



## MEETING AGENDA

### REGULAR MEETING OF THE VILLAGE BOARD OF TRUSTEES

Tuesday, March 3, 2020

7:30 P.M.

**MEMORIAL HALL – MEMORIAL BUILDING**  
**19 E. CHICAGO AVENUE, HINSDALE, ILLINOIS**  
*(Tentative and Subject to Change)*

**1. CALL TO ORDER/ROLL CALL**

**2. PLEDGE OF ALLEGIANCE**

**3. APPROVAL OF MINUTES**

- a) Regular Meeting of February 18, 2020

**4. VILLAGE PRESIDENT'S REPORT**

**5. CITIZENS' PETITIONS\*** (Pertaining to items appearing on this agenda)

**6. FIRST READINGS – INTRODUCTION\*\***

*Items included for First Reading - Introduction may be disposed of in any one of the following ways: (1) moved to Consent Agenda for the subsequent meeting of the Board of Trustees; (2) moved to Second Reading/Non-Consent Agenda for consideration at a future meeting of the Board of Trustees; or (3) referred to Committee of the Whole or appropriate Board or Commission. (Note that zoning matters will not be included on any Consent Agenda; all zoning matters will be afforded a First and a Second Reading. Zoning matters indicated below by \*\*.)*

**Administration & Community Affairs (Chair Hughes)**

- a) Approve an Ordinance to Collect Cable Public Education Government (PEG) fees to fund the replacement of cable broadcast equipment
- b) Accept a proposal from Williams Architects/Aquatics for design engineering and construction management services for Community Pool renovations in the amount of \$61,800

**Zoning & Public Safety (Chair Stifflear)**

- c) Approve an Ordinance Approving an Exterior Appearance and Site Plan for Expansion and Redevelopment of a Paddle Court Warming Hut – Hinsdale Platform Tennis Association – 5901 S. County Line Road\*\*
- d) Approve an Ordinance Approving Variations Relative to the Replacement and/or Construction of New Improvements for Hinsdale Central High School at 5500 S. Grant Street, Hinsdale, Illinois – Hinsdale Township High School District 86 - Case Number V-05-19\*\*
- e) Approve an Ordinance Approving an Exterior Appearance and Site Plan for a New Natatorium and Various Other Improvements for Hinsdale Central High School at 5500 S. Grant Street - Hinsdale Township High School District 86\*\*



- f) Approve an Ordinance Approving an Exterior Appearance and Site Plan for Expansion and Redevelopment of an Existing Building – Dr. Vanwormer-Hartman - 110 E. Ogden Avenue\*\*

## **7. CONSENT AGENDA**

*All items listed below have previously had a First Reading of the Board or are considered Routine\*\*\* and will be moved forward by one motion. There will be no separate discussion of these items unless a member of the Village Board or citizen so request, in which event the item will be removed from the Consent Agenda.*

### **Administration & Community Affairs (Chair Hughes)**

- a) Approval and payment of the accounts payable for the period of February 19, 2020 to March 3, 2020, in the aggregate amount of \$684,162.39 as set forth on the list provided by the Village Treasurer, of which a permanent copy is on file with the Village Clerk\*\*\*
- b) Approve a street closure on Chicago Avenue and Burlington Drive from Washington Street to Garfield Street on Sunday, May 17, 2020, Sunday July 12, 2020, and Sunday, September 20, 2020 for a FuelFed coffee and classes car event (*First Reading – February 18, 2020*)

### **Environment & Public Services (Chair Byrnes)**

- c) Approve the purchase of a new Unit 65 utility truck (Roadway Division vehicle) utilizing the Suburban Purchasing Cooperative Agreement – Contract #178 with Currie Motors Commercial Center in the amount not to exceed \$49,201\*\*\*
- d) Approve the purchase of a new Unit 94 utility truck (Parks & Forestry Division vehicle) utilizing the Suburban Purchasing Cooperative Agreement – Contract #178 with Currie Motors Commercial Center to approve the purchase of a new utility truck in the amount not to exceed \$32,547\*\*\*

## **8. SECOND READINGS / NON-CONSENT AGENDA – ADOPTION**

*These items require action of the Board. Typically, items appearing for Second Reading have been referred for further discussion/clarification or are zoning cases that require two readings. In limited instances, items may be included as Non-Consent items and have not had the benefit of a First Reading due to emergency nature or time sensitivity, or when the item is a referral to another Board or Commission\*\*\*\**

### **Administration & Community Affairs (Chair Hughes)**

- a. Approve the Annual Appropriations Ordinance for the year January 1, 2020 to December 31, 2020 (*First Reading – February 18, 2020*)

### **Environment & Public Services (Chair Byrnes)**

- b. Approve a Resolution Authorizing Submission of a matching Grant Application to the ComEd Green Region Grant Program for a Woodland Rain Garden Revitalization Project\*\*\*\*

### **Zoning & Public Safety (Chair Stifflear)**

- c. Approve a Resolution Calling for an Amendment of the Illinois Small Wireless Facility Deployment Act to Return Control of Local Right-of Ways to Local Municipalities or, in the Alternative, Repeal of the Act (*First Reading – February 18, 2020*); **and**
- d. Approve a Resolution Supporting Federal Bills H.R. 530 and S. 2012 to Restore Local Control in 5G/Broadband Deployment (*First Reading – February 18, 2020*)

## **9. DISCUSSION ITEMS**

- a) Parking deck update



- b) Tollway update
- c) Chamber of Commerce Event Calendar

#### **10. DEPARTMENT AND STAFF REPORTS**

- a) Fire
- b) Parks & Recreation

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

#### **12. OTHER BUSINESS**

#### **13. NEW BUSINESS**

#### **14. CITIZENS' PETITIONS\*** (Pertaining to any Village issue)

#### **15. TRUSTEE COMMENTS**

#### **16. CLOSED SESSION– 5 ILCS 120/2(c) (1)/(2)/(3)/(5)/(8)/(11)/(21)**

#### **17. ADJOURNMENT**

\*The opportunity to speak to the Village Board pursuant to the Citizens' Petitions portions of a Village Board meeting agenda is provided for those who wish to comment on an agenda item or Village of Hinsdale issue. The Village Board appreciates hearing from our residents and your thoughts and questions are valued. The Village Board strives to make the best decisions for the Village and public input is very helpful. Please use the podium as the proceedings are videotaped. Please announce your name and address before commenting.

***\*\*The Village Board reserves the right to take final action on an Item listed as a First Reading if, pursuant to motion, the Board acts to waive the two reading policy.***

***\*\*\*Routine items appearing on the Consent Agenda may include those items that have previously had a First Reading, the Accounts Payable and previously-budgeted items that fall within budgetary limitations and have a total dollar amount of less than \$500,000.***

***\*\*\*\*Items included on the Non-Consent Agenda due to "emergency nature or time sensitivity" are intended to be critical business items rather than policy or procedural changes. Examples might include a bid that must be awarded prior to a significant price increase or documentation required by another government agency to complete essential infrastructure work.***

The Village of Hinsdale is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to promptly contact Darrell Langlois, ADA Coordinator, at 630-789-7014 or by TDD at 630-789-7022 to allow the Village of Hinsdale to make reasonable accommodations for those persons.

**Website <http://villageofhinsdale.org>**



**VILLAGE OF HINSDALE  
VILLAGE BOARD OF TRUSTEES  
MINUTES OF THE MEETING  
February 18, 2020**

The regularly scheduled meeting of the Hinsdale Village Board of Trustees was called to order by Village President Tom Cauley in Memorial Hall of the Memorial Building on Tuesday, February 18, 2020 at 7:34 p.m., roll call was taken.

Present: Trustees Matthew Posthuma, Scott Banke, Luke Stifflear, Gerald J. Hughes, Laurel Haarlow, Neale Byrnes, and President Tom Cauley

Absent: None

Also Present: Village Manager Kathleen A. Gargano, Assistant Village Manager/Director of Public Safety Brad Bloom, Police Chief Brian King, Fire Chief John Giannelli, Finance Director Darrell Langlois, Director of Community Development/Building Commissioner Robb McGinnis, Director of Public Services George Peluso and Village Clerk Christine Bruton

**PLEDGE OF ALLEGIANCE**

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

**APPROVAL OF MINUTES**

**a) Special Meeting of January 28, 2020**

Following changes to the draft minutes, Trustee Haarlow moved to **approve the draft minutes of the special meeting of January 28, 2020, as amended.** Trustee Byrnes seconded the motion.

**AYES:** Trustees Posthuma, Banke, Stifflear, Hughes, Haarlow and Byrnes

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** None

Motion carried.

**b) Regular Meeting of February 4, 2020**

Following changes to the draft minutes, Trustee Hughes moved to **approve the draft minutes of the regular meeting of February 4, 2020, as amended.** Trustee Haarlow seconded the motion.

**AYES:** Trustees Posthuma, Stifflear, Hughes, Haarlow and Byrnes

**NAYS:** None

**ABSTAIN:** Trustee Banke

**ABSENT:** None

Motion carried.



## **VILLAGE PRESIDENT'S REPORT**

No report.

## **PUBLIC HEARING - APPROPRIATIONS**

President Cauley opened the public hearing relating to the Appropriation Ordinance for Calendar Year 2020. The public hearing notice was published in the Hinsdalean on February 6, 2020. These numbers mirror the 2020 Budget and include a contingency line item in most department budgets of 5%, and 10% in most capital programs. This provides for the Village's legal spending authority. By statute the library appropriations are included, but set by the Library Board. There being no public comment, and no questions from the Board, President Cauley asked for a motion to close the public hearing.

Trustee Hughes moved to **close the appropriations public hearing**. Trustee Banke seconded the motion.

**AYES:** Trustees Posthuma, Banke, Stifflear, Hughes, Haarlow and Byrnes

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** None

Motion carried.

## **CITIZENS' PETITIONS**

**Mr. Junguo Bian of 811 N. Oak and Mr. Edward Wavak of 805 N. Oak Street** addressed the Board regarding their ongoing concerns about the landscaping at the Land Rover dealership. They believe Mr. Jacobs is spending too much per tree; they did a simple on-line search and found better pricing.

President Cauley responded, explaining the existing landscape plan was approved by the Plan Commission in October 2017, and the Village Board approved a final plan in November 2019. The only thing the Village can do now is enforce the approved plan. Residents wanted some changes, and Land Rover was willing to comply if it was budget neutral, but residents want different things. All the Village can do is require Land Rover to comply with the approved plan.

Mr. Bian believes resident requests can be met within budget, but Land Rover's quote for the trees is unreasonable. Further, they were supposed to preserve the 8' foot bushes and they were removed. President Cauley said those bushes will be replanted. He added the Village has no leverage at this point, however, neighbors are free to go back to Land Rover to negotiate any changes. Discussion continued regarding the 8' foot bushes. Village Manager Gargano clarified that Mr. Jacobs has asked, as part of this conversation, that all the arborvitae on the north side be removed, but there isn't neighbor consensus on this. Mr. Wavak stated the issue is the appearance and diminishment of quiet enjoyment of Oak Street. President Cauley stated the Village will try one more time to arrange another meeting with Mr. Jacobs to address landscaping concerns. Director of Community Development Robb McGinnis clarified that the existing burning bushes will be maintained at 8' feet, but the plan has always stated that the 25 bushes at the



southeast corner would be 18" to 24" dogwood. Mr. Bian said that is not 8' foot, but it was pointed out that the approved plan never indicated 8' foot bushes in this area.

**Mr. Nick Skogna of 808 N. Oak** addressed the Board saying he was trying to help with a compromise by suggesting Land Rover not install the arborvitae on the north side of the fence, but rather plant something to improve the view for the residents on Oak Street. Ms. Gargano reported that Mr. Jacobs is primarily concerned at this time with being budget neutral. President Cauley confirmed that absent any other agreement, the Village will enforce the approved landscape plan.

## **FIRST READINGS – INTRODUCTION**

### **Administration & Community Affairs (Chair Hughes)**

- a) **Approve the Annual Appropriations Ordinance for the year January 1, 2020 to December 31, 2020**

Trustee Hughes introduced the item and referenced the public hearing held earlier on this matter. He added this is an annual approval for the budget line items plus a contingency. The Board agreed to move this item forward for a second reading at their next meeting.

### **Zoning & Public Safety (Chair Stifflear)**

- b) **Approve a Resolution Calling for an Amendment of the Illinois Small Wireless Facility Deployment Act to Return Control of Local Right-of Ways to Local Municipalities or, in the Alternative, Repeal of the Act; and**  
c) **Approve a Resolution Supporting Federal Bills H.R. 530 and S. 2012 to Restore Local Control in 5G/Broadband Deployment**

Trustee Stifflear introduced these items and explained that they indicate support of legislation that would return control of local public right-of-ways to the municipality, or simply repeal the Act. He noted these resolutions do not take a position on 5G deployment, but support the position at both the State and Federal level that local control should be given back to the local municipality.

President Cauley raised concerns with the second paragraph of the State resolution. Ms. Gargano said these resolutions were prepared by Klein Thorpe Jenkins, and she will go back to them with President Cauley's concerns.

Ms. Gargano reported that Senator Suzy Glowiak and Representative Deanne Mazzochi have introduced legislation regarding aesthetics, such as mandating co-location. Representative Sean Casten is also in support of these efforts. She noted there was a Senate public health hearing today, Stop 5G was there, but she has no information on any outcomes.

The Board agreed to move this item forward for a second reading at their next meeting.

## **CONSENT AGENDA**

### **Administration & Community Affairs (Chair Hughes)**

- a) Trustee Stifflear moved **Approval and payment of the accounts payable for the period of February 4, 2020 to February 18, 2020, in the aggregate amount of \$1,875,406.33 as set forth on the list provided by the Village Treasurer, of which a permanent copy is on file with the Village Clerk.** Trustee Banke seconded the motion.



**AYES:** Trustees Posthuma, Banke, Stifflear, Hughes, Haarlow and Byrnes

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** None

Motion carried.

Trustee Hughes asked that Consent Agenda Item B be removed from the consent agenda for separate consideration.

- b) **Approve a street closure on Chicago Avenue and Burlington Drive from Washington Street to Garfield Street on Sunday, May 17, 2020, Sunday July 12, 2020, and Sunday, September 20, 2020 for a FuelFed coffee and classes car event** (*This item was addressed separately.*)

*The following items were approved by omnibus vote:*

**Environment & Public Services (Chair Byrnes)**

- c) **Motion to take the following actions relative to the Village's Parking Deck Project:**
1. **Cancel the existing contract for asphalt paving for the Village Parking Deck to Schroeder Asphalt in the amount of \$263,378.65; and**
  2. **Waive competitive bidding and award a contract to pave the lower level of the parking deck with concrete to Linblad Construction at a cost not to exceed \$429,000; and**
  3. **Waive competitive bidding and award a contract to do remaining asphalt work to Accupave at a cost not to exceed \$59,324** (*First Readings – February 4, 2020*)
- d) **Approve a contract with Wight Construction to repave the Washington Lot as specified in their quote for a cost not to exceed \$80,174.13** (*First Reading – February 4, 2020*)
- e) **Approve the award of Bid #1659 to Crowne Industries Ltd., for the Fuel System Removal/Replacement in the amount of \$165,690** (*First Reading – February 4, 2020*)
- f) **Award Steve Piper and Sons, Inc. the tree removal contract for Calendar Year 2020 in the extended price comparison amount of \$72,879.63 not to exceed the proposed budgeted amount of \$74,717**
- g) **Award Bid #1688 for Landscape Maintenance Services to Semmer Landscape, LLC in the amount not to exceed \$137,056.00, the full bid amount**

**Zoning & Public Safety (Chair Stifflear)**

- h) **Reject all bids, waive the competitive bidding process and approve the purchase of a Video Management System from Pentegra Systems LLC, 780 W. Belden Avenue, Suite A, Addison, IL 60101 for a cost not to exceed \$216,369.78** (*First Reading – February 4, 2020*)
- i) **Approve the purchase of one new 2020 Ford Explorer from Currie Motors in Frankfort, Illinois through the Suburban Purchasing Cooperative in the amount of \$32,370**



Trustee Byrnes moved to **approve the Consent Agenda, as presented.** Trustee Posthuma seconded the motion.

**AYES:** Trustees Posthuma, Banke, Stifflear, Hughes, Haarlow and Byrnes

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** None

Motion carried.

- b) **Approve a street closure on Chicago Avenue and Burlington Drive from Washington Street to Garfield Street on Sunday, May 17, 2020, Sunday July 12, 2020, and Sunday, September 20, 2020 for a FuelFed coffee and classes car event**  
Trustee Hughes introduced the item regarding street closures for the FuelFed event. It was presented as a routine item, but because there is no urgency, he feels people should have time to react to the request. It has been a successful, non-controversial event, but it is a matter of process.  
The Board agreed to move this to the consent agenda of their next meeting.

## **SECOND READINGS / NON-CONSENT AGENDA – ADOPTION**

### **Administration & Community Affairs (Chair Hughes)**

- a) **Approve an Ordinance Amending Section 6-1-4 (“License Fees”) of Title 6 (“Motor Vehicles and Traffic”), Chapter 1 (“Vehicle Licenses”) of the Village Code of Village of Hinsdale Relative to Vehicles License Fees** *(First Reading – February 4, 2020)*

Trustee Hughes introduced the item relating to vehicle license fees. This is part of the plan to improve parking in the Central Business District (CBD). This particular piece is straight forward, but there are still open issues such as parking for residents or non-residents. Trustee Posthuma commented he would like residents to get something in return for higher vehicle sticker fees.

Trustee Hughes moved to **Approve an Ordinance Amending Section 6-1-4 (“License Fees”) of Title 6 (“Motor Vehicles and Traffic”), Chapter 1 (“Vehicle Licenses”) of the Village Code of Village of Hinsdale Relative to Vehicles License Fees.** Trustee Byrnes seconded the motion.

Trustee Hughes noted there have been some citizen communications that should be recognized and considered in future discussions. Additionally, how to encourage people to park at the deck, and other related issues should be addressed as soon as possible. The Board agreed to move these discussions forward for a first reading at their next meeting.

**AYES:** Trustees Posthuma, Stifflear, Hughes, Haarlow and Byrnes

**NAYS:** None

**ABSTAIN:** Trustee Banke

**ABSENT:** None

Motion carried.



**Zoning & Public Safety (Chair Stifflear)**

- b) **Approve the request for a Second Major Adjustment for Exterior Appearance and Site Plan changes for building façade update and new signage for the commercial building at 420 E. Ogden Avenue\*\*;** or

**Refer the request to the Plan Commission for further review and public hearing**

Trustee Stifflear introduced the item and explained that the Board can either approve the item, or refer it to the Plan Commission for their consideration of the second major adjustment for Continental Motors. The subject property is zoned B-3. In 2013 a first major adjustment was approved which provided for two new ground signs instead of the one allowed by code; the ground signs have a total of 81' square feet instead of the 50' square feet allowed by code, there are 5 colors on the signs instead of the 3 allowed by code; front and side yard setback relief was granted for the ground signs, and height relief for 15' foot signs instead of the 8' foot signs permitted by code.

Trustee Stifflear outlined the requests included in the second major adjustment. They are asking for two ground signs again, the same as approved in 2013, except both are for Ferrari, and one would be located on the east side and one on the west side, 5 colors, and front and side yard setback relief. However, they are asking for 19' foot ground signs, and the relocation of one of the signs.

**Mr. Bill Stasinski of Studio 21 Architects**, representing the owners, addressed the Board illustrating the proposed new façade, changes in materials and signage. The monument signs are bigger, and relocated so they are easier to see traveling down Ogden Avenue. He reported that following a discussion with the owner, they would be willing to eliminate one of the signs if the remaining sign could be the proposed 19' feet.

Trustee Stifflear stated he is comfortable passing this on to Plan Commission. Trustee Hughes confirmed that the almost 20' foot sign is the corporate standard, but noted the precedential impact is huge. Discussion followed regarding the consequences of large signs, and the responsibility of the Board to prevent too big signs on Ogden. Additional Trustee comments included concerns about the height and width of the proposed signage, as well as the impact on the streetscape in its entirety.

Trustee Stifflear moved to **Refer the request for a Second Major Adjustment for Exterior Appearance and Site Plan changes for building façade update and new signage for the commercial building at 420 E. Ogden Avenue to the Plan Commission for further review and public hearing.** Trustee Banke seconded the motion.

**AYES:** Trustees Posthuma, Stifflear, Hughes, Haarlow and Byrnes

**NAYS:** None

**ABSTAIN:** Trustee Banke

**ABSENT:** None

Motion carried.

**DISCUSSION ITEMS**

- a) **Parking deck update**

Assistant Village Manager/Director of Public Safety Brad Bloom reported the plumbing work is being done this week.

- b) **Tollway update** – No update



## DEPARTMENT AND STAFF REPORTS

- a) Public Services
- b) Community Development
- c) Economic Development

The report(s) listed above were provided to the Board. There were no additional questions regarding the content of the department and staff reports.

## REPORTS FROM ADVISORY BOARDS AND COMMISSIONS

No reports.

## OTHER BUSINESS

None.

## NEW BUSINESS

None.

## CITIZENS' PETITIONS

None.

## TRUSTEE COMMENTS

None.

## ADJOURNMENT

There being no further business before the Board, President Cauley asked for a motion to adjourn. Trustee Hughes moved to **adjourn the regularly scheduled meeting of the Hinsdale Village Board of Trustees of February 18, 2020.** Trustee Banke seconded the motion.

**AYES:** Trustees Posthuma, Banke, Stifflear, Hughes, Haarlow and Byrnes

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** None

Motion carried.

Meeting adjourned at 8:42 p.m.

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



**REQUEST FOR BOARD ACTION**  
Administration

**AGENDA SECTION:** First Reading - ACA

**SUBJECT:** Approve an ordinance designating a cable television non-commercial Public, Education and Governmental access (PEG) capital project to fund the Village Board chambers audio facilities improvement project

**MEETING DATE:** March 3, 2020

**FROM:** Bradley Bloom, Assistant Village Manager/Director of Public Safety

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**Recommended Motion**

Approve an Ordinance to Collect Cable Public Education Government (PEG) fees to fund the replacement of cable broadcast equipment

**Background**

Over the past few years, Village staff has received complaints over the degradation of the quality of the broadcast audio of Village meetings broadcast on the local access cable channel and livestreamed from the website. Staff has noticed low volume levels and inconsistent audio quality at times. The Village's vendor that maintains the broadcast equipment has attributed the audio issues to the age of the equipment and the fact that the analog microphones are interfaced with newer digital broadcast equipment. The vendor recommends replacing the microphones at the Board dais, staff table and podium as well as the back-end audio equipment at a cost of approximately \$44,000.

The Village's franchise agreement with Comcast and an ordinance establishing an agreement with AT&T allows the Village to impose a PEG fee on customers to fund the cost for replacing the microphones and back-end broadcast equipment. Upon written notification from the Village, Comcast and AT&T will collect a PEG fee on behalf of the Village (Comcast-.35 cents per month and AT&T-1% of customers monthly fee) until Comcast and AT&T providers portion is paid to the Village. The length of time it PEG will be imposed is undermined due to the total number of Hinsdale customers served by Comcast and AT&T being considered as proprietary and not available to the Village. Previously, PEG fees collected on behalf of the Village show Comcast accounted for 84% and AT&T accounted for 16% of the total PEG fees collected.

| Provider | Share of Project Cost of<br>\$44,000 | Monthly Cost to End User   |
|----------|--------------------------------------|----------------------------|
| Comcast  | \$36,960 (84%)                       | 35 cents per month         |
| AT&T     | \$7,040 (16%)                        | \$1.09 per month (average) |

**Discussion & Recommendation**

The equipment to be replaced is over 15 years old. The Village relies on the broadcast of Village meetings to keep residents informed on governmental activities. Village staff obtained competitive quotes from three broadcast equipment suppliers and recommends purchasing the equipment from the supplier providing the lowest price for each piece of equipment for a total cost of \$30,249.09.



| <b>Equipment</b>       | <b>Vendor</b>        | <b>Quote</b>       |
|------------------------|----------------------|--------------------|
| Microphones            | B and H Limited      | \$16,158.09        |
| Switches and Cabling   | National Tec Direct  | \$7,665.00         |
| Sound Panels           | Audio Visual Systems | \$6,426.00         |
| <b>Equipment Total</b> |                      | <b>\$30,249.09</b> |

Due to the complexity of the broadcast equipment and familiarity of the vendor that maintains the broadcast equipment, staff recommends that Audio Visual Systems (AVS) do the installation at a cost not to exceed \$13,100. **The total cost of the project including equipment and installation is \$43,259.09**

#### **Budget Impact**

The 2020 capital budget includes \$39,500 for broadcast replacement equipment. The actual cost of the project is \$43,259.09 or \$3,759.09 over budget. This is a budgeted request with funding conditioned upon the approval of Village reimbursement through PEG fees collected by Comcast and AT&T.

#### **Village Board and/or Committee Action**

N/A

#### **Documents Attached**

1. Ordinance on PEG Fees
2. Cable Franchise Agreement (pages 11-12) Section 8.5 Peg Fees
3. Capital Plan Page Broadcast Equipment Replacement



**VILLAGE OF HINSDALE**

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

**ORDINANCE DESIGNATING A CABLE TELEVISION NONCOMMERCIAL PUBLIC,  
EDUCATIONAL AND GOVERNMENTAL ACCESS CAPITAL PROJECT  
(VILLAGE BOARD CHAMBERS AUDIO FACILITIES IMPROVEMENTS PROJECT)**

**WHEREAS**, the Village of Hinsdale ("Village") is a non-home rule municipality under the Constitution of the State of Illinois of 1970; and

**WHEREAS**, the Village is authorized under the Federal Cable Communications Policy Act, 47 U.S.C. § 521, *et seq.*, and the Illinois Municipal Code, 65 ILCS 65 ILCS 5/11-42-11, to grant nonexclusive franchises for cable television operators to construct and operate cable systems in the Village's public ways, and the Village has issued a cable television franchise to Comcast of Illinois VI, LLC; and

**WHEREAS**, the Village is authorized under the law, including, but not limited to, 47 U.S.C. §542(g)(2)(C), to designate cable television noncommercial public, educational and governmental access capital projects, the costs of which are not included in the franchise fees required to be paid by cable operators to the Village; and

**WHEREAS**, the President and Board of Trustees of the Village desire to designate a cable television noncommercial public, educational and governmental access facilities capital project for certain audio facilities improvements in the Village Board Chambers, as set forth in **EXHIBIT A** attached hereto and made a part hereof ("Audio Facilities Improvements Capital Project"); and

**WHEREAS**, the costs of the Audio Facilities Improvements Capital Project shall be collected from cable subscribers in the Village, but shall not be deducted from the franchise fees paid by cable operators in the Village;

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

**SECTION 1: Designation.** That the Audio Facilities Improvements Capital Project is hereby designated as a cable television noncommercial public, educational and governmental access capital project of the Village.

**SECTION 2: Transmittal.** That Village staff is hereby directed to transmit this Ordinance to cable operator(s) in the Village with a Village-issued franchise, along with a written request that the cable operator(s) collect an external fee to pay for some or all of the costs of the Audio Facilities Improvements Capital Project. Village staff is authorized to take all actions necessary to implement the external fee to pay for some or all of the costs of the Audio Facilities Improvements Capital Project.

**SECTION 3: Severability and Repeal of Inconsistent Ordinances.** That each section, paragraph, clause and provision of this Ordinance is separable, and if any section, paragraph, clause or provision of this Ordinance shall be held unconstitutional or invalid for any reason, the unconstitutionality or invalidity of such section, paragraph, clause or provision shall not affect the remainder of this Ordinance, nor any part thereof, other than that part affected by such



decision. All ordinances, resolutions or orders, or parts thereof, in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.

**SECTION 4: Effective Date.** That this Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law.

**PASSED** this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

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

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

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

**APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

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

**ATTEST:**

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



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

**CLERK'S CERTIFICATE**

I, Christine M. Bruton, Clerk of the Village of Hinsdale, in the Counties of DuPage and Cook, State of Illinois, do hereby certify that the attached and foregoing is a true and correct copy of that certain Ordinance now on file in my Office, entitled:

**ORDINANCE DESIGNATING A CABLE TELEVISION NONCOMMERCIAL PUBLIC,  
EDUCATIONAL AND GOVERNMENTAL ACCESS CAPITAL PROJECT  
(VILLAGE BOARD CHAMBERS AUDIO FACILITIES IMPROVEMENTS PROJECT)**

which Ordinance was passed by the Board of Trustees of the Village of Hinsdale at a Regular Village Board Meeting on the 7<sup>th</sup> day of January, 2020, at which meeting a quorum was present, and approved by the President of the Village of Hinsdale on the 7<sup>th</sup> day of January, 2020.

I further certify that the vote on the question of the passage of said Ordinance by the Board of Trustees of the Village of Hinsdale was taken by Ayes and Nays and recorded in the minutes of the Board of Trustees of the Village of Hinsdale, and that the result of said vote was as follows, to-wit:

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

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

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

I do further certify that the original Ordinance, of which the foregoing is a true copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Hinsdale, this 7<sup>th</sup> day of January, 2020.

\_\_\_\_\_  
Village Clerk

[SEAL]



occur until after Grantee has given the Village written notice that the use of the existing Channel provided as of the Effective Date of the Agreement is not sufficient to justify the provision of the second Channel. The Village shall have one hundred twenty (120) days to establish the utilization of the first Channel is sufficient to justify the continued provision of the second Channel. Any cost for the activation of the additional Channel shall be paid for by the Village. The Grantee shall offer the Village's entire PEG programming on its basic digital tier of service.

8.2. The Grantee does not relinquish its ownership of or ultimate right of control over a Channel by designating it for PEG use. However, the PEG Channel is, and shall be, operated by the Village, and the Village may at any time allocate or reallocate the usage of the PEG Channel among and between different non-commercial uses and Users. The Village shall be responsible for the editorial control of the Video Programming on the PEG Channel except to the extent permitted in 47 U.S.C. §531(e).

8.3. Origination Point. At such time that the Village determines that it wants to establish capacity to allow its residents who subscribe to Grantee's Cable Service to receive PEG access programming originated from schools and/or Village facilities (other than the origination point which exists as of the Effective Date); or at such time that the Village determines that it wants to change or upgrade a location from which PEG access programming is originated; the Village will give the Grantee written notice detailing the point of origination and the capability sought by the Village. The Grantee agrees to submit a cost estimate to implement the Village's plan within a reasonable period of time. After an agreement to reimburse the Grantee for its expenditure, the Grantee will implement any necessary system changes within a reasonable period of time.

8.4. PEG Signal Quality. Provided PEG signal feeds are delivered by the Village to the designated signal input point without material degradation, the PEG Channel delivery systems from the designated signal input point shall meet the same FCC technical standards as the remainder of the Cable System set forth in the Agreement.

8.5. PEG Capital Support. At its sole discretion, the Village may designate PEG access capital projects to be funded by the Village. The Village shall send written notice of the Village's desire for Grantee to collect as an external charge a PEG Capital Fee of up to thirty-five cents (\$0.35) per customer per month – or such other greater amount as may be agreed to by the Village and Grantee – to be passed on to each Subscriber pursuant Section 622(g)(2)(C) of the Cable Act (47 U.S.C. §542(g)(2)(C)). The notice shall include a detailed and itemized description of the intended utilization of the PEG Capital Fee for PEG Access Channel facilities and/or equipment (PEG Access capital costs) and the Grantee shall have the opportunity to review and make recommendations upon the Village's plan prior to agreeing to collect and pay to the Village the requested amount. During the term of this Agreement, the Grantee shall collect the external charge and shall make the PEG capital payments from such sums at the same time and in the same manner as Franchise Fee payments. Said collection and payments shall continue until such time as the amount set forth in said plan and notice has been collected and paid. Consistent with the description of the intended utilization of the PEG Capital Fee, the Village shall be permitted to hold all or a portion of the PEG Capital Fee from year to year as a designated fund to permit the Village to make large capital expenditures, if necessary, provided



that if the entire amount is not expended during the term of this agreement, any remaining funds shall be credited against PEG Capital requests from the Village in subsequent franchise renewals. Said PEG Capital Fee shall be imposed within ninety (90) days of the Village's written request.

8.5.1. For any payments owed by Grantee in accordance with this Section 8.5 which are not made on or before the due dates, Grantee shall make such payments including interest at an annual rate of the prime lending rates as quoted by JP Morgan Chase Bank U.S.A. or its successor, computed from time due until paid. Any undisputed overpayments made by the Grantee to the Village shall be credited upon discovery of such overpayment until such time when the full value of such credit has been applied to the Franchise Fee liability otherwise accruing under this section.

8.5.2. Grantee and Village agree that the capital obligations set forth in this Section are not "Franchise Fees" within the meaning of 47 U.S.C. § 542.

8.6. Grantee Use of Unused Time. Because the Village and Grantee agree that a blank or underutilized PEG Access Channel is not in the public interest, in the event the Village does not completely program a Channel, Grantee may utilize the Channel for its own purposes. Grantee may program unused time on the Channel subject to reclamation from the Village upon no less than sixty (60) days notice. Except as otherwise provided herein, the programming of the PEG Access Channel with text messaging or playback of previously aired programming shall not constitute unused time. Text messaging containing out of date or expired information for a period of thirty (30) days shall be considered unused time. A programming schedule that contains playback of previously aired programming that has not been updated for a period of ninety (90) days shall be considered unused time. Unused time shall be considered to be a period of time, in excess of twelve (12) hours where no community produced programming of any kind can be viewed on an access Channel. Unused time shall not include periods of time where programming cannot be viewed that are caused by technical difficulties, transition of broadcast media, signal testing, replacement or repair of equipment, or installation or relocation of facilities.

#### SECTION 9: Enforcement of Franchise

9.1. Notice of Violation or Default. In the event the Village believes that the Grantee has not complied with a material term of the Franchise, it shall notify the Grantee in writing with specific details regarding the exact nature of the alleged noncompliance or default.

9.2. Grantee's Right to Cure or Respond. The Grantee shall have thirty (30) days from the receipt of the Village's written notice: (A) to respond to the Village, contesting the assertion of noncompliance or default; or (B) to cure such default; or (C) in the event that, by nature of the default, such default cannot be cured within the thirty (30) day period, initiate reasonable steps to remedy such default and notify the Village of the steps being taken and the projected date that the cure will be completed.

9.3. Enforcement. Subject to applicable federal and state law, and following notice and an opportunity to cure and respond pursuant to the provisions of Section 9.2 above, in the



*Administration/Finance*

|   |                 |
|---|-----------------|
| Information Technology                              | 2020            |
| <b>Replace Board Room Video Broadcast Equipment</b> | <b>\$39,500</b> |

**Original Purchase Date**

2002



*Current Broadcast Equipment*

**Project Description & Justification**

The Board Room microphones and speakers were not replaced as part of the 2006 Board Room renovation. The sound quality has diminished, causing sound issues on live and recorded videos. The proposed solution would take advantage of new technology with both wired and wireless options.

It would be appropriate to recover the cost of this project through the Village's Comcast franchise agreement at a rate of \$0.35 per month per customer and collection of a 1% public, educational and government (PEG) fee from other video service providers until all costs are recovered.

**Project Update**

This project was originally budgeted in FY 2015-16; however, only a small portion of the work was completed. The remainder of the project is intended to move forward during FY 2018-19. The initial project budget in FY 2015-16 was \$39,500. Of that amount, \$6,350 was spent on a portion of the project for new switches (PIX) that allow for creating and controlling video recordings. The budgeted amount has increased back to \$39,500 to accommodate for high-quality wireless microphones.

**Project Alternative**

Existing equipment can be retained at the risk of poor sound quality for meeting attendees as well as anyone watching meetings on cable TV and online.





