.32	3RD	
8 .38	.45	.57	.70	.79	QUARTILE	
8 .85	.89	.92	.95	.97		
8 1.0	1.0	1.0	1.0	1.0		
9 ENDTBL						
5 RAINFL 4	.05					
8 0.0	.02	.05	.08	.10	HUFF	
8 .13	.16	.19	.22	.25	4TH	
8 .28	.32	.35	.39	.45	QUARTILE	
8 .51	.59	.72	.84	.92		
8 1.0	1.0	1.0	1.0	1.0		
9 ENDTBL						
3 STRUCT 10						
8	665.8	0.00	0.00			
8	667.0	1.09	1.74			
8	668.0	1.55	3.32			
8	669.0	1.91	5.01			
8	670.0	2.21	6.83			
8	670.86	2.44	8.51			
8	671.0	2.98	8.78			
8	671.38	6.23	10.9			
9 ENDTBL						
6 RUNOFF 1 001	1 .039	83.0	0.42	1 1	1 1	
6 RESVOR 2 10 1	2			1 1	1 1	
ENDATA						
7 INCREM 6	.25					
7 COMPUT 7 001	10 0.0	7.58	24.0	3 2	99 24	100YR

1

*****80-80 LIST OF INPUT DATA (CONTINUED)*****

ENDCMP 1
 ENDJOB 2
 *****END OF 80-80 LIST*****

EXECUTIVE CONTROL OPERATION INCREM RECORD
 ID
 + MAIN TIME INCREMENT = .25 HOURS

EXECUTIVE CONTROL OPERATION COMPUT RECORD
 ID 100YR
 + FROM XSECTION 1
 + TO STRUCTURE 10

STARTING TIME = .00 RAIN DEPTH = 7.58 RAIN DURATION= 24.00 RAIN TABLE NO.= 3 ANT. MOIST. COND= 2
 ALTERNATE NO.=99 STORM NO.=24 MAIN TIME INCREMENT = .25 HOURS

OPERATION RUNOFF CROSS SECTION 1

PEAK TIME (HRS)	PEAK DISCHARGE (CFS)	PEAK ELEVATION (FEET)
-----------------	----------------------	-----------------------

15.42	18.68	(RUNOFF)
21.38	4.53	(RUNOFF)
23.87	4.52	(RUNOFF)

TIME (HRS)	FIRST HYDROGRAPH POINT = .00 HOURS				TIME INCREMENT = .25 HOURS				DRAINAGE AREA = .04 SQ.		
MI.											
2.50	DISCHG	.06	.23	.41	.60	.77	.94	1.09	1.24	1.37	1.50
5.00	DISCHG	1.62	1.74	1.85	1.95	2.05	2.42	2.89	3.11	3.27	3.40
7.50	DISCHG	3.52	3.64	3.74	3.84	3.94	4.03	4.11	4.19	4.27	4.48
10.00	DISCHG	5.21	5.55	5.69	5.80	6.17	6.92	7.21	7.35	7.46	8.01
12.50	DISCHG	8.71	8.96	9.10	9.32	12.62	15.34	16.14	16.47	16.74	17.69
15.00	DISCHG	18.26	18.49	18.65	18.00	14.72	13.49	13.24	13.22	12.18	9.77
17.50	DISCHG	9.08	8.93	8.89	7.81	6.42	6.06	5.98	5.95	5.23	4.66
20.00	DISCHG	4.53	4.50	4.49	4.50	4.50	4.50	4.50	4.31	3.43	3.11
22.50	DISCHG	3.03	3.01	3.38	4.20	4.45	4.51	4.51	2.86	.72	.16
25.00	DISCHG	.03	.00								

RUNOFF VOLUME ABOVE BASEFLOW = 5.57 WATERSHED INCHES, 140.29 CFS-HRS, 11.59 ACRE-Feet; BASEFLOW = .00 CFS

OPERATION RESVOR STRUCTURE 10

PEAK TIME (HRS)	PEAK DISCHARGE (CFS)	PEAK ELEVATION (FEET)
24.20	3.12	671.02

TIME (HRS)	FIRST HYDROGRAPH POINT = .00 HOURS				TIME INCREMENT = .25 HOURS				DRAINAGE AREA = .04 SQ.		
MI.											
2.50	DISCHG	.00	.00	.01	.01	.02	.03	.04	.06	.08	.09
5.00	DISCHG	.11	.13	.15	.18	.20	.23	.26	.29	.33	.37
7.50	DISCHG	.41	.45	.49	.53	.58	.62	.66	.71	.75	.80
10.00	DISCHG	.85	.91	.97	1.03	1.09	1.13	1.16	1.20	1.24	1.27
12.50	DISCHG	1.32	1.36	1.41	1.45	1.51	1.58	1.64	1.70	1.77	1.84
15.00	DISCHG	1.91	1.96	2.02	2.08	2.12	2.17	2.20	2.24	2.27	2.29
17.50	DISCHG	2.31	2.33	2.35	2.36	2.38	2.39	2.40	2.41	2.42	2.43
20.00	DISCHG	2.43	2.44	2.48	2.56	2.64	2.72	2.79	2.85	2.90	2.91
22.50	DISCHG	2.92	2.92	2.93	2.97	3.01	3.06	3.10	3.12	3.08	3.00
25.00	DISCHG	2.89	2.77	2.66	2.55	2.45	2.43	2.43	2.42	2.41	2.41
27.50	DISCHG	2.40	2.39	2.39	2.38	2.37	2.37	2.36	2.35	2.35	2.34

1

TR20 XEQ 10-25-16 06:47

Sedgwick Hinsdale - Edward James Prepared by CGL 2003DETENTION STORAGE

JOB

1 PASS 1

REV PC 09/83(.2)

Detention Storage: DET83AB.T20 (As-Built) RCN=83

PAGE 1

30.00	DISCHG	2.33	2.33	2.32	2.31	2.31	2.30	2.29	2.29	2.28	2.27
32.50	DISCHG	2.27	2.26	2.25	2.25	2.24	2.24	2.23	2.22	2.22	2.21
35.00	DISCHG	2.20	2.20	2.19	2.18	2.17	2.17	2.16	2.15	2.14	2.14
37.50	DISCHG	2.13	2.12	2.11	2.11	2.10	2.09	2.09	2.08	2.07	2.06
40.00	DISCHG	2.06	2.05	2.04	2.04	2.03	2.02	2.02	2.01	2.00	2.00
42.50	DISCHG	1.99	1.98	1.98	1.97	1.96	1.96	1.95	1.94	1.94	1.93
45.00	DISCHG	1.92	1.92	1.91	1.90	1.89	1.88	1.88	1.87	1.86	1.85
47.50	DISCHG	1.84	1.84	1.83	1.82	1.81	1.80	1.80	1.79	1.78	1.77
50.00	DISCHG	1.76	1.76	1.75	1.74	1.73	1.73	1.72	1.71	1.70	1.70
52.50	DISCHG	1.69	1.68	1.67	1.67	1.66	1.65	1.64	1.64	1.63	1.62
55.00	DISCHG	1.62	1.61	1.60	1.59	1.59	1.58	1.57	1.57	1.56	1.55
57.50	DISCHG	1.54	1.53	1.53	1.52	1.51	1.50	1.49	1.48	1.47	1.46
60.00	DISCHG	1.45	1.45	1.44	1.43	1.42	1.41	1.40	1.39	1.39	1.38
62.50	DISCHG	1.37	1.36	1.35	1.34	1.34	1.33	1.32	1.31	1.30	1.30
65.00	DISCHG	1.29	1.28	1.27	1.27	1.26	1.25	1.24	1.24	1.23	1.22
67.50	DISCHG	1.21	1.21	1.20	1.19	1.18	1.18	1.17	1.16	1.16	1.15
70.00	DISCHG	1.14	1.14	1.13	1.12	1.12	1.11	1.10	1.10	1.09	1.07
72.50	DISCHG	1.06	1.05	1.03	1.02	1.01	.99	.98	.97	.96	.94

RUNOFF VOLUME ABOVE BASEFLOW = 4.85 WATERSHED INCHES, 122.01 CFS-HRS, 10.08 ACRE-Feet; BASEFLOW = .00 CFS

EXECUTIVE CONTROL OPERATION ENDCMP

RECORD

ID

+

COMPUTATIONS COMPLETED FOR PASS 1

EXECUTIVE CONTROL OPERATION ENDJOB

RECORD

ID

1

TR20 XEQ 10-25-16 06:47

Sedgwick Hinsdale - Edward James Prepared by CGL 2003DETENTION STORAGE

JOB

1 SUMMARY

REV PC 09/83(.2)

Detention Storage: DET83AB.T20 (As-Built) RCN=83

PAGE 2

SUMMARY TABLE 1 - SELECTED RESULTS OF STANDARD AND EXECUTIVE CONTROL INSTRUCTIONS IN THE ORDER PERFORMED

(A STAR(*) AFTER THE PEAK DISCHARGE TIME AND RATE (CFS) VALUES INDICATES A FLAT TOP HYDROGRAPH
A QUESTION MARK(?) INDICATES A HYDROGRAPH WITH PEAK AS LAST POINT.)

SECTION/ STRUCTURE	STANDARD CONTROL	DRAINAGE	RAIN TABLE	ANTEC MOIST	MAIN TIME	PRECIPITATION			RUNOFF	PEAK DISCHARGE		
ID	OPERATION	AREA	#	COND	INCREM	BEGIN	AMOUNT	DURATION	AMOUNT	ELEVATION	TIME	RATE
(CSM)		(SQ MI)			(HR)	(HR)	(IN)	(HR)	(IN)	(FT)	(HR)	(CFS)
ALTERNATE	99	STORM	24									
XSECTION 1	RUNOFF	.04	3	2	.25	.0	7.58	24.00	5.57	---	15.42	18.68
479.1												
STRUCTURE 10	RESVOR	.04	3	2	.25	.0	7.58	24.00	4.85	671.02	24.20	3.12
80.1												

1

TR20 XEQ 10-25-16 06:47

Sedgwick Hinsdale - Edward James Prepared by CGL 2003DETENTION STORAGE

JOB

1 SUMMARY

REV PC 09/83(.2)

Detention Storage: DET83AB.T20 (As-Built) RCN=83

PAGE 3

SUMMARY TABLE 3 - DISCHARGE (CFS) AT XSECTIONS AND STRUCTURES FOR ALL STORMS AND ALTERNATES

XSECTION/ STRUCTURE	DRAINAGE AREA	STORM NUMBERS.....
ID	(SQ MI)	24
0 STRUCTURE 10	.04	
+		
ALTERNATE 99		3.12
0 XSECTION 1	.04	
+		
ALTERNATE 99		18.68

1END OF 1 JOBS IN THIS RUN

"AS-BUILT" CONDITIONS

ORIFICE/WEIR STRUCTURE RATING ANALYSIS

PROJECT NAME: Sedgewick, Hinsdale (As-Built)
CBBEL PROJ. NO.: 16-0311
DESCRIPTION: "As-Built" Condition
FILENAME: N:\spaceco\160311\Water\Spreadsheets\ORF2.xlsx\Pond 4 (2)
DATE: 25-Oct-16

OUTLET:

ORIFICE #1	6.5 IN. DIA. @ ELEV	683
ORIFICE #2	N/A IN. DIA. @ ELEV	N/A
WEIR #1:	3 FEET WIDE @ ELEV	670.86
WEIR #2:	N/A FEET WIDE @ ELEV	N/A

HYDRAULIC DIMENSIONS

	# 1	#2
ORIFICE AREA (ft ²)	0.2304	
ORIFICE DIAMETER (in)	6.5	
ORIFICE DISCHARGE COEFFICIENT	0.60	
ORIFICE ELEV. (ft-NGVD)	665.77	
TAILWATER OR CENTROID (ft-NGVD)	666.04	
WEIR LENGTH (ft)	3.00	
WEIR COEFFICIENT	3.3	
WEIR ELEV. (ft-NGVD)	670.86	

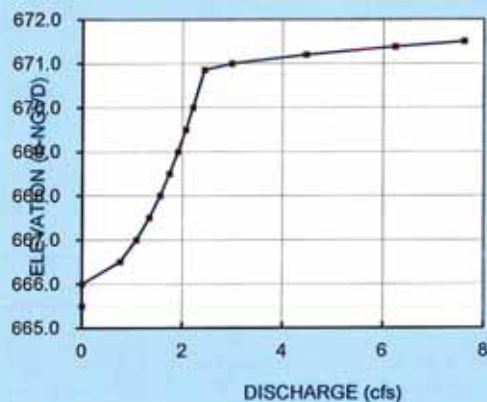
ORIFICE FLOW EQUATION: $Q = 0.6A(2gH)^{0.5}$

WEIR FLOW EQUATION: $Q = 3.0L(H)^{1.5}$

ELEVATION-DISCHARGE RELATIONSHIP

Elevation (feet)	Q-orifice #1 (cfs)	Q-orifice #2 (cfs)	Q-weir #1 (cfs)	Q-weir #2 (cfs)	Q-total (cfs)
665.5	0.00	0.00	0.00	0.00	0.00
666.0	0.00	0.00	0.00	0.00	0.00
666.5	0.75	0.00	0.00	0.00	0.75
667.0	1.09	0.00	0.00	0.00	1.09
667.5	1.34	0.00	0.00	0.00	1.34
668.0	1.55	0.00	0.00	0.00	1.55
668.5	1.74	0.00	0.00	0.00	1.74
669.0	1.91	0.00	0.00	0.00	1.91
669.5	2.06	0.00	0.00	0.00	2.06
670.0	2.21	0.00	0.00	0.00	2.21
670.86	2.44	0.00	0.00	0.00	2.44
671.0	2.47	0.00	0.51	0.00	2.98
671.2	2.52	0.00	1.94	0.00	4.46
671.4	2.56	0.00	3.67	0.00	6.23
671.5	2.59	0.00	5.01	0.00	7.60

RATING CURVE
CBBEL PROJECT NO. 16-0311



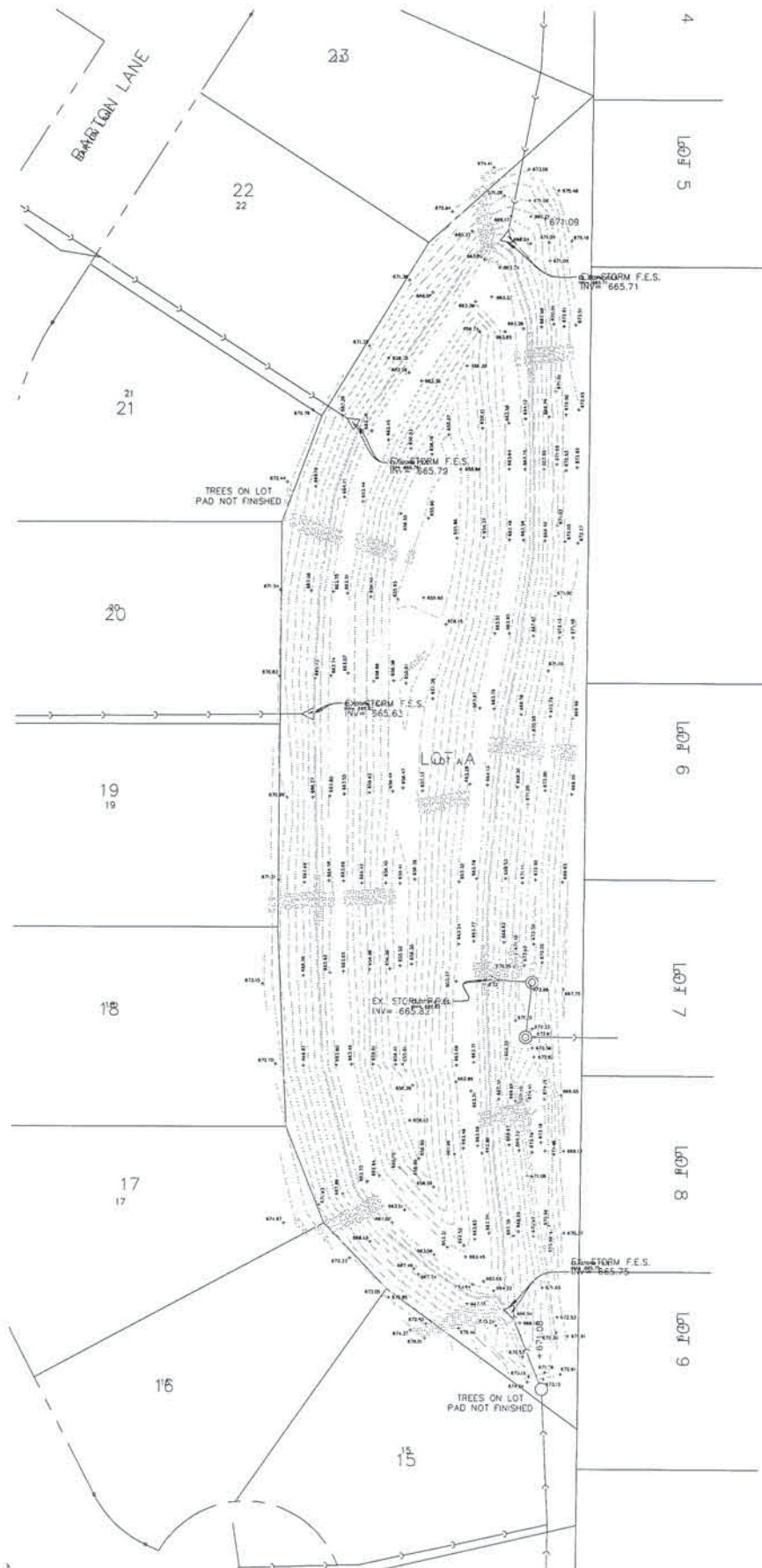
Sedgewick
Hinsdale, IL
"As-Built" Detention Pond