## REQUEST FOR BOARD ACTION

Public Services &amp; Engineering

**AGENDA SECTION:** First Read - ACA

**SUBJECT:** Community Pool Renovations Year 1 Design Proposal and Modification of Capital Plan

**MEETING DATE:** March 3, 2020

**FROM:** George Peluso, Director of Public Services  
Garrett Hummel, Administrative Analyst

---

**Recommended Motion**

Accept a proposal from Williams Architects/Aquatics for design engineering and construction management services for the Community Pool renovations in the amount of \$61,800.

**Background (Williams Architects)**

In the spring of 2019, the Public Services staff solicited proposals from two (2) architectural firms that specialize in aquatics and pool engineering for purposes of completing the Community Pool Audit. The lowest qualified proposal was submitted by Williams Architects/Aquatics ("Williams"). In the report, Williams identified significant capital improvements that needed to be addressed at the facility within the next four (4) years in order to keep the facility operational.

As a way to maintain continuity with the project, Village staff recommends entering into another contract with Williams for professional design and construction management services. Williams is most familiar with the improvements needed at the pool, and are best qualified to prepare the construction documents for the Village. Furthermore, when Staff originally requested proposals for the audit, Williams was the only firm that submitted a thorough proposal. Only one other firm responded after Staff made several additional requests for their services.

**Background (Capital Improvement Plan)**

Staff developed a four (4) year Capital Improvement Plan (CIP) to address the issues identified in the audit report. The Year 1 contracted improvements are included in the CY 2020 CIP in the amount of \$573,000. Included in these costs is \$95,600 for professional design and construction management services. The work includes replacing the lap pool deck, repairing the grout joints, replacing grout under the perimeter gutter and repainting the main pool. Staff identified cost saving opportunities for other smaller items listed in the audit that will be completed by the Public Services Department. A copy of the original pool audit and Staff's prioritization memo are attached for review.

Due to the significant budget implications associated with the recommended improvements, staff applied for and received a \$400,000 Open Space Lands Acquisition and Development (OSLAD) grant. The grant requires a 50/50 match on behalf of the Village. In order to satisfy the required match amount of \$400,000, the Village is required to spend at least \$800,000 in Year 1 of the project.

Staff recommends advancing the replacement of the four (4) pool filters in the amount of \$450,000, which were originally planned for Year 2. The filters are considered the backbone of the entire pool system, and replacing them sooner will avoid any unplanned setbacks in the upcoming pool seasons.



**Discussion & Recommendation**

Provided below is a breakdown of the combined Year 1 and 2 contracted costs:

| Item                                 | Cost        |
|--------------------------------------|-------------|
| Year 1 Renovations (Contracted)      | \$423,000   |
| Year 2 Renovations (Contracted)      | \$450,000   |
| Williams Contract Proposal           | \$61,800    |
| Total (before OSLAD Grant)           | \$934,000   |
| OSLAD Grant                          | (\$400,000) |
| Total Amended Project Costs (Year 1) | \$534,000   |

The expected funds received by the OSLAD Grant have significantly helped offset the proposed costs of the pool improvements. Even with the \$450,000 in added costs for the pool replacement filters, the Year 1 contracted improvements are estimated to be \$39,000 under the CY 2020 CIP budgeted amount of \$573,000.

| Item                                 | Cost      |
|--------------------------------------|-----------|
| Total CY 2020 CIP (Contracted Items) | \$573,000 |
| Total Amended Project Costs (Year 1) | \$534,000 |
| Difference (Savings)                 | \$39,000  |

**Budget Impact**

The CY 2020 CIP Budget has \$573,000 for Year 1 contracted services for the Community Pool. Included in that amount is \$95,600 for professional services. The total cost of Williams' professional services proposal is \$61,800, which is \$33,800 under the professional services line item. Williams' proposal represents roughly 7% of the overall project cost. As a comparison, the Village is expending approximately 10% for professional services for the 2020 Infrastructure Program.

**Village Board and/or Committee Action**

N/A

**Documents Attached**

1. Williams Architects/Aquatics Proposal
2. Professional Services Contract Documents
3. Recommended Village Pool Improvement Plan (July 31, 2019)



11 February 2020

Mr. Garrett Hummel  
Public Services Administrative Analyst  
Village of Hinsdale  
225 Symonds Drive  
Hinsdale, IL 60521

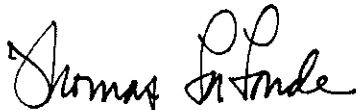
Re: Renovations to the Hinsdale Community Pool  
WA BD No.: 2020-306

Dear Garrett:

We appreciate the opportunity once again to work with the Village of Hinsdale on the above referenced project.

Attached is a Proposal / Letter of Understanding for our services. This proposal has been updated to include replacement of the 2 pool filters. If acceptable, please have it signed and return to our office. Let us know if you have questions or require additional information. Thank you.

Cordially,



Thomas G. LaLonde, AIA, LEED AP  
Vice President / Principal

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16 January 2020  
11 February 2020 Revised

### **Proposal / Letter of Understanding**

Village of Hinsdale Community Pool  
500 West Hinsdale Ave.  
Hinsdale, IL 60521

Owner: Village of Hinsdale  
225 Symonds Dr.  
Hinsdale, IL 60521

### **PROJECT SCOPE**

The Village of Hinsdale has determined to proceed with improvements to the Hinsdale Community Pool. Items identified are included in the Facility Evaluation dated 29 May 2019 prepared by Williams Architects/Aquatics. The improvements shall consist of the following:

- Pools & Decks
  1. Replace existing pressure sand filters for main lap pool and dive/wading pool with new pressure sand filters.
  2. Lap Pool – Repair deteriorated grout joints under the stainless steel perimeter gutter. (Approximately 120 linear feet, assume replacing all grout under gutter). This should extend the life expectancy 10 to 15 years.
  3. Prep and repaint main pool (12,835 SF wall and floor areas).
  4. Repair gutter grating support in main pool at northeast corner of the deep end.
  5. Provide a dedicated chemical controller for the wading pool and use the existing chemical controller for the dive pool only. Provide two sampling stream pumps, one for the dive pool chemical controller and one for the wading pool chemical controller. Sampling should be taken off the bottom of the gutter collection lines.
  6. Replace lap pool decks and deck drainage (12,723 SF). This should extend the life expectancy 20 to 30 years.
- Filter Building
  1. Remove rust from existing piles in surge tank. Coat with epoxy paint.
  2. Clean rebar and repair concrete at surge tank.
  3. Epoxy inject crack in tank.
  4. Clean and repair control units in masonry walls.

### **PRELIMINARY CONSTRUCTION COST BUDGET**

The preliminary Construction Cost Budget for the defined scope of work was identified in the facility evaluation as \$873,000.





## ARCHITECT'S BASIC SERVICES

Basic Services are listed below:

### A. DESIGN PHASE

1. Kick off meeting to introduce Project Team, discuss Project Scope, communications, budget and schedule;
2. Visit the pool with the Project Team to visually observe existing conditions and note any observed differences from existing drawings;
3. Prepare base plans of pool site and filter building;
4. Review applicable codes;
5. Prepare design documents of proposed improvements;
6. Prepare drawings and outline specifications to describe the proposed project scope;
7. Prepare an estimate of probable construction cost;
8. Facilitate meetings with the Owner as needed;
9. Update plans as directed;
10. Review the documents with the Owner for approval.

### B. CONSTRUCTION DOCUMENT AND PERMITTING PHASE

1. Prepare Contract Documents consisting of drawings and specifications to secure a building permit and proceed with bidding and construction.
2. Facilitate meetings with the Owner as needed.
3. Incorporate Owner insurance, contract and bidding requirements.
4. Assist Owner with permit submittals to Village Building Department
5. Submit documents to Illinois Department of Public Health for approval.
6. Final review with the Owner for approval.

### C. BIDDING & NEGOTIATION PHASE

1. Assist Owner with preparation of Public Notice;
2. Assist with solicitation of bidders;
3. Issue Contract Documents electronically to bidders;
4. Respond to questions and provide clarifications to bidders;
5. Issue Addenda to bidders as necessary;
6. Conduct pre-bid conference and attend bid opening;
7. Prepare bid summary and recommendations to the Owner based on the Contractors proposed work plan, qualifications and cost proposal.

### D. CONSTRUCTION PHASE

1. Assist the Owner and Contractor with the building permit application.
2. Attend regular Project Meetings with the Owner and Contractor(s) combined with on-site observation to become familiar with the progress, quantity and quality of the completed construction work and to determine if the work conforms to the design intent. The Architect shall report to the Owner and Contractor if nonconforming work is observed during such visits. We include up to six on site progress meetings in addition to one punchlist visit and one follow up visit for a maximum of eight site visits during construction.
3. The Architect shall review and respond to written requests for information ("RFI's") from the Contractor(s) seeking an interpretation or clarification of the Construction Documents in writing within a reasonable time.
4. The Architect shall review and return the Contractors' submittals and shop drawings for the limited purpose of checking for conformance with the construction documents.
5. The Architect shall review the Contractors' Applications for Payment and process Contractor's Applications for Payment. Such review is limited to the quantity of construction work, which the Contractor has indicated is completed on the Application for



Payment. The Architect shall not be responsible for obtaining or checking lien waivers provided or required.

6. The Architect shall review Change Orders prepared by the Contractor(s) and make recommendations to the Owner for approval and execution.
7. The Architect shall visit Project Site to prepare a Punch-List, issue Certificate of Substantial Completion and attend a follow-up site meeting to review completion of Punch-List. Architect's attendance at additional site meetings intended for Punch-List reviews shall be considered an Additional Service.

#### **PROPOSED COMPENSATION**

Compensation shall be a lump sum of Sixty-One Thousand, Eight Hundred Dollars (\$61,800.00) plus reimbursable expenses. The compensation shall be distributed to each phase as follows:

|                                    |              |
|------------------------------------|--------------|
| A. Design Phase:                   | \$ 18,000.00 |
| B. Construction Documents Phase:   | \$ 28,800.00 |
| C. Bidding and Negotiations Phase: | \$ 4,000.00  |
| D. Construction Phase:             | \$ 11,000.00 |

#### **REIMBURSABLE EXPENSES**

Project related expenses shall be invoiced at 1.15 their direct cost. Expenses included items such as mileage and tolls, printing, copying, postage, delivery services, etc.

#### **ADDITIONAL SERVICES**

The following services are not included in Basic Services and would be considered Additional Services.

- Reworking the design after approval was provided.
- Multiple bidding phases and contracts for construction
- Expanded Project Scope
- Expanded Construction Phase duration

#### **PROPOSAL QUALIFICATIONS**

- The Owner shall provide existing conditions drawings for our use.
- The Owner is responsible to provide a topographical survey of the areas of work.
- Geotechnical and testing for hazardous materials are not included.
- See Exhibit A for additional terms and conditions.

#### **PROJECT SCHEDULE**

Construction to start in September 2020 and be completed in May 2021.

#### **CONSULTANTS**

Williams Architects will engage the following consultants. If additional consultants are required, their fee would be invoiced as an additional service.

- Design and engineering for civil, aquatic, mechanical, and electrical systems: WT Group
- Structural Engineering: Johnson Wilbur Adams

#### **ADDITIONAL SERVICES / HOURLY RATE TABLE**

Additional professional services can be provided on a mutually agreed upon fixed fee, or hourly basis in accordance with the rate table below (subject to change annually on June 1).

|   |                |
|---|----------------|
| Principal II .....                        | \$ 236.00/Hour |
| Principal I .....                         | \$ 217.00/Hour |
| Associate Principal.....                  | \$ 200.00/Hour |
| Senior Associate/Senior Project Mgr. .... | \$ 196.00/Hour |
| Associate / Project Manager .....         | \$ 179.00/Hour |



|                                    |                |
|------------------------------------|----------------|
| Architect III .....                | \$ 158.00/Hour |
| Architect II .....                 | \$ 146.00/Hour |
| Architect I .....                  | \$ 131.00/Hour |
| Senior Project Coordinator II..... | \$ 158.00/Hour |
| Senior Project Coordinator I.....  | \$ 146.00/Hour |
| Project Coordinator IV.....        | \$ 119.00/Hour |
| Project Coordinator III .....      | \$ 109.00/Hour |
| Project Coordinator II .....       | \$ 92.00/Hour  |
| Project Coordinator I.....         | \$ 80.00/Hour  |
| Project Technician II.....         | \$ 62.00/Hour  |
| Project Technician I.....          | \$ 48.00/Hour  |
| Director of Marketing.....         | \$ 176.00/Hour |
| Marketing Coordinator .....        | \$ 127.00/Hour |
| Accounting .....                   | \$ 169.00/Hour |
| Secretarial .....                  | \$ 119.00/Hour |
| Clerical .....                     | \$ 84.00/Hour  |
| Director of Interior Design .....  | \$ 160.00/Hour |
| Interior Designer V .....          | \$ 125.00/Hour |
| Interior Designer IV.....          | \$ 105.00/Hour |
| Interior Designer III.....         | \$ 82.00/Hour  |
| Interior Designer II.....          | \$ 69.00/Hour  |
| Interior Designer I.....           | \$ 48.00/Hour  |

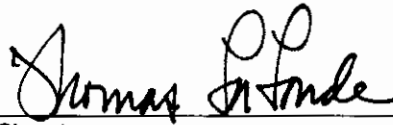
The Village of Hinsdale and Williams Architects agree to the terms stated herein as of the first date written above.

Village of Hinsdale:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name & Title

Williams Architects:

  
\_\_\_\_\_  
Signature

Thomas LaLonde, Principal  
\_\_\_\_\_  
Print Name & Title

Attachment: Exhibit A, Terms and Conditions

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# **Exhibit-A, Terms and Conditions**

The Owner and the Architect agree to the Terms and Conditions as set forth below.

## **ARTICLE 1 ARCHITECT'S BASIC SERVICES**

- 1.1 Architect's Basic Services shall be based upon the Project Scope as outlined in the attached Proposal and/or Agreement.
- 1.2 The Architect's services consist of those performed by the Architect, Architect's employees and Architect's consultants as enumerated in this Agreement.
- 1.3 The Architect's services shall be performed as expeditiously as is consistent with professional skill and care and the orderly progress of the Work.
- 1.4 Evaluations of the Owner's Project budget, preliminary estimates of Construction Cost and detailed estimates of Construction Cost, if any, prepared by the Architect, represent the Architect's best judgment as a design professional familiar with the construction industry. It is recognized, however, that neither the Architect nor the Owner has control over the cost of labor, materials or equipment, over the Contractor's methods of determining bid prices, or over competitive bidding, market or negotiating conditions. Accordingly, the Architect cannot and does not warrant or represent that bids or negotiated prices will not vary from the Owner's Project Budget
- 1.5 If additional services are required, services which are not part of the Architect's Basic Services, the Architect shall proceed with said Additional Services only upon providing written notice to the Owner.

## **ARTICLE 2 OWNER'S RESPONSIBILITIES**

- 2.1 The Owner shall designate a representative authorized to act on the Owner's behalf with respect to the Project. The Owner or such authorized representative shall render decisions and approvals in a timely manner pertaining to documents submitted by the Architect in order to avoid unreasonable delay in the orderly and sequential progress of the Architect's services.

## **ARTICLE 3 ARCHITECT'S COMPENSATION**

- 3.1 If Project Scope is revised during Architect's Basic Services, then Architect's Compensation shall also be adjusted accordingly. However, such adjustments shall only be made upon written approval of Owner and Architect in the form of an Amendment to this Agreement.
- 3.2 Architect's Compensation for Additional Service shall be billed on an hourly basis unless agreed upon otherwise.
- 3.3 Invoices shall be sent monthly with payment due 30 days from invoice date.

## **ARTICLE 4 OTHER TERMS, CONDITIONS OR SERVICES**

- 4.1 This Agreement represents the entire and integrated agreement between the Owner and Architect and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be amended only by written instrument signed by both Owner and Architect.
- 4.2 If Architect's Basic Services for the Project are not completed within eighteen (18) months of the date of this Agreement, terms of Agreement shall be subject to change upon written approval of Owner and Architect as an Amendment to this Agreement.



- 4.3 This Agreement may be terminated by either party upon not less than seven days' written notice should the other party fail substantially to perform in accordance with the terms of this Agreement through no fault of the party initiating the termination.
- 4.4 Failure of the Owner to make payments to the Architect in accordance with this Agreement shall be considered substantial nonperformance and cause of termination.
- 4.5 Duties, responsibilities and limitations of authority of the Architect shall not be restricted, modified or extended without written agreement.
- 4.6 The Owner acknowledges that the Architect is a corporation and agrees that any claim made by the Owner arising out of any act or omission of any director, officer or employee of the Architect, in execution or performance of this Agreement, shall be made against the Architect and not against such director, officer or employee.
- 4.7 Owner and persons claiming through Owner agree to limit the liability of the Architect, its agents, consultants and employees, for all claims arising out of, in connection with or resulting from, the performance of services under this Agreement to the proceeds of Architect's professional liability insurance, which the Architect agrees to maintain in the aggregate amount of \$2,000,000.00 during the performance of service hereunder and for a period ending upon issuance of the Certificate of Substantial Completion.
- 4.8 Architect and each of its consultants shall maintain, at no expense to Owner, general liability and workers compensation coverages placed with companies rated with at least "A-" by Best's. General liability policy shall name Owner and its officers and employees as additional insureds. Architect and each of its consultants shall be required to submit a certificate of insurance, and insurance carriers shall submit written notice to Owner not less than Thirty (30) days prior to any cancellation of coverage. Architect shall submit written notice to Owner not less than Thirty (30) days to any reduction of coverage by endorsement. By endorsement, Architect's certificate on insurance shall evidence the coverages required herein.
- 4.9 Architect makes no warranties, express or implied. Nothing contained in the Agreement shall require the Architect to exercise professional skill and judgment greater than that which can be reasonably expected from other architects performing similar services to those required hereunder. This limitation shall also apply to any certification or representation made by Architect as an accommodation upon request of the Owner.
- 4.10 In the event the Architect is hindered, delayed or prevented from performing its obligations under this Agreement as a result of any fire, flood, landslide, tornado, other act of God, malicious mischief, theft, strike, lockout, other labor problems, shortages of material or labor, failure of any governmental agency or Owner to furnish information or to approve or to disapprove the Architect's work or any other cause beyond the reasonable control of the Architect, the time for completion of the Architect's work shall be extended by the period of resulting delay.

END

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VILLAGE OF HINSDALE  
19 E. Chicago Ave.  
Hinsdale, IL 60521

ENGINEERING PROFESSIONAL SERVICES  
AGREEMENT  
2020 HINSDALE COMMUNITY POOL  
RENOVATION PROJECT



## **PROFESSIONAL SERVICES AGREEMENT**

### **BETWEEN THE VILLAGE OF HINSDALE AND WILLIAMS ARCHITECTS**

This Professional Services Agreement is entered into this \_\_\_<sup>th</sup> day of \_\_\_\_\_, 2020 by and between the Village of Hinsdale, an Illinois Municipal corporation (hereinafter referred to as the "Village") and Williams Architects (hereinafter referred to as the "Engineer") (collectively referred to as the "Parties").

Whereas, the Village is seeking professional services for the 2020 Hinsdale Community Pool Renovations (herein referred to as the "Project");

Whereas, Engineer submitted a Proposal dated February 11, 2020 to provide said services for the Project;

Whereas, based upon Engineer's competence and the Village's prior experience with Engineer's work quality, the Village, through the Engineering Division, has chosen Engineer for the Project; and,

NOW THEREFORE, Engineer agrees to perform the services set forth herein and the Village agrees to pay for said services under the following terms and conditions:

#### **SECTION 1. DEFINITIONS.**

Whenever used in this Agreement, the following terms shall have the meanings indicated and the singular shall be read to include the plural and vice versa.

- A. The term "Agreement" shall mean the entire integrated agreement between Engineer and the Village setting forth the terms and conditions governing the performance of the Project.
- B. The term "Change Order" the document signed by Engineer and the Village which authorizes the performance of services beyond the Scope of Work to be supplied under the Agreement, which is issued on or after the Effective Date of this Agreement.
- C. The "Engineer" shall mean Williams Architects, its employees, agents, subcontractors, duly authorized representatives or others performing work on its behalf. To the extent any work performed under this Agreement is performed by subcontractors, the term "Engineer" shall include such subcontractors.
- D. The term "Deliverable" shall mean the plans, specifications, documents, reports, or other item to be prepared and completed by Engineer pursuant to this Agreement.
- E. The terms "Includes" and "Including" shall not be construed as limited to.
- F. The term "May" is permissive; except the phrase "no person may" shall mean that no person is required, authorized, or permitted to do the act prohibited.



G. The terms "Provide," "Furnish" and "Perform" shall be deemed to imply an obligation on the part of Engineer to obtain, deliver and pay for any material, product, service or other incidental item required under the Agreement, and includes an obligation on the part of Engineer to supply and pay for all labor and services necessary to properly complete the Work, and/or put into and otherwise make ready for its intended use any deliverable, service, item or other Work required by the Agreement.

H. The term "Shall" is imperative.

I. The term "Project" means the scope, extent, or amount of services, deliverables, items, or labor related to the engineering services for the 2020 Hinsdale Community Pool Renovation Project including design engineering and construction observation as more fully described of Exhibit "A" attached hereto.

J. The terms "Statute," "Law," "Regulation" and "Ordinance" shall be deemed to include all revisions, amendments, and supplements.

K. The term "Village" shall mean the Village of Hinsdale, an Illinois Municipal Corporation, its officers, directors, trustees, authorized representatives and employees.

L. The term "Work" shall mean the all services, labor, materials, equipment, and services provided or to be provided by the Engineer under the Agreement.

## **SECTION 2. GENERAL REQUIREMENTS-ENGINEER.**

A. Engineer agrees to perform services under this Agreement in accordance with generally accepted and currently recognized engineering practices and principles, and in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions. Engineer shall have sole responsibility for developing design engineering and construction observation services that meet the Village's performance expectations and satisfies any applicable state, federal or local laws or regulations.

B. Engineer's role with respect to the Project is solely that of an independent contractor. No right of review; requirement of approval; or other provision of this Agreement or subsequent conduct between the Parties shall be construed to create a relationship between the Parties as that of employer-employee principal and agent, partners, or joint ventures. Engineer shall have no authority or right to enter into any contract, or incur any debt or liability of any nature in the name of, or on behalf of, the Village.

C. Engineer shall not be performing any services with respect to construction oversight. Accordingly, Engineer shall have neither control over or charge of, nor be responsible for the means, methods, techniques, performance or sequence of construction, nor the assurance of site or employee safety. The Village shall cause these contractor responsibilities to be set forth in any subsequent contract to be entered into for construction and installation. It shall be the authority of the Village, not the Engineer, to stop the work of any contractor or any subcontractor on the Project.

D. Engineer to the best of its knowledge represents that it shall have the Intellectual Property rights (including, but not limited to, patent, copyright, trademark, service mark, or trade secret



rights) to any Deliverable that will be provided to the Village during the performance of this Agreement and that transfer of said Deliverables to the Village shall not violate or infringe upon the Intellectual Property rights of any third party.

E. Engineer agrees to perform no professional services during the term of the contract for any person, firm or corporation, for any project or work that may be subject to the Village's review/inspection, to occur or occurring within the corporate limits of the Village, or contiguous to the corporate limits of the Village without notification to the Village prior to rendering services. Engineer agrees to provide the Village with written notification whenever the services provided under this Agreement shall require Engineer to review or inspect work performed by any other firm or corporation for whom Engineer is or has within the previous twelve (12) months provided professional services, or with any of Engineer's partners or principals have a financial interest. The Village may at its discretion disqualify Engineer from participation as representative of the Village in such projects.

F. Engineer represents that its employees, agents and subcontractors currently hold, and shall maintain throughout the completion of the Work, all required licenses, permits and certificates, and have duly registered and otherwise complied in all respects with any applicable federal, state and local laws, regulations and ordinances applicable to the performance of this Agreement.

G. Engineer agrees to perform the services contemplated under this Agreement within the agreed upon schedule, with completion no later than May 31, 2021.

### **SECTION 3. GENERAL REQUIREMENTS-VILLAGE.**

A. The Village agrees to provide full information regarding requirements for and about the Project, including the Village's objectives, schedule, constraints, criteria, special equipment, systems and site requirements. To the extent additional information readily available to the Village is requested by Engineer during the performance of the Project, the Village shall provide said information within 15 business days and without cost or expense to the Engineer.

B. The Village agrees to provide review of any reports, drafts or other materials as requested by Engineer within 15 business days.

### **SECTION 4. SCOPE OF SERVICES.**

A. As more fully set forth in its proposal dated February 11, 2020, attached hereto as Exhibit "A", Engineer agrees to provide all labor, materials, expertise, services and consultation related to design engineering, construction document development, bidding, construction observation, and related services for the Project. Exhibit "A" is incorporated herein by reference except for the General Terms and Conditions attached thereto and except to the extent any term in Exhibit "A" is inconsistent with the terms in this Agreement.

B. Engineer shall have the sole and ultimate responsibility for designing and drafting documents and conducting construction observation services that meet the Village's performance expectations and satisfy applicable laws, regulations and requirements of any federal, state, local or other regulatory authority.



## **SECTION 5. COMPENSATION AND PAYMENT FOR ENGINEER'S SERVICES.**

### **A. Contract Amount.**

Engineer agrees to provide the professional services and deliverables set forth in the Scope of Work, and the Village agrees to compensate Engineer for said performance, the Contract Amount of not-to-exceed \$61,800.00.

### **B. Hourly Rates and Costs.**

Compensation for the services set forth in the Scope of Work shall be computed on the basis of the schedule of hourly rates for the professional services set forth in Exhibit "A." The Contract Amount includes Engineer's direct costs.

C. The Village agrees to make payments and to pay interest on unpaid balances under the provisions of the Local Government Prompt Payment Act. However, in no event shall Engineer be reimbursed for work performed that exceeds the Contract Amount without the Village's prior written consent and authorization.

D. Engineer shall submit invoices no more than once per month. Invoices shall provide a detailed breakdown of the amount billed, including the name, title, rate of pay, hours worked and services rendered by each individual during the period stated. Invoices shall be submitted in duplicate and shall reflect all prior amounts billed and paid to date. Invoices shall be accompanied by a progress report setting forth the rates of completion for all tasks scoped and for all deliverable products. Invoices shall not be deemed due unless and until a progress report has been submitted.

## **SECTION 6. DELIVERY AND OWNERSHIP OF DOCUMENTS.**

A. All Deliverables, including but not limited to, any plans, specifications, reports, or other project documents prepared by Engineer pursuant to this Agreement shall be the exclusive property of the Village and Engineer shall provide such work product to the Village immediately upon request or upon the expiration or termination of this Agreement.

B. The Deliverables prepared by Engineer pursuant to this Agreement are intended for the express and sole use of the Village for this Project only. Any reuse by the Village on extensions of the Project or any other project or, any modification of the Deliverables by the Village without the specific written verification or adaptation by Engineer, shall be at Village's sole risk. Engineer shall not be liable for any damage or loss resulting from said reuse or modification by the Village.

C. Engineer shall provide the Village with the Deliverables both printed form and electronically. All reports and related information shall be compatible with "Microsoft Word 2016," by Microsoft Corporation, or latest version; all spreadsheets and related information shall be compatible with "Microsoft Excel 2016" by Microsoft Corporation, or latest version; and all CAD related information shall be compatible with "AutoCAD 2008" by Autodesk Corporation, or latest version. Deliverables in printed form shall be of a quality that assures total reproducibility by the Village.

D. Upon the condition that Engineer has received the prior written consent of the Village, Engineer shall have the right to include representations of the design of the Project, including photographs of the exterior and interior, among the Engineer's promotional and



professional materials. The Engineer's materials shall not include the Village's confidential and proprietary information if the Village has previously advised the Engineer in writing of the specific information considered by the Village to be confidential and proprietary.

## **SECTION 7. INSURANCE.**

### **A. Scope of Coverage and Amounts.**

During the term of the Project, Engineer shall procure and maintain insurance against all claims for injury to or death of a person or persons or damage to property, which are caused from the performance of the services hereunder by Engineer. The scope of coverage shall be at least as broad as, and shall be in amounts not less than, the following:

1. Comprehensive General Liability, with the Village as an additional insured, \$1,000,000 per occurrence for personal bodily injury and property damage. The general aggregate shall be no less than \$2,000,000.
2. Business Auto Liability, \$1,000,000 combined single limit for bodily injury and property damage;
3. Workers Compensation and Employers' Liability in amounts required by statute (the policy shall include a 'waiver of subrogation');
4. Umbrella Coverage- \$2,000,000 per occurrence; and,
5. Professional Liability – \$1,000,000 each claim covering negligent acts, errors, and omissions in connection with professional services to be provided by Engineer under this Agreement, and providing for indemnification for injuries arising out of same, with a deductible not-to-exceed \$50,000 without prior written approval.

If the policy is written on a claims-made form, the retroactive date must be equal to or preceding the effective date of this Agreement. In the event the policy is cancelled, not renewed or switched to an occurrence form, then Engineer shall purchase supplemental extending reporting period coverage for a period of not less than three (3) years.

B. Upon execution of this Agreement, Engineer shall furnish to the Village satisfactory proof of coverage of the above insurance requirements. Such proof shall consist of certificates executed by the respective insurance companies together with executed copies of an "Additional Insured Endorsement" in a form acceptable to the Village. Said certificates shall expressly provide that, for the duration of the Agreement, the insurance policy shall not be cancelled. In addition, said certificates shall list the Village and its corporate authorities, officers, agents and employees as an additional insured on all required insurance policies except the policy for professional liability and Workmen's Compensation.

1. All insurance required herein of Engineer shall be valid and enforceable policies, insured by insurers licensed and permitted to do business by the State of Illinois or surplus line carriers qualified to do business in the State of Illinois. All insurance carriers and surplus line carriers shall be rated A-, VII or better by A.M. Best Company.
2. Engineer shall require all subcontractors not protected under the Engineer's policies to take out and maintain insurance of the same nature, in the same amounts and under the



same terms as required herein of Engineer. Engineer shall confirm subcontractor compliance with the requirements stated herein prior to the performance of any Work by a subcontractor.

3. Engineer expressly understands and agrees that any insurance policies required to be maintained pursuant to this Agreement shall in no way limit the degree, amount, or extent of Engineer's responsibility to indemnify, keep and save harmless the Village, their officers, agents, employees, representatives and assigns. Engineer's insurance coverage (both primary and excess) shall be primary as respect to any insurance or self-insurance maintained by the Village, which said insurance of the Village shall solely be excess of Engineer's insurance and shall not contribute with Engineer's insurance coverage.

#### **SECTION 8. CHANGES IN WORK.**

A. The Village reserves the right to request additional work or services beyond that stated in the Scope of Work or, to delete certain work or services currently set forth in the Scope of Work. Any such changes by the Village shall not invalidate the Agreement or relieve the Engineer of any obligations under this Agreement. Changes to the Work shall be authorized in writing and executed by the Parties. Engineer shall not proceed with any extra work unless and until a Change Order is executed by the Parties.

B. Unless otherwise agreed, the Village shall compensate Engineer for any extra work according to the rates set forth in Exhibit "A" to this Agreement. Engineer shall not be entitled to an adjustment to the Contract Amount for any work performed outside the scope of the Agreement and for which no prior written authorization by the Village was obtained; or, for work which exceeds the Contract Amount or other agreed upon pricing and for which no Change Order was executed prior to exceeding the Contract Amount.

#### **SECTION 9. USE OF SUBCONTRACTORS AND CONFLICTS OF INTEREST.**

Except as otherwise stated herein, Engineer may elect to use subcontractors to perform certain portions of the services to be provided under this Agreement; however, Engineer shall perform the majority of the work on the Project. Any use of subcontractors shall require the prior written approval of the Village, said approval shall not be unreasonably withheld. Engineer shall not be entitled to any payment for services performed by subcontractors for whom prior written approval of the Village was not obtained. Engineer shall remain ultimately responsible for all work performed with respect to the Project and shall ensure that subcontractors comply with the terms stated in this Agreement.

#### **SECTION 10. INDEMNIFICATION.**

A. Engineer shall hold harmless, and indemnify the Village, its corporate authorities, trustees, officers, directors, and employees from and against any and all injury, death, loss, property damage, judgments, liens, claims, suits, liabilities, actions, causes of action, demands, expenses, costs, or other liabilities of any character (including reasonable attorneys fees) caused by the: (a) failure to comply with, or violation of, any federal, state or local law, statute, regulation, rule, ordinance, order, or governmental directive; (b) negligent acts, omissions or willful misconduct; (c) failure to comply with the terms, conditions, or representations in the Agreement; (d) infringement of any patent, trademark or copyright; and, e) performance under this Agreement by Engineer, its Subcontractors, or others performing or furnishing any Work directly or



indirectly on Engineer's behalf. The terms of this indemnity shall survive the suspension, expiration or termination of this Agreement.

B. The Village shall hold harmless, and indemnify Engineer, its corporate authorities, trustees, officers, directors, agents, assigns, and employees from and against any and all injuries, deaths, losses, judgments, claims, suits, liabilities, actions, demands, expenses, costs, including reasonable attorneys' fees, arising in whole or in part or relating to any act, omission, or performance under this Agreement by the Village, its employees, officers, directors, agents, or others working on its behalf, except that arising out of the sole legal cause of the Engineer. Nothing in this paragraph, however, shall be construed to create an obligation, right of action, or right of recovery that would otherwise not exist at law or in equity. Nor shall the terms of this paragraph be construed as a waiver by the Village of any right or defense it has, or otherwise would have had at law or in equity, but for this paragraph.

C. Kotecki Waiver. Engineer (and any subcontractor into whose subcontract this clause is incorporated) agrees to assume the entire liability for all personal injury claims suffered by its own employees and waives any limitation of liability defense based upon the Worker's Compensation Act and cases decided there under. Engineer agrees to indemnify the Village from and against all such loss, expense, damage or injury, including reasonable attorneys' fees, which the Village may sustain as a result of personal injury claims by Engineer's employees, except to the extent those claims arise as a result of the Village's or own negligence.

D. In any contract the Village may subsequently enter into for construction related to the Project, the Village agrees to use its best efforts to require the contractor to indemnify, hold harmless, and defend the Engineer, its officers, employees and agents from and against any and all claims, suits, demands, liabilities, losses, damages, and costs, including but not limited to costs of defense, arising in whole or in part out of any act or omission of the contractor, its employees, agents, and subcontractors, or anyone for whose acts contractor may be liable.

## **SECTION 11. COMPLIANCE WITH LAWS.**

A. Engineer agrees and represents to the best of its ability that it will comply with all applicable laws, regulations and rules promulgated by any federal, state, local, or other governmental authority or regulatory body, now in effect or which may be in effect during this Project. The scope of the laws, regulations, and rules referred to in this paragraph include, but in no way are limited to, the Illinois Human Rights Act, Illinois Equal Pay Act of 2003, Occupational Safety & Health Act, all forms of traffic regulations, public utility, Interstate and Intrastate Commerce Commission regulations, Workers' Compensation Laws, Prevailing Wage Laws, USA Security Act, federal Social Security Act (and any of its titles), and any other law, rule or regulation of the Illinois Department of Labor, Department of Transportation, Illinois Department of Human Rights, Human Rights Commission, or EEOC.

B. Without limiting the generality of the foregoing, pursuant to the requirements of Illinois law concerning public contracts, Engineer shall comply with each of the following as may be applicable:

1. Sexual Harassment Policy. Engineer represents that it has a written sexual harassment policy defining sexual harassment as required in Section 2-105 of the Ill. Human Rights Act. 775 ILCA 5/1-105, *et seq.*

2. Tax Payments. Engineer represents that it is not delinquent in the payment of any tax



administered by the Illinois Department of Revenue as set forth in 65 ILCS 5/11-42.1-1.