Elevation (FT)	Surface Area (SF)	Average Surface Area (SF)	Elevation Difference (FT)	Incremental Volume (CF)	Accumulative Volume (CF)	Accumulative Volume (A-F)
665.8	59941.78	60640.46	0.2	12128.091		
666	61339.13				12128.091	0.28
		63783.21	1	63783.205		
667	66227.28				75911.296	1.74
		68612.6	1	68612.595		
668	70997.91				144523.89	3.32
		73650.93	1	73650.93		
669	76303.95				218174.82	5.01
		79258.81	1	79258.81		
670	82213.67				297433.63	6.83
		85234.02	1	85234.02		
671	88254.37				382667.65	8.78
		91771.79	1	91771.79		
672	95289.21				474439.44	10.89

Note: "As-Built" Detention Pond Surface Areas provided by SPACECO, Inc.

Area Name	Boundry (ft)	Area (sq ft)
Group Name: (NONE)		
65.82	1,366.05	59,941.78
66	1,371.48	61,339.13
67	1,397.84	66,227.28
68	1,424.78	70,997.91
69	1,454.61	76,303.95
70	1,500.76	82,213.67
71	1,537.39	88,254.37
72	1,582.48	95,289.21
Total for (NONE)	11,635.37	600,567.31





APPENDIX 2
Proposed Outlet Modification
Condition Technical
Documentation



CHRISTOPHER B. BURKE ENGINEERING, LTD.
9575 W Higgins Road, Suite 600 Rosemont, Illinois 60018-4920 Tel (847) 823-0500 Fax (847) 823-0520

1

*****80-80 LIST OF INPUT DATA FOR TR-20 HYDROLOGY*****

```

JOB TR-20                                NOPLOTS
TITLE Sedgwick Hinsdale - Edward James Prepared by CGL 2003DETENTION STORAGE
TITLE Detention Storage: DET83ABM.T20 (As-Built) RCN=83 Modified Overflow=67
5 RAINFL 1 .05
8 0.0 .16 .33 .43 .52 HUFF
8 .60 .66 .71 .75 .79 1ST
8 .82 .84 .86 .88 .90 QUARTILE
8 .92 .94 .96 .97 .98
8 1.0 1.0 1.0 1.0 1.0
9 ENDTBL
5 RAINFL 2 .05
8 0.0 .03 .08 .12 .16 HUFF
8 .22 .29 .39 .51 .62 2ND
8 .70 .76 .81 .85 .88 QUARTILE
8 .91 .93 .95 .97 .98
8 1.0 1.0 1.0 1.0 1.0
9 ENDTBL
5 RAINFL 3 .05
8 0.0 .03 .06 .09 .12 HUFF
8 .15 .19 .23 .27 .32 3RD
8 .38 .45 .57 .70 .79 QUARTILE
8 .85 .89 .92 .95 .97
8 1.0 1.0 1.0 1.0 1.0
9 ENDTBL
5 RAINFL 4 .05
8 0.0 .02 .05 .08 .10 HUFF
8 .13 .16 .19 .22 .25 4TH
8 .28 .32 .35 .39 .45 QUARTILE
8 .51 .59 .72 .84 .92
8 1.0 1.0 1.0 1.0 1.0
9 ENDTBL
3 STRUCT 10
8 665.8 0.00 0.00
8 667.0 1.09 1.74
8 668.0 1.55 3.32
8 669.0 1.91 5.01
8 670.0 2.21 6.83
8 671.0 2.47 8.78
8 671.1 2.50 8.99
8 671.2 2.52 9.20
8 671.38 6.23 10.9
9 ENDTBL
6 RUNOFF 1 001 1 .039 83.0 0.42 1 1 1 1
6 RESVOR 2 10 1 2 1 1 1 1
ENDATA
7 INCREM 6 .25

```

1

*****80-80 LIST OF INPUT DATA (CONTINUED)*****

```

7 COMPUT 7 001 10 0.0 7.58 24.0 3 2 99 24 100YR
ENDCMP 1
ENDJOB 2
0*****END OF 80-80 LIST*****

```

EXECUTIVE CONTROL OPERATION INCREM

RECORD

ID

+

MAIN TIME INCREMENT = .25 HOURS

EXECUTIVE CONTROL OPERATION COMPUT

RECORD

ID 100YR

+

FROM XSECTION 1

+

TO STRUCTURE 10

STARTING TIME = .00 RAIN DEPTH = 7.58 RAIN DURATION= 24.00 RAIN TABLE NO.= 3 ANT. MOIST. COND= 2
 ALTERNATE NO.=99 STORM NO.=24 MAIN TIME INCREMENT = .25 HOURS

OPERATION RUNOFF CROSS SECTION 1

PEAK TIME (HRS)	PEAK DISCHARGE (CFS)	PEAK ELEVATION (FEET)
15.42	18.68	(RUNOFF)
21.38	4.53	(RUNOFF)
23.87	4.52	(RUNOFF)

TIME (HRS)	FIRST HYDROGRAPH POINT =	.00 HOURS	TIME INCREMENT =	.25 HOURS	DRAINAGE AREA =	.04 SQ.
MI.						
2.50	DISCHG	.06	.23	.41	.60	.77
5.00	DISCHG	1.62	1.74	1.85	1.95	2.05
7.50	DISCHG	3.52	3.64	3.74	3.84	3.94
10.00	DISCHG	5.21	5.55	5.69	5.80	6.17
12.50	DISCHG	8.71	8.96	9.10	9.32	12.62
15.00	DISCHG	18.26	18.49	18.65	18.00	14.72
17.50	DISCHG	9.08	8.93	8.89	7.81	6.42
20.00	DISCHG	4.53	4.50	4.49	4.50	4.50
22.50	DISCHG	3.03	3.01	3.38	4.20	4.45
25.00	DISCHG	.03	.00			

RUNOFF VOLUME ABOVE BASEFLOW = 5.57 WATERSHED INCHES, 140.29 CFS-HRS, 11.59 ACRE-FEET; BASEFLOW = .00 CFS

OPERATION RESVOR STRUCTURE 10

PEAK TIME (HRS)	PEAK DISCHARGE (CFS)	PEAK ELEVATION (FEET)
24.29	2.50	671.10

TIME (HRS)	FIRST HYDROGRAPH POINT =	.00 HOURS	TIME INCREMENT =	.25 HOURS	DRAINAGE AREA =	.04 SQ.
MI.						
2.50	DISCHG	.00	.00	.01	.01	.02
5.00	DISCHG	.11	.13	.15	.18	.20
7.50	DISCHG	.41	.45	.49	.53	.58
10.00	DISCHG	.85	.91	.97	1.03	1.09
12.50	DISCHG	1.32	1.36	1.41	1.45	1.51
15.00	DISCHG	1.91	1.96	2.02	2.08	2.12
17.50	DISCHG	2.31	2.33	2.34	2.36	2.37
20.00	DISCHG	2.43	2.43	2.44	2.44	2.45
22.50	DISCHG	2.47	2.47	2.48	2.48	2.49
25.00	DISCHG	2.49	2.48	2.47	2.46	2.46
27.50	DISCHG	2.42	2.41	2.40	2.40	2.39

1

TR20 XEQ 10-25-16 07:01 Sedgwick Hinsdale - Edward James Prepared by CGL 2003DETENTION STORAGE JOB

1 PASS 1
 REV PC 09/83(.2) Detention Storage: DET83ABM.T20 (As-Built) RCN=83 Modified Overflow=67
 PAGE 1

30.00	DISCHG	2.35	2.35	2.34	2.33	2.33	2.32	2.31	2.31	2.30	2.29
32.50	DISCHG	2.29	2.28	2.28	2.27	2.26	2.26	2.25	2.24	2.24	2.23
35.00	DISCHG	2.23	2.22	2.21	2.21	2.20	2.19	2.18	2.18	2.17	2.16
37.50	DISCHG	2.15	2.15	2.14	2.13	2.13	2.12	2.11	2.10	2.10	2.09
40.00	DISCHG	2.08	2.08	2.07	2.06	2.05	2.05	2.04	2.03	2.03	2.02
42.50	DISCHG	2.01	2.01	2.00	1.99	1.99	1.98	1.97	1.97	1.96	1.95
45.00	DISCHG	1.95	1.94	1.93	1.93	1.92	1.91	1.90	1.90	1.89	1.88
47.50	DISCHG	1.87	1.86	1.86	1.85	1.84	1.83	1.82	1.81	1.81	1.80
50.00	DISCHG	1.79	1.78	1.78	1.77	1.76	1.75	1.74	1.74	1.73	1.72
52.50	DISCHG	1.71	1.71	1.70	1.69	1.68	1.68	1.67	1.66	1.65	1.65
55.00	DISCHG	1.64	1.63	1.63	1.62	1.61	1.60	1.60	1.59	1.58	1.58
57.50	DISCHG	1.57	1.56	1.56	1.55	1.54	1.53	1.52	1.51	1.50	1.49
60.00	DISCHG	1.48	1.48	1.47	1.46	1.45	1.44	1.43	1.42	1.42	1.41
62.50	DISCHG	1.40	1.39	1.38	1.37	1.36	1.36	1.35	1.34	1.33	1.32
65.00	DISCHG	1.32	1.31	1.30	1.29	1.29	1.28	1.27	1.26	1.25	1.25
67.50	DISCHG	1.24	1.23	1.22	1.22	1.21	1.20	1.20	1.19	1.18	1.17
70.00	DISCHG	1.17	1.16	1.15	1.15	1.14	1.13	1.13	1.12	1.11	1.11
72.50	DISCHG	1.10	1.09	1.08	1.07	1.05	1.04	1.03	1.01	1.00	.99

RUNOFF VOLUME ABOVE BASEFLOW = 4.81 WATERSHED INCHES, 121.17 CFS-HRS, 10.01 ACRE-FEET; BASEFLOW = .00 CFS

EXECUTIVE CONTROL OPERATION ENDCMP

RECORD

ID

+

COMPUTATIONS COMPLETED FOR PASS 1

EXECUTIVE CONTROL OPERATION ENDJOB

RECORD

ID
1

TR20 XEQ 10-25-16 07:01 Sedgwick Hinsdale - Edward James Prepared by CGL 2003DETENTION STORAGE JOB
1 SUMMARY
REV PC 09/83(.2) Detention Storage: DET83ABM.T20 (As-Built) RCN=83 Modified Overflow=67
PAGE 2

SUMMARY TABLE 1 - SELECTED RESULTS OF STANDARD AND EXECUTIVE CONTROL INSTRUCTIONS IN THE ORDER PERFORMED
(A STAR(*) AFTER THE PEAK DISCHARGE TIME AND RATE (CFS) VALUES INDICATES A FLAT TOP HYDROGRAPH
A QUESTION MARK(?) INDICATES A HYDROGRAPH WITH PEAK AS LAST POINT.)