3. Equal Pay Act of 2003. Engineer, and all subcontractors thereof, shall at all times comply with the provisions of the Illinois Equal Pay Act of 2003, 820 ILCS 112/1, *et seq.*

4. Public Works Employment Discrimination Act. The Engineer represents that it will comply with the Illinois Public Works Employment Discrimination Act (775 ILCS 10/0.01, *et seq.*) which prohibits unlawful discrimination by any entity in the contracting for or performance of all public contracts with the State of Illinois and all of its political subdivisions. As required by this State Act, all of its provisions are incorporated herein by reference and are reprinted below.

5. Illinois Human Rights Act-Equal Opportunity Clause. Engineer represents that it is an "Equal Opportunity Employer" as defined by federal and state laws and regulations, and agrees to comply with the Illinois Department of Human Rights (IDHR) Equal Opportunity clause as required by the IDHR's Regulations (44 Ill. Admin. Code, Part 750, Appendix A), which is considered to be part of any public contract or purchase agreement. As required by State law and IDHR Regulation, the Equal Opportunity clause is reprinted below.

#### **EQUAL EMPLOYMENT OPPORTUNITY**

In the event of the Engineer's non-compliance with the provisions of this Equal Employment Opportunity Clause, the Illinois Human Rights Act or the Rules and Regulations of the Illinois Department of Human Rights ("Department"), the Engineer may be declared ineligible for future contracts or subcontracts with the State of Illinois or any of its political subdivisions or municipal corporations, and the contract may be cancelled or voided in whole or in part, and such other sanctions or penalties may be imposed or remedies invoked as provided by statute or regulation. During the performance of this contract, the Engineer agrees as follows:

1) That it will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, marital status, national origin or ancestry, citizenship status, age, physical or mental handicap unrelated to ability, military status, or an unfavorable discharge from military service; and further that it will examine all job classifications to determine if minority persons or women are underutilized and will take appropriate affirmative action to rectify any such underutilization.

2) That, if it hires additional employees in order to perform this contract or any portion thereof, it will determine the availability (in accordance with the Department's Rules) of minorities and women in the areas from which it may reasonably recruit and Engineer will make a good faith effort to hire for each job classification for which employees are hired in such a way that minorities and women are not underutilized.

3) That, in all solicitations or advertisements for employees placed by it or on its behalf, it will state that all applicants will be afforded equal opportunity without discrimination because of race, color, religion, sex, sexual orientation, marital status, national origin or ancestry, citizenship status, age, physical or mental handicap unrelated to ability, military status, or an unfavorable discharge from military service.

4) That it will send to each labor organization or representative of workers with which it has or is bound by a collective bargaining or other agreement or understanding, a notice advising such labor organization or representative of the Engineer's obligations



under the Illinois Human Rights Act and the Department's Rules. If any such labor organization or representative fails or refuses to cooperate with the Engineer in its efforts to comply with such Act and Rules, the Engineer will promptly so notify the Department and the contracting agency and will recruit employees from other sources when necessary to fulfill its obligations hereunder.

5) That it will submit reports as required by the Department's Rules, furnish all relevant information as may from time to time be requested by the Department or the contracting agency, and in all respects comply with the Illinois Human Rights Act and the Department's Rules.

6) That it will permit access to all relevant books, records, accounts and work sites by personnel of the contracting agency and the Department for purposes of investigation to ascertain compliance with the Illinois Human Rights Act and the Department's Rules.

7) That it will include verbatim or by reference the provisions of this clause in every subcontract it awards under which any portion of the contract obligations are undertaken or assumed, so that such provisions will be binding upon such subcontractor. In the same manner as with other provisions of this contract, the Engineer will be liable for compliance with applicable provisions of this clause by such subcontractors; and further it will promptly notify the contracting agency and the Department in the event any subcontractor fails or refuses to comply therewith. In addition, the Engineer will not utilize any subcontractor declared by the Illinois Human Rights Commission to be ineligible for contracts or subcontracts with the State of Illinois or any of its political subdivisions or municipal corporations.

## **ILLINOIS PUBLIC WORKS EMPLOYMENT DISCRIMINATION ACT**

### **10/1. Discrimination in employment prohibited**

§ 1. (a) No person shall be refused or denied employment in any capacity on the ground of unlawful discrimination, as that term is defined in the Illinois Human Rights Act, nor be subjected to unlawful discrimination in any manner, in connection with the contracting for or the performance of any work or service of any kind, by, for, on behalf of, or for the benefit of this State, or of any department, bureau, commission, board, or other political subdivision or agency thereof.

§ 1. (b) The Illinois Human Rights Act applies to all contracts identified in subsection (a).

### **10/2. Deemed incorporated in contract**

§ 2. The provisions of this Act shall automatically enter into and become a part of each and every contract or other agreement hereafter entered into by, with, for, on behalf of, or for the benefit of this State, or of any department, bureau, commission, board, other political subdivision or agency, officer or agent thereof, providing for or relating to the performance of any of the said work or services or of any part thereof.

### **10/3. Includes independent contractors, etc.**

§ 3. The provisions of this Act also shall apply to all contracts entered into by or on behalf of all independent contractors, subcontractors, and any and all other persons, association or corporations, providing for or relating to the doing of any of the said work or the performance of any of the said services, or any part thereof.

### **10/4. Deduction from compensation**

§ 4. No Engineer, subcontractor, nor any person on his or her behalf shall, in any manner, discriminate against or intimidate any employee hired for the performance of



work for the benefit of the State or for any department, bureau, commission, board, other political subdivision or agency, officer or agent thereof, on account of race, color, creed, sex, religion, physical or mental handicap unrelated to ability, or national origin; and there may be deducted from the amount payable to the Engineer by the State of Illinois or by any municipal corporation thereof, under this contract, a penalty of five dollars for each person for each calendar day during which such person was discriminated against or intimidated in violation of the provisions of this Act.

10/5. Recovery by injured person

§ 5. Any person, agency, corporation or association who violates any of the provisions of this Act, or who aids, abets, incites or otherwise participates in the violation of any of the provisions, whether the violation or participation therein occurs through action in a private, public or in any official capacity, shall be guilty of a petty offense for each and every violation or participation therein with respect to each person aggrieved thereby, to be recovered by each such aggrieved person, or by any other person to whom such aggrieved person shall assign his cause of action, in the circuit court in the county in which the plaintiff or the defendant shall reside.

10/6. Violations: punishment

§ 6. Any person who or any agency, corporation or association which shall violate any of the provisions of the foregoing sections, or who or which shall aid, abet, incite or otherwise participate in the violation of any of the said provisions, whether the said violation or participation therein shall occur through action in a private, in a public, or in any official capacity, shall also be deemed guilty of a petty offense for each and every said violation or participation or, in the case of non-corporate violators, or participators, of a Class 8 misdemeanor.

10/7. To be inscribed in contract

§ 7. The provisions of this Act shall be printed or otherwise inscribed on the face of each contract to which it shall be applicable, but their absence therefrom shall in no wise prevent or affect the application of the said provisions to the said contract.

10/8. Partial invalidity: construction

§ 8. The invalidity or unconstitutionality of any one or more provisions, parts, or sections of this Act shall not be held or construed to invalidate the whole or any other provision, part, or section thereof, it being intended that this Act shall be sustained and enforced to the fullest extent possible and that it shall be construed as liberally as possible to prevent refusals, denials, and discriminations of and with reference to the award of contracts and employment hereunder, on the ground of race, color, creed, sex, religion, physical or mental handicap unrelated to ability, or national origin.

**SECTION 12. SUSPENSION AND TERMINATION OF SERVICES.**

**A. Suspension of Work**

The Village may, at any time, by written notice to the Engineer require the Engineer to stop all, or any part, of the Work required by the Agreement. Upon receipt of such a notice, the Engineer shall immediately comply with its terms and take all steps to minimize the occurrence of costs allocable to the Work covered by the notice. Engineer shall, upon receipt of notice of suspension, identify in writing all Work that must be completed prior to suspension of the Work, including all Work associated with suspension that must be performed. With respect to Work so identified by Engineer and approved by the Village, the Village will pay for the necessary and reasonable costs associated with that Work. Engineer shall not be entitled to any claim for lost profits due to



the suspension of the Work by the Village.

**B. Termination of Agreement**

1. The Village reserves the right to terminate the whole or any part of this Agreement, without cause, upon ten (10) calendar day's written notice to the Engineer.

2. The Village reserves the right to terminate the whole or any part of this Agreement, upon ten (10) calendar day's written notice to the Engineer in the event of default by the Engineer.

a. Default is defined as the failure by Engineer to correct defective Work as required; the persistent failure to carry out the Work in accordance with the Agreement; or, the failure to make sufficient progress to endanger timely completion of the Work.

b. Engineer shall also be deemed in default if the Engineer: 1) is adjudged bankrupt or insolvent, or makes a general assignment for the benefit of creditors or if a trustee or receiver is appointed for the Engineer or for any of the Engineer's property on account of the Engineer's insolvency, and the Engineer or its successor in interest does not provide adequate assurance of future performance in accordance with the Agreement within 10 days of receipt of a request for assurance from the Village; 2) repeatedly fails to supply sufficient skilled workmen or suitable materials or equipment; 3) repeatedly fails to make prompt payments to Subcontractors or suppliers at any tier, or for labor, materials or equipment; 4) disregards laws, ordinances, rules, codes, regulations, orders or similar requirements of any public entity having jurisdiction; or 5) otherwise violates any material term of the Agreement.

c. If Engineer shall assign this Agreement or abandon the Work or shall neglect or refuse to comply with the instructions of the Village relative thereto or shall fail in any manner to comply with the specifications or stipulations herein contained or if at any time the Village shall be of the opinion that the Work is unnecessarily delayed and will not be finished within the prescribed time, or that unnecessary inconvenience is being imposed upon the public or unnecessary expense is being incurred by the Village for inspection and supervision, the Village shall notify the Engineer, in writing, to that effect. If the Engineer does not, within five (5) calendar days thereafter, take such measures as will in the judgment of the Village ensure the satisfactory completion of the Work within the prescribed time or prevent unnecessary inconvenience to the public or prevent unnecessary expense to the Village, then the Village may take such actions as deemed necessary, at the cost to the Engineer, to correct such delay or, the may declare the Engineer to be in default and terminate the Agreement.

3. Upon receipt of notice of termination, Engineer shall identify in writing all Work that must be completed prior to termination of the Work, including all Work associated with termination that must be performed. Only with respect to Work so identified by Engineer and pre-approved by the Village, the Village will pay for the necessary and reasonable costs associated with that Work. Engineer shall not be entitled to any claim for lost profits due to the termination of the Work by the Village.

**SECTION 13. NOTICES.**

All notices, communications and/or demands given pursuant hereto shall be in writing and shall be deemed sufficient if sent by certified mail, return receipt requested, addressed as set forth at the following addresses, or at such other addresses as the Parties may designate by written notice in the manner aforesaid:



*If to Village:*  
Village Manager  
Village of Hinsdale  
19 E. Chicago Avenue  
Hinsdale, Illinois 60521

*If to Engineer:*  
Village Engineer  
Village of Hinsdale  
19 E. Chicago Avenue  
Hinsdale, Illinois 60521

The date of mailing shall be deemed the date of service. Either Party may change the address for notice by the aforesaid procedure.

#### **SECTION 14. MISCELLANEOUS PROVISIONS.**

**A. Assignment.**

Engineer shall not assign this Agreement or any portion thereof. The merger, consolidation, or liquidation of Engineer or any change in the ownership of or power to vote 33 and 1/3% or more of Engineer's capital stock, as held as of the date of execution of this Agreement, shall be deemed an assignment, provided however, that transfer of ownership of shares of capital stock between persons who, on the date of this Agreement, are owners of Engineer's capital stock, shall not constitute an assignment.

**B. Governing Law.**

For any legal action between the Parties concerning the interpretation, construction and enforcement of this Agreement, or subject matter thereof, venue shall be in Cook County, Illinois and the laws of the State of Illinois shall govern the cause of action. In any action involving the interpretation or construction of the terms herein, this Agreement shall not be construed in favor of, or against, either Party.

**C. Captions.**

The captions set forth herein are inserted solely for ease and convenience of reference and are not intended to provide a basis for the construction and interpretation of this Agreement.

**D. Entire Agreement.**

This Agreement contains all negotiations, agreements, covenants and understandings between the Parties and supersedes any such prior written or oral agreement. This Agreement may not be modified or amended unless such modification or amendment is evidenced in writing, signed by both Parties and dated on the same date as, or later date than, the date of this Agreement.

**E. Waiver.**

The failure of either Party to enforce any term, condition, or covenant (herein referred to as "provision") of this Agreement shall not be deemed a waiver or limitation of that Party's right to subsequently enforce and compel strict compliance with such provision and every other provision of this Agreement. No provision of this Agreement shall be deemed to have been waived by either Party unless such waiver is in writing by said Party.

**F. Third Party Beneficiaries.**

Nothing contained in this Agreement shall be construed to create enforceable rights in favor



of any third party not a party hereto, or a contractual relationship with, or a cause of action in favor of, any third party against either the Village or Engineer.

**G. Survival.**

The aforesaid covenants, agreements, representations and warranties shall survive the expiration or termination of the Agreement.

IN WITNESS WHEREOF, the Village of Hinsdale and Engineer, by their duly authorized representatives, have hereunto set their hands.

Accepted this \_\_\_\_ day of \_\_\_\_\_ 2020

**Engineering Consultant**

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

\_\_\_\_\_  
(Printed Name and Title)

Accepted this \_\_\_\_ day of \_\_\_\_\_ 2020

**The Village of Hinsdale, Illinois**

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

Kathleen A. Gargano, Village Manager



**ATTACHMENT A – WILLIAMS ARCHITECTS PROPOSAL FOR  
2020 HINSDALE COMMUNITY POOL PROJECT  
DATED: FEBRUARY 11, 2020**





## MEMORANDUM

**DATE:** July 31, 2019

**TO:** Kathleen A. Gargano, Village Manager

**FROM:** George Peluso, Director of Public Services  
Mark Pelkowski, Superintendent of Water & Sewer

**CC:** Brendon Mendoza, Administrative Analyst  
Heather Bereckis, Superintendent of Parks

**RE:** Recommended Village Pool Improvement Plan

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### **Background**

The Village's pool facility has shown an increase in visual defects since the previous Village pool audit was completed in 2010. In response to identifying these defects in detail, the Public Services Department solicited proposals from two (2) architectural firms that specialize in aquatics and pool engineering. The lowest proposal was received by Williams Architects/Aquatics ("Williams"). A total of \$10,000 was budgeted for the audit. Williams submitted the lowest price in the amount of \$7,800.

The final audit report was completed in the spring of 2019. As part of the final report, Williams identified significant capital items that need to be addressed within the next four (4) years. A copy of the audit report is attached (attachment #1). The needed areas of improvement are not planned for in the current Five Year Capital Improvement Plan ("CIP").

As part of this memo, Public Services has provided a summary of the current CIP items, and an analysis of the additional improvements identified by Williams. A funding source will need to be identified in order to complete all repairs, and to keep pool operations continuous without any significant interruptions. If approved, the Village's Finance Department will incorporate the proposed pool capital improvements to the Village's Five Year CIP. Village staff is currently applying for grants in attempt to secure funding for the proposed pool capital improvements. Provided in attachment #3 is a detailed analysis of the Village Pool usage.

### **Summary of Current Pool 5 Year CIP**

Back in 2016, when all of the pool maintenance planning was transitioned to the Public Services Department, a preventative maintenance plan was developed. The purpose of the plan was to organize replacement of certain operational equipment in order to keep the facility operational. Items listed in the plan were considered "smaller" projects such as pump and heater replacement, painting, and other items as needed. The plan did not address "larger" projects that required identification by a professional pool architect and engineer.

Provided below is a breakdown of the current projects listed in the Village's Five Year CIP, and associated costs per year.





## MEMORANDUM

|                          | Current CIP Maintenance Schedule         |   |  |  |  |  |
|--------------------------|--|---|--|--|--|--|
|                          | FY19/20                                  | CY2020                                  | CY 2021                                  | CY 2022                                  | CY2023                                   | CY 2024                                  |
|                          | Pump Motor Rehab/ Replacement (\$15,000) | Filter Media Maintenance (\$20,000)     | Pump Motor Rehab/ Replacement (\$18,000) | Pump Motor Rehab/ Replacement (\$17,000) | Pump Motor Rehab/ Replacement (\$15,000) | Pump Motor Rehab/ Replacement (\$15,000) |
|                          | Replacement of Pool Heater (\$10,000)    | Replacement of a Pool Heater (\$12,000) |  |  |  |  |
|                          | Aquatic Climbing Wall (\$17,000)         |   |  |  |  |  |
| <b>Total Annual Cost</b> | <b>\$42,000</b>                          | <b>\$32,000</b>                         | <b>\$18,000</b>                          | <b>\$17,000</b>                          | <b>\$15,000</b>                          | <b>\$15,000</b>                          |
|                          |  |   |  |  | <b>Total 5 Year Cost</b>                 | <b>\$139,000</b>                         |

### Pool Repairs Recommended In 2019 Pool Audit

As part of their services, Williams conducted an inspection of the facility on April 3, 2019. The investigation included a visual exam of the structure and finish for the pools, pool gutter systems, exposed piping, pool filtration systems, chemical control and feed systems, deck areas, related equipment, filter building structural settlement, and current incoming electrical service.

Williams stated that the dive and wading pool appeared to be in fair condition considering the age (27 years old) of the facility. The lap pool is experiencing significant deterioration problems that need to be addressed in order to provide a safe environment for patrons and to eliminate further deterioration. Additionally, there is significant deck settlement that has created tripping hazards and has affected deck drainage.

As part of the final conclusion, Williams provided three (3) major areas of concern.

1. Deterioration of existing grout below the stainless steel perimeter gutter.
2. Differential settlement of the pool decks, causing tripping hazards and affecting drainage.
3. Rusting pressure sand filters reaching the end of their useful life.

In order for the Village to prepare for the needed improvements, Williams categorized their recommendations into three (3) priority levels based upon need. The definitions for each priority are listed in the audit report;

- Priority Level 1 - Requires immediate attention.





## MEMORANDUM

- Priority Level 2 - Requires completion in the next 1 to 2 years.
- Priority Level 3 - Requires completion in the next 1 to 4 years.

As a way to organize the recommendations, the Public Services Department created a new four (4) year CIP to address the identified repairs as indicated in William's pool audit. The improvements have been prioritized based upon priority level, and also effective phasing. The new plan also includes performing all items listed in the Department's original CIP. A summary of the revised costs per year are provided below.

|                                 | Year One         | Year Two         | Year Three       | Year Four        | Four Year Total Cost |
|---------------------------------|------------------|------------------|------------------|------------------|----------------------|
| <b>Audit Improvements</b>       | \$621,030        | \$599,160        | \$121,194        | \$111,132        | \$1,452,516          |
| <b>Current CIP Improvements</b> | \$42,000         | \$12,000**       | \$18,000         | \$17,000         | \$89,000             |
| <b>Total Costs*</b>             | <b>\$663,030</b> | <b>\$611,160</b> | <b>\$139,194</b> | <b>\$128,132</b> | <b>\$1,541,516</b>   |

\*Includes professional services.

\*\*If the proposed improvements from the pool audit are approved, the filter media maintenance in CY2020 will not need to be performed, saving \$20,000, as all filters will be replaced in year two (2) of the proposed four (4) year improvement plan.

A detailed breakdown of all the improvements for each year are attached (attachment #2). Currently, there are no funds budgeted for a significant portion of this work. In addition, Public Services has budgeted for professional services needed to assist with the development of specifications, bidding assistance, and construction oversight. The Public Services Department recommends continuing these services with Williams.

Williams has recommended adding an additional 20% to the total costs in order to account for the use of professional services. Staff recommends utilizing professional services to assist with the bidding, and project management. The total cost including professional services to provide assistance with bidding is \$1,541,516 over the four (4) year CIP schedule.

### **Schedule for Improvements**

Public Services recommends conducting bidding in the spring of 2020, and performing improvements shortly after the 2020 Village Pool Season in order to be prepared for the 2021 Village Pool Season. In addition, the equipment to be installed in year two (2) requires significant lead time and will have to be bid out in CY2021 in order to be completed prior to the start of the 2022 Village Pool season.

### **Attachments**

1. Williams Aquatics Pool Final Pool Audit
2. Recommended Pool Improvement Schedule
3. Village Pool Usage Analysis



# Village of Hinsdale Community Pool Facility Evaluation

May 29, 2019

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**Prepared For:**  
Village of Hinsdale

**Prepared By:**  
Williams Architects  
in association with  
WT Group and  
Johnson Wilbur Adams



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## EXECUTIVE SUMMARY

### BACKGROUND

The VILLAGE OF HINSDALE commissioned Williams Architects to provide an assessment of the Hinsdale community pool facility located at 500 W. Hinsdale Ave, Hinsdale, IL. The intent of the evaluation was to determine the present condition of the pools, filtration systems, the pool decks, the structural stability of the pool equipment building and ongoing issues with the incoming electric service. The information provided will allow for planning for repairs/replacements as they relate to long range considerations for this facility.

Current amenities include:

- 50 meter, 8 lane lap pool with conjoined "L" shape 25 yard, 5-lane, lap area.
- Wading Pool with one (1) open kiddie slide.
- Diving pool with two one meter and one three-meter dive stands and drop slide.

### METHODOLOGY

The evaluation consisted of an on-site visual inspection on April 3, 2019 of the facility with onsite discussions with staff regarding areas of specific concerns. The investigation included a visual examination of the structure and finish for the pools, pool gutter systems, exposed piping, pool filtration systems, chemical control and feed systems, deck areas, related equipment, filter building structural settlement and current incoming electric service. This report will help identify current issues along with items that do not meet the current regulations of the Illinois Department of Public Health (IDPH) Swimming Pool and Bathing Beach Code and required repairs/replacements. Reference to violations of the State Administrative Code, in the body of this report, should not necessarily be construed as grounds for pool closure.

The state administrative code referred to in this pool audit report is:

State of Illinois Administrative Code  
Title 77: Public Health  
Chapter 1: Department of Public Health (IDPH)  
Subchapter n: Recreational Facilities  
Part 820 Illinois Swimming Pool and Bathing Beach Code



## AQUATIC SYSTEMS, POOLS AND DECKS

### OBSERVATIONS

The facility has three separate bodies of water, a 50 meter "L" shaped lap pool, a diving pool with dive stands and a drop slide and a wading pool with a single water feature and kiddie slide. The dive pool and wading pool appear to be in fair condition, typical for a facility of this age. The lap pool is experiencing significant deterioration problems that need to be addressed in order to provide a safe environment for patrons and to eliminate further deterioration. Additionally, there is significant deck settlement that has created toe stubbing/tripping hazards and has affected deck drainage.

### CONCLUSION

The findings of our facility assessment indicate the following major areas of concern.

1. Deterioration of existing grout below the stainless steel perimeter gutter. \*
2. Differential settlement of the pool decks, causing tripping hazards and affecting drainage. \*
3. Rusting pressure sand filters reaching the end of their useful life. \*

Repairs of all these major concerns and the other items listed in this report should be performed in order to address health and human safety issues, to meet Illinois Department of Public Health code requirements and to extend the life of the facility and reduce operating costs and further deterioration.

★

Please refer to the RECOMMENDATIONS section of this report for associated costs for the repairs/replacements and estimated life expectancies.



## ELECTRIC SERVICE

### PURPOSE

On April 3, 2019 Karl Streitenfeld of The WT Group visited the facility and performed an inspection of the electrical service, main distribution panel, transformer and sub-panel which are located in the facilities Filter Building.

The facility electrical service consists of a 400 amp, 277/480V 3-phase, 4-wire fusible switch main distribution panel.

### OBSERVATIONS

During this inspection the Village personnel who maintain the facility related information regarding issues with utility voltage spikes and sags which play havoc with the pool equipment pumps and related equipment. They indicated Commonwealth Edison monitored the voltage at their pad mounted transformer and during that monitoring period no voltage spikes or sags above or below the allowable 10% were detected.

### CONCLUSION

Upon receiving copies of the Comed utility bills for the months of June, July and August of 2018, We have determined that the facility's peak demand load of 62.26KW (75 amps) occurred from July 17, 2018 to August 15, 2018.

Our recommendation to the Village is to install a 125 KVA (150 amps) voltage regulator based on the noted peak demand load adjacent to the utility transformer. This voltage regulator would monitor incoming voltage into the building and provide a regulated output of +/- 1%. The installation would require a new exterior mounted main service disconnect switch mounted adjacent to the utility C/T cabinet with the service rerouted through this disconnect, then to the voltage regulator and from the voltage regulator to the existing main distribution panel.

## FILTER BUILDING STRUCTURAL CONDITION ASSESSMENT

### PURPOSE

The purpose of the site visit was to perform a structural condition assessment of the existing Filter Building. This is a "Preliminary Structural Condition Assessment" as defined in ASCE 11-99 "Guideline for Structural Condition Assessment of Existing Buildings."



### OBSERVATIONS

The surge tank area of the structure has settled over the years. Eight micropiles were placed within the tanks (six in the north tank and two in the south tank) based on the recommendations of the 2010 report noted above under reference documents. The micropiles were placed to control future settlement of the tanks. The owner noted that several pipes that pass thru the west wall of the tank recently sheared off and had to be repaired.

The 2010 report indicates the original geotechnical report prepared in 1992 noted poor soils were found on the west area of the site where the adjacent Bathhouse is located. Limited borings were taken in the area of Filter Building; however, the report indicated conventional shallow foundations could be used for the building. The Filter Building was therefore constructed using conventional shallow foundations. The surge tanks have settled over the years due to the presence of poor soils in the area.

The typical repair recommendation for settlement of this type is underpinning. One the most widely used underpinning methods is the placement of micropiles which attach to the foundation and extend through the poor soils into an acceptable bearing strata. This method was recommended in the 2010 report and installed during that time period.

Although the gaps in the control joints have changed only slightly from the measurements taken in 2010, the new horizontal crack in the west wall indicates the tank is still settling even with the micropiles. The north end of the crack was measured to be ~1/2" therefore the tank is assumed to have settled an additional 1/2" since 2010. The settlement has not significantly impacted the structural framing but it has impacted the rigid pipe connections that pass through the wall resulting in the recent damage to the pipes passing through the west wall.

### CONCLUSIONS

Further investigation is recommended in order to better determine the cause of the ongoing settlement. We have recommended a geotechnical testing service be engaged to obtain soil borings both outside and inside the building to determine additional stabilization of the building.

Refer to our detailed report for additional remedial measures.



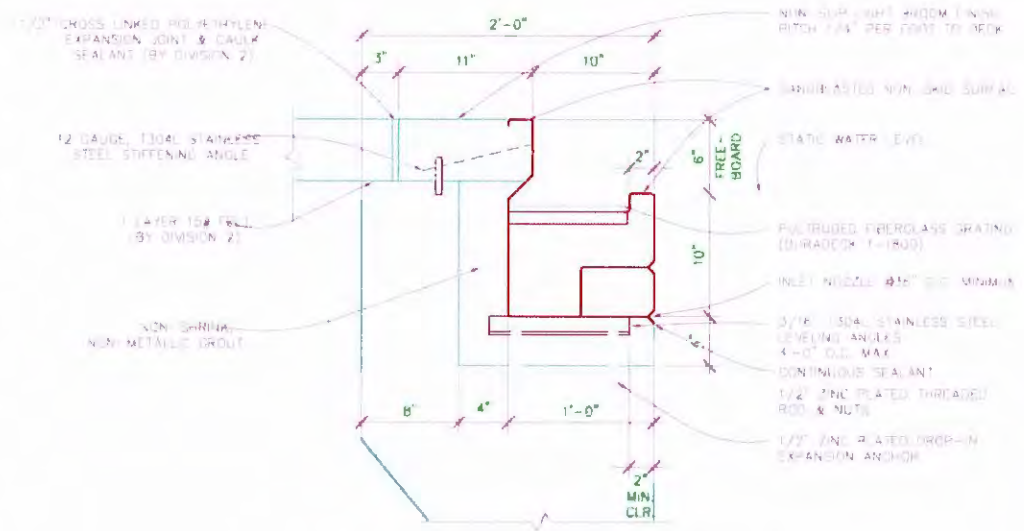
## AQUATIC SYSTEMS, POOLS AND DECKS

### OBSERVATIONS

The following are observations and discussions regarding the condition and function of the pool structure and pool equipment

#### Main Pool

1. In a standard stainless steel gutter detail, the gutter is set on leveling angles on top of the pool wall. Once the gutter is installed, the area around the gutter, underneath and behind gutter, is grouted with a non-metallic non-shrink grout. Refer to typical gutter installation detail.



TYPICAL GUTTER INSTALLATION DETAIL

The main pool gutter does not have a continuous caulk sealant under the gutter. The grout below the pool gutter has severely deteriorated at the deep end of the pool and at the "L" portion of the pool. Additionally, the paint finish is peeling. Staff indicated that in the past,





VILLAGE OF HINSDALE  
POOL ASSESSMENT



prior to them working at the pool, maintenance used BONDO to repair these areas. This condition is a hazard to bathers and will increase the continual deterioration of the grout and pool walls unless repaired.

2. A hammer test was performed on the pool walls around the perimeter of the pool in order to try to locate hollow spots in the concrete structure, which would verify deterioration. A hollow area was found in the "L" section of the 25-yard lap portion of the pool. The walls below the grout under the gutter appear to be solid. The concrete pool floor seems to be in good condition. No cracking or spalling were observed.
3. Staff indicated that when the pool is in operation that the pool is skimming uniformly around the entire perimeter. This indicates that the pool has not settled.
4. The gutter grating at the northeast corner of the deep end of the pool is not supported by a leveling angle. A large gap is present, which is a hazard to bathers stepping on the grating and reaching in with their hands. The grating needs to be supported so that it is level and forms a flush joint with the adjacent grating.





5. The decks have significant differential settlement, which has affected drainage. Additionally, the settlement creates tripping/toe stubbing hazards for patrons. Areas where there has been significant settlement have been patched or in some instance the deck was ground down to address the difference in height.

Some of the patched areas exceed 1" per foot slope. *This is a violation of current IDPH code requirements: Section 820.200.j Walkways and Deck Areas – 5) The deck shall slope at least one inch per 10 feet to deck drains or to the surrounding ground surface. The maximum slope of the pool deck shall not exceed one inch per foot.*



6. There are areas where the decks are deteriorating and cracking, creating hazards for patrons and affecting deck drainage. Repair attempts have been made.



7. The main pool paint finish is faded and peeling in some areas. The pool should be prepped as required and repainted.



VILLAGE OF HINSDALE  
POOL ASSESSMENT

Wading Pool

1. The wading pool concrete structure appears to be in fair condition. The wading pool paint finish is peeling and cracking in some areas. The pool should be prepped as required and repainted.



2. The Raindrop water feature is very faded and should be refinished. Additionally, the kiddie slide should be refinished.



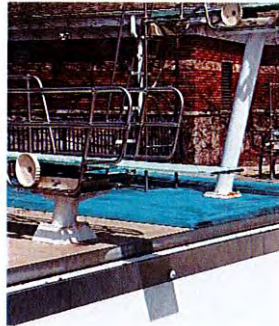
3. The wading pool decks are in good condition.
4. Staff indicated that there is a small leak in one of the wading pool pipes. A leak detection company is scheduled to locate the leak and then repairs will be made.



VILLAGE OF HINSDALE  
POOL ASSESSMENT

Dive Pool

1. The dive pool structure appears to be in good condition.
2. The diving pool decks are in good condition.
3. The dive stands are in good condition. There is some rust formation on the base plates of the column supports.



4. The safety surface under the three-meter dive stand is generally good condition. The integral color has worn in the areas of high traffic.





### Pool Mechanical Systems

1. Both the dive pool and the wading pool are on one filtration system and use a common surge tank. One chemical controller is used for both the pools. The chemical controller sampling line for these pools is taken off of the supply line after passing through the filter system. This design does not provide an accurate reading for the wading pool, which is a much smaller volume that gets diluted in the surge tank when mixed with water from the dive pool. Keeping chemicals balanced in the wading pool will be difficult if not impossible with this type of design. Staff indicated that it was very difficult maintaining chemical levels in the wading pool. Each pool should have its own chemical controller and sampling stream pump. The water samples should be pulled off the underside of the gutter collection lines.
2. The flow meter on the dive/wading pool supply does not meet the "5 and 10 rule" required by code. *This is a violation of current IDPH code requirements: Section 820.210.d Flowmeter. Flowmeters shall be located so that the rate of recirculation and the backwash rate of sand filters can be read. In a multiple pool system, flowmeters shall be provided for each pool. Separate flowmeters shall be provided to monitor the flow for each area of a pool with a turnover rate that differs from adjacent areas according to subsection (b)(1). Flowmeters shall be provided on inlet supply piping in accordance with subsection (f)(2)(F). Flowmeters shall be installed on a straight length of pipe with no valves, elbows or other sources of turbulence within 10 pipe diameters upstream or 5 diameters downstream from the flowmeter. In order to address this item the piping would have to be reconfigured, which IDPH will most likely not require.*
3. The main pool filter access hatch areas and hatches are rusting, in some instances very severely. Additionally, the filter support legs are also severely rusted. The dive/wading pool filters are also rusting but not as severely. Staff indicated that 10 to 12 years ago the filters were sandblasted on the inside and a new epoxy coating was applied. The access hatches no longer seal well. Staff indicated that some sand gets into the pool, which could be an indication that the filter laterals could be cracked.





4. The dive/wading pool circulation pump utilizes a secondary strainer to capture debris. However, the openings in the stainless steel strainer sheets is  $\frac{3}{4}$ " at the widest point by  $1\frac{1}{2}$ " long, which will allow larger debris through, and the strainer has minimal surface area. Staff indicated that the secondary strainer gets loaded with debris quickly and requires continual cleaning throughout the season. It is recommended that a 9'-6" x 8'-0" high 11 GA stainless steel wall, with door access, be provided with  $\frac{1}{8}$ " round holes on  $\frac{3}{16}$ " centers. This will provide a large surface area which will capture the majority of the debris. Additionally, the strainer wall will protect the pump and extend filter runs. Facilities that have incorporated such strainer walls have experienced only having to clean them at the end of the season.



5. Both the dive pool and wading pool main drain throttling/isolation valves are in very poor condition. The wading pool main drain throttling/isolation valve is not operational and needs to be replaced.





6. The ladder rungs in the dive/wading pool surge tank are missing. This is a hazard if someone would fall into the tank. The rungs should be replaced.



Missing ladder rungs

7. The dive pool 10" main drain float operated modulating valve is missing one float assembly. The float should be replaced to provide accurate operation.



Missing float assembly



8. The dive/wading pool surge tank top at the access hatch is deteriorating. The rebar is visible and rusted.



9. The main pool circulation pump utilizes the same secondary strainer design as the dive/wading pool circulation pump. The same deficiencies are present. It is recommended that a 10'-0" x 4'-0" x 8'-0" high 11 GA stainless steel "L" shaped wall, with door access, be provided with 1/8" round holes on 3/16" centers.

10. The main pool utilizes two 12" main drains with two 12" main drain float operating modulating valves. One of the main drain modulating valves does not have any float assemblies.



Missing float  
assemblies



11. The main pool surge tank top at the access hatch is deteriorating. The rebar is visible and severely rusted.



12. There are no pump performance curves in the mechanical room. Additionally, the valves are not tagged and there was no valve legend. *This is a violation of current IDPH code requirements: Section 820.340.k) 1) Manufacturers' instructions for operation and maintenance of mechanical and electrical equipment, as well as pump performance curves, shall be kept available at the swimming facility. All valves and piping in the equipment room shall be permanently identified as to use and direction of flow. A valve operating procedure shall be provided in the equipment room for each operation (e.g., recirculation, filtration, backwashing).* **The pump supplier who replaced or rebuilt the pumps will be able to provide the pump curves.**



## **ELECTRICAL REPORT**

On April 3, 2019 Karl Streitenfeld of WT Group visited the facility and performed an inspection of the electrical service, main distribution panel, transformer and sub-panel which are located in the facilities Filter Building.

The facility electrical service consists of a 400 amp, 277/480V 3-phase, 4-wire fusible switch main distribution panel.

During this inspection the Village personnel who maintain the facility related information regarding issues with utility voltage spikes and sags which play havoc with the pool equipment pumps and related equipment. They informed me that Commonwealth Edison monitored the voltage at their pad mounted transformer and during that monitoring period no voltage spikes or sags above or below the allowable 10% were detected.

Upon receiving copies of the Comed utility bills for the months of June, July and August of 2018, we have determined that the facility's peak demand load of 62.26KW (75 amps) occurred from July 17, 2018 to August 15, 2018. Our recommendation to the Village is to install a 125 KVA (150 amps) voltage regulator based on the noted peak demand load adjacent to the utility transformer. This voltage regulator would monitor incoming voltage into the building and provide a regulated output of +/- 1%. The installation would require a new exterior mounted main service disconnect switch mounted adjacent to the utility C/T cabinet with the service rerouted through this disconnect, then to the voltage regulator and from the voltage regulator to the existing main distribution panel.

## **STRUCTURAL REPORT**

### **PURPOSE:**

The purpose of the site visit was to perform a structural condition assessment of the existing Filter Building. This is a "Preliminary Structural Condition Assessment" as defined in ASCE 11-99 "Guideline for Structural Condition Assessment of Existing Buildings."

### **METHODS AND TECHNIQUES:**

All observations were visual only; no measurements or tests were performed. Structural observations were limited to the areas of the structural system that were exposed and accessible at the time of the observations. The wood roof structure was covered with blanket insulation and therefore not visible.

### **REFERENCE DOCUMENTS:**

Facility Evaluation Report 2010

Atlas Restoration Proposal dated 3/1/2011

Atlas Restoration Change Order 1 dated 4/12/2011



## DESCRIPTION OF STRUCTURE:

The subject structure is a 1,100 sf single story structure with a wood roof deck supported by wood roof trusses and perimeter masonry bearing walls. A slab on grade and conventional shallow strip footings support the east section of the building while two below grade cast in place concrete surge tanks support the west end of the building. A cast in place concrete slab provides the cover for the surge tank and is located ~14" higher than the adjacent slab on grade.

The surge tank area of the structure has settled over the years. Eight micropiles were placed within the tanks (six in the north tank and two in the south tank) based on the recommendations of the 2010 report noted above under reference documents. The micropiles were placed to control future settlement of the tanks. The owner noted that several pipes that pass thru the west wall of the tank recently sheared off and had to be repaired.

## OBSERVATIONS (REFER TO ATTACHED SKETCHES AND PICTURES):

The following observations were made during the site visit:

- Roof structure: Observations were limited due to the presence of blanket insulation; however, no structural distress was noted in the areas that were visible.
- Walls
  - The vertical control joints on the north, south and west walls have separated. The separation increases from the bottom of the wall to the top. The maximum separation is on the north wall where the bottom gap is ~3/4" and the top gap is ~1-3/4". This gap has not changed since the 2010 report. The typical bottom gap in the remaining joints is ~1/2" at the bottom and 1" at the top. The slope of the walls at the control joints indicates the surge tanks are settling to the north-west corner of the building. (Pictures 3,4 and 6)
  - A ~6' long horizontal crack has formed on the west wall ~2'-8" above the top of the tank cover. The crack width varies from 1/8" on the south end of the crack to 1/2" on the north end. This also indicates the tank is settling towards the north-west corner of the building. (Picture 5)
  - Minor cracking of the north and south walls was noted at the top of the north and south door openings.
  - A minor crack was found in the north wall adjacent to the hoist beam bearing.
- Surge tank
  - Eight micropiles were previously installed in the bottom of the surge tanks. Six are located in the north tank and two in the south tank. The top anchorage of the micropiles to the tank walls was visible. (Pictures 7 and 8)
  - The tank slab and tank walls appeared to be in good structural condition. An exterior crack was noted near the top of the west wall just above grade. However, the crack does not extend through to the inside surface of the tank. (Picture 12)
  - Rebar was exposed and rusted within the tank cover at the two access openings. (Picture 9)
  - The pipes have rigid connections through the tank walls. (picture 10)
- Slab on grade: The slab on grade in the east area of the building appeared to be in good structural condition. However, a horizontal gap was noted between the slab on grade and the east wall of the surge tank. The horizontal gap was ~1" at the north end and ~1/4" at the south end.
- Pool deck adjacent to the north wall. The pool deck appears to have dropped ~3" adjacent to the north-



west corner of the building. The 3" dimension was measured from the original caulk line on the building foundation to the top of slab. Therefore the 3" settlement is in relation to the present location of the building foundation. (Picture 11)

## **ATLAS RESTORATION PROPOSAL AND CHANGE ORDER**

Atlas Restoration's original proposal included the installation of 9 piles on the outside of the tank structure spaced along the north, south and west walls of the tank. A change order was issued due to limited access to the exterior of the tank due to the presence of utilities. The change order proposed installation of 8 piles on the inside of the tank.

The change order included several assumptions and preliminary load estimates:

- Assumed the settlement was the result of the west wall of the tank supporting the west building wall and roof.
- Assumed soil strength was adequate to support the tank and contents. Atlas piles were sized to support the building CMU wall and roof only.
- Assumed the soil strength supporting the mat foundation below the east tank wall was adequate without piers.

## **DISCUSSION OF FINDINGS**

The 2010 report indicates the original geotechnical report prepared in 1992 noted poor soils were found on the west area of the site where the adjacent Bathhouse is located. Limited borings were taken in the area of Filter Building; however, the report indicated conventional shallow foundations could be used for the building. The Filter Building was therefore constructed using conventional shallow foundations. The surge tanks have settled over the years due to the presence of poor soils in the area.

The typical repair recommendation for settlement of this type is underpinning. One the most widely used underpinning methods is the placement of micropiles which attach to the foundation and extend through the poor soils into an acceptable bearing strata. This method was recommended in the 2010 report and installed during that time period.

Although the gaps in the control joints have changed only slightly from the measurements taken in 2010, the new horizontal crack in the west wall indicates the tank is still settling even with the micropiles. The north end of the crack was measured to be ~1/2" therefore the tank is assumed to have settled an additional 1/2" since 2010. The settlement has not significantly impacted the structural framing but it has impacted the rigid pipe connections that pass through the wall resulting in the recent damage to the pipes passing through the west wall.

The Atlas Restoration assumptions listed in their change order indicated they assumed the micropiles would work in combination with the existing soil to share in carrying the weight of the tank including its contents and



## VILLAGE OF HINSDALE POOL ASSESSMENT

the building wall and roof. Therefore they estimated the typical load on the 5 east most piles to be 25,000 lb. The total load of the concrete tank, the contents, building wall and roof is approximately 400,000 lb. If the soil was not capable of supporting any loads, then the piles would be required to support the entire load. The load per pile would then be  $400,000/8=50,000$  lbs per pile. We are not aware of any geotechnical testing being performed at that time to confirm these assumptions.

Leaking pipes in the area outside the structure would also reduce the soil load carrying capacity.

### RECOMMENDATIONS

- A geotechnical testing service should obtain soil borings both outside and inside the building to determine the strength and properties of the soils and provide recommendations for any additional underpinning. The report should also indicate if the sharing of load between soil bearing and the micropiles is still a valid assumption. Additional piles may be required if this assumption is no longer valid.
- The piping system should be tested for leaks and repaired if leaks are found. The geotechnical testing service should be notified if leaks are found and they should extend their investigation to the area of the leaks.
- Remove all rust from the exposed tops of the micropiles. The condition of the piles after cleaning should be determined and if they are acceptable, coat with an epoxy paint that can resist the chemicals used in the tanks. (Pictures 7 & 8)
- The rusted and exposed rebar at the openings to the tanks should be cleaned and concrete patched. (Picture 9)
- The exterior crack in the top of the tank wall should be epoxy injected to minimize water penetration into the wall. (Picture 12).
- An Aquatic or mechanical engineer should investigate using a flexible connection for the pipes that pass through the walls. The flexible connection would allow some future settlement. (Picture 10).
- CMU control joints should be cleaned out and a flexible sealant installed.



1. North West Corner of Filter Building



VILLAGE OF HINSDALE  
POOL ASSESSMENT



2. North Elevation of Filter Building

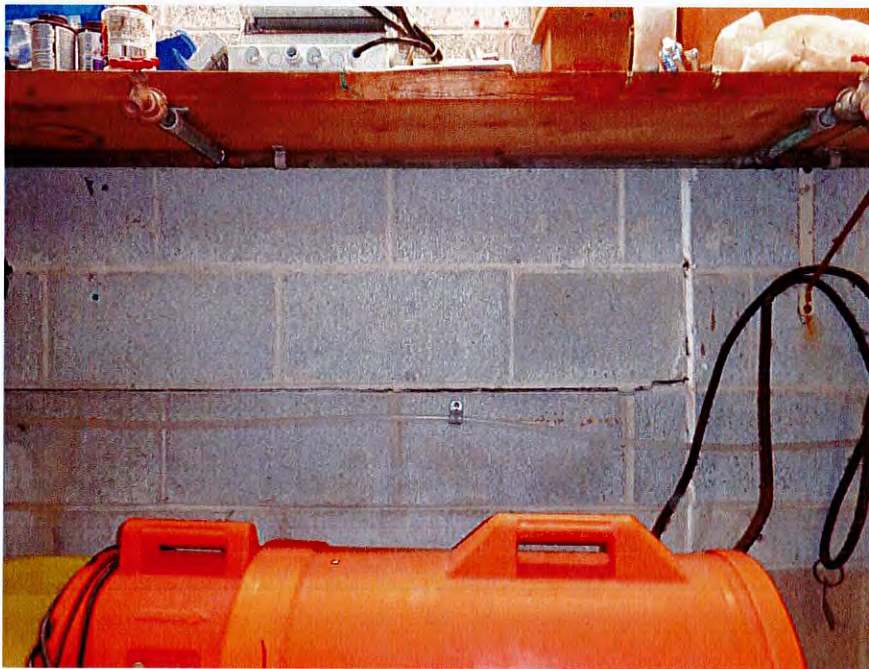


3. North Wall Control Joint (Exterior view)





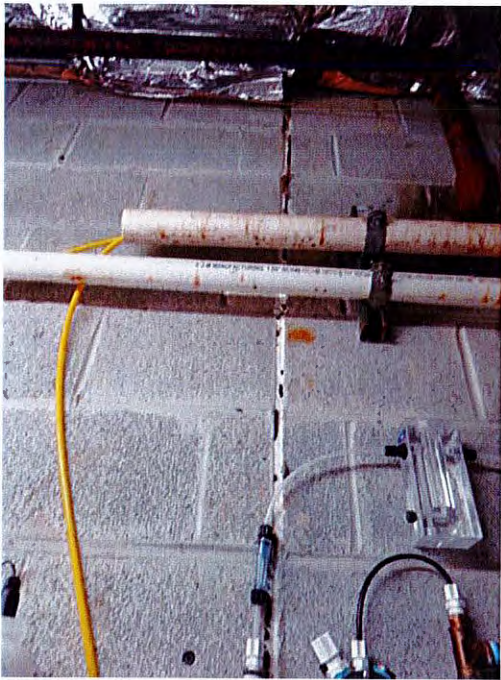
4. North Wall Control Joint (Interior view)



5. West Wall Horizontal Crack in CMU



VILLAGE OF HINSDALE  
POOL ASSESSMENT



6. West Wall Control Joint



7. Micropiles in North Tank





8. Micropile on North Wall of North Tank



9. Deteriorated rebar at tank openings typical north and south tank





10. Rigid Pipe Connection through west wall



11. Pool slab depressed north west corner of building



VILLAGE OF HINSDALE  
POOL ASSESSMENT



12. Horizontal crack top of tank wall West Exterior Elevation



## RECOMMENDATIONS

The following recommendations and opinion of probable cost address major items identified in this report as needing repair, replacement or renovation.

It is recognized that this Consultant or Owner have no control over the cost of labor, materials or equipment, over the Contractor's methods of determining bid prices, or over competitive bidding, and market or negotiating conditions. Accordingly, the Consultant cannot, and does not, warrant or represent that bids or negotiated prices will not vary from the Owner's project budget or from any opinion of construction cost or evaluation prepared or agreed to by the Consultant.

Each recommendation has been assigned a priority level which determines the importance of the repair/replacement. The priority level assigned to a recommendation is based on the following:

| <u>Priority</u> | <u>Time Frame</u>   | <u>Assessment Criteria</u>  |
|-----------------|---------------------|---|
| 1               | Immediate to 1 year | Deterioration of structure; health and human safety deficiencies; maintenance items that will reduce future maintenance; Illinois Swimming Pool and Bathing Beach Code compliance Illinois Swimming Pool and Bathing Beach Code compliance. |
| 2               | 1 year to 2 years   | Repairs that will be required in the near future; improvements that will reduce or eliminate future maintenance. Illinois   |



VILLAGE OF HINSDALE  
POOL ASSESSMENT



Swimming Pool and  
Bathing Beach Code  
compliance; maintenance  
improvements that can be  
performed by the Park  
District

|   |                   |   |
|---|-------------------|---|
| 3 | 1 year to 4 years | Improvements that will<br>improve the performance<br>of the facility;<br>improvements that will<br>provide greater enjoyment<br>for patrons |
|---|-------------------|---|

| AQUATIC SYSTEMS, POOLS AND DECKS  |                |                        |
|---|----------------|------------------------|
| RECOMMENDATION  | PRIORITY LEVEL | PROBABLE COST RANGE    |
| LAP POOL - REPAIR DETERIORATED GROUT JOINTS UNDER THE STAINLESS STEEL PERMITER GUTTER. (APPROXIMATELY 120 LINEAR FEET, ASSUME REPLACING ALL GROUT UNDER GUTTER) <b>THIS SHOULD EXTEND THE LIFE EXPECTANCY 10 TO 15 YEARS.</b> | 1              | \$55,000 to \$75,000   |
| REPLACE LAP POOL DECKS AND DECK DRAINAGE (12,723 SQ. FT.). <b>THIS SHOULD EXTEND THE LIFE EXPECTANCY 20 TO 30 YEARS.</b>  | 1              | \$200,000 TO \$255,000 |
| REPLACE EXISTING DIVE POOL/WADING POOL PRESSURE SAND FILTRATION SYSTEM WITH NEW PRESSURE SAND FILTERS. <b>THIS SHOULD EXTEND THE LIFE EXPECTANCY 20 TO 25 YEARS.</b>  | 2              | \$175,000 TO \$200,000 |



VILLAGE OF HINSDALE  
POOL ASSESSMENT

|  |   |   |
|--|---|---|
| REPLACE EXISTING LAP POOL PRESSURE SAND FILTRATION SYSTEM WITH NEW PRESSURE SAND FILTERS. <b>THIS SHOULD EXTEND THE LIFE EXPECTANCY 20 TO 25 YEARS.</b>  | 2 | \$235,000 TO \$250,000                  |
| PROVIDE NEW STAINLESS STEEL STRAINER WALLS IN THE DIVE POOL/WADING POOL SURGE TANK. 9'-6" X 8'-0" HIGH, 11 GA STAINLESS STEEL WALL, WITH DOOR ACCESS, PROVIDED WITH 1/8" ROUND HOLES ON 3/16" CENTERS        | 3 | \$18,000 TO \$22,000                    |
| PROVIDE NEW STAINLESS STEEL STRAINER WALLS IN THE LAP POOL SURGE TANK. 10'-0" x 4'-0" x 8'-0" HIGH 11 GA STAINLESS STEEL "L" SHAPED WALL, WITH DOOR ACCESS, PROVIDED WITH 1/8" ROUND HOLES ON 3/16" CENTERS. | 3 | \$20,000 TO \$24,000                    |
| REPLACE THE 8" WADING POOL MAIN DRAIN ISOLATION VALVE. PROVIDE WITH REMOTE OPERATED STAINLESS STEEL VALVE EXTENSION  | 1 | \$2,000 to \$2,250                      |
| REPLACE THE 10" DIVING POOL MAIN DRAIN ISOLATION VALVE. PROVIDE WITH REMOTE OPERATED STAINLESS STEEL VALVE EXTENSION   | 1 | \$2,250 to \$2,500                      |
| PROVIDE NEW MODULATING FLOAT ARM ASSEMBLY FOR THE 10" DIVE POOL MAIN DRAIN FLOAT OPERATED MODULATING VALVE   | 1 | \$200.00<br>(INSTALLATION NOT INCLUDED) |
| PROVIDE TWO NEW MODULATING FLOAT ARM ASSEMBLIES FOR THE 12" LAP POOL MAIN DRAIN FLOAT OPERATED MODULATING VALVE  | 1 | \$400.00<br>(INSTALLATION NOT INCLUDED) |
| PREP AND REPAINT MAIN POOL (12,835 SQ. FT. WALL AND FLOOR AREAS). INCLUDES BRUSH BLAST, PSP WASH AND TWO COATS TNAMEC 161 EPOXY PAINT. <b>THIS MAINTENANCE ITEM SHOULD LAST 4 TO 6 YEARS.</b>                | 2 | \$71,600 to \$77,000                    |



VILLAGE OF HINSDALE  
POOL ASSESSMENT

|  |   |  |
|--|---|--|
| PREP AND REPAINT WADING POOL (2,620 SQ. FT. WALL AND FLOOR AREAS) INCLUDES BRUSH BLAST, PSP WASH AND TWO COATS TNAMEC 161 EPOXY PAINT. <b>THIS MAINTENANCE ITEM SHOULD LAST 4 TO 6 YEARS.</b>  | 2 | \$14,500 TO \$16,000                         |
| REPLACE SURGE TANK LADDER RUNGS.   | 1 | \$20.00 PER LADDER RUNG. INSTALLED BY STAFF. |
| PROVIDE A DEDICATED CHEMICAL CONTROLLER FOR THE WADING POOL AND USE THE EXISTING CHEMICAL CONTROLLER FOR THE DIVE POOL ONLY. PROVIDE TWO SAMPLING STREAM PUMPS, ONE FOR THE DIVE POOL CHEMICAL CONTROLLER AND ONE FOR THE WADING POOL CHEMICAL CONTROLLER. SAMPLING SHOULD BE TAKEN OFF THE BOTTOM OF THE GUTTER COLLECTION LINES. | 1 | \$8,000 to \$10,000                          |
| REFINISH EXISTING RAINDROP WATER FEATURE AND KIDDIE SLIDE IN WADING POOL.  | 3 | \$5,000 to \$7,000                           |
| REPAIR GUTTER GRATING SUPPORT IN MAIN POOL AT NORTHEAST CORNER OF THE DEEP END.  | 1 | \$500  |

| <b>ELECTRICAL SERVICE</b>           |                       |                            |
|-------------------------------------|-----------------------|----------------------------|
| <u>RECOMMENDATION</u>               | <u>PRIORITY LEVEL</u> | <u>PROBABLE COST RANGE</u> |
| INSTALL A 125 KVA VOLTAGE REGULATOR |                       | \$70,000 to \$80,000       |



| <b>STRUCTURAL ISSUES</b>                                  |                              |                                   |
|---|------------------------------|-----------------------------------|
| <b><u>RECOMMENDATION</u></b>                              | <b><u>PRIORITY LEVEL</u></b> | <b><u>PROBABLE COST RANGE</u></b> |
| OBTAIN SOIL BORINGS AT FILTER BUILDING                    | 1                            | \$5,000 to \$10,000               |
| INSTALL ADDITIONAL PILES                                  | 2                            | \$2,000 TO \$2,500<br>PER PILE    |
| TEST PIPING SYSTEM FOR LEAKS                              | 1                            | \$2,000 TO \$5,000                |
| REPAIR PIPE LEAKS (IF DISCOVERED)                         | 1                            | UNKNOWN                           |
| REMOVE RUST FROM EXISTING PILES.<br>COAT WITH EPOXY PAINT | 1                            | \$1,500 TO \$2,500                |
| CLEAN REBAR & REPAIR CONCRETE                             | 1                            | \$500 TO \$1,000                  |
| EPOXY INJECT CRACK IN TANK                                | 1                            | \$500 TO \$1,000                  |
| CLEAN & REPAIR CONTROL JOINTS                             | 1                            | \$500 TO \$1,000                  |

#### NOTES

1. Costs are for 2019 construction season. We recommend adding 5% escalation for each year beyond 2019.
2. Other related costs include architectural / engineering fees, permit fees, testing, general conditions and contingencies. These fees can vary substantially depending on the scope of work being performed.
3. We recommend adding 20% to the above costs to account for professional fees and other potential related costs.



| <b>Village Pool Improvement Plan - Year One</b>  |             |                   |
|--|-------------|-------------------|
| <b>Recommendation</b>  | <b>Year</b> | <b>Total</b>      |
| LAP POOL - REPAIR DETERIORATED GROUT JOINTS UNDER THE STAINLESS STEEL PERMITER GUTTER. (APPROXIMATELY 120 LINEAR FEET, ASSUME REPLACING ALL GROUT UNDER GUTTER) THIS SHOULD EXTEND THE LIFE EXPECTANCY 10 TO 15 YEARS.   | 1           | \$ 75,000         |
| REPLACE LAP POOL DECKS AND DECK DRAINAGE (12,723 SQ. FT.). THIS SHOULD EXTEND THE LIFE EXPECTANCY 20 TO 30 YEARS.  | 1           | \$ 255,000        |
| PROVIDE A DEDICATED CHEMICAL CONTROLLER FOR THE WADING POOL AND USE THE EXISTING CHEMICAL CONTROLLER FOR THE DIVE POOL ONLY. PROVIDE TWO SAMPLING STREAM PUMPS, ONE FOR THE DIVE POOL CHEMICAL CONTROLLER AND ONE FOR THE WADING POOL CHEMICAL CONTROLLER. SAMPLING SHOULD BE TAKEN OFF THE BOTTOM OF THE GUTTER COLLECTION LINES. | 1           | \$ 10,000         |
| REPAIR GUTTER GRATING SUPPORT IN MAIN POOL AT NORTHEAST CORNER OF THE DEEP END.  | 1           | \$ 500            |
| TEST PIPING SYSTEM FOR LEAKS   | 1           | \$ 5,000          |
| REPAIR PIPE LEAKS (If Discovered)<br>(Estimated 5 Repairs at \$10,000)   | 1           | \$ 50,000         |
| REMOVE RUST FROM EXISTING PILES. COAT WITH EPOXY PAINT   | 1           | \$ 2,500          |
| CLEAN REBAR & REPAIR CONCRETE  | 1           | \$ 1,000          |
| EPOXY INJECT CRACK IN TANK   | 1           | \$ 1,000          |
| CLEAN & REPAIR CONTROL JOINTS  | 1           | \$ 1,000          |
| PREP AND REPAINT MAIN POOL (12,835 SQ. FT. WALL AND FLOOR AREAS).  | 1           | \$ 77,000         |
| REPLACE THE 8" WADING POOL MAIN DRAIN ISOLATION VALVE. PROVIDE WITH REMOTE OPERATED STAINLESS STEEL VALVE EXTENSION (TO BE COMPLETED BY VILLAGE STAFF)   | 1           | \$ 2,250          |
| REPLACE THE 10" DIVING POOL MAIN DRAIN ISOLATION VALVE. PROVIDE WITH REMOTE OPERATED STAINLESS STEEL VALVE EXTENSION(TO BE COMPLETED BY VILLAGE STAFF)   | 1           | \$ 2,500          |
| PROVIDE NEW MODULATING FLOAT ARM ASSEMBLY FOR THE 10" DIVE POOL MAIN DRAIN FLOAT OPERATED MODULATING VALVE(TO BE COMPLETED BY VILLAGE STAFF)   | 1           | \$ 200            |
| PROVIDE TWO NEW MODULATING FLOAT ARM ASSEMBLIES FOR THE 12" LAP POOL MAIN DRAIN FLOAT OPERATED MODULATING VALVE(TO BE COMPLETED BY VILLAGE STAFF)  | 1           | \$ 400            |
| REPLACE SURGE TANK LADDER RUNGS (TO BE COMPLETED BY VILLAGE STAFF)   | 1           | \$ 80             |
| PUMP MOTOR REHAB/REPLACEMENT(TO BE COMPLETED BY VILLAGE STAFF)   | 1           | \$ 15,000         |
| REPLACEMENT OF POOL HEATER(TO BE COMPLETED BY VILLAGE STAFF)   | 1           | \$ 10,000         |
| AQUATIC CLIMBING WALL(TO BE COMPLETED BY VILLAGE STAFF)  | 1           | \$ 17,000         |
| PROFESSIONAL SERVICES  | 1           | \$ 95,600         |
| <b>Total Year One</b>  |             | <b>\$ 621,030</b> |



## Village Pool Improvement Plan - Year Two

| Recommendation   | Year | Total             | 5% Cost for Annual Adjustments |
|--|------|-------------------|--------------------------------|
| REPLACE EXISTING DIVE POOL/WADING POOL PRESSURE SAND FILTRATION SYSTEM WITH NEW PRESSURE SAND FILTERS. THIS SHOULD EXTEND THE LIFE EXPECTANCY 20 TO 25 YEARS.                          | 2    | \$ 200,000        | \$ 210,000                     |
| REPLACE EXISTING LAP POOL PRESSURE SAND FILTRATION SYSTEM WITH NEW PRESSURE SAND FILTERS. THIS SHOULD EXTEND THE LIFE EXPECTANCY 20 TO 25 YEARS.                                       | 2    | \$ 250,000        | \$ 262,500                     |
| PREP AND REPAINT WADING POOL (2,620 SQ. FT. WALL AND FLOOR AREAS) INCLUDES BRUSH BLAST, PSP WASH AND TWO COATS TNEMEC 161 EPOXY PAINT. THIS MAINTENANCE ITEM SHOULD LAST 4 TO 6 YEARS. | 2    | \$ 16,000         | \$ 16,800                      |
| REPLACEMENT OF POOL HEATER(TO BE COMPLETED BY VILLAGE STAFF)   | 2    | \$ 12,000         | \$ 12,000                      |
| PROFESSIONAL SERVICES  | 2    | \$ 93,200         | \$ 97,860                      |
| <b>Total Year Two</b>  |      | <b>\$ 571,200</b> | <b>\$ 599,160</b>              |



## Village Pool Improvement Plan - Year Three

| Recommendation  | Year | Total                | 5% + 5% Cost for Annual Adjustments |
|---|------|----------------------|-------------------------------------|
| PROVIDE NEW STAINLESS STEEL STRAINER WALLS IN THE DIVE POOL/WADING POOL         | 3    | \$ 22,000.00         | \$ 24,255.00                        |
| PROVIDE NEW STAINLESS STEEL STRAINER WALLS IN THE LAP POOL SURGE TANK. 10'-0" x | 3    | \$ 24,000.00         | \$ 26,460.00                        |
| REFINISH EXISTING RAINDROP WATER FEATURE AND KIDDIE SLIDE IN WADING POOL.       | 3    | \$ 7,000.00          | \$ 7,717.50                         |
| OBTAIN SOIL BORINGS AT FILTER BUILDING  | 3    | \$ 10,000.00         | \$ 11,025.00                        |
| INSTALL ADDITIONAL PILES  | 3    | \$ 15,000.00         | \$ 16,537.50                        |
| PUMP MOTOR REHAB/REPLACEMENT(TO BE COMPLETED BY VILLAGE STAFF)                  | 3    | \$ 18,000.00         | \$ 18,000.00                        |
| PROFESSIONAL SERVICES   | 3    | \$ 15,600.00         | \$ 17,199.00                        |
| <b>Total Year Three</b>   |      | <b>\$ 111,600.00</b> | <b>\$ 121,194.00</b>                |



## Village Pool Improvement Plan - Year Four

| Recommendation                      | Year | Total               | 5% + 5% +5% Cost for Annual Adjustments |
|-------------------------------------|------|---------------------|---|
| INSTALL A 125 KVA VOLTAGE REGULATOR | 1    | \$ 80,000           | \$ 92,610.00                            |
| PROFESSIONAL SERVICES               | 3    | \$ 16,000.00        | \$ 18,522.00                            |
| <b>Total Year Four</b>              |      | <b>\$ 96,000.00</b> | <b>\$ 111,132.00</b>                    |





## MEMORANDUM

**DATE:** July 25, 2019

**TO:** President Cauley and the Village Board of Trustees

**CC:** Kathleen A. Gargano, Village Manager

**FROM:** Heather Bereckis, Superintendent of Parks & Recreation

**RE:** Hinsdale Community Pool Usage

A review of pool patronage shows that Hinsdale Residents are the dominate users of the pool, but nonresidents make up approximately 1/4 of the visits. Since 2011 there has been a decline in resident memberships, while nonresident memberships are increasing. The largest increase of nonresidents was in 2014 with the addition of the Neighborly pass. The chart below shows the neighborly growth from 2018 to 2019.

| As of July 22, 2018<br>2018 Pass Revenue |            |            |             |                  | As of July 22, 2019<br>2019 Pass Revenue |              |             |                  |                                 |                                      |
|--|------------|------------|-------------|------------------|--|--------------|-------------|------------------|---------------------------------|--------------------------------------|
| As of July 22, 2019                      |            |            |             |                  | New Passes                               | Renew Passes | Total       | Revenue          | Actual % Change Over Prior Year | Actual \$ Change Over the prior year |
| <b>Resident</b>                          |            |            |             |                  |  |              |             |                  |                                 |                                      |
| Nanny + Nanny Super                      | 37         | 34         | 71          | \$4,410          | 46                                       | 32           | 78          | \$4,490          | 2%                              | \$80                                 |
| Family Primary                           | 80         | 199        | 279         | \$82,885         | 101                                      | 172          | 273         | \$80,415         | -3%                             | -\$2,470                             |
| Family Secondary                         | 299        | 655        | 954         |                  | 329                                      | 610          | 939         |                  |                                 |                                      |
| Individual                               | 7          | 10         | 17          | \$2,225          | 7  | 7            | 14          | \$1,855          | -17%                            | -\$370                               |
| Senior Pass                              | 13         | 25         | 38          | \$3,040          | 12                                       | 23           | 35          | \$2,720          | -11%                            | -\$320                               |
| Family Super                             | 79         | 18         | 97          | \$4,850          | 78                                       | 19           | 97          | \$4,850          | 0%                              | \$0                                  |
| <b>Resident Total</b>                    | <b>515</b> | <b>941</b> | <b>1456</b> | <b>\$97,410</b>  | <b>573</b>                               | <b>863</b>   | <b>1436</b> | <b>\$94,330</b>  | <b>-3%</b>                      | <b>-\$3,080</b>                      |
| <b>Neighborly</b>                        |            |            |             |                  |  |              |             |                  |                                 |                                      |
| Neighbor Family                          | 43         | 46         | 89          | \$33,187         | 70                                       | 60           | 130         | \$48,020         | 45%                             | \$14,833                             |
| Neighborly Individual                    | 2          | 1          | 3           | \$760            | 3  | 1            | 4           | \$1,020          | 34%                             | \$260                                |
| Neighbor Addtl                           | 144        | 171        | 315         |                  | 239                                      | 206          | 445         |                  |                                 |                                      |
| <b>Neighborly Total</b>                  | <b>189</b> | <b>218</b> | <b>407</b>  | <b>\$33,947</b>  | <b>312</b>                               | <b>267</b>   | <b>579</b>  | <b>\$49,040</b>  | <b>44%</b>                      | <b>\$15,093</b>                      |
| <b>Non-Resident</b>                      |            |            |             |                  |  |              |             |                  |                                 |                                      |
| Non Resident Family                      | 3          | 0          | 3           | \$1,595          | 0  | 1            | 1           | \$515            | -68%                            | -\$1,080                             |
| Non Resident Family Secondary            | 14         | 0          | 14          |                  | 6  | 4            | 10          |                  |                                 |                                      |
| Non Resident Individual                  | 0          | 2          | 2           | \$545            | 1  | 0            | 1           | \$285            | -48%                            | -\$260                               |
| Non Resident Senior                      | 3          | 4          | 7           | \$1,085          | 6  | 7            | 13          | \$2,015          | 86%                             | \$930                                |
| Non Resident Nanny                       | 14         | 5          | 19          | \$1,710          | 19                                       | 10           | 29          | \$2,520          | 47%                             | \$810                                |
| <b>Non-resident Total</b>                | <b>34</b>  | <b>11</b>  | <b>45</b>   | <b>\$4,935</b>   | <b>32</b>                                | <b>22</b>    | <b>54</b>   | <b>\$5,335</b>   | <b>8%</b>                       | <b>\$400</b>                         |
| 10-Visit                                 | 208        |            | 208         | \$16,810         | 238                                      |              | 238         | \$18,950         | 13%                             | \$2,108                              |
| <b>TOTAL</b>                             |            |            | <b>2116</b> | <b>\$153,102</b> |  |              |             | <b>\$167,630</b> | <b>9%</b>                       | <b>\$14,521</b>                      |





## MEMORANDUM

The following table provides a breakdown of the resident vs. non-resident usage for the past five years during the month of June, as well as full year data. Also included is an average of the five years of visits.

| Visitor Residency<br>June Comparison | Resident<br>Saturday<br>Visits | Non<br>Resident<br>Saturday<br>Visits | Resident<br>Sunday<br>Visits | Non<br>Resident<br>Sunday<br>Visits | Resident<br>Weekday<br>Visits | Non<br>Resident<br>Weekday<br>Visits | Resident<br>Total | Non Resident<br>Total | Res % of<br>Total<br>Visits | NR % of<br>Total<br>Visits |
|--------------------------------------|--------------------------------|---------------------------------------|------------------------------|-------------------------------------|-------------------------------|--------------------------------------|-------------------|-----------------------|-----------------------------|----------------------------|
| Season                               |                                |                                       |                              |                                     |                               |                                      |                   |                       |                             |                            |
| 2015                                 | 558                            | 163                                   | 661                          | 223                                 | 2379                          | 623                                  | 3598              | 1009                  | 78%                         | 22%                        |
| 2016                                 | 865                            | 324                                   | 675                          | 138                                 | 2796                          | 858                                  | 4336              | 1320                  | 77%                         | 23%                        |
| 2017                                 | 691                            | 104                                   | 1122                         | 147                                 | 2777                          | 699                                  | 4590              | 950                   | 83%                         | 17%                        |
| 2018                                 | 1110                           | 198                                   | 872                          | 207                                 | 2336                          | 497                                  | 4318              | 902                   | 83%                         | 17%                        |
| 2019                                 | 473                            | 119                                   | 212                          | 81                                  | 2293                          | 682                                  | 2978              | 882                   | 77%                         | 23%                        |
| 5 year Average                       | 739                            | 182                                   | 708                          | 159                                 | 2516                          | 672                                  | 3964              | 1013                  | 79%                         | 21%                        |

| Visitor Residency<br>Full Season<br>Comparison | Resident<br>Saturday<br>Visits | Non<br>Resident<br>Saturday<br>Visits | Resident<br>Sunday<br>Visits | Non<br>Resident<br>Sunday<br>Visits | Resident<br>Weekday<br>Visits | Non<br>Resident<br>Weekday<br>Visits | Resident<br>Total | Non Resident<br>Total | Res % of<br>Total<br>Visits | NR % of<br>Total<br>Visits |
|--|--------------------------------|---------------------------------------|------------------------------|-------------------------------------|-------------------------------|--------------------------------------|-------------------|-----------------------|-----------------------------|----------------------------|
| Season   |                                |                                       |                              |                                     |                               |                                      |                   |                       |                             |                            |
| 2015   | 2217                           | 795                                   | 2150                         | 792                                 | 8015                          | 2331                                 | 12382             | 3918                  | 76%                         | 24%                        |
| 2016   | 2103                           | 749                                   | 2331                         | 712                                 | 8734                          | 2989                                 | 13168             | 4450                  | 75%                         | 25%                        |
| 2017   | 2405                           | 464                                   | 3027                         | 486                                 | 8478                          | 2670                                 | 13910             | 3620                  | 79%                         | 21%                        |
| 2018   | 2624                           | 464                                   | 3703                         | 861                                 | 8608                          | 1907                                 | 14935             | 3232                  | 82%                         | 18%                        |
| 2019*  | 1548                           | 348                                   | 968                          | 229                                 | 7602                          | 2021                                 | 10118             | 2598                  | 80%                         | 20%                        |
| 5 year Average                                 | 2179                           | 564                                   | 2436                         | 616                                 | 8287                          | 2384                                 | 12903             | 3564                  | 78%                         | 22%                        |

\* only half season so far





Community Development

**AGENDA SECTION:** First Reading – ZPS

**SUBJECT:** Exterior Appearance and Site Plan to Redevelop and Expand the existing 1-story Paddle Court warming Hut at KLM Memorial Park 5901 S. County Line Road in the OS Open Space District Case A-01-2020

**MEETING DATE:** March 3, 2020

**FROM:** Chan Yu, Village Planner

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**Recommended Motion**

Approve an Ordinance approving an Exterior Appearance and Site Plan for expansion and redevelopment of a paddle court warming hut – Hinsdale Platform Tennis Association - 5901 S. County Line Road.