SECTION/ STRUCTURE	STANDARD CONTROL	DRAINAGE	RAIN TABLE	ANTEC MOIST	MAIN TIME	PRECIPITATION			RUNOFF	PEAK DISCHARGE		
ID	OPERATION	AREA	#	COND	INCREM	BEGIN	AMOUNT	DURATION	AMOUNT	ELEVATION	TIME	RATE
(CSM)		(SQ MI)			(HR)	(HR)	(IN)	(HR)	(IN)	(FT)	(HR)	(CFS)
ALTERNATE	99	STORM	24									
XSECTION 1	RUNOFF	.04	3	2	.25	.0	7.58	24.00	5.57	---	15.42	18.68
479.1												
STRUCTURE 10	RESVOR	.04	3	2	.25	.0	7.58	24.00	4.81	671.10	24.29	2.50
64.1												

TR20 XEQ 10-25-16 07:01 Sedgwick Hinsdale - Edward James Prepared by CGL 2003DETENTION STORAGE JOB
1 SUMMARY
REV PC 09/83(.2) Detention Storage: DET83ABM.T20 (As-Built) RCN=83 Modified Overflow=67
PAGE 3

SUMMARY TABLE 3 - DISCHARGE (CFS) AT XSECTIONS AND STRUCTURES FOR ALL STORMS AND ALTERNATES

XSECTION/ STRUCTURE	DRAINAGE AREA	STORM NUMBERS.....
ID	(SQ MI)	24
0 STRUCTURE 10	.04	
ALTERNATE 99		2.50
0 XSECTION 1	.04	
ALTERNATE 99		18.68

1END OF 1 JOBS IN THIS RUN

"PROPOSED MODIFIED" CONDITIONS ORIFICE/WEIR STRUCTURE RATING ANALYSIS

PROJECT NAME: Sedgewick, Hinsdale (As-Built)
CBBEL PROJ. NO.: 16-0311
DESCRIPTION: Modified Condition - Raise Overflow to 671.2'
FILENAME: N:\spaceco\160311\Water\Spreadsheets\[ORF2.xlsx]Modified
DATE: 25-Oct-16

OUTLET:

ORIFICE #1	6.5 IN. DIA. @ ELEV	683
ORIFICE #2	N/A IN. DIA. @ ELEV	N/A
WEIR #1:	3 FEET WIDE @ ELEV	671.2
WEIR #2:	N/A FEET WIDE @ ELEV	N/A

HYDRAULIC DIMENSIONS

	# 1	#2
ORIFICE AREA (ft ²)	0.2304	
ORIFICE DIAMETER (in)	6.5	
ORIFICE DISCHARGE COEFFICIENT	0.60	
ORIFICE ELEV. (ft-NGVD)	665.77	
TAILWATER OR CENTROID (ft-NGVD)	666.04	
WEIR LENGTH (ft)	3.00	
WEIR COEFFICIENT	3.3	
WEIR ELEV. (ft-NGVD)	671.20	

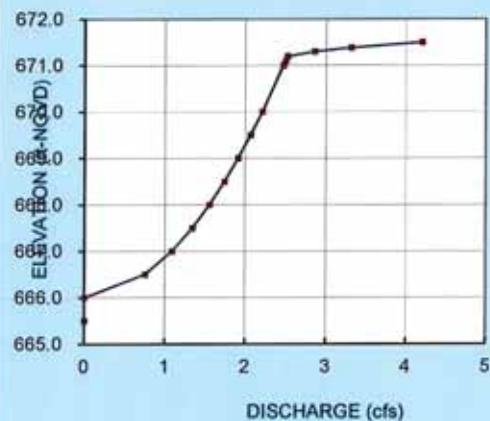
ORIFICE FLOW EQUATION: $Q = 0.6A(2gH)^{0.5}$

WEIR FLOW EQUATION: $Q = 3.0L(H)^{1.5}$

ELEVATION-DISCHARGE RELATIONSHIP

Elevation (feet)	Q-orifice #1 (cfs)	Q-orifice #2 (cfs)	Q-weir #1 (cfs)	Q-weir #2 (cfs)	Q-total (cfs)
665.5	0.00	0.00	0.00	0.00	0.00
666.0	0.00	0.00	0.00	0.00	0.00
666.5	0.75	0.00	0.00	0.00	0.75
667.0	1.09	0.00	0.00	0.00	1.09
667.5	1.34	0.00	0.00	0.00	1.34
668.0	1.55	0.00	0.00	0.00	1.55
668.5	1.74	0.00	0.00	0.00	1.74
669.0	1.91	0.00	0.00	0.00	1.91
669.5	2.06	0.00	0.00	0.00	2.06
670.0	2.21	0.00	0.00	0.00	2.21
671.0	2.47	0.00	0.00	0.00	2.47
671.1	2.50	0.00	0.00	0.00	2.50
671.2	2.52	0.00	0.00	0.00	2.52
671.3	2.54	0.00	0.31	0.00	2.85
671.4	2.56	0.00	0.75	0.00	3.31
671.5	2.59	0.00	1.61	0.00	4.20