**Background**

The Village of Hinsdale has received an Exterior Appearance/Site Plan review application from the Hinsdale Platform Tennis Association requesting approval to expand the existing Village owned 1-story, paddle court warming hut from 1,028 SF to 1,787 SF, at the southeast corner of the 52-acre Katherine Legge Memorial Park at 5901 S. County Line Road in the Open Space District.

The current paddle court warming hut is surrounded by 6 paddle tennis courts to the west, east and south. The entrance is located at the north end of the building, and is where the expansion is being proposed. The plan includes a 759 SF building expansion, a new 524 SF raised deck, updated perimeter boardwalk and garbage enclosure to the east of the building. The elevation drawings indicate textured cellular PVC board, treated wood for the deck and ramps, and new roof cupola with windows. The new 3'-6" roof cupola was designed to allow additional natural light down through the center of the building.

The proposed additional windows at the front entrance is consistent with the existing multiple windows on the other sides of the building, and the width of the building will not change. Per the architect, the materials were chosen to match the existing warming hut structure and ancillary structures. The landscape area, north of the raised deck on the site plan is proposed to be for a future landscape plan. Per section 9-104(D)(1), this request is a minor addition to the 52-acre site, and no additional parking spaces are required.

**Discussion & Recommendation**

At the February 12, 2020, Plan Commission meeting, the PC unanimously recommended approval for the proposed exterior appearance and site plan improvements, as submitted, 6-0, and 2 absent. There were no public comments at the PC meeting by neighbors regarding the request.



**Village Board and/or Committee Action**

N/A

**Documents Attached**

Draft Ordinance

1. Exterior Appearance and Site Plan Application and Exhibits
2. Zoning Map and Project Location
3. Street View of 4 sides of Paddle Hut
4. Aerial View of Paddle Hut at KLM Park
5. Draft Plan Commission Findings and Recommendations



**VILLAGE OF HINSDALE**

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

**AN ORDINANCE APPROVING AN EXTERIOR APPEARANCE AND SITE PLAN FOR  
EXPANSION AND REDEVELOPMENT OF A PADDLE COURT WARMING HUT –  
HINSDALE PLATFORM TENNIS ASSOCIATION – 5901 S. COUNTY LINE ROAD**

**WHEREAS**, the Hinsdale Platform Tennis Association (the "Applicant") has submitted an application (the "Application") seeking exterior appearance and site plan approval for an expansion of the existing Village-owned one-story, paddle court warming hut at the southeast corner of the 52-acre Katherine Legge Memorial Park at 5901 S. County Line Road (the "Subject Property"). The Subject Property is located in the OS - Open Space Zoning District and is legally described in **Exhibit A** attached hereto and made a part hereof; and

**WHEREAS**, the Subject Property is currently improved with a one-story paddle court warming hut, surrounded by six (6) paddle tennis courts to the west, east and south. The Applicant seeks to expand the existing hut with a 759 square foot building addition, from 1,028 square feet to 1,787 square feet. The plan also includes a new 524 square foot raised deck, an updated perimeter boardwalk and a garbage enclosure to the east of the building. The proposed improvements are depicted in the Exterior Appearance and Site Plans attached hereto as **Exhibit B** and made a part hereof; and

**WHEREAS**, the Application has been referred to the Plan Commission of the Village and has been processed in accordance with the Hinsdale Zoning Code ("Zoning Code"), as amended; and

**WHEREAS**, on February 12, 2020, the Plan Commission of the Village of Hinsdale reviewed the Application at a public meeting pursuant to notice given in accordance with the Zoning Code; and

**WHEREAS**, the Plan Commission, after considering all of the testimony and evidence presented at the public meeting, recommended approval of the proposed Exterior Appearance and Site Plans on a vote of six (6) ayes, zero (0) nays, and two (2) absent, as set forth in the Plan Commission's Findings and Recommendation in this case ("Findings and Recommendation"), a copy of which is attached hereto as **Exhibit C** and made a part hereof; and

**WHEREAS**, the President and Board of Trustees have duly considered the Findings and Recommendation of the Plan Commission, and all of the materials, facts and circumstances affecting the Application, and find that the Application satisfies the standards established in subsection 11-604F of the Zoning Code governing site plan review, and the standards established in subsection 11-606E of the Zoning Code governing exterior appearance review, subject to the conditions stated in this Ordinance.



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

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

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

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

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

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

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



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

**ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2020, pursuant to a roll call vote as follows:

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

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

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

**APPROVED** by me this \_\_\_\_\_ day of \_\_\_\_\_, 2020, and attested to by the Village Clerk this same day.

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

**ATTEST:**

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

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

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

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

Date: \_\_\_\_\_, 2020



**EXHIBIT A**

**LEGAL DESCRIPTION OF THE SUBJECT PROPERTY**

**TRACT NUMBER 1: THE NORTH 401 FEET OF THE WEST HALF OF THE NORTHWEST QUARTER (EXCEPT THE NORTH 1550 FEET THEREOF) OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;**

**TRACT NUMBER 2: THE WEST HALF OF THE NORTHWEST QUARTER (EXCEPT THE NORTH 1951 FEET THEREOF) OF SECTION 18, ALSO THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**P.I.N.: 18-18-300-001-0000 and 18-18-108-001**

**COMMONLY KNOWN AS: 5901 S. COUNTY LINE ROAD, HINSDALE, IL 60521**



**EXHIBIT B**

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

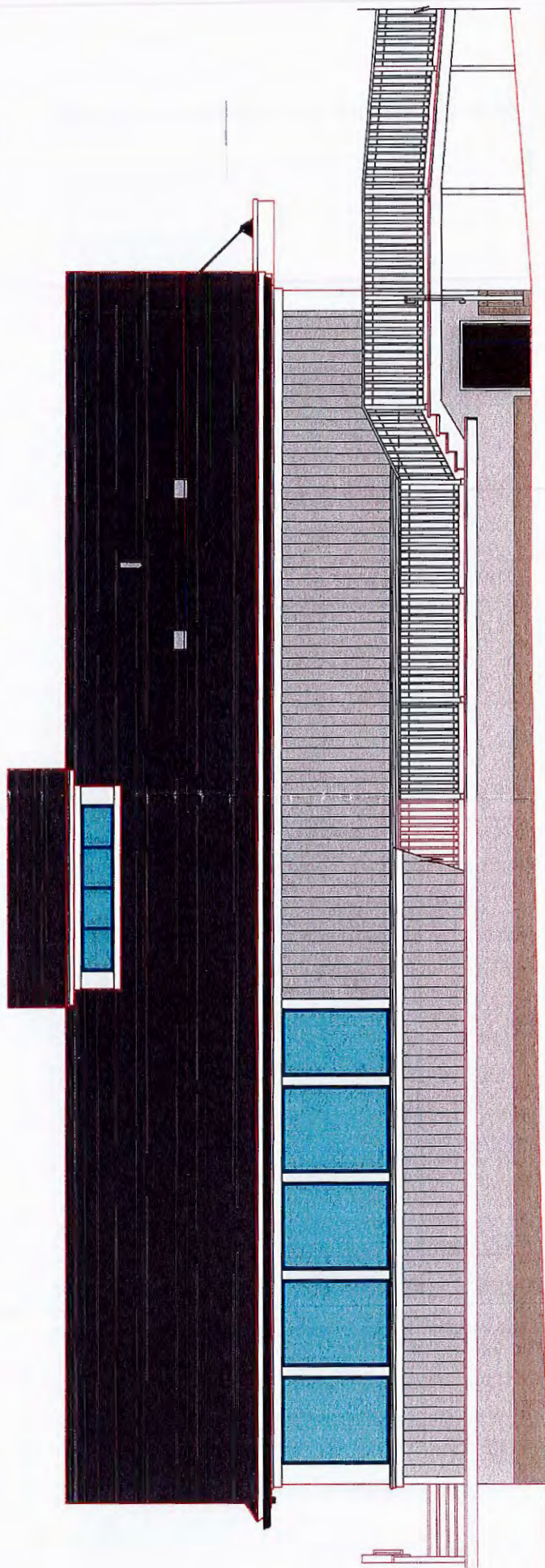


**EXHIBIT C**

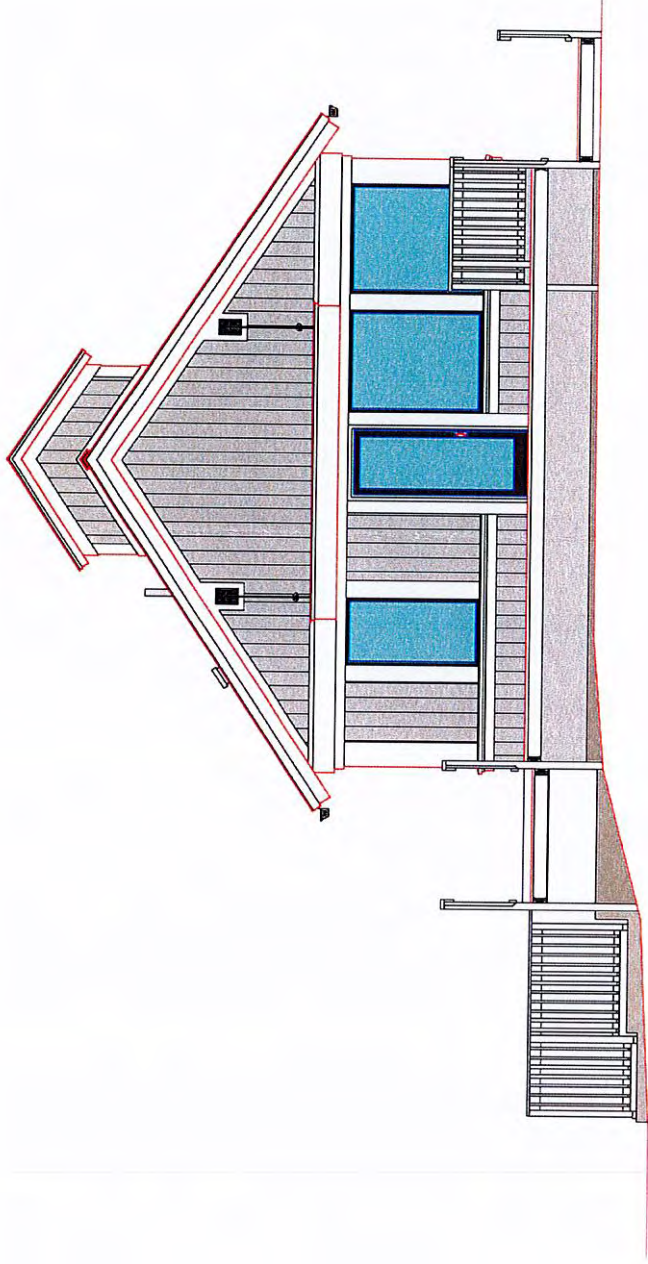
**FINDINGS AND RECOMMENDATION OF THE PLAN COMMISSION**

**(ATTACHED)**

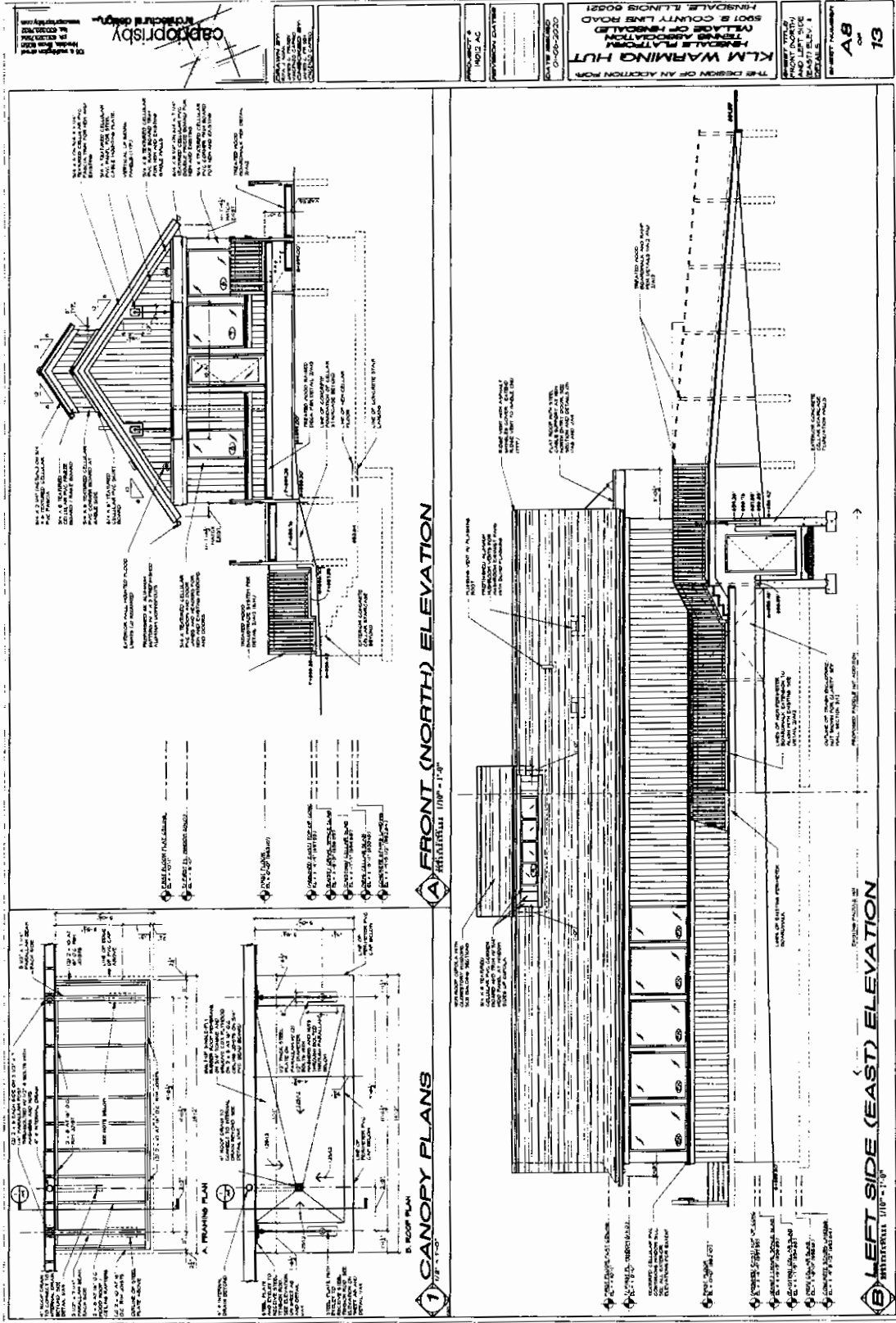




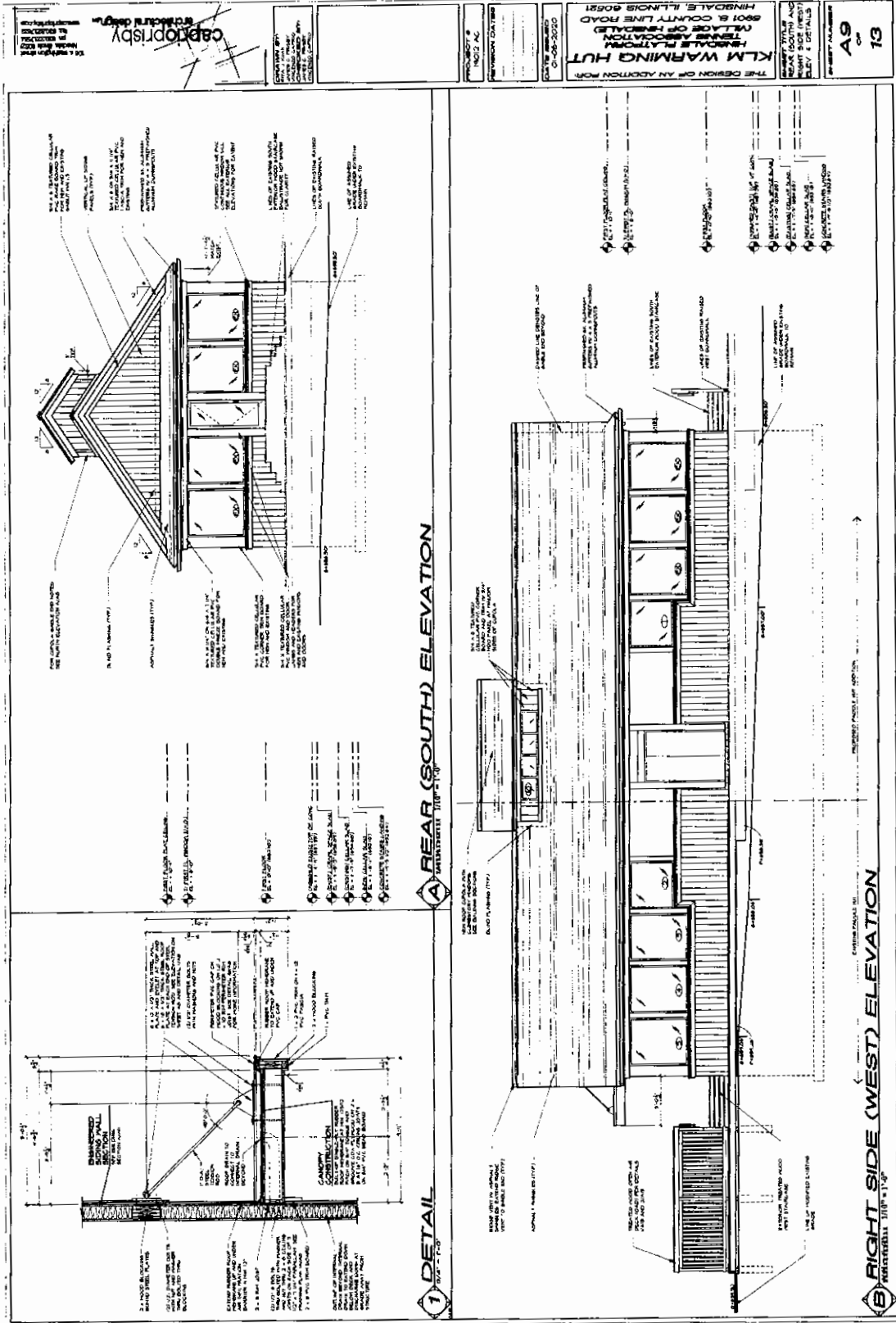








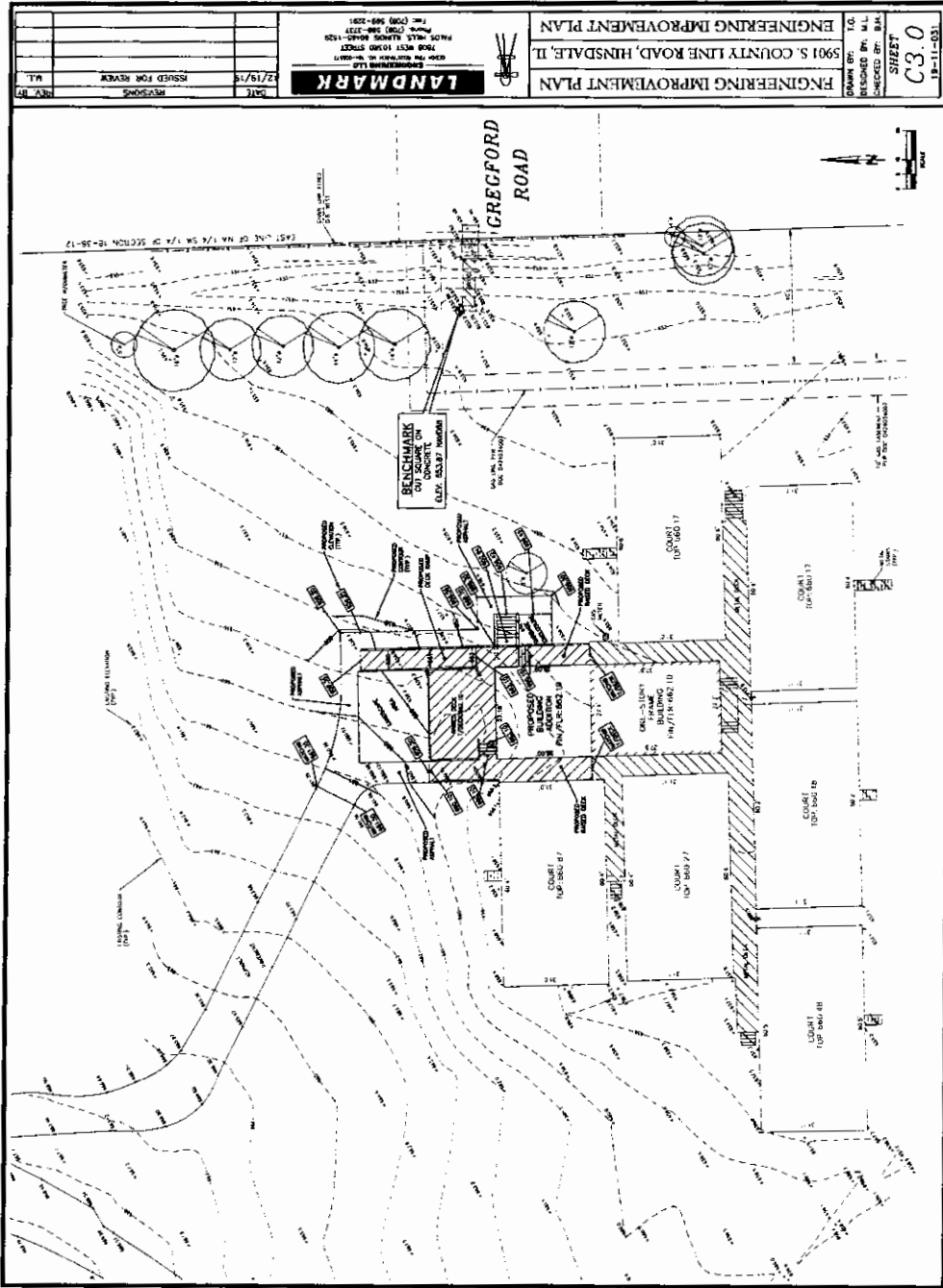














# EXTERIOR ELEVATIONS COLOR SCHEDULE

|   |   |  |
|---|---|--|
| EXTERIOR CORNER, WINDOW, WINDOW SILL,<br>FRIEZE BOARD, FASCIA AND<br>MISCELLANEOUS TRIM | - | SIMPLY WHITE - OC-117 -<br>BENJAMIN MOORE                          |
| EXTERIOR SIDING   | - | SILVER CHAIN - 1472 -<br>BENJAMIN MOORE                            |
| EXISTING AND NEW WINDOWS  | - | DARK BRONZE  |
| BOARDWALK BALLUSTRADE<br>SYSTEM   | - | SIMPLY WHITE - OC-117 -<br>BENJAMIN MOORE                          |
| EXISTING AND NEW BOARDWALK<br>DECKING AND RAISED DECK<br>DECKING                        | - | DARK BROWN   |
| EXTERIOR DOORS NEW AND EXISTING<br>ALUMINUM AND PAINTED                                 | - | DARK BRONZE  |
| GUTTERS AND DOWNSPOUTS  | - | DARK BRONZE  |
| FRONT ENTRY ROOF CANOPY RODS  | - | BLACK IRON   |
| ROOFING SHINGLES  | - | PEWETER GRAY - GAF/<br>TIMBERLINE UHD LIFETIME<br>ASPHALT SHINGLES |





**VILLAGE  
OF HINSDALE** FOUNDED IN 1873

**VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT  
DEPARTMENT**

**PLAN COMMISSION APPLICATION**

**I. GENERAL INFORMATION**

**Applicant**

Name: Hinsdale Platform Tennis Association

Address: 32 S. Adams Street

City/Zip: Hinsdale 60521

Phone/Fax: (312) 699-8152 / n/a

E-Mail: bfreel@vineproperties.com

**Owner**

Name: Village of Hinsdale

Address: 19 E. Hinsdale Ave

City/Zip: Hinsdale 60521

Phone/Fax: (630) 789-7000 /

E-Mail: rmcginnis@villageofhinsdale.org

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

Name: Vincenzo Caprio

Title: Architect

Address: 106 South Washington

City/Zip: Hinsdale, IL 60521

Phone/Fax: (630) 323-7554 ext/101

E-Mail: VCAPRIO@CAPRIOPRISBY.COM

Name: Landmark Engineering LLC (Matt Landstrom)

Title: Civil Engineer

Address: 7808 West 103rd Street

City/Zip: Palos Hills 60465

Phone/Fax: (708) 599-3737 / 708-599-2291

E-Mail: matt@landmark80.com

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

1) N/A - Village of Hinsdale owned property is the subject of this application.

2) \_\_\_\_\_

3) \_\_\_\_\_



## II. SITE INFORMATION

Address of subject property: 5901 S. County Line Road

Property identification number (P.I.N. or tax number): 18 - 18 - 300 - 001 - 0000

Brief description of proposed project: Addition to the existing Platform Tennis warming hut and ancillary structures at Katherine Legge Memorial Park.

General description or characteristics of the site: Large open park with several buildings, parking, lacrosse field and other generous open green spaces

Existing zoning and land use: OS, Open Air District

Surrounding zoning and existing land uses:

North: R2 - Residential South: Residential (Village of Burr Ridge)

East: Residential (Village of Burr Ridge) West: R-5 & R-3 - Residential

Proposed zoning and land use: Unchanged - OS, Open Air District

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

☒ Site Plan Approval 11-604

☐ Design Review Permit 11-605E

☒ Exterior Appearance 11-606E

☐ Special Use Permit 11-602E

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

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

☐ Planned Development 11-603E

☐ Development in the B-2 Central Business District Questionnaire



## TABLE OF COMPLIANCE

Address of subject property: 5901 SOUTH COUNTY LINE ROAD

The following table is based on the OS Zoning District. SECTION 7-210

| You may write "N/A" if the application does NOT affect the building/subject property. | Minimum Code Requirements | Existing Development | Proposed Development |
|---|---------------------------|----------------------|----------------------|
| Lot Area (SF)   | 40,000 S.F.               | EXISTING             | EXISTING             |
| Lot Depth   | 150 FT                    | EXISTING             | EXISTING             |
| Lot Width   | 150 FT                    | EXISTING             | EXISTING             |
| Building Height   | 30 FT                     | EXISTING             | + 20 FT              |
| Number of Stories   | N/A                       | N/A                  | N/A                  |
| Front Yard Setback  | 100 FT                    | EXISTING             | EXISTING/N/A         |
| Corner Side Yard Setback  | 100 FT                    | N/A                  | N/A                  |
| Interior Side Yard Setback  | 50 FT                     | EXISTING             | EXISTING             |
| Rear Yard Setback   | 50 FT                     | EXISTING             | EXISTING             |
| Maximum Floor Area Ratio (F.A.R.)*  | (.20)(Lot size)           | EXISTING             | TBD                  |
| Maximum Total Building Coverage*  | N/A                       | N/A                  | N/A                  |
| Maximum Total Lot Coverage*   | N/A                       | N/A                  | N/A                  |
| Parking Requirements  | N/A                       | EXISTING             | EXISTING             |
| Parking front yard setback  |                           |                      |                      |
| Parking corner side yard setback  |                           |                      |                      |
| Parking interior side yard setback  |                           |                      |                      |
| Parking rear yard setback   |                           |                      |                      |
| Loading Requirements  |                           |                      |                      |
| Accessory Structure Information   | N/A                       | N/A                  | N/A                  |

\* Must provide actual square footage number and percentage.

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

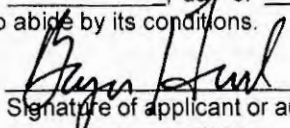


## CERTIFICATION

The Applicant certifies and acknowledges and agrees that:

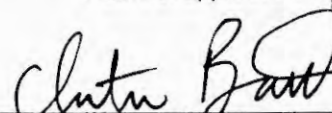
- A. The statements contained in this application are true and correct to the best of the Applicant's knowledge and belief. The owner of the subject property, if different from the applicant, states that he or she consents to the filing of this application and that all information contained in this application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

On the 10th day of January, 2020, I/We have read the above certification, understand it, and agree to abide by its conditions.

  
Signature of applicant or authorized agent  
Bryan J. Freel (HPTA Board  
Member)  
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 10th day of  
January, 2020.

  
Notary Public







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

**Address of proposed request:** 5901 S. County Line Road, Hinsdale, Illinois 60521

**REVIEW CRITERIA**

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

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

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

**Standard Application: \$600.00**

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

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

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

The open space between the Existing Warming Hut with the Proposed Addition will not materially change. The Proposed Addition will stretch northward and internally.

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

The Structure(s) will receive a New Roof, Siding and Trim, Add. Windows with Exp. Raised Boardwalks, Open Air Deck and Ramp in materials to match existing.

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

The Design of the Proposed Addition along with the Proposed Boardwalk, Open Air Deck and Ramp will match the Existing Warming Hut Structure and Ancillary Structures.



4. *General site development.* The quality of the site development in terms of landscaping, recreation, pedestrian access, auto access, parking, servicing of the property, and impact on vehicular traffic patterns and conditions on-site and in the vicinity of the site, and the retention of trees and shrubs to the maximum extent possible.

The Existing Site will for the most part remain unchanged. The Proposed Addition will not affect, pedestrian and auto access patterns or parking. The Proposed Addition will include a Trash Enclosure and an area for future landscaping north of the Open Air Deck.

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

The height of the Proposed Warming Hut Addition will remain unchanged.

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

The front facade width of the Proposed Warming Hut Addition will remain unchanged, but will be upgraded with new materials, a front door canopy and additional windows.

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

As stated above the Proposed Warming Hut Addition will be an expansion of the Existing Structure with several improvements.

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

As stated above the Proposed Warming Hut Addition will be an expansion of the Existing Structure with several improvements.

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

As stated above the Proposed Warming Hut Addition will be an expansion of the Existing Structure with several improvements.

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

As stated above the Proposed Warming Hut Addition will be an expansion of the Existing Structure with several improvements.

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

As stated above the Proposed Warming Hut Addition will be an expansion of the Existing Structure with several improvements.



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

As stated above the Proposed Warming Hut Addition will be an expansion of the Existing Structure with several improvements.

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

As stated above the Proposed Warming Hut Addition will be an expansion of the Existing Structure with several improvements.

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

As stated above the Proposed Warming Hut Addition will be an expansion of the Existing Structure with several improvements.

15. *Directional expression of front elevation.* The buildings shall be visually compatible with the buildings, public ways, and places to which it is visually related in its directional character, whether this be vertical character, horizontal character, or nondirectional character.

As stated above the Proposed Warming Hut Addition will be an expansion of the Existing Structure with several improvements.

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

Not Applicable.

#### **REVIEW CRITERIA – Site Plan Review**

Below are the criteria that will be used by the Plan Commission and Board of Trustees in determining if the application does not meet the requirements for Site Plan Approval. Briefly describe how this application will not do the below criteria. Please respond to each criterion as it relates to the application. Please use an additional sheet of paper to respond to questions if needed.

Section 11-604 of the Hinsdale Zoning Code regulates Site Plan Review. The site plan review process recognizes that even those uses and developments that have been determined to be generally suitable for location in a particular district are capable of adversely affecting the purposes for which this code was enacted unless careful consideration is given to critical design elements.



1. The site plan fails to adequately meet specified standards required by the Zoning Code with respect to the proposed use or development, including special use standards where applicable.

The proposed Site Plan continues to meet the Zoning Code.

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

The proposed Site Plan does not interfere with any easements or right-of-way.

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

The Proposed Site Plan was Engineered to be the continuation the Existing Site Plan with the contours modified slightly around the Proposed Warming Hut Addition and the Ancillary Struc.

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

The Proposed Site Plan will actually enhance the enjoyment of the property with visitors and users of this facility.

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

Not Applicable. No such issues, congestion or hazards will result.

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

Since the location of this Warming Hut is internal within the property and it does not need to be screened. Also, there is current screening along the South and East sides of the property which will remain / continue to screen the property as modified.

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

The Proposed Warming Hut Addition and Ancillary Structures along with the Proposed Remodeling Improvements will add tremendous value to this portion of the KLM Facility.

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

Not Applicable.

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

The Proposed Site Plan was Engineered to be the continuation the Existing Site Plan with the site contours modified slightly around the Proposed Warming Hut Addition and the Ancillary Structures.



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

The Existing Utilities will remain as is with service to be expanded internally through the Proposed Warming Hut Addition's Cellar.

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

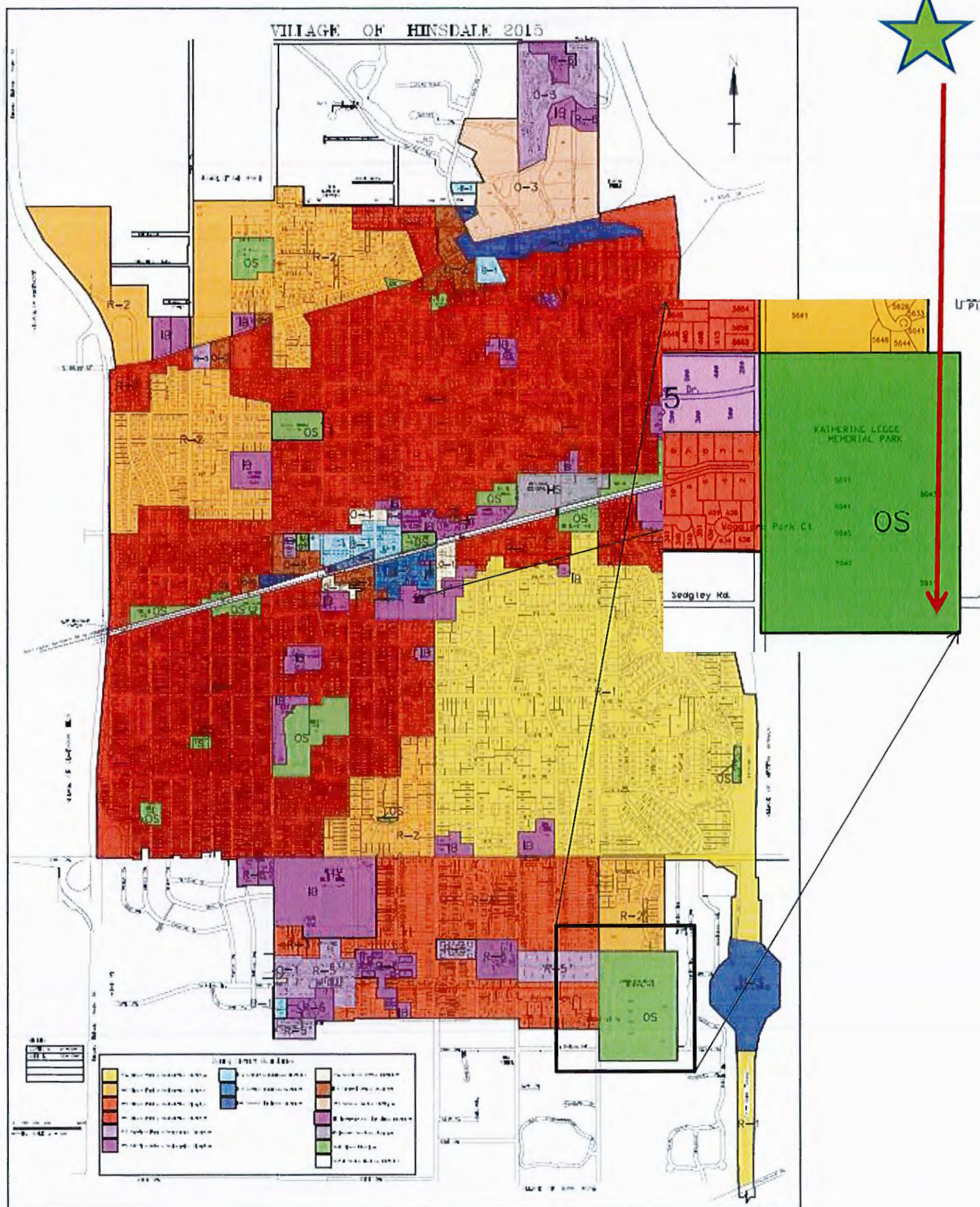
Not Applicable.

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

The Proposed Site Plan was Designed and Engineered to be the continuation the Existing Site Plan and will not affect the public's health, safety and general welfare.



## Attachment 2: Village of Hinsdale Zoning Map and Project Location



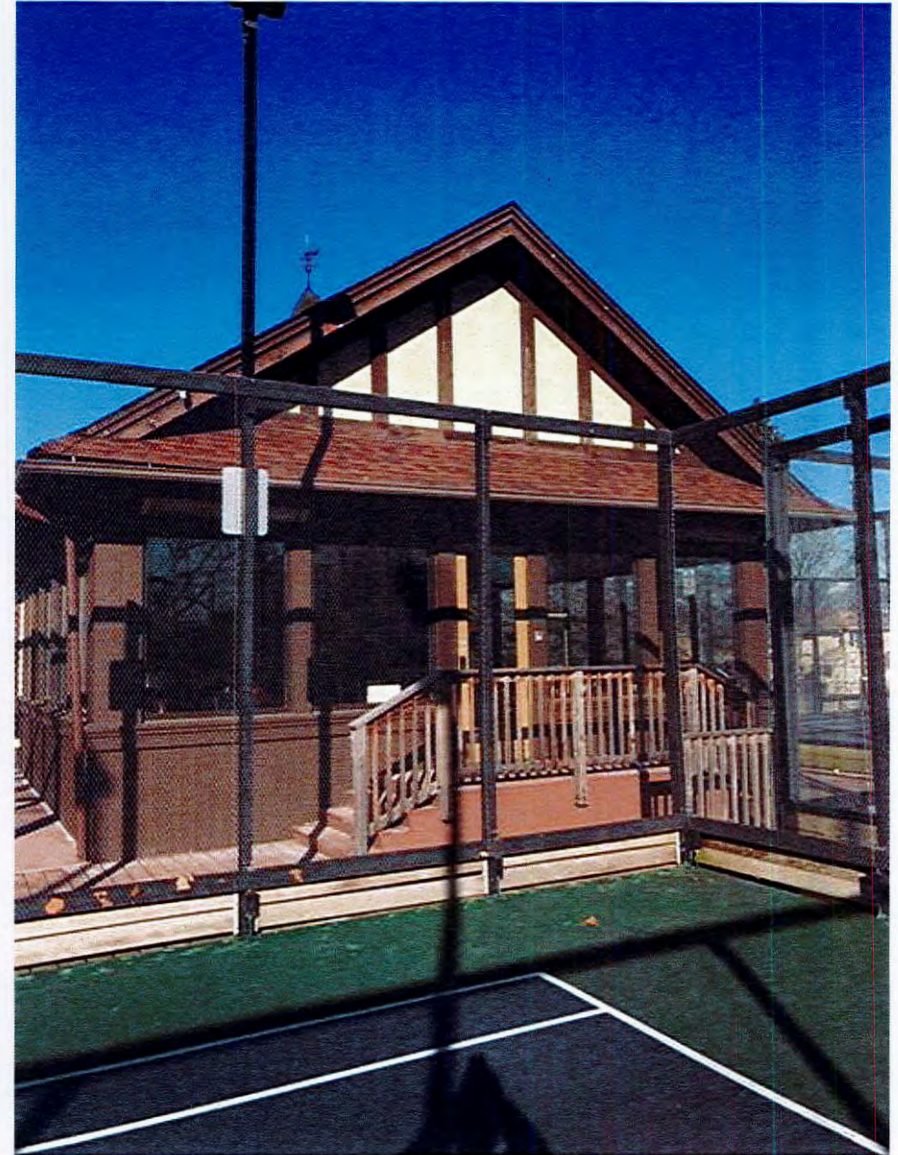


### Attachment 3: Street View of KLM Paddle Hut at 5901 S. County Line Rd.

South View



North View





### Attachment 3: Street View of KLM Paddle Hut at 5901 S. County Line Rd.

West View



East View





Attachment 4: Aerial View of KLM Paddle Hut at 5901 S. County Line Road





## HINSDALE PLAN COMMISSION

Application: Case A-01-2020 – Applicant: Hinsdale Platform Tennis Association

Request: Exterior Appearance/ Site Plan – KLM Memorial Park at 5901 S. County Line Road in the Open Space District

DATE OF PLAN COMMISSION (PC) REVIEW: February 12, 2020

DATE OF BOARD OF TRUSTEES 1<sup>ST</sup> READING: March 3, 2020

### FINDINGS AND RECOMMENDATION

#### I. FINDINGS

1. The PC heard testimony from the applicant, Mr. Bryan Freel, on behalf of the Hinsdale Platform Tennis Association, and summarized the plans, including expanding the current building 28 feet in addition to an open space deck to the north while maintaining the building width. The expansion shape and roofline would be consistent with the existing building and the proposed cupola on the roof is intended to allow natural sunlight into the building. The façade redevelopment material was reviewed as a wood vertical siding, white trim and asphalt roof. The applicant also brought and offered material samples for the Plan Commission to review. (11-604(F)(1) and 11-606(E)).
2. A Plan Commissioner asked if the applicant has plans for new lighting for the building. The applicant responded there will be a new recessed down lighting on the north side of the building due to the new canopy, and reviewed the current exterior lighting on the north and south ends of the building. There was a question regarding a past application years ago that involved neighbor concerns over lighting. The applicant responded that pertained to the exterior court lights, and added the courts and lighting are not changing as part of this application (11-604(F)(1)(f)).
3. A Plan Commissioner asked if they will be back to develop the landscaping and parking spaces on a future site plan. Chan, Village Planner, clarified in his memo, which stated that the Village will include funds for an additional 11 parking spaces; After speaking with Village senior staff, it was made aware that approximately 5 buildings at the Village owned 52 acre KLM Park are not being used, and thus, the parking will need to be recalculated. It was noted that since this is zoned OS Open Space, the Village is sensitive to not paving additional parking spaces if it is not necessary. A comprehensive parking calculation was done many years ago and should consider the 5 buildings not utilized. The project architect, Vincenzo Caprio, stated at the public meeting that the current parking lot is underutilized and in his opinion, paving for additional parking spaces would be a waste of money. A few Plan Commissioners agreed, citing that the time of use are also not aligned to be used simultaneously (11-604(F)(1)(j)).
4. In general, the Plan Commission commented that the proposed request looks good and would be an upgrade to the facility, and believes it would not cause an issue with the neighbors since the development would be north and away from the residential area (11-604(F)(1)(f)).
5. There were no public comments at the Plan Commission public meeting on February 12, 2020 (11-604(E)).

#### II. RECOMMENDATIONS

Following a motion to recommend approval of the proposed exterior appearance and site plan as submitted, the Village of Hinsdale Plan Commission, on a vote of six (6) "Ayes," and three (3) "Absent," recommends that the President and Board of Trustees approve the application as submitted.

THE HINSDALE PLAN COMMISSION By: \_\_\_\_\_, Chairman

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2020.



**REQUEST FOR BOARD ACTION**  
Community Development

**AGENDA SECTION:** First Reading - ZPS

**SUBJECT:** Consideration of a Request for Variation-5500 S. Grant Street  
(Hinsdale Central)

**MEETING DATE:** March 3, 2020

**FROM:** Robert McGinnis, Director of Community Development/Building  
Commissioner

---

**Recommended Motion**

Approve an Ordinance Approving Variations Relative to the Replacement and/or Construction of New Improvements for Hinsdale Central High School at 5500 S. Grant Street, Hinsdale, Illinois – Hinsdale Township High School District 86 - Case Number V-05-19

**Background**

In this application for variation, the applicant requests relief from;

1. 9-104(J)(1)(e)(xi) To allow a reduction in required parking from 882 to 583 spaces. It should be noted that the existing count is 560 and that the plan is to increase the count as part of the project to 583.
2. 9-104(H)(2)(g&i); 9-105(c)(2); 9-107(A)(1&2); 9-107(B) To waive landscape island, 10' open space buffer, and loading space screening requirements in order to maximize the number of parking spaces.
3. 9-12-3(E) To waive the 8' height limitation on fences for the construction of safety netting at the baseball field on the northeast corner of Grant and 57<sup>th</sup>.
4. 9-12-3(D&E); 7-310 To waive the 8' height limitation on fences and the setback requirements in order to replace the existing chain link tennis court fencing, track fencing, baseball field backstop, and miscellaneous athletic field fencing.
5. 7-310; 9-107(H)(2) To waive the building setback, building height, and screening requirements for the construction of 2 soccer field team shelters and a press box.

This relief is being requested in order to replace and/or construct new improvements as part of the capital improvement program for Hinsdale Central High School. The requested variations are explained in the attached Application for Variation and summarized on the Table of Compliance.

A copy of the Final Decision for those variation requests approved by the Zoning Board of Appeals is attached as well.

**Discussion & Recommendation**



Following a public hearing held on January 15, 2020, the Zoning Board of Appeals of the Village of Hinsdale ("ZBA") recommended approval of the Requested Variations on a unanimous vote of six (6) in favor and zero (0) opposed, with one (1) member absent.

**Budget Impact**

N/A

**Village Board and/or Committee Action**

N/A

**Documents Attached**

1. Draft Ordinance
2. Approved Findings of Fact and Recommendation
3. ZBA Application
4. ZBA Final Decision
5. Transcript



## VILLAGE OF HINSDALE

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

### **AN ORDINANCE APPROVING VARIATIONS RELATIVE TO THE REPLACEMENT AND/OR CONSTRUCTION OF NEW IMPROVEMENTS FOR HINSDALE CENTRAL HIGH SCHOOL AT 5500 S. GRANT STREET, HINSDALE, ILLINOIS – HINSDALE TOWNSHIP HIGH SCHOOL DISTRICT 86 - CASE NUMBER V-05-19**

**WHEREAS**, the Village of Hinsdale received an application (the "Application") from ARCON Associates, Inc. on behalf of Hinsdale Township High School District 86 (the "Applicant") for variations relative to the replacement and/or construction of new improvements at Hinsdale Central High School, on property located in the IB Institutional Buildings Zoning District at 5500 S. Grant Street (the "Subject Property"); and

**WHEREAS**, the improvements proposed by the Applicant at this time are Phase I of a program of improvements and upgrades to the High School over the next three (3) years. The general scope of Phase I improvements includes a natatorium addition, buildings and grounds addition, parking lot reconfigurations and modifications due to loading dock relocation; associated landscaping, artificial turf replacement, tennis court and fencing replacement, running track and fence replacement, separation of storm and sanitary utilities due to Flagg Creek Water Reclamation District requirements, chain-link baseball field backstop and fence replacement, baseball field sports safety netting installation, privacy fencing, soccer field team shelter and press box replacements, emergency generator replacement, and various other ADA and health/life safety improvements on site (collectively, the "Phase I Improvements"); and

**WHEREAS**, the Applicant has requested variations to the following Sections of the Zoning Code of the Village of Hinsdale ("Zoning Code") over which the Village President and Board of Trustees, upon a recommendation from the Zoning Board of Appeals of the Village of Hinsdale ("ZBA") has final authority:

- A variation from Section 9-104(J)(1)(e)(xi) of the Zoning Code, to allow a reduction in required parking from 882 to 583 spaces (existing parking count is 560, so Phase I Improvements will actually increase the count to 583);
- A variation from Section 9-104(H)(2)(g & i); 9-105(c)(2); 9-107(A)(1&2); 9-107(B) of the Zoning Code, to provide relief from landscape island, ten (10) foot open space buffer, and loading space screening requirements in order to maximize the number of parking spaces on the Property; and
- A variation from Section 9-107(H)(2) of the Zoning Code, to provide relief from the building setback requirements for the construction of two (2) soccer field team shelters and a press box.



Collectively, these variation requests are the "Requested Variations;" and

**WHEREAS**, in addition to the Requested Variations, additional variations were requested over which the Zoning Board of Appeals of the Village has final authority. Those additional variations were approved by the Zoning Board of Appeals; and

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

**WHEREAS**, the Application has been referred to the Zoning Board of Appeals of the Village, and has been processed in accordance with the Zoning Code, as amended; and

**WHEREAS**, on Wednesday, January 15, 2020, the Zoning Board of Appeals of the Village of Hinsdale held a public hearing pursuant to notice given in accordance with State law and the Zoning Code, relative to the Requested Variations; and

**WHEREAS**, the Zoning Board of Appeals, after considering all of the testimony and evidence presented at the public hearing, recommended approval of the Requested Variations on a unanimous vote of six (6) in favor and zero (0) opposed, with one (1) member absent; and

**WHEREAS**, the Zoning Board of Appeals has filed its report of Findings and Recommendation regarding the Requested Variations in Case Number V-05-19 with the President and Board of Trustees, a copy of which is attached hereto as **Exhibit B** and made a part hereof; and

**WHEREAS**, the President and Board of Trustees of the Village of Hinsdale have reviewed and duly considered the Findings and Recommendation of the Zoning Board of Appeals, and all of the materials, facts, and circumstances related to the Application; and

**WHEREAS**, the President and Board of Trustees find that the Application satisfies the standards established in Sections 11-503 of the Hinsdale Zoning Code governing variations.

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

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

**SECTION 2: Adoption of Findings and Recommendation.** The President and Board of Trustees of the Village of Hinsdale approve and adopt the findings and recommendation of the Zoning Board of Appeals, a copy of which is attached hereto as



**Exhibit B** and made a part hereof, and incorporate such findings and recommendation herein by reference as if fully set forth herein.

**SECTION 3: Requested Variations.** The President and Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and Subsection 11-503(A) of the Hinsdale Zoning Code, GRANT the following Requested Variations as follows:

- A variation to Section 9-104(J)(1)(e)(xi) of the Zoning Code, to allow a reduction in required parking from 882 to 583 spaces (existing parking count is 560);
- to Section 9-104(H)(2)(g & i); 9-105(c)(2); 9-107(A)(1&2); 9-107(B) of the Zoning Code, to provide relief from landscape island, ten (10) foot open space buffer, and loading space screening requirements; and
- to Section 9-107(H)(2) of the Zoning Code, to provide relief from the building setback requirements for the construction of two (2) soccer field team shelters and a press box.

These Requested Variations are granted for the Subject Property commonly known as 5500 S. Grant Street, and legally described in **Exhibit A** attached hereto and made a part hereof.

**SECTION 4: Severability and Repeal of Inconsistent Ordinances.** If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the other provisions of this Ordinance, and all ordinances, resolutions or orders, or parts thereof, in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.

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



**PASSED** this \_\_\_\_\_ day of \_\_\_\_\_ 2020.

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

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

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

**APPROVED** by me this \_\_\_\_\_ day of \_\_\_\_\_ 2020 and attested by the Village Clerk this same day.

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

**ATTEST:**

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



## **EXHIBIT A**

### **LEGAL DESCRIPTION OF THE SUBJECT PROPERTY**

**PARCEL I:** LOTS 1 AND 2, IN BLOCK 7, IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PARINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1920 AS DOCUMENT NO. 141390, IN DUPAGE COUNTY, ILLINOIS

**PARCEL II:** THE EAST 350 FEET OF THE NORTH HALF OF THE NORTH HALF OF LOT 3, IN BLOCK 7, IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1920 AS DOCUMENT NO. 141390, IN DUPAGE COUNTY, ILLINOIS

**PARCEL III:** THE EAST 350 FEET OF THE SOUTH HALF OF THE NORTH HALF OF LOT 3, IN BLOCK 7, IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1920 AS DOCUMENT NO. 141390, IN DUPAGE COUNTY, ILLINOIS

**PARCEL IV:** THE NORTH HALF OF LOT 3 (EXCEPT THE EAST 350 FEET THEREOF), IN BLOCK 7, IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1920 AS DOCUMENT NO. 141390, IN DUPAGE COUNTY, ILLINOIS

**PARCEL V:** THE SOUTH HALF OF THE NORTH HALF (EXCEPT THE EAST 350 FEET THEREOF), IN BLOCK 7, IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1920 AS DOCUMENT NO. 141390, IN DUPAGE COUNTY, ILLINOIS



**PARCEL VI:** THE SOUTH HALF OF LOT 3, IN BLOCK 7, IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1920 AS DOCUMENT NO. 141390, IN DUPAGE COUNTY, ILLINOIS

**PARCEL VII:** THE NORTH HALF OF LOT 4, (EXCEPT THE EAST 200 FEET THEREOF) IN BLOCK 7, IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1920 AS DOCUMENT NO. 141390, IN DUPAGE COUNTY, ILLINOIS

**PARCEL VIII:** LOT 1, IN PENZES RESUBDIVISION OF THE SOUTH HALF OF LOT 4 (EXCEPT THE EAST 60 FEET THEREOF), IN BLOCK 7, IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1920 AS DOCUMENT NO. 141390, IN DUPAGE COUNTY, ILLINOIS

**PARCEL IX:** LOT 5, (EXCEPT THE EAST 150 FEET THEREOF), IN PENZES RESUBDIVISION OF THE SOUTH HALF OF LOT 4 (EXCEPT THE EAST 60 FEET THEREOF), IN BLOCK 7, IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1920 AS DOCUMENT NO. 141390, IN DUPAGE COUNTY, ILLINOIS

**PARCEL X:** THE WEST 75 FEET OF THE EAST 150 FEET OF LOT 5, IN PENZES RESUBDIVISION OF THE SOUTH HALF OF LOT 4 (EXCEPT THE EAST 60 FEET THEREOF), IN BLOCK 7, IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1920 AS DOCUMENT NO. 141390, IN DUPAGE COUNTY, ILLINOIS



**PARCEL XI:** THE EAST 75 FEET OF LOT 5, IN PENZES RESUBDIVISION OF THE SOUTH HALF OF LOT 4 (EXCEPT THE EAST 60 FEET THEREOF), IN BLOCK 7, IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1920 AS DOCUMENT NO. 141390, IN DUPAGE COUNTY, ILLINOIS

**PARCEL XII:** THE EAST 60 FEET OF THE SOUTH HALF OF LOT 4 (EXCEPT THE EAST 60 FEET THEREOF), IN BLOCK 7, IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1920 AS DOCUMENT NO. 141390, IN DUPAGE COUNTY, ILLINOIS

**PARCEL XIII:** THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE SOUTH 33 FEET THEREOF, IN DUPAGE COUTNY, ILLINOIS

**PARCEL XIV:** LOTS 11 THROUGH 20, BOTH INCLUSIVE, IN BLOCK 2, IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1920 AS DOCUMENT NO. 141390, IN DUPAGE COUNTY, ILLINOIS

**COMMONLY KNOWN AS:** 5500 South Grant Street, Hinsdale, Illinois

**PINS:** 09-13-100-017, 09-13-100-008, 09-13-100- 011, 09-13-100-012, 09-13-100-013, 09-13-100-014, 09-13-100-015 & 09-13-101-027



**EXHIBIT B**

**FINDINGS OF FACT AND RECOMMENDATION  
(ATTACHED)**



**FINDINGS OF FACT AND RECOMMENDATION OF THE  
VILLAGE OF HINSDALE ZONING BOARD OF APPEALS TO  
THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES**

**ZONING CASE NO:** V-05-19

**PETITIONER:** ARCON Associates, Inc. on behalf of Hinsdale Township High School District 86

**APPLICATION:** For certain Variations from the Zoning Code of the Village of Hinsdale ("Zoning Code") relative to the replacement and/or construction of new improvements at Hinsdale Central High School, at 5500 S. Grant Street, Hinsdale, Illinois.

**MEETING HELD:** A Public Hearing was held on Wednesday, January 15, 2020, in Memorial Hall, in the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois, pursuant to a notice published in The Hinsdalean on November 28, 2019.

**PROPERTY:** The subject property is commonly known as 5500 S. Grant Street, Hinsdale, Illinois (the "Property") and is legally described in Exhibit A attached hereto and made a part hereof.

**SUMMARY OF REQUEST:** The Village of Hinsdale has received a request from ARCON Associates, Inc., on behalf of property owner Hinsdale Township High School District 86 (the "Applicant") for certain variations relative to the replacement and/or construction of new improvements to the existing building known as Hinsdale Central High School located on the Property at 5500 S. Grant Street (the "Application"). The improvements proposed at this time are Phase I of a program of improvements and upgrades to the High School over the next three (3) years. The general scope of Phase I improvements include a natatorium addition, buildings and grounds addition, parking lot reconfigurations and modifications due to loading dock relocation; associated landscaping, artificial turf replacement, tennis court and fencing replacement, running track and fence replacement, separation of storm and sanitary utilities due to Flagg Creek Water Reclamation District requirements, chain-link baseball field backstop and fence replacement, baseball field sports safety netting installation, privacy fencing, soccer field team shelter and press box replacements, emergency generator replacement, and various other ADA and health/life safety improvements on site (collectively, the "Phase I Improvements").

This Property is located in the IB Institutional Buildings Zoning District in the Village of Hinsdale at the southwest corner of Ogden Avenue and Oak Street.

The Applicant has requested variations to the following Sections of the Village Code and Zoning Code of the Village of Hinsdale ("Zoning Code") over which the Village



President and Board of Trustees, upon a recommendation from the Zoning Board of Appeals of the Village of Hinsdale ("ZBA") has final authority:

- to Section 9-104(J)(1)(e)(xi) of the Zoning Code, to allow a reduction in required parking from 882 to 583 spaces (existing parking count is 560, so Phase I Improvements will actually increase the count to 583);
- to Section 9-104(H)(2)(g & i); 9-105(c)(2); 9-107(A)(1&2); 9-107(B) of the Zoning Code, to provide relief from landscape island, ten (10) foot open space buffer, and loading space screening requirements in order to maximize the number of parking spaces on the Property; and
- to Section 9-107(H)(2) of the Zoning Code, to provide relief from the building setback requirements for the construction of two (2) soccer field team shelters and a press box.

Collectively, these variation requests shall be referred to herein as the "Requested Variations."

In addition to the Requested Variations, additional variations over which the Zoning Board of Appeals of the Village of Hinsdale ("ZBA") has final authority were considered. Those variations were:

- to Section 9-12-3(E) of the Village Code, to allow a fence higher than the eight (8) foot limitation on fences in order to provide for the construction of safety netting at the baseball field on the northeast corner of Grant and 57th Street; and
- to Section 9-12-3(D & E) of the Village Code and Section 7-310 of the Zoning Code, to allow a fence higher than the eight (8) foot height limitation on fences and to allow a location for such fences where not otherwise allowed by the setback requirements in order to provide for the like-kind replacement of the existing chain link tennis court fencing, track fencing, baseball field backstop and miscellaneous athletic field fencing; and
- to Section 7-310 of the Zoning Code to allow building height and screening requirements in excess of those allowed by the Zoning Code for the construction of two (2) soccer field team shelters and a press box

Together, these are the "Additional Variations" and, collectively with the Requested Variations, the "Variations". The final decision of the ZBA on the Additional Variations is detailed in a separate Final Decision issued by the ZBA. The collective Variations are all described in more detail in the Application, a copy of which is attached hereto as **Exhibit B** and made a part hereof.

On January 15<sup>th</sup>, 2020, following the conclusion of the public hearing on this matter, the ZBA indicated its approval of the Requested Variations on a vote of six (6) in favor, zero



(0) opposed, and one (1) absent, and directed the preparation of this Findings and Recommendation.

**PUBLIC HEARING:** At the combined public hearing on the Variations, Project Architect Nick Graal testified as the representative of the Applicant on the Variations.

The representative of Applicant reviewed the Variations for the benefit of the ZBA, and how, in the opinion of the Applicant, the standards for Variations had been met.

In terms of the variation for off-street parking and the off-street parking lot and loading zone landscape and screening requirement, the representative of Applicant noted that the Property has been an existing public high school since 1948. The existing parking facilities do not currently have landscape screening or landscape islands, and the current parking lot count does not meet the count requirements. The high school has expanded throughout the years as population and academic needs have grown and changed, but additional land acquisitions are limited and cost prohibitive due to land value in the area. They are proposing an expansion of the southeast parking lot, and proposing alleviation of the landscape and screening requirements in order to maximize the amount of parking provided onsite. Current parking demands outweigh available parking. There is enough parking for staff, but there is a high request for student parking, despite busing being available throughout the District.

None of the Phase I Improvements expand the student population, but are instead addressing current needs of the facility. They are attempting to increase parking to accommodate demand, but cannot provide an increase if required to meet landscape island and other requirements. Meeting the required parking requirements in the Zoning Code would require removal of the junior varsity baseball field, and even then, the Code requirements could not be met. If current facilities are sacrificed to meet parking requirements, the High School will not be able to provide the same level of service to the community as it does today.

A parking garage was not part of the referendum that is funding the Phase I Improvements, and a parking garage may have a severe detrimental impact on surrounding properties. It was noted that the Variations may decrease congestion in the public streets due to the added parking spaces.

The representative of the Applicant then addressed the Variations for tennis court fencing, track fencing, baseball field backstop and fencing and miscellaneous athletic field fencing. All fields are currently fenced; the Variations address replacement of existing fencing. The Applicant also proposes a Variation to allow protective netting in the form of safety sports netting, at the Junior Varsity Baseball Field, to address some community concerns regarding foul balls and home runs. The position of the Junior Varsity Baseball Field on the lot relative to the adjacent properties to the east and south creates a unique physical condition. The safety netting would prevent foul balls from going off-site, and home runs from striking vehicles in the parking lot. The Phase I Improvements will increase the safety



of the area. Fencing materials other than chain-link would prevent viewing the sports activities taking place.

While the Applicant is seeking a Variation for landscape screening, it does intend to provide landscaping to the extent feasible at the perimeter of the parking lot expansion, including about seventeen (17) six-foot (6') tall Arborvitaes.

The Variation for the soccer field accessory structures was also addressed. The existing physical layout of the site presents design challenges, as does the existing water tower public utility on-site. Grading issues prevent shifting the soccer field any further east. The only practical solution is to replace the player shelters and press box in their current locations within the setback. Better quality materials matching the aesthetic of the softball field are proposed. The structures are screened by existing, very tall evergreen trees and grading on the east end portion of the site. A height Variation is sought to allow the press box to be nineteen (19) feet tall, which, according to the representative of the Applicant, is a pretty standard height for site lines from a press box.

During his presentation, the representative of the Applicant answered various questions posed by the members of the ZBA.

John Ochoa of 5620 S. Washington was present to express general support for the Variations. His home abuts the east side of the teacher's parking lot. He stated that the Variations are more appealing than the alternatives necessary to meet Code.

There being no further questions or members of the public wishing to speak on the application, the portion of the Public Hearing related to the Requested Variations was closed.

Members discussed the Requested Variations and agreed that the standards for variations set forth in 11-503(F) of the Hinsdale Zoning Code had been met. Motions to approve the Requested Variations were made by Member Alesia and seconded by Member Engel.

**AYES:** Members Moberly, Murphy, Podliska, Alesia, Engel,  
Chairman Neiman

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Member Giltner

**FINDINGS:** The following are the Findings of the ZBA relative to the Requested Variations:



1. *General Standard: Carrying out the strict letter of the provisions of the Zoning Code would create a particular hardship or a practical difficulty, based on satisfaction of the standards below:*

2. *Unique Physical Condition: The Subject Property is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure, or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject property that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current owner of the lot. The Property is landlocked and there are limited opportunities for expansion. All members agree that the long-existing precode school structure on the Property, along with the physical layout of the structures, athletic fields, uses and parking on the Property, proximity of the use to the adjacent neighbors, safety concerns, and landlocked nature of the Property, are driving the request for the Requested Variations and create a unique physical condition. The Requested Variations in some cases concern like-kind replacements of existing fences and other structures.*

3. *Not Self-Created: The unique physical condition is not the result of any action or inaction of the owner, or of the owner's predecessors in title and known to the owner prior to acquisition of the subject property, and existed at the time of the enactment of the provisions from which a variation is sought or was created by natural forces or was the result of governmental action, other than the adoption of the Zoning Code, for which no compensation was paid. The need for the Requested Variations is not self-created, and is in part driven by the existing physical conditions present on the Property, and the landlocked nature of the Property. The ZBA finds this standard to have been met.*

4. *Denied Substantial Rights: The carrying out of the strict letter of the provisions from which a variation is sought would deprive the owner of the subject property of substantial rights commonly enjoyed by owners of other lots subject to the same provision. In this case, requiring the Applicant to conform to the provisions of the Zoning Code for which relief is sought would cause the loss of various on-site amenities to the community provided by Applicant, and would negatively impact both the neighbors and the Applicant's ability to serve the community. The proposed parking expansion will actually decrease the extent of an existing non-conformity in the same manner as other comparable schools.*

5. *Not Merely Special Privilege: The alleged hardship or difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from the use of the subject property; provided, however, that where the standards herein set out exist, the existence of an economic hardship shall not be a prerequisite to the grant of an authorized variation. The Variations are not sought to make more money from use of the Property, but are instead*



sought in order to make necessary improvements to the Property without negatively impacting site conditions and adjacent neighbors.

6. *Code And Plan Purposes:* The variation would not result in a use or development of the subject property that would not be in harmony with the general and specific purposes for which the Zoning Code and the provision from which a variation is sought were enacted or the general purpose and intent of the official comprehensive plan. The Variations are consistent with the existing use. The ZBA found this standard to have been met.

7. *Essential Character Of The Area:* The variation would not result in a use or development on the subject property that:

(a) would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development, or value of property or improvements permitted in the vicinity; or (b) would materially impair an adequate supply of light and air to the properties and improvements in the vicinity; or (c) would substantially increase congestion in the public streets due to traffic or parking; or (d) would unduly increase the danger of flood or fire; or (e) would unduly tax public utilities and facilities in the area; or (f) would endanger the public health or safety.

The granting of the Requested Variations will allow needed improvements to occur at the Property, without negatively impacting existing site amenities or adjacent neighbors. The building, fields, fencing and other structures already exist, and the utilities are already in place. The Requested Variations will not endanger the public health or safety.

8. *No Other Remedy:* There is no means other than the requested variations by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject property. Limited options exist at this landlocked site. The ZBA finds this standard to have been met.

#### **RECOMMENDATION:**

Based on the Findings set forth above, the ZBA, by a vote of six (6) in favor, zero (0) opposed and one (1) absent, recommends to the President and Board of Trustees that the following Requested Variations, as described in the Application, a copy of which is attached hereto as Exhibit B and made a part hereof, relative to construction of the Phase I Improvements located in the IB Institutional Building Zoning District at 5500 S. Grant Street, be GRANTED:

- to Section 9-104(J)(1)(e)(xi) of the Zoning Code, to allow a reduction in required parking from 882 to 583 spaces (existing parking count is 560, so Phase I Improvements will actually increase the count to 583);



- to Section 9-104(H)(2)(g & i); 9-105(c)(2); 9-107(A)(1&2); 9-107(B) of the Zoning Code, to eliminate the landscape island, ten (10) foot open space buffer and screening requirements in the existing/modified parking lot west of Grant Street, existing parking lot east of Grant Street and the new parking lot extension east of Grant Street, and eliminate the loading space screening requirements, all in order to maximize the number of parking spaces on the Property; and
- to Section 9-107(H)(2) of the Zoning Code, to provide relief from the building setback requirements for the construction of two (2) soccer field team shelters and a press box in a corner yard setback.