RATING CURVE
CBBEL PROJECT NO. 16-0311



SAN T/P= 676.78 RING EL= 666.46-686.78



15" RCP CL IV 1.70%
T/P=680.49
B/P=682.17

FORM C.B. No. 61
A 26+25 LT.
P.C. C (48" DIA)
M= 665.56-665.37
V= 662.00-661.17
I= 661.50 (E) 661.82

15" RCP CL IV 2.74%
STORM INLET No. 62
STA. 26+25 RT.
TYPE A (24" DIA)
RIM= 665.50-665.46
INV= 662.50-662.36

PROPOSED STRUCTURE No. 66 (Overflow Structure) Modification

Raise Lower Rim Elevation from 670.86' to 670.2'

15" RCP CL IV 1.56%
60
1' RT.

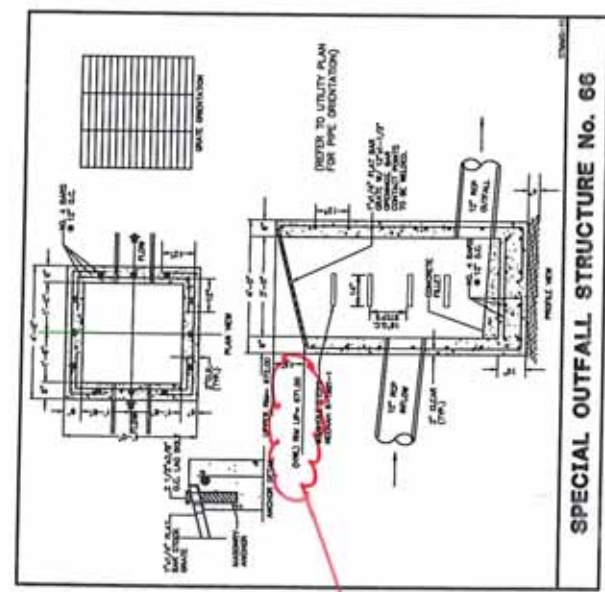
15" RCP CL III 2.81%
15

18" RCP CL III 1.87%
54
1' RT.

18" RCP CL III 1.54%
53
1' RT.

18" RCP CL III 1.54%
53
1' RT.

100.00' VC
e=0.39



SPECIAL OUTFALL STRUCTURE No. 66

RECORD DRAWING
SANITARY SEWER,
& WATER
DATE 04/14
COWHEY GUDMUNDSON

CURVE NO.	LENGTH	RADIUS
C3	117.61	241.21
C4	77.11	117.47
C5	17.23	39.00
C6	169.57	34.00

BARTON

BASIN A
HWL=671.00
NWL=665.80

SPECIAL STRUCTURE No. 66
REFER TO DETAIL ON SHEET 8
LOWER RIM= 671.00-670.86
UPPER RIM= 672.00-671.76
INV= 665.30 (N) 665.74
INV= 660.00 (E) 660.16

12" STORM F.E.S. No. 64
WITH GRATING
INV= 665.00-665.82

12" RCP CL III 1.75%
28
1' RT.

STORM C.B. No. 65
TYPE A (48" DIA)
RIM= 673.00-673.03
INV= 665.60-665.77
W/RESTRICTOR
SEE DETAIL SHEET 14

12" RCP CL III 0.68%
24
1' RT.

EX STORM MH
RIM= 666.82
INV= 661.82 (S)
INV= 662.05 (NW)

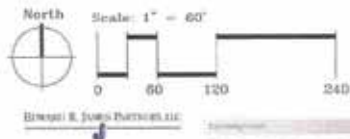
EX STORM MH
RIM= 664.15
INV= 658.05 (E)
INV= 658.71 (W)

APPENDIX 3
Proposed Land Plan



CHRISTOPHER B. BURKE ENGINEERING, LTD.

9575 W Higgins Road, Suite 600 Rosemont, Illinois 60018-4920 Tel (847) 823-0500 Fax (847) 823-0520



Sheet L-0
Sedgwick
 Conceptual Site Plan

Date: June 30, 2016
 Rev: ~



Permitted RCN

Cowhey Gudmundson Leder, Ltd.

Job #2716-301

SEDGWICK

E. R. James Homes
Hinsdale, Illinois

CN Calculations

Impervious Area

AREA A	36	Sing. Fam. units	x	0.12	=	4.32	Ac.
	36	Driveways	x	0.02	=	0.72	Ac.
		Sidewalks			=	0.51	Ac.
		Water			=	1.92	Ac.
		Roadways			=	1.95	Ac.
		Offsite Roadways			=	0.30	Ac.
		Total Impervious Area			=	9.72	Ac.

Soils Map indicates the predominate hydrologic soil group is "C"

Pervious CN	=	74
Impervious CN	=	98

Area	Ac.	Impervious Area (Ac.)	% Impervious	CN Value
A	25.22	9.72	38.5%	83

NOTES:

- 1) Single family homes are 70' x 75'
- 2) Driveways are 55' x 18'

Job #2716-301

E. R. James Homes
Hinsdale, Illinois

Impervious Area

AREA A

5.27 Ac.

= 0.51 Ac.

=	1.92	Ac.
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=	1.95	Ac.
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=	0.30	Ac.
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Total Impervious Area	=	9.95	Ac.
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Pervious CN	=	74
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Impervious CN	=	98
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[illegible]



CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

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



MEMORANDUM

To: Dan Deeter – Village of Hinsdale

From: Brett M. Duffy, P.E. – SPACECO, Inc.