Signed: \_\_\_\_\_

Robert Neiman, Chair  
Zoning Board of Appeals  
Village of Hinsdale

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



## **EXHIBIT A**

### **LEGAL DESCRIPTION OF THE SUBJECT PROPERTY**

**PARCEL I:** LOTS 1 AND 2, IN BLOCK 7, IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PARINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1920 AS DOCUMENT NO. 141390, IN DUPAGE COUNTY, ILLINOIS

**PARCEL II:** THE EAST 350 FEET OF THE NORTH HALF OF THE NORTH HALF OF LOT 3, IN BLOCK 7, IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1920 AS DOCUMENT NO. 141390, IN DUPAGE COUNTY, ILLINOIS

**PARCEL III:** THE EAST 350 FEET OF THE SOUTH HALF OF THE NORTH HALF OF LOT 3, IN BLOCK 7, IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1920 AS DOCUMENT NO. 141390, IN DUPAGE COUNTY, ILLINOIS

**PARCEL IV:** THE NORTH HALF OF LOT 3 (EXCEPT THE EAST 350 FEET THEREOF), IN BLOCK 7, IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1920 AS DOCUMENT NO. 141390, IN DUPAGE COUNTY, ILLINOIS

**PARCEL V:** THE SOUTH HALF OF THE NORTH HALF (EXCEPT THE EAST 350 FEET THEREOF), IN BLOCK 7, IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1920 AS DOCUMENT NO. 141390, IN DUPAGE COUNTY, ILLINOIS

**PARCEL VI:** THE SOUTH HALF OF LOT 3, IN BLOCK 7, IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND



THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1920 AS DOCUMENT NO. 141390, IN DUPAGE COUNTY, ILLINOIS

**PARCEL VII:** THE NORTH HALF OF LOT 4, (EXCEPT THE EAST 200 FEET THEREOF) IN BLOCK 7, IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1920 AS DOCUMENT NO. 141390, IN DUPAGE COUNTY, ILLINOIS

**PARCEL VIII:** LOT 1, IN PENZES RESUBDIVISION OF THE SOUTH HALF OF LOT 4 (EXCEPT THE EAST 60 FEET THEREOF), IN BLOCK 7, IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1920 AS DOCUMENT NO. 141390, IN DUPAGE COUNTY, ILLINOIS

**PARCEL IX:** LOT 5, (EXCEPT THE EAST 150 FEET THEREOF), IN PENZES RESUBDIVISION OF THE SOUTH HALF OF LOT 4 (EXCEPT THE EAST 60 FEET THEREOF), IN BLOCK 7, IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1920 AS DOCUMENT NO. 141390, IN DUPAGE COUNTY, ILLINOIS

**PARCEL X:** THE WEST 75 FEET OF THE EAST 150 FEET OF LOT 5, IN PENZES RESUBDIVISION OF THE SOUTH HALF OF LOT 4 (EXCEPT THE EAST 60 FEET THEREOF), IN BLOCK 7, IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1920 AS DOCUMENT NO. 141390, IN DUPAGE COUNTY, ILLINOIS

**PARCEL XI:** THE EAST 75 FEET OF LOT 5, IN PENZES RESUBDIVISION OF THE SOUTH HALF OF LOT 4 (EXCEPT THE EAST 60 FEET THEREOF), IN BLOCK 7, IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER) OF



SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1920 AS DOCUMENT NO. 141390, IN DUPAGE COUNTY, ILLINOIS

**PARCEL XII:** THE EAST 60 FEET OF THE SOUTH HALF OF LOT 4 (EXCEPT THE EAST 60 FEET THEREOF), IN BLOCK 7, IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1920 AS DOCUMENT NO. 141390, IN DUPAGE COUNTY, ILLINOIS

**PARCEL XIII:** THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE SOUTH 33 FEET THEREOF, IN DUPAGE COUTNY, ILLINOIS

**PARCEL XIV:** LOTS 11 THROUGH 20, BOTH INCLUSIVE, IN BLOCK 2, IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1920 AS DOCUMENT NO. 141390, IN DUPAGE COUNTY, ILLINOIS

**COMMONLY KNOWN AS:** 5500 South Grant Street, Hinsdale, Illinois

**PINS:** 09-13-100-017, 09-13-100-008, 09-13-100-011, 09-13-100-012, 09-13-100-013, 09-13-100-014, 09-13-100-015 & 09-13-101-027



**EXHIBIT B**

**APPLICATION FOR VARIATIONS**

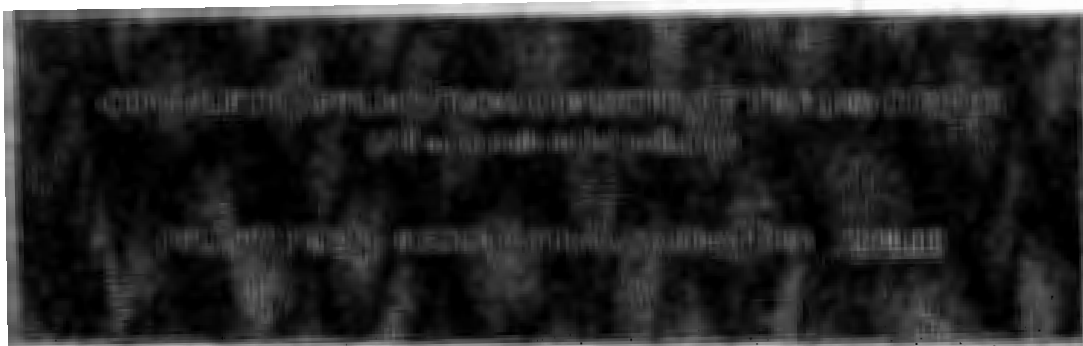






Zoning Calendar No. V-05-19

**VILLAGE OF HINSDALE**  
**APPLICATION FOR VARIATION**



NAME OF APPLICANT(S): ARCON Associates, Inc  
Nicholas Graal, Project Architect

ADDRESS OF SUBJECT PROPERTY: Hinsdale Central High School  
5500 South Grant Street

TELEPHONE NUMBER(S): 630-495-1900

If Applicant is not property owner, Applicant's relationship to property owner.  
District Architect

DATE OF APPLICATION: November 11, 2019



## SECTION I

Please complete the following:

1. Owner. Name, address, and telephone number of owner: Hinsdale Township  
High School District 86  
5500 South Grant Street, Hinsdale, Illinois 60521, 630-655-6100
2. Trustee Disclosure. In the case of a land trust the name, address, and telephone number of all trustees and beneficiaries of the trust: Not Applicable
3. Applicant. Name, address, and telephone number of applicant, if different from owner, and applicant's interest in the subject property: ARCON Associates, Inc., 2050 S. Finely Road, Suite 40, Lombard, Illinois 60148  
630-495-1900, District Architect
4. Subject Property. Address and legal description of the subject property: (Use separate sheet for legal description if necessary.) See Attachment 'A'
5. Consultants. Name and address of each professional consultant advising applicant with respect to this application:
  - a. Attorney: Hodges, Loizzi, Eisenhammer, Rodick & Kohn LLP  
3030 Salt Creek Lane, Suite 202, Arlington Heights, Illinois 60005
  - b. Engineer: Eriksson Engineering Associates, LTD.  
145 Commerce Drive, Suite A, Grayslake, Illinois 60030
  - c. Owner's Representative: Cotter Consulting  
745 McClintock Drive, Suite 130, Burr Ridge, Illinois 60527
  - d. Construction Manager: Pepper Construction  
411 Lake Zurich Road, Barrington, Illinois 60010



6. Village Personnel. Name and address of any officer or employee of the Village with an interest in the Owner, the Applicant, or the Subject Property, and the nature and extent of that interest:

Steve Cashman, Hinsdale IL, Chair of Village of Hinsdale Plan Commission,  
a. School District 86 Facilities Committee Member

b. \_\_\_\_\_

7. Neighboring Owners. Submit with this application a list showing the name and address of each owner of (1) property within 250 lineal feet in all directions from the subject property; and (2) property located on the same frontage or frontages as the front lot line or corner side lot line of the subject property or on a frontage directly opposite any such frontage or on a frontage immediately adjoining or across an alley from any such frontage. See Attachment 'B'

After the Village has prepared the legal notice, the applicant/agent must mail by certified mail, "return receipt requested" to each property owner/ occupant. The applicant/agent must then fill out, sign, and notarize the "Certification of Proper Notice" form, returning that form and all certified mail receipts to the Village.

8. Survey. Submit with this application a recent survey, certified by a registered land surveyor, showing existing lot lines and dimensions, as well as all easements, all public and private rights-of-way, and all streets across and adjacent to the Subject Property.

Survey attached

9. Existing Zoning. Submit with this application a description or graphic representation of the existing zoning classification, use, and development of the Subject Property, and the adjacent area for at least 250 feet in all directions from the Subject Property.

Site Plan attached and see attachment 'F'

10. Conformity. Submit with this application a statement concerning the conformity or lack of conformity of the approval being requested to the Village Official Comprehensive Plan and the Official Map. Where the approval being requested does not conform to the Official Comprehensive Plan or the Official Map, the statement should set forth the reasons justifying the approval despite such lack of conformity.

See Attachment 'C'

11. Zoning Standards. Submit with this application a statement specifically addressing the manner in which it is proposed to satisfy each standard that the Zoning Ordinance establishes as a condition of, or in connection with, the approval being sought.

See Attachment 'C'

12. Successive Application. In the case of any application being filed less than two years after the denial of an application seeking essentially the same relief, submit with this application a statement as required by Sections 11-501 and 11-601 of the Hinsdale Zoning Code.

See Attachment 'C'



## SECTION II

When applying for a variation from the provisions of the Zoning Ordinance, you must provide the data and information required above, and in addition, the following:

1. Title. Evidence of title or other interest you have in the Subject Project, date of acquisition of such interest, and the specific nature of such interest.

See Attachment 'D'

2. Ordinance Provision. The specific provisions of the Zoning Ordinance from which a variation is sought:

See Attachment 'E'

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3. Variation Sought. The precise variation being sought, the purpose therefor, and the specific feature or features of the proposed use, construction, or development that require a variation: (Attach separate sheet if additional space is needed.)

See Attachment 'E'

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4. Minimum Variation. A statement of the minimum variation of the provisions of the Zoning Ordinance that would be necessary to permit the proposed use, construction, or development: (Attach separate sheet if additional space is needed.)

See Attachment 'E'

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5. Standards for Variation. A statement of the characteristics of Subject Property that prevent compliance with the provisions of the Zoning Ordinance and the specific facts you believe support the grant of the required variation. In addition to your general explanation, you must specifically address the following requirements for the grant of a variation:



- (a) Unique Physical Condition. The Subject Property is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure of sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the Subject Property that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current lot owner.
- (b) Not Self-Created. The aforesaid unique physical condition is not the result of any action or inaction of the owner, or of the owner's predecessors in title and known to the owner prior to acquisition of the Subject Property, and existed at the time of the enactment of the provisions from which a variation is sought or was created by natural forces or was the result of governmental action, other than the adoption of this Code, for which no compensation was paid.
- (c) Denied Substantial Rights. The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the Subject Property of substantial rights commonly enjoyed by owners of other lots subject to the same provision.
- (d) Not Merely Special Privilege. The alleged hardship or difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from the use of the subject property; provided, however, that where the standards herein set out exist, the existence of an economic hardship shall not be a prerequisite to the grant of an authorized variation.
- (e) Code and Plan Purposes. The variation would not result in a use or development of the Subject Property that would not be in harmony with the general and specific purposes for which this Code and the provision from which a variation is sought were enacted or the general purpose and intent of the Official Comprehensive Plan.
- (f) Essential Character of the Area. The variation would not result in a use or development of the Subject Property that:
  - (1) Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use development, or value of property of improvements permitted in the vicinity; or
  - (2) Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity; or
  - (3) Would substantially increase congestion in the public streets due to traffic or parking; or



- (4) Would unduly increase the danger of flood or fire; or
- (5) Would unduly tax public utilities and facilities in the area; or
- (6) Would endanger the public health or safety.
- (g) No Other Remedy. There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the Subject Project.  
(Attach separate sheet if additional space is needed.)

See Attachment 'E'

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### SECTION III

In addition to the data and information required pursuant to any application as herein set forth, every Applicant shall submit such other and additional data, information, or documentation as the Village Manager or any Board of Commission before which its application is pending may deem necessary or appropriate to a full and proper consideration and disposition of the particular application.

1. A copy of preliminary architectural and/or surveyor plans showing the floor plans, exterior elevations, and site plan needs to be submitted with each copy of the zoning petitions for the improvements.  
Plans Attached.
2. The architect or land surveyor needs to provide zoning information concerning the existing zoning; for example, building coverage, distance to property lines, and floor area ratio calculations and data on the plans or supplemental documents for the proposed improvements.

See Attachment 'F' and Site Plan



## SECTION IV

1. Application Fee and Escrow. Every application must be accompanied by a non-refundable application fee of \$250.00 plus an additional \$600.00 initial escrow amount. The applicant must also pay the costs of the court reporter's transcription fees and legal notices for the variation request. A separate invoice will be sent if these expenses are not covered by the escrow that was paid with the original application fees.
2. Additional Escrow Requests. Should the Village Manager at any time determine that the escrow account established in connection with any application is, or is likely to become, insufficient to pay the actual costs of processing such application, the Village Manager shall inform the Applicant of that fact and demand an additional deposit in an amount deemed by him to be sufficient to cover foreseeable additional costs. Unless and until such additional amount is deposited by the Applicant, the Village Manager may direct that processing of the application shall be suspended or terminated.
3. Establishment of Lien. The owner of the Subject Property, and if different, the Applicant, are jointly and severally liable for the payment of the 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 the Subject Property for the fee plus costs of collection, if the account is not settled within 30 days after the mailing of a demand for payment.

## SECTION V

The owner states that he/she consents to the filing of this application and that all information contained herein is true and correct to the best of his/her knowledge.

Name of Owner:

Tammy Prentiss, Superintendent

Signature of Owner:

Tammy Prentiss

Name of Applicant:

Nicholas Grant, Project Architect

Signature of Applicant:

[Signature]

Date:

11/5/19



**ATTACHMENT A**

Hinsdale Township High School District 86

Hinsdale Central High School

5500 S. Grant Street, Hinsdale, Illinois 60521

**PARCEL I:**

LOTS 1 AND 2, IN BLOCK 7, IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1920 AS DOCUMENT NO. 141390, IN DUPAGE COUNTY, ILLINOIS.

**PARCEL II:**

THE EAST 350 FEET OF THE NORTH HALF OF THE NORTH HALF OF LOT 3, IN BLOCK 7, IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1920 AS DOCUMENT NO. 141390, IN DUPAGE COUNTY, ILLINOIS.

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THE NORTH HALF OF THE NORTH HALF OF LOT 3 (EXCEPT THE EAST 350 FEET THEREOF), IN BLOCK 7, IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1920 AS DOCUMENT NO. 141390, IN DUPAGE COUNTY, ILLINOIS.

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THE SOUTH HALF OF THE NORTH HALF (EXCEPT THE EAST 350 FEET THEREOF) OF LOT 3, IN BLOCK 7, IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1920 AS DOCUMENT NO. 141390, IN DUPAGE COUNTY, ILLINOIS.

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THE NORTH HALF OF LOT 4 (EXCEPT THE EAST 200 FEET THEREOF), IN BLOCK 7, IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1920 AS DOCUMENT NO. 141390, IN DUPAGE COUNTY, ILLINOIS.



PARCEL VIII:

LOT 1, IN PENZES RESUBDIVISION OF THE SOUTH HALF OF LOT 4 (EXCEPT THE EAST 60 FEET THEREOF), IN BLOCK 7, IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED APRIL 16, 1946 AS DOCUMENT NO. 495827, IN DUPAGE COUNTY, ILLINOIS.

PARCEL IX:

LOT 5 (EXCEPT THE EAST 150 FEET THEREOF), IN PENZES RESUBDIVISION OF THE SOUTH HALF OF LOT 4 (EXCEPT THE EAST 60 FEET THEREOF), IN BLOCK 7, IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED APRIL 16, 1946 AS DOCUMENT NO. 495827, IN DUPAGE COUNTY, ILLINOIS.

PARCEL X:

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# ATTACHMENT B

Central - 250ft Entire Campus Offset

| PIN        | OWNER                        | PROPERTY STREET NUMBER | PROPERTY STREET DIRECTION | PROPERTY STREET NAME | PROPERTY APARTMENT | PROPERTY CITY | PROPERTY ZIP CODE |
|------------|------------------------------|------------------------|---------------------------|----------------------|--------------------|---------------|-------------------|
| 0912320020 | PHILLIPS, RUC & KATHLEEN     | 217                    | W                         | 55TH ST              |                    | HINSDALE      | 60521             |
| 0912320019 | YUSUF, SHAHID TR             | 944                    | S                         | GRANT ST             |                    | HINSDALE      | 60521             |
| 0912320008 | BENNETT DJ TR; RT & C        | 302                    | W                         | 57TH ST              |                    | HINSDALE      | 60521             |
| 0913101093 | DONG, CHI                    | 5702                   |                           | FOXGATE LN           |                    | HINSDALE      | 60521             |
| 0912319014 | WILLIAMS, ERIC & ELIZABETH   | 948                    | S                         | VINE ST              |                    | HINSDALE      | 60521             |
| 0913101027 | SCHOOL DISTRICT NO 86        |                        |                           | 55TH ST              |                    | HINSDALE      | 60521             |
| 0913103006 | NEMESNYK TR; CAROL           | 318                    | W                         | 57TH ST              |                    | HINSDALE      | 60521             |
| 0913103094 | PITCHER, ERIC & ANN          | 5704                   |                           | FOXGATE LN           |                    | HINSDALE      | 60521             |
| 0913103014 | HINSDALE TOWNSHIP DIST #6    | 303                    | W                         | 57TH ST              |                    | HINSDALE      | 60521             |
| 0913103015 | LESTER, KATHLEEN R TR        | 37                     |                           | CAMBERLEY CT         |                    | HINSDALE      | 60521             |
| 0913103005 | ALI, FERDIE & RAESA          | 5707                   |                           | FOXGATE LN           |                    | HINSDALE      | 60521             |
| 0913103092 | FOXGATE LTD HOMEOWNERS       |                        |                           | 57TH ST              |                    | HINSDALE      | 60521             |
| 0913103007 | BATRA REAL ESTATE LLC        | 945                    | S                         | VINE ST              |                    | HINSDALE      | 60521             |
| 0913103096 | RADAWI, DARIA                | 5708                   |                           | FOXGATE LN           |                    | HINSDALE      | 60521             |
| 0912320018 | KUO, JIM FA JET & MAI P      | 338                    | S                         | GRANT ST             |                    | HINSDALE      | 60521             |
| 0912320006 | HARRIS, I R, S JACOB         | 337                    | S                         | VINE ST              |                    | HINSDALE      | 60521             |
| 0913103095 | SCHOOL DISTRICT NO 86        |                        |                           | 55TH ST              |                    | HINSDALE      | 60521             |
| 0913103013 | GAO, GUWANG & YANG           | 5708                   | S                         | GRANT ST             |                    | HINSDALE      | 60521             |
| 0913103080 | HARINGTONS OF HINS MAST ASSO |                        |                           | WASHINGTON ST        |                    | HINSDALE      | 60521             |
| 0913103016 | VILLAGE OF HINSDALE          |                        |                           | 57TH ST              |                    | HINSDALE      | 60521             |
| 0913103013 | BOARD OF EDUCATION #6        | 307                    | W                         | 57TH ST              |                    | HINSDALE      | 60521             |
| 0912310005 | CARROLI, RICHARD & ALICIA    | 981                    | S                         | VINE ST              |                    | HINSDALE      | 60521             |
| 0912310005 | KIRK, CURT & JENNIFER        | 993                    | S                         | GRANT ST             |                    | HINSDALE      | 60521             |
| 0913103047 | PAPPA, SUNDAR & JAGU         | 316                    | W                         | 57TH ST              |                    | HINSDALE      | 60521             |
| 0913103022 | SHAMANTHAB-SANY, JAIL & M    | 945                    | S                         | GRANT ST             |                    | HINSDALE      | 60521             |
| 0912310012 | GRAY, HILTON & ASLUNG        | 982                    | S                         | VINE ST              |                    | HINSDALE      | 60521             |
| 0913103018 | STRAUCH, DAVID & KATHARINE   | 5701                   |                           | FOXGATE LN           |                    | HINSDALE      | 60521             |
| 0913103011 | HINSDALE TWP H S DIST #6     | 315                    | W                         | 57TH ST              |                    | HINSDALE      | 60521             |
| 0913103015 | CHICAGO TITLE HTD2242        | 5701                   | S                         | GRANT ST             |                    | HINSDALE      | 60521             |
| 0913103017 | SCHOOL DISTRICT NO #6        |                        |                           | 55TH ST              |                    | HINSDALE      | 60521             |
| 0913103016 | CHES, NEWMYTH & GEORGEA      | 5705                   |                           | FOXGATE LN           |                    | HINSDALE      | 60521             |
| 0913103085 | ATG TRUST CO TR LOTS-015     | 5706                   |                           | FOXGATE LN           |                    | HINSDALE      | 60521             |
| 0912310007 | STEIN, LEO & JACQUELINE      | 943                    |                           | ALLMEN AVE           |                    | HINSDALE      | 60521             |
| 0913103012 | HINSDALE TOWNSHIP H S #6     | 311                    | W                         | 57TH ST              |                    | HINSDALE      | 60521             |
| 0913103007 | GUENNY, RICHARD & EILEEN     | 5703                   |                           | FOXGATE LN           |                    | HINSDALE      | 60521             |
| 0913103048 | ROSTROS, SAMUEL              | 310                    | W                         | 57TH ST              |                    | HINSDALE      | 60521             |
| 0913103034 | MAINS, W & B KUSH TR         |                        |                           | GRANT ST             |                    | HINSDALE      | 60521             |
| 0913103002 | EDVENTHAL, JODY ANN          | 30                     | W                         | 57TH ST              |                    | HINSDALE      | 60521             |
| 0913103017 | CAD, SHUMIN                  | 982                    | S                         | GRANT ST             |                    | HINSDALE      | 60521             |
| 0913103006 | VILLAGE OF HINSDALE          |                        |                           | MADISON ST           |                    | HINSDALE      | 60521             |
| 0912310013 | VAUGHAN, ANN L               | 940                    | S                         | VINE ST              |                    | HINSDALE      | 60521             |
| 0913103016 | CHICAGO TITLE HTD2242        | 5701                   | S                         | GRANT ST             |                    | HINSDALE      | 60521             |
| 0913103049 | SHARMA, VISHVA K             | 157705                 | W                         | 57TH ST              |                    | HINSDALE      | 60521             |
| 0912310006 | DUSKY, MAURICE & MARIA TR    | 937                    |                           | ALLMEN AVE           |                    | HINSDALE      | 60521             |
| 0913103011 | CHICAGO TRUST CO 944-4067    | 6717                   |                           | FOXGATE LN           |                    | HINSDALE      | 60521             |
| 0913103014 | MLOUBEC, DEBORAH             | 5700                   |                           | FOXGATE LN           |                    | HINSDALE      | 60521             |
| 0912310039 | KALBER, BETTY R              | 5714                   |                           | FOXGATE LN           |                    | HINSDALE      | 60521             |
| 0913103010 | HARRIS, BARKLEY              | 5716                   |                           | FOXGATE LN           |                    | HINSDALE      | 60521             |
| 0913103007 | CIRZA, FLORIN & DANIELA      | 5711                   |                           | FOXGATE LN           |                    | HINSDALE      | 60521             |
| 0913103010 | MAROU, LI, ANTHONY & M       | 5715                   |                           | FOXGATE LN           |                    | HINSDALE      | 60521             |
| 0913103008 | GRAFFITHS, JEAN W            | 5712                   |                           | FOXGATE LN           |                    | HINSDALE      | 60521             |
| 0912310007 | PEARCE, ABIGAIL TRUST        | 5710                   |                           | FOXGATE LN           |                    | HINSDALE      | 60521             |
| 0913103009 | MARTIN, GERALD & LESLIE      | 323                    | W                         | 57TH ST              |                    | HINSDALE      | 60521             |
| 0914206005 | MURPHY TR; MATTHEW M & A     | 5819                   | S                         | THURLOW ST           |                    | HINSDALE      | 60521             |
| 0912310005 | LARSON, SCOTT & SYLVIA       | 991                    |                           | ALLMEN AVE           |                    | HINSDALE      | 60521             |
| 0913103010 | FU, HANG X & YEH             | 318                    | W                         | 57TH ST              |                    | HINSDALE      | 60521             |
| 0912310006 | JENSEN, RUSSELL A            | 997                    | S                         | MADISON ST           |                    | HINSDALE      | 60521             |
| 0911421041 | CHICAGO TITLE 8002377234     | 941                    | S                         | THURLOW ST           |                    | HINSDALE      | 60521             |
| 0913103008 | SCHOOL DISTRICT #6           | 327                    | W                         | 57TH ST              |                    | HINSDALE      | 60521             |
| 0913103007 | TURNER, D J L-12722          | 5841                   | S                         | MADISON ST           |                    | HINSDALE      | 60521             |
| 0914205020 | CULLINAH, REBECCA S          | 507                    | W                         | 56TH ST              |                    | HINSDALE      | 60521             |
| 0914205083 | CULLINAH, DAVID E            | 5653                   | S                         | THURLOW ST           |                    | HINSDALE      | 60521             |
| 0911421042 | ADAMS, HUSSEIN               | 937                    | S                         | THURLOW ST           |                    | HINSDALE      | 60521             |
| 0914205024 | LALOUA, MICHAEL D            | 5844                   | S                         | MADISON ST           |                    | HINSDALE      | 60521             |
| 0912310016 | BATTAGLIA, STEPHANIE TR      | 943                    | S                         | MADISON ST           |                    | HINSDALE      | 60521             |
| 0914208002 | CHICAGO TITLE 8002365547     | 508                    | W                         | 56TH ST              |                    | HINSDALE      | 60521             |
| 0914208020 | RHIMAR, RICHARD W            | 5612                   | S                         | MADISON ST           |                    | HINSDALE      | 60521             |
| 0912310013 | HALENG, MATTHEW & JANET      | 938                    |                           | ALLMEN AVE           |                    | HINSDALE      | 60521             |
| 0914205028 | 1ST BK OAK PARK TR4777       |                        |                           | MADISON ST           |                    | HINSDALE      | 60521             |
| 0914205021 | ADAMS, H & R MASSIMO         | 5550                   | S                         | MADISON ST           |                    | HINSDALE      | 60521             |
| 0914208012 | DANG, YUJONG & YAN GUO       | 5928                   | S                         | MADISON ST           |                    | HINSDALE      | 60521             |
| 0914208010 | DEMIRHAN, D & C QUINOT       | 5559                   | S                         | THURLOW ST           |                    | HINSDALE      | 60521             |
| 0914208025 | YANG, DONALD & FEN HE TR     | 5652                   | S                         | MADISON ST           |                    | HINSDALE      | 60521             |
| 0914208023 | MC CURRY, MICHAEL & AMY      | 5636                   | S                         | MADISON ST           |                    | HINSDALE      | 60521             |
| 0914208028 | STEVENSON, IAN & JULIA       | 5643                   | S                         | THURLOW ST           |                    | HINSDALE      | 60521             |
| 0912310025 | KRASKA TR; RONALD & J        | 925                    | S                         | MADISON ST           |                    | HINSDALE      | 60521             |
| 0914208021 | FLOPOULOS, BILL & MARIA      | 5620                   | S                         | MADISON ST           |                    | HINSDALE      | 60521             |
| 0913103004 | BIELOCKI, T & M KOZAK TR     | 326                    | W                         | 57TH ST              |                    | HINSDALE      | 60521             |
| 0913103001 | KOLLODSS, MELINDA S TR       | 310                    | W                         | 57TH ST              |                    | HINSDALE      | 60521             |
| 0914208027 | PECKHA, MICHAEL & PATRICIA   | 5668                   | S                         | MADISON ST           |                    | HINSDALE      | 60521             |
| 0913103040 | SCHULER, DAVID R             | 954                    | S                         | MADISON ST           |                    | HINSDALE      | 60521             |
| 0914208007 | HOFFMAN, JEFF & C WAGNER     | 5635                   |                           | THURLOW ST           |                    | HINSDALE      | 60521             |
| 0913103005 | LEE FAMILY TR                | 312                    | W                         | 57TH ST              |                    | HINSDALE      | 60521             |
| 0912310014 | MCHNS, BENJAMIN & ANN        | 916                    | S                         | ALLMEN AVE           |                    | HINSDALE      | 60521             |
| 0914208001 | WALSH, JOHN V                | 5804                   | S                         | MADISON ST           |                    | HINSDALE      | 60521             |
| 0914208026 | HASSANBHI, HOSSAM M          | 5660                   | S                         | MADISON ST           |                    | HINSDALE      | 60521             |
| 0914208006 | BIXLER, ROBERT J & ANDREA    | 5827                   | S                         | THURLOW ST           |                    | HINSDALE      | 60521             |
| 0914205024 | 1ST BK OAK PARK TR5541       |                        |                           | MADISON ST           |                    | HINSDALE      | 60521             |
| 0913103019 | VERLEY HOMES LLC             |                        | S                         | MADISON ST           |                    | HINSDALE      | 60521             |
| 0912310032 | AMH TR & JVN TR              | 932                    |                           | ALLMEN AVE           |                    | HINSDALE      | 60521             |



## ATTACHMENT C

### Section I

#### 9. Existing Zoning:

Subject Property is Zoned IB and is surrounded by the following zoning districts.

- a. North of Subject Property: R-2 to the Northeast and R-4 to the Northwest.
- b. East of Subject Property: R-3.
- c. South of Subject Property: R-3 to the Southeast and Southwest, R-5 to the South.
- d. West of Subject Property: R-6 and unincorporated DuPage County.
- e. See attached graphic representation (ARCON).

#### 10. Conformity:

The Subject Property is currently zoned IB-Institution Building District, of which, buildings owned by a public body is a permitted use. The Subject Property is currently in conformity with Village Comprehensive plan and the Official Map zoned use and will continue to be in conformity if the approval requested is granted.

#### 11. Zoning Standards:

On April 2, 2019, the voters of District 86 approved a bond proposition in the amount of \$139.8 million that will enable the District to make critical improvements and upgrades to the facilities at Hinsdale Central High School over the next three years. **This application is specifically for Phase I of these improvements only. Under separate cover, the District will submit applications to the Village of Hinsdale concerning the future phases. Work in future phases has been generally shown on the site plans submitted herewith for informational purposes only.**

The general scope of Phase I work at Hinsdale Central High School for which the District is seeking variation is as follows: a natatorium addition; buildings and grounds addition; parking lot reconfigurations and modifications due to loading dock relocation; associated landscaping; artificial turf replacement; tennis court and fencing replacement; running track and fence replacement; separation of storm and sanitary utilities due to Flagg Creek Water Reclamation District requirements; chain-link baseball field backstop and fence replacement, baseball field sports safety netting installation; privacy fencing; soccer field team shelter and press box replacements, emergency generator replacement, and various other ADA and health/life safety improvements on-site.

Phase I construction is tentatively scheduled to begin in the spring of 2020. Later phases are tentatively scheduled to begin in the spring of 2021.

The following Zoning Ordinance standards will be followed for the IB-Institutional Building District (Sec. 7-302):

(Sec. 7-310)

Minimum Lot Area: 350,000 SF, Width 200 FT x DEPTH 250 FT

Lot Area West of Grant Street: 1,501,284 SF

Lot Area East of Grant Street: 374,657 SF



Maximum Floor Area Ratio: .50 (750,642 SF west of Grant Street) allowed.

Maximum Height: 40'-0", increase remote from single family districts 1'-0" for every 5'-0" over a 25'-0" setback for a maximum of 10'-0". Therefore, maximum height is 50'-0" when 75'-0" or more from single family districts.

Proposed pool addition is 48'-0" (more than 75' from single family)

Setbacks: Front & Corner Yards: 35', Other yards: 25'

Proposed setbacks of additions are in excess of the requirements.

(Title 9, Chapter 12 Sec. 9-12-3)

Fences

(Sec. 7-310, E, 2)

Accessory Structure height Limitation: 15' from grade.

(Sec. 9-101, D, 1)

Accessory Storage Structure will not exceed 10% of either the floor area or the volume of the principal structure.

(Sec. 9-104)

Off Street Parking Requirements

(Sec. 9-104, I, 6)

Exemption for Institutional Uses, stall dimensions reduced by one-half foot in width (typical stall dimensions in new parking lots is 8'-6"(W)x 18'-0"(L).

(Sec. 9-105)

Off Street Loading Requirements.

(Sec. 9-106)

Signs

(Sec. 9-107)

Buffers and Landscaping

(Sec. 9-107, G)

New mechanical rooftop equipment will be fully screened.

See Zoning Code Matrix on the Site Plan sheet for further information.

**12. Successive Application:**

To the best of the applicant's knowledge there has been no prior application seeking essentially the same relief contained herewith.



## ATTACHMENT D

|                   |                       |   |
|-------------------|-----------------------|---|
|                   | <b>First American</b> | <b>ALTA Commitment for Title Insurance</b>    |
| <b>Commitment</b> |                       | ISSUED BY                                     |
|                   |                       | <b>First American Title Insurance Company</b> |
|                   |                       | File No: 2977574                              |

## COMMITMENT FOR TITLE INSURANCE

Issued By

**FIRST AMERICAN TITLE INSURANCE COMPANY**

## NOTICE

**IMPORTANT-READ CAREFULLY:** THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

## COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, **First American Title Insurance Company**, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

**First American Title Insurance Company**

Dennis J. Gilmore  
President

Jeffrey S. Robinson  
Secretary

If this jacket was created electronically, it constitutes an original document.

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its Issuing agent that may be in electronic form.*

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|                         |              |  |
|-------------------------|--------------|--|
| Form 50000317 (4-24-18) | Page 1 of 16 | ALTA Commitment for Title Insurance (8-1-16)<br>Illinois |
|-------------------------|--------------|--|



## COMMITMENT CONDITIONS

### 1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements;
- (f) Schedule B, Part II—Exceptions; and
- (g) a counter-signature by the company or its issuing agent that may be in electronic form.

### 4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

### 5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
  - (i) comply with the Schedule B, Part I—Requirements;
  - (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
  - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance Issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its Issuing agent that may be in electronic form.*

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**6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT**

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

**7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT**

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

**8. PRO-FORMA POLICY**

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

**9. ARBITRATION**

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

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**First American**

## Schedule A

### ALTA Commitment for Title Insurance

ISSUED BY

**First American Title Insurance Company**

File No: 2977574

**Transaction Identification Data for reference only:**

First American Title Insurance Company - Metro Commercial Title e-mail: cmcc.il@firstam.com  
Center

27775 Diehl Rd, Warrenville, IL 60555

Phone : (866)563-7707

Commitment No.: 2977574

Property Address: 5500 S. Grant Street, Hinsdale, IL 60521

Revision Date: July 18, 2019; July 23, 2019

Escrow e-mail: figures.il@firstam.com

Customer Reference:

### SCHEDULE A

1. Commitment Date: June 25, 2019 8:00 AM
2. Policies to be issued:
  - (a) ALTA® Owner's Policy  
Proposed Insured: None  
Proposed Policy Amount: \$0.00
  - (b) ALTA® Loan Policy  
Proposed Insured: NONE  
Proposed Policy Amount: NONE
3. The estate or interest in the Land described or referred to in this Commitment is

#### Fee Simple

4. The Title is, at the Commitment Date, vested in:

Board of Education Hinsdale Township High School District No. 86, as to Parcel I;

Trustees of Schools of Township 38, North Range 11 East, DuPage County, Illinois, as to Parcels II and III;

Trustees of Schools of Township Thirty-eight North, Range Eleven, East of the Third Principal Meridian, in DuPage County, Illinois, an Illinois corporation, as to Parcel IV;

County Board of School Trustees of DuPage County, Illinois for the use and benefit of Hinsdale Township High School District #86, DuPage and Cook Counties, Illinois, as to Parcel V;

County Board of School Trustees of DuPage County, Illinois, for the use and benefit of Hinsdale Township High School District No. 86; DuPage and Cook Counties, Illinois, as to Parcel VI;

County Board School Trustees of DuPage County, Illinois, for the use and benefit of Hinsdale Township High School District Number 86, DuPage and Cook Counties, Illinois, as to Parcel VII, and Lots 11, 12, 13 and 15 of Parcel XIV;

Board of Education of Hinsdale Township High School District 86, DuPage and Cook Counties, as to Parcel

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VIII;

Hinsdale Township High School District #86, as to Parcel IX;

Board of Education, Hinsdale Township High School, District 86 of DuPage and Cook Counties, as to Parcel X;

Board of Education, Hinsdale Township High School District 86, as to Parcel XI;

Board of Education Hinsdale Township Highschool Dist. 86, DuPage and Cook Counties, IL, as to Parcel XII;

Board of Education Hinsdale Township High School District Number Eighty-six (86), as to Parcel XIII;

County Board of School Trustees of DuPage County, Illinois for the use and benefit of Hinsdale Township High School District Number #86, as to Lot 14 of Parcel XIV;

Trustees of Schools of Township No. 38 North, Range 11 East of the Third Principal Meridian, for the use and benefit of Hinsdale Township High School District Number 86, DuPage and Cook Counties, Illinois, as to Lot 16, Parcel XIV;

Trustees of Schools of Township No. 38 North, Range No. 11 East, for the use and benefit of School District Number 86 of DuPage and Cook Counties, Illinois, as to Lot 17 of Parcel XIV;

Trustees of Schools of Township No. 38 North, Range No. 11 East, for the use and benefit of School District Number 86 of DuPage County, Illinois, as to Lot 18 of Parcel XIV;

Trustees of Schools of Township No. 38 North, Range No. 11 East, for the use and benefit of School District Number 38 of DuPage and Cook Counties, Illinois, as to Lot 19 of Parcel XIV;

and

Trustees of Schools of Township No. 38 North, Range No. 11, East of the Third Principal Meridian, DuPage County, Illinois, for the use and benefit of Hinsdale Township High School district Number 86, DuPage and Cook Counties, Illinois, as to Lot 20 of Parcel XIV

5. The Land is described as follows:  
SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

***First American Title Insurance Company***

By:   
Authorized Countersignature

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**First American**

## **Schedule BI & BII**

### **ALTA Commitment for Title Insurance**

ISSUED BY

**First American Title Insurance Company**

File No: 2977574

Commitment No.: 2977574

#### **SCHEDULE B, PART I**

##### **Requirements**

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

#### **SCHEDULE B, PART II**

##### **Exceptions**

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

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**First American**

**Schedule BI & BII (Cont.)**

**ALTA Commitment for Title Insurance**

ISSUED BY

**First American Title Insurance Company**

File No: 2977574

Commitment No.: 2977574

**SCHEDULE B, PART II**

**Exceptions (Continued)**

1. Rights or claims of parties in possession not shown by the public records.
2. Easements or claims of easements, not shown by Public Records.
3. Any encroachments, encumbrance, violation, variation, or adverse circumstance affecting Title that would be disclosed by an accurate survey of the Land pursuant to the "Minimum Standards of Practice," 68 III. Admin Code, Sec. 1270.56(b)(6)(P) for residential property or the ALTA/NSPS land title survey standards for commercial/industrial property.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Taxes, or special assessments, if any, not shown as existing liens by the Public Records.
6. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
7. General taxes and assessments for the year 2019, and subsequent years which are not yet due and payable.