Date: February 1, 2017

**RE: HINSDALE MEADOWS SUBDIVISION (FORMERLY KNOWN AS SEDGWICK)
VILLAGE OF HINSDALE
COOK COUNTY, IL
SPACECO PROJECT No. 9016
POST CONSTRUCTION BEST MANAGEMENT PRACTICES
FEE IN LIEU REQUEST**

EXISTING CONDITIONS

The Hinsdale Meadows (formerly known as Sedgwick) property consists of approximately 24.5 acres located at the southeast corner of the intersection of 55th Street and County Line Road in the Village of Hinsdale, Cook County, Illinois.

The infrastructure and site improvements for the originally approved 36-lot traditional single family development have been already constructed based on the Engineering Improvement Plans for Sedgwick prepared by Cowhey Gudmundson Leder, Ltd., dated May 9, 2003, last revised September 7, 2005. The stormwater management pond, roadway, sidewalk, underground wet utilities, and underground dry utilities have been constructed and have been in place for over 10 years. Parkway trees were planted and the site was mass graded. In addition, construction of large homes on Lots 1, 25, and 28 were started. Due to the recession and substantial decline in homebuilding market conditions, only the home on Lot 1 was completed and inhabited on a rental basis. The homes on Lots 25 and 28 were never finished and are vacant.

It is our understanding that even though the property is located within Cook County, the development is subject to the DuPage County Stormwater Management Ordinance (DCSWMO). Amendments to the DCSWMO in 2012 and 2013 require Post Construction Best Management Practices (PCBMPs) to be constructed as part of any new construction, or a fee in lieu of constructing PCBMPs to be paid. PCBMPs described in the "DuPage County Best Management Practices Manual" such as a native vegetative wetland bottom detention basin or the use of bio-swales that might be constructed on each individual single family and duplex building lot. Since the original construction of the public improvements occurred prior to these DCSWMO amendments, and no further development activity has occurred since the recession, no PCBMPs have been implemented as part of the development.

PROPOSED REDEVELOPMENT

The developer is now proposing a revised age-targeted community of 59 homes that are intended to serve older residents in and around the Hinsdale area. Community meetings and public surveys have indicated a lack of appropriate housing options in the Village for its senior residents. As part of this revised development, 28 smaller age-targeted detached single family homes would be built, along with 30 age-targeted attached duplex homes. The existing single family home on Lot 1 will remain, while the partially-completed vacant homes on Lots 25 and 28 will be demolished. The existing public improvements aforementioned will also remain.

The developer is requesting that the fee-in-lieu option for providing PCBMPs be approved for this project due to the following reasons:

- 1) The public improvements for the project were designed and installed in an integrated manner over ten years ago. The revised site plan and development proposal have been designed to incorporate these existing improvements with minimal revisions in order to keep costs and home sales prices lower.
- 2) The existing stormwater detention pond is functioning well and will adequately serve the proposed development with minimal revisions. The developer has stated that no storm water or flooding issues have been raised by residents of neighboring subdivisions since the pond was installed, whereas many issues had been noted prior to its installation.
- 3) There are significant obstacles and hardships that would be associated with implementing PCBMP's in a subdivision with existing infrastructure improvements as compared to implementing them on an undeveloped or green-field site.
- 4) The costs associated with designing and implementing a native vegetative wetland bottom detention basin is much higher in a retrofitting condition. The original design of the existing site improvements was integrated together including a stormwater detention pond. The conversion of the pond would also require several years of maintenance and monitoring to establish the vegetation and meet the performance standards of the ordinance. This would be another added cost to the development and higher sales prices to its senior residents. In addition, the HOA would need to fund the perpetual maintenance costs for the on-site PCBMP's, requiring higher assessment fees for its senior residents as compared to keeping the pond in its current condition.
- 5) Implementing PCBMP's on an individual lot basis is also not practical. The cost associated with implementing the individual lot PCBMP's is also much higher in a retrofitting condition than the cost to construct the PCBMP's on original greenfield site.
- 6) Since the site has already been developed, there is existing infrastructure in place including wet and dry utilities. Construction of individual lot PCBMP's, such as bio-swales, would likely cause significant conflicts with the existing infrastructure. The individual site PCBMP's would be considered unsightly to residents who would have the PCBMP's located in the front and/ or rear yards of their new homes. The individual lot PCBMP's would also require several years of

maintenance and monitoring to establish the vegetation and meet the performance standards of the ordinance. This would be another added cost to the development. Long term maintenance would be a concern since the PCBMP's would be located on private property, but maintained by the Homeowner's Association (HOA). The HOA will need to fund the perpetual maintenance costs for the individual lot PCBMPs requiring higher assessment fees.

During recent discussions with the developer, they have raised several additional concerns to implementing the PCBMP's as part of this development.

1. The Village has requested on numerous occasions that the proposed sale price be kept as low as possible since the development is intended as senior housing for the Village. The Developer would need to pass along any additional costs for PCBMPs whether provided on-site or fee-in-lieu to the prospective home buyer. Therefore, minimizing these costs by providing the PCBMPs via fee-in-lieu will help implement the Village's goal of keeping the sale prices as low as possible.
2. The developer believes that a wet detention basin is an amenity and will be much more desirable to the buyer than a native vegetative wetland bottom detention basin.
3. The PCBMP's would detract from the aesthetics of the community and for its senior housing residents.

It is our understanding that the funds generated from a fee-in-lieu payment could be utilized by the Village. The Village could potentially use those funds to implement other storm water management improvements in the Village that pose a more pressing need than this site. Since the stormwater detention requirements of the ordinance are already being met by the development, we believe that a fee in lieu payment could potentially provide a greater benefit to the Village than implementing the PCBMP's on the existing site.

With these goals and considerations in mind, the Developer is requesting that the fee-in-lieu option for providing PCBMPs be allowed for this project.