Tax identification no.: 09-13-100-017  
(Affects Parcels I through VII)

**Note for informational purposes 2018 taxes:**

1st Installment in the amount of \$0.00 with a status of Not Billed. (Due Date 06/03/2019)  
2nd Installment in the amount of \$0.00 with a status of Not Billed. (Due Date 09/03/2019 )

Note: If applicable, an original tax bill must be presented if taxes are to be paid at time of closing.

8. General taxes and assessments for the year 2019, and subsequent years which are not yet due and payable.

Tax identification no.: 09-13-100-008  
(Affects Parcel VIII)

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**Note for informational purposes 2018 taxes:**

1st Installment in the amount of \$0.00 with a status of Not Billed. (Due Date 06/03/2019)  
2nd Installment in the amount of \$0.00 with a status of Not Billed. (Due Date 09/03/2019 )

Note: If applicable, an original tax bill must be presented if taxes are to be paid at time of closing.

9. General taxes and assessments for the year 2019, and subsequent years which are not yet due and payable.

Tax Identification no.: 09-13-100-011  
(Affects Parcel IX)

**Note for informational purposes 2018 taxes:**

1st Installment in the amount of \$0.00 with a status of Not Billed. (Due Date 06/03/2019)  
2nd Installment in the amount of \$0.00 with a status of Not Billed. (Due Date 09/03/2019 )

Note: If applicable, an original tax bill must be presented if taxes are to be paid at time of closing.

10. General taxes and assessments for the year 2019, and subsequent years which are not yet due and payable.

Tax identification no.: 09-13-100-012  
(Affects Parcel X)

**Note for informational purposes 2018 taxes:**

1st Installment in the amount of \$0.00 with a status of Not Billed. (Due Date 06/03/2019)  
2nd Installment in the amount of \$0.00 with a status of Not Billed. (Due Date 09/03/2019 )

Note: If applicable, an original tax bill must be presented if taxes are to be paid at time of closing.

11. General taxes and assessments for the year 2019, and subsequent years which are not yet due and payable.

Tax identification no.: 09-13-100-013  
(Affects Parcel XI)

**Note for informational purposes 2018 taxes:**

1st Installment in the amount of \$0.00 with a status of Not Billed. (Due Date 06/03/2019)  
2nd Installment in the amount of \$0.00 with a status of Not Billed. (Due Date 09/03/2019 )

Note: If applicable, an original tax bill must be presented if taxes are to be paid at time of closing.

12. General taxes and assessments for the year 2019, and subsequent years which are not yet due and payable.

Tax identification no.: 09-13-100-014  
(Affects Parcel XII)

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**Note for informational purposes 2018 taxes:**

1st Installment in the amount of \$0.00 with a status of Not Billed. (Due Date 06/03/2019)  
2nd Installment in the amount of \$0.00 with a status of Not Billed. (Due Date 09/03/2019 )

Note: If applicable, an original tax bill must be presented if taxes are to be paid at time of closing.

13. General taxes and assessments for the year 2019, and subsequent years which are not yet due and payable.

Tax Identification no.: 09-13-100-015  
(Affects Parcel XIII)

**Note for informational purposes 2018 taxes:**

1st Installment in the amount of \$0.00 with a status of Not Billed. (Due Date 06/03/2019)  
2nd Installment in the amount of \$0.00 with a status of Not Billed. (Due Date 09/03/2019 )

Note: If applicable, an original tax bill must be presented if taxes are to be paid at time of closing.

14. General taxes and assessments for the year 2019, and subsequent years which are not yet due and payable.

Tax Identification no.: 09-13-101-027  
(Affects Parcel XIV)

**Note for informational purposes 2018 taxes:**

1st Installment in the amount of \$0.00 with a status of Not Billed. (Due Date 06/03/2019)  
2nd Installment in the amount of \$0.00 with a status of Not Billed. (Due Date 09/03/2019 )

Note: If applicable, an original tax bill must be presented if taxes are to be paid at time of closing.

15. We should be furnished with evidence of payment of charges to the Sanitary District as noted herein through the month of closing.
16. We should be furnished with evidence of payment of Special Service Area charges. If paid through the real estate tax bill, please provide a copy of the detailed tax bill reflecting SSA as a line item.
17. We find no outstanding voluntary liens of record affecting subject property. An inquiry should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any security interest in the subject property.
18. We should be provided evidence of appropriate compliance with Illinois Statutes regarding the purchase/sale of the land by the Board of Education Hinsdale Township High School District No. 86, as to Parcel I; Trustees of Schools of Township 38, North Range 11 East, DuPage County, Illinois, as to Parcels II and III; County Board of School Trustees of DuPage County, Illinois for the use and benefit of Hinsdale Township High School District #86, DuPage and Cook Counties, Illinois, as to Parcel V; County Board of School Trustees of DuPage County, Illinois, for the use and benefit of Hinsdale Township High School District No. 86, DuPage and Cook Counties, Illinois, as to Parcel VI; County Board School Trustees of DuPage County, Illinois, for the use and benefit of Hinsdale Township High School District Number 86, DuPage and Cook Counties, Illinois, as to Parcel VII, and

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Lots 11, 12, 13 and 15 of Parcel XIV; Board of Education of Hinsdale Township High School District 86, DuPage and Cook Counties, as to Parcel VIII; Hinsdale Township High School District #86, as to Parcel IX; Board of Education, Hinsdale Township High School, District 86 of DuPage and Cook Counties, as to Parcel X; Board of Education, Hinsdale Township High School District 86, as to Parcel XI; Board of Education Hinsdale Township Highschool Dist. 86, DuPage and Cook Counties, IL, as to Parcel XII; Board of Education Hinsdale Township High School District Number Eighty-six (86), as to Parcel XIII; County Board of School Trustees of DuPage County, Illinois for the use and benefit of Hinsdale Township High School District Number #86, as to Lot 14 of Parcel XIV; Trustees of Schools of Township No. 38 North, Range No. 11 East, for the use and benefit of School District Number 86 of DuPage and Cook Counties, Illinois, as to Lot 17 of Parcel XIV; Trustees of Schools of Township No. 38 North, Range No. 11 East, for the use and benefit of School District Number 86 of DuPage County, Illinois, as to Lot 18 of Parcel XIV; Trustees of Schools of Township No. 38 North, Range No. 11 East, for the use and benefit of School District Number 38 of DuPage and Cook Counties, Illinois, as to Lot 19 of Parcel XIV; and Trustees of Schools of Township No. 38 North, Range No. 11, East of the Third Principal Meridian, DuPage County, Illinois, for the use and benefit of Hinsdale Township High School district Number 86, DuPage and Cook Counties, Illinois, as to Lot 20 of Parcel XIV; and Trustees of Schools of Township No. 38 North, Range 11 East of the Third Principal Meridian, for the use and benefit of Hinsdale Township High School District Number 86, DuPage and Cook Counties, Illinois, as to Lot 16, Parcel XIV.

19. Upon a conveyance or mortgage of the land, a certified copy of proper resolutions passed by the authorized representative(s) of Illinois authorizing the execution of the deed of conveyance or mortgage should be furnished.
20. We should be furnished with a certificate of Good Standing from the Illinois Secretary of State for Trustees of Schools of Township Thirty-eight North, Range Eleven, East of the Third Principal Meridian, in DuPage County, Illinois, an Illinois corporation, as to Parcel IV, a Corporation of Illinois.
21. Any lien, or right to a lien in favor of a property manager employed to manage the land. Note: we should be furnished either (a) an affidavit from the owner indicating that there is no property manager employed; or (b) a final lien waiver from the property manager acting on behalf of the owner.
22. Existing unrecorded leases, if any, and rights of parties in possession under such unrecorded leases.
23. Note: If any contemplated deed of conveyance of the land is exempt from the operation of the provisions of paragraph 1(a) of 765 ILCS 205/1, the plat act, such deed should be accompanied by a proper affidavit establishing to the satisfaction of the recorder of deeds of DuPage County, Illinois, that the conveyance is so exempt. If said conveyance is not so exempt, compliance should be had with the provisions of said paragraph 1(a).
24. It appears that the land described herein lies within the municipal boundaries of Hinsdale, please contact the municipality for any requirements which must be complied with prior to closing. The municipal phone number may be found at [www.firstam.com/title/il](http://www.firstam.com/title/il) under Products and Resources, then Forms and Documents, then Municipal Transfer Stamp Requirements.
25. Relative to the deletion of Standard Exceptions 1 through 6, we should be furnished the following:
  - a) A current survey of the land, properly certified to the Company, made in accordance with (i) the accuracy requirements of a survey pursuant to the 'Minimum Standard Detail Requirements for Land Title Surveys' Jointly Established and Adopted by the American Land Title Association and National Society of Professional Surveyors (NSPS) February 23, 2016; and (ii) the Laws of the State of Illinois.

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b) A properly executed ALTA 2006 Loan and Extended Coverage Statement.

26. Note: The premises in question are located within the Flagg Creek Sanitary District which is accepting federal grants for pollution control pursuant to Public Law 92-500. The District must charge user charges separate from ad valorem taxes, which charges may be a continuing lien on the property. Attention is directed to ordinance recorded as document R75-19171.

Note: The Company should be provided with a letter from the Sanitary District stating all fees in connection with said services are paid current through the date of closing. The telephone number is of the Flagg Creek Sanitary District is (630)323-3299.

27. Flagg Creek Water Reclamation District Amended Ordinance No. 756 recorded as document no. R2009-037066 requiring payment of user charges prior to sale or transfer of real estate and further requiring evaluation of connection permits for sales of commercial property, and the terms and conditions contained therein.
28. Rights of way for drainage tiles, ditches, feeders and laterals, if any.
29. Rights of the Public, the State of Illinois and the Municipality in and to that part of the land, if any, taken or used for road purposes.
30. Rights of the interested parties to the free and unobstructed flow of the waters of the stream which may flow on or through the land.
31. Easements for public utilities, as shown on the plat of subdivision.  
(Affects the East 8 feet of Parcel VIII; the North 5 feet of Parcels IX, X and XI)
32. Terms and conditions of the easement provisions noted on the plat of subdivision.
33. Building setback line(s) as shown on the plat of subdivision.  
(Affects the West 25 feet of Parcel XIV)
34. Agreement for easements for the Village of Hinsdale recorded as document no. 787107 for a cast iron water pipe, and the terms and conditions contained therein.  
  
(Affects Parcels I, II, III and XIII)
35. Easement agreement with the Village of Hinsdale recorded as document no. R91-056252 for the purpose of installing highway improvements, and the terms and conditions contained therein.  
  
(Affects Parcels I, XIII and XIV)
36. Memorandum of grant of easement recorded as document no. R2010-127250, made by and between Board of Education of Hinsdale Township High School District No. 86, DuPage and Cook Counties, Illinois and Chicago SMSA Limited Partnership, d/b/a Verizon Wireless, and the terms and conditions contained therein.  
  
(Affects Parcel XIII)

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37. Memorandum of easement agreement recorded as document no. R2014-052403 made by and between Board of Education of Hinsdale Township High School District 86 and New Cingular Wireless PCS, LLC, and the terms and conditions contained therein.
38. Agreement between the Village of Hinsdale and the Board of Education of School District 86 recorded as document no. R2001-056072 for the regulation of traffic, and the terms and conditions contained therein.
39. Agreement between the Village of Hinsdale and Hinsdale Township High School District 86 recorded as document no. R2019-001680, and the terms and conditions contained therein.
40. The property is subject to restrictions contained in Paragraph 5 of a contract dated October 21, 1997, as disclosed by a Trustee's Deed recorded as document no. R97-183981.

(Affects Parcel VII)

41. Illinois Environmental Protection Agency Environmental No Further Remediation Letter recorded February 19, 2019 as document number R2019-011437.

Note: Land use restrictions/limitations: None

(Affects Parcels I through VII; XIII and XIV)

42. Ordinance recorded as document no. 603845 annexing property to the Village of Hinsdale, and the terms and conditions contained therein.

(Affects Parcels, I, II, III, IV and XIII)

43. Ordinance recorded as document no. 910424 annexing certain property to the Village of Hinsdale, and the terms and conditions contained therein.

(Affects Parcel XIV)

44. Ordinance No. 093-36 recorded as document no. R93-303069 establishing Special Service Area Number 7, and the terms and conditions contained therein.

45. Ordinance No. 094-3 recorded as document no. R94-022094 establishing Village of Hinsdale Special Service Area No. 7, and the terms and conditions contained therein.

46. Note: The Extended Coverage Endorsement, deleting Standard Exceptions 1 through 6, will be considered for approval upon receipt and review of the requirements referenced herein.

#### Limitation of Liability for Informational Report

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**First American**

## Exhibit A

### ALTA Commitment for Title Insurance

ISSUED BY

**First American Title Insurance Company**

File No: 2977574

Commitment File No.: 2977574

The Land referred to herein below is situated in the County of Dupage, State of IL, and is described as follows:

**Parcel I:**

Lots 1 and 2, in Block 7, in Branigar Brothers Hinsdale Farms, being a subdivision of the Southwest quarter and the Northwest quarter (except the East half of the Northwest quarter of the Northwest quarter) of Section 13, Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded April 5, 1920 as document no. 141390, in DuPage County, Illinois.

**Parcel II:**

The East 350 feet of the North half of the North half of Lot 3, in Block 7, in Branigar Brothers Hinsdale Farms, being a subdivision of the Southwest quarter and the Northwest quarter (except the East half of the Northwest quarter of the Northwest quarter) of Section 13, Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded April 5, 1920 as document no. 141390, in DuPage County, Illinois.

**Parcel III:**

The East 350 feet of the South half of the North half of Lot 3, in Block 7, in Branigar Brothers Hinsdale Farms, being a subdivision of the Southwest quarter and the Northwest quarter (except the East half of the Northwest quarter of the Northwest quarter) of Section 13, Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded April 5, 1920 as document no. 141390, in DuPage County, Illinois.

**Parcel IV:**

The North half of the North half of Lot 3 (except the East 350 feet thereof), in Block 7, in Branigar Brothers Hinsdale Farms, being a subdivision of the Southwest quarter and the Northwest quarter (except the East half of the Northwest quarter of the Northwest quarter) of Section 13, Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded April 5, 1920 as document no. 141390, in DuPage County, Illinois.

**Parcel V:**

The South half of the North half (except the East 350 feet thereof) of Lot 3, in Block 7, in Branigar Brothers Hinsdale Farms, being a subdivision of the Southwest quarter and the Northwest quarter (except the East half of the Northwest quarter of the Northwest quarter) of Section 13, Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded April 5, 1920 as document no. 141390, in DuPage County, Illinois.

**Parcel VI:**

The South half of Lot 3, in Block 7, in Branigar Brothers Hinsdale Farms, being a subdivision of the Southwest quarter and the Northwest quarter (except the East half of the Northwest quarter of the Northwest quarter) of Section 13, Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded April 5, 1920 as document no. 141390, in DuPage County, Illinois.

**Parcel VII:**

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The North half of Lot 4 (except the East 200 feet thereof), in Block 7, in Branigar Brothers Hinsdale Farms, being a subdivision of the Southwest quarter and the Northwest quarter (except the East half of the Northwest quarter of the Northwest quarter) of Section 13, Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded April 5, 1920 as document no. 141390, in DuPage County, Illinois.

**Parcel VIII:**

Lot 1, in Penzes Resubdivision of the South half of Lot 4 (except the East 60 feet thereof), in Block 7, in Branigar Brothers Hinsdale Farms, being a subdivision of the Southwest quarter and the Northwest quarter (except the East half of the Northwest quarter of the Northwest quarter) of Section 13, Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat of resubdivision recorded April 16, 1946 as document no. 495827, in DuPage County, Illinois.

**Parcel IX:**

Lot 5 (except the East 150 feet thereof), in Penzes Resubdivision of the South half of Lot 4 (except the East 60 feet thereof), in Block 7, in Branigar Brothers Hinsdale Farms, being a subdivision of the Southwest quarter and the Northwest quarter (except the East half of the Northwest quarter of the Northwest quarter) of Section 13, Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat of resubdivision recorded April 16, 1946 as document no. 495827, in DuPage County, Illinois.

**Parcel X:**

The West 75 feet of the East 150 feet of Lot 5, in Penzes Resubdivision of the South half of Lot 4 (except the East 60 feet thereof), in Block 7, in Branigar Brothers Hinsdale Farms, being a subdivision of the Southwest quarter and the Northwest quarter (except the East half of the Northwest quarter of the Northwest quarter) of Section 13, Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat of resubdivision recorded April 16, 1946 as document no. 495827, in DuPage County, Illinois.

**Parcel XI:**

The East 75 feet of Lot 5, in Penzes Resubdivision of the South half of Lot 4 (except the East 60 feet thereof), in Block 7, in Branigar Brothers Hinsdale Farms, being a subdivision of the Southwest quarter and the Northwest quarter (except the East half of the Northwest quarter of the Northwest quarter) of Section 13, Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat of resubdivision recorded April 16, 1946 as document no. 495827, in DuPage County, Illinois.

**Parcel XII:**

The East 60 feet of the South half of Lot 4, in Block 7, in Branigar Brothers Hinsdale Farms, being a subdivision of the Southwest quarter and the Northwest quarter (except the East half of the Northwest quarter of the Northwest quarter) of Section 13, Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded April 5, 1920 as document no. 141390, in DuPage County, Illinois.

**Parcel XIII:**

The East half of the Northwest quarter of the Northwest quarter of Section 13, Township 38 North, Range 11 East of the Third Principal Meridian, excepting therefrom the South 33 feet thereof, in DuPage County, Illinois.

**Parcel XIV:**

Lots 11 through 20, both inclusive, in Block 2, in Branigar Brothers Hinsdale Farms, being a subdivision of the Southwest quarter and the Northwest quarter (except the East half of the Northwest quarter of the Northwest quarter) of Section 13,

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Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded April 5, 1920 as document no. 141390, in DuPage County, Illinois.

Note: For informational purposes only, the land is known as :

5500 S. Grant Street  
Hinsdale, IL 60521

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## ATTACHMENT E

### Section II

#### 2. Ordinance Provision:

- a. Sec. 7-310: Bulk, Space and Yard Requirements – Accessory Structures in required corner yard setback.
- b. Sec. 9-101, H, 2, g & i: Screening, Landscaping and Tree Planting Areas.
- c. Sec. 9-104, J, 1, e, xi: Required number of parking spaces for Secondary Schools.
- d. Sec. 9-105, C, 2: Off Street Loading Screening.
- e. Sec. 9-107, A, 1 & 2: Parking Lot Screening and Parking Lot Interior Landscaping.
- f. Sec. 9-107 B: Loading Space screening requirements.
- g. Sec. 9-107, H, 3: Screening for Outdoor Activity Areas.
- h. Title 9, Chapter 12, Sec. 9-12-3, subsection D: Construction Standards (material).
- i. Title 9, Chapter 12, Sec. 9-12-3, subsection E: Protective Fences.

#### 3. Variation Sought:

In regards to Phase 1 additions and renovations to Hinsdale Central High School; the District is seeking the following approvals from the Village of Hinsdale for lack of conformity to the Village's zoning and land use requirements as follows.

##### Quantity of off-street parking:

*General:* Current allocations of the use of land by either buildings or athletic fields limits the ability of the District to add a significant quantity of additional off-street parking stalls. The project in its entirety does not raise the student or staff populations of the building. The additions and renovations are bringing the school's facilities on par with other local peer high school districts' facilities in regards to usability, condition and features. The current quantity of parking stalls on site is 560. The proposed modifications increase this quantity to 583. It would cause undue hardship if the Owner was to conform with the required 882 stalls. Reference Sec. 9-104, J, 1, e, xi.

*Unique Physical Condition:* The Subject Property is an existing public high school. The existing off-street parking counts do not meet current Zoning requirements.

*Not Self-Created:* The Subject Property has been a public high school since 1948 and has been expanded as the population and academic needs have grown in the community since that time. Additional land acquisitions for parking are limited and infeasible due to increased property costs in the area.

*Denied Substantial Rights:* The carrying out of the strict letter of the provision of the zoning code would interfere with the public high school's ability to provide academic, co-curricular and athletic activities on the site.

*Not Merely Special Privilege:* In order to help alleviate parking concerns on-site, the District is providing an addition 23 parking stalls over the existing amount. The addition of any further parking stalls would reduce the area of the site dedicated to buildings, athletic fields, open space and required property line setbacks.



*Code and Plan Purposes:* The Variation sought would not result in a use of the Subject Property that would not be in harmony with the Official Comprehensive Plan or current zoned district of IB Institutional Building.

*Essential Character of the Area:* The variation would not be detrimental to the public welfare and is in character of the existing use of the site. Existing parking stalls will not be reduced. The variation would not impair an adequate supply of light and air to any property in the vicinity. The variation would not substantially increase congestion in the public streets, and would result in an overall modest decrease, due to the extra stalls being provided. The variation would not unduly increase the danger of flood and fire, or unduly tax public utilities and facilities. The Subject Property will comply with the local authorities having jurisdiction in regards to stormwater management of the property. The variation would not endanger the public health or safety of the surrounding properties.

*No Other Remedy:* There is no means other than the requested variation that would permit a reasonable use of the Subject Property. Providing additional parking stalls would result in a reduction of building addition footprints (for academically needed facilities), athletic fields, setbacks, and other open landscaped areas on site.

Off street parking lot and loading, landscaping and screening requirements:

*General:* In order to maximize land use and ability to add parking stalls, the District is seeking to eliminate the landscaped parking island, 10' landscaped open space screening requirement and loading-space screening requirement. Currently, the existing parking facilities do not conform to these requirements. To conform with these requirements would result in a reduction of off-street parking stalls in lieu of an increase. Islands would also increase the time needed to clear parking lots of snow and maintain school start times. Reference Secs. 9-104, H, 2 g & l; 9-105, C, 2; 9-107, A, 1 & 2; Sec. 9-107 B.

*Unique Physical Condition:* The Subject Property is an existing public high school. The existing off-street parking lots do not meet current Zoning requirements for landscaping. The existing loading dock will be relocated to accommodate a future phase addition (Fine Arts). The existing loading dock is only screened on three sides.

*Not Self-Created:* The Subject Property has been a public high school since 1948 and has been expanded as the population and academic needs have grown in the community since that time. Additional land acquisitions for parking or loading zones are limited and infeasible due to increased property costs in the area.

*Denied Substantial Rights:* The carrying out of the strict letter of the provision of the zoning code would interfere with the public high school's ability to provide academic, co-curricular and athletic activities on the site.

*Not Merely Special Privilege:* The Subject Property currently does not meet the required number of off-street parking stalls and would be subject to a further decrease if the buffer and landscape requirements are not waived. The relocated loading area is in-set of the site, substantially away from adjacent properties.

*Code and Plan Purposes:* The Variation sought would not result in a use of the Subject Property that would not be in harmony with the Official Comprehensive Plan or current zoned district of IB Institutional Building.



*Essential Character of the Area:* The variation would not be detrimental to the public welfare and is in character of the existing use of the site. Existing parking stalls will not be reduced. Required loading spaces will be provided. Refuse containers will be fully screened. The variation would not impair an adequate supply of light and air to any property in the vicinity. The variation would not substantially increase congestion in the public streets, and would result in an overall modest decrease, due to the extra stalls being provided. The variation would not unduly increase the danger of flood and fire, or unduly tax public utilities and facilities. The Subject Property will comply with the local authorities having jurisdiction in regards to stormwater management of the property. The variation would not endanger the public health or safety of the surrounding properties.

*No Other Remedy:* There is no means other than the requested variation that would permit a reasonable use of the Subject Project. Providing additional landscaping and buffers would result in a reduction of parking lot stalls, building addition footprints (for academically needed facilities), athletic fields, setbacks, and other open landscaped areas on site.

**Sports Safety Netting (Protective Fence):**

*General:* 50' high sports safety netting systems are planned for the southern edge and northern edge of the baseball field located in the southeast corner of the site. The netting along 57th Street is to prevent foul balls from hitting adjacent properties across the street, a current problem. Netting along the north is required to protect parked vehicles in the extended parking lot. At the north parking lot, it is proposed to provide removable windscreen at the bottom of the safety netting structure to allow snow removal in the winter months. The netting systems are in excess of the 8'-0" high maximum fencing requirements. Reference Title 9, Chapter 12 Sec. 9-12-3, subsection E.

*Unique Physical Condition:* The Subject Property is an existing public high school. The existing baseball field abuts to the adjacent off-site residential properties and as well as the District owned parking lot to the North.

*Not Self-Created:* The Subject Property has been a public high school since 1948 and has been expanded as the population and academic needs have grown in the community since that time. Additional land acquisitions for open spaces are limited and infeasible due to increased property costs in the area.

*Denied Substantial Rights:* The carrying out of the strict letter of the provision of the zoning code would interfere with the public high school's ability to further protect the general public's property for the surround neighborhood, as well as on-site.

*Not Merely Special Privilege:* The variation addresses adjacent property owner's concerns about foul balls damaging property across 57<sup>th</sup> street.

*Code and Plan Purposes:* The Variation sought would not result in a use of the Subject Property that would not be in harmony with the Official Comprehensive Plan or current zoned district of IB Institutional Building.

*Essential Character of the Area:* The variation would not be detrimental to the public welfare and is in character of the existing use of the site. The netting would provide additional safety measures against property damage. The variation would not impair an adequate supply of light and air to any property in the vicinity. The netting system would be a mesh type system with



metal support poles, which would allow air and light to pass through. The variation would not substantially increase congestion in the public streets. The variation would not unduly increase the danger of flood and fire, or unduly tax public utilities and facilities. The variation would not endanger the public health or safety of the surrounding properties. It will further improve safety.

*No Other Remedy:* Standard height fencing systems would not provide adequate protection to the surrounding properties or parking lot to the north.

Tennis Court Fencing, Track fencing, baseball field backstop and fencing, miscellaneous athletic field fencing

*General:* Various existing chain-link fences are proposed including:

- a) Replacement of existing chain link tennis court fencing with windscreens. New is proposed to be Vinyl Coated, green color, 10 feet high.
- b) Replacement of existing chain link track fencing. New is proposed to be Vinyl Coated, black color, +/- 4 feet high.
- c) Replacement of existing baseball field chain-link backstop, first and third base line chain link fencing. New is proposed to be Vinyl Coated, black color, match existing back stop height, base line fences +/- 4 feet high. The existing back-stop is currently in the required 35' corner yard setback off of 57<sup>th</sup> Street. Moving the baseball field to correct this condition is not feasible on-site without the loss of parking and would negatively affect the adjacent properties to the east.
- d) Repair and Infill of existing miscellaneous athletic field chain link fencing (adjacent to the football field and track area). New is proposed to be vinyl coated, black color in some areas, galvanized in others (to match to existing/adjacent), +/- 4 feet to 8 feet high.
- e) Reference Title 9, Chapter 12 Sec. 9-12-3, subsection D and E; Sec 7-310.

*Unique Physical Condition:* The Subject Property is an existing public high school. The existing chain-link fencing is a widely accepted standard fencing for the sport and other High Schools and athletic fields/parks in the area.

*Not Self-Created:* The Subject Property has been a public high school since 1948 and has been expanded as the population and academic needs have grown in the community since that time.

*Denied Substantial Rights:* The carrying out of the strict letter of the provision of the zoning code would interfere with the public high school's ability to further protect the general public's property for the surround neighborhood, as well as on-site.

*Not Merely Special Privilege:* Chain-link fencing is an existing condition and is a widely accepted standard for athletics.

*Code and Plan Purposes:* The Variation sought would not result in a use of the Subject Property that would not be in harmony with the Official Comprehensive Plan or current zoned district of IB Institutional Building.

*Essential Character of the Area:* The variation would not be detrimental to the public welfare and is in character of the existing use of the site, it matches an existing condition. The variation would not impair an adequate supply of light and airs to any property in the vicinity. The variation would not substantially increase congestion in the public streets. The variation would



not unduly increase the danger of flood and fire, or unduly tax public utilities and facilities. The variation would not endanger the public health or safety of the surrounding properties.

*No Other Remedy:* Different types of fencing would not provide adequate protection and would also block spectator viewing.

Soccer Field accessory structures:

*General:* Replacement of (2) team shelters and (1) press box building. The existing accessory structures are currently located within the required corner yard setback of the subject property. The proposed new structures would generally the same footprint size of the existing. This would also require a variance for the 20' perimeter landscaped open space / landscape buffer/screening requirement per code. Height of new press box structure would also require a variance. Proposed building is >19 feet high. Reference Secs. 7-310; 9-107, H, 2.

*NOTE:* future application will seek variance to increase the size of the football field west side bleachers. Exact design is to be determined and will be submitted in the future, under separate cover.

*Unique Physical Condition:* The Subject Property is an existing public high school. The existing soccer field cannot be located anywhere else on-site.

*Not Self-Created:* The Subject Property has been a public high school since 1948 and has been expanded as the population and academic needs have grown in the community since that time. Additional land acquisitions for open spaces are limited and infeasible due to increased property costs in the area.

*Denied Substantial Rights:* The carrying out of the strict letter of the provision of the zoning code would interfere with the public high school's ability to have soccer field that meets today's competitive standards.

*Not Merely Special Privilege:*

*Code and Plan Purposes:* The Variation sought would not result in a use of the Subject Property that would not be in harmony with the Official Comprehensive Plan or current zoned district of IB Institutional Building.

*Essential Character of the Area:* The variation would not be detrimental to the public welfare and is in character of the existing use of the site, it matches an existing condition. The variation would not impair an adequate supply of light and air to any property in the vicinity. The variation would not substantially increase congestion in the public streets. The variation would not unduly increase the danger of flood and fire, or unduly tax public utilities and facilities. The variation would not endanger the public health or safety of the surrounding properties.

*No Other Remedy:* The soccer field cannot be moved elsewhere the subject property. Spectator bleachers are located on the opposite side of the field.



4. **Minimum Variation:**

Quantity of off-street parking:

Allow 583 total parking stalls in lieu of the required 882 for the subject property.

Off street parking lot and loading, landscaping and screening requirements:

Eliminate the off-street parking lot landscaped parking island requirements for the existing/modified parking lot west of Grant Street, existing parking lot east of Grant Street and new parking lot extension east of Grant Street.

Eliminate the off-street parking lot open space screening requirements for the existing/modified parking lot west of Grant Street, existing parking lot east of Grant Street and new parking lot extension east of Grant Street.

Eliminate the loading space screening requirement for the new loading dock area (Buildings and Grounds addition):

Sports Safety Netting (Protective Fence):

Allow a 50' protective netting fence system at the southern and northern edges of the baseball field located in the southeast corner of the site.

Tennis Court Fencing, Track fencing, baseball field backstop and fencing, miscellaneous athletic field fencing

Tennis Courts - Allow vinyl coated chain-link tennis court fencing, 10 feet high, with windscreens.

Track - Allow vinyl coated chain-link track fencing, +/- 4 feet high.

Baseball field-Allow vinyl coated chain-link backstop and baseline fencing, high to match to existing.

Repair and infill of existing miscellaneous athletic field chain link fencing-Allow use of chain-link fencing to match to existing.

Soccer Field accessory structures:

Allow the replacement of (2) team shelters and (1) press box structure within the required corner yard setback. Allow press box to be 19' high.

5. **Standards for Variation:** Refer to above responses.



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## TABLE OF COMPLIANCE

Address of subject property: 5500 South Grant Street

The following table is based on the IB Zoning District.

| You may write "N/A" if the application does NOT affect the building/subject property. | Minimum Code Requirements                     | Existing Development   | Proposed Development         |
|---|---|------------------------|------------------------------|
| Lot Area (SF)   | 350,000 SF                                    | 1,501,285 SF           | NO CHANGE                    |
| Lot Depth   | 250'  | 1263'                  | NO CHANGE                    |
| Lot Width   | 200'  | 1252'                  | NO CHANGE                    |
| Building Height   | 50'   | VARIES BUT 47'-6" MAX. | 48'-0" (Natatorium Addition) |
| Number of Stories   | NOT LISTED                                    | 2 STORIES              | 2 STORIES                    |
| Front Yard Setback  | 35'   | VARIES BUT > 35'       | NO CHANGE                    |
| Corner Side Yard Setback  | 35'   | VARIES BUT > 35'       | NO CHANGE                    |
| Interior Side Yard Setback  | 25'   | VARIES BUT > 25'       | NO CHANGE                    |
| Rear Yard Setback   | 25'   | NOT APPLICABLE         | NOT APPLICABLE               |
| Maximum Floor Area Ratio (F.A.R.)*  | .50 / 750,643 SF                              | .32 / 477,311 SF       | .34 / 511,098 SF             |
| Maximum Total Building Coverage*  | NOT LISTED                                    | 17% / 254,937 SF       | 19% / 280,272 SF             |
| Maximum Total Lot Coverage*   | NOT LISTED                                    | 83% / 1,246,348 SF     | 81% / 1,221,013 SF           |
| Parking Requirements  | 882 STALLS                                    | 560 STALLS             | 583 STALLS                   |
| Parking front yard setback  | 35'   | >35'                   | NO CHANGE                    |
| Parking corner side yard setback  | 35'   | WITHIN SETBACK         | NO CHANGE                    |
| Parking interior side yard setback  | 25'   | >25'                   | NO CHANGE                    |
| Parking rear yard setback   | 25'   | WITHIN SETBACK         | NO CHANGE                    |
| Loading Requirements  | (3)   | (4)                    | NO CHANGE                    |
| Accessory Structure Information   | SAME AS BUILDING EXCEPT IN REAR OR SIDE YARDS | WITHIN SETBACK         | NO CHANGE                    |

\* Must provide actual square footage number and percentage.

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

SEE ATTACHED SHEET



## 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 3rd day of December, 2019, I/We have read the above certification, understand it, and agree to abide by its conditions.

Tammy Prentiss  
Signature of applicant or authorized agent

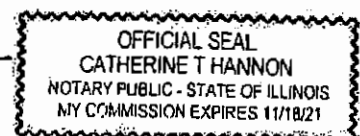
Tammy Prentiss  
Name of applicant or authorized agent

[Signature]  
Signature of applicant or authorized agent

Nichols Gena  
Name of applicant or authorized agent

SUBSCRIBED AND SWORN  
to before me this 3 day of  
December, 2019.

Catherine J. Han  
Notary Public





## FINAL DECISION

### VILLAGE OF HINSDALE ZONING BOARD OF APPEALS PETITION FOR VARIATION

**ZONING CASE NO:** V-05-19

**PETITIONER:** ARCON Associates, Inc. on behalf of Hinsdale Township High School District 86

**APPLICATION:** For certain Variations from the Zoning Code of the Village of Hinsdale ("Zoning Code") relative to the replacement and/or construction of new improvements at Hinsdale Central High School, at 5500 S. Grant Street, Hinsdale, Illinois.

**MEETING HELD:** A Public Hearing was held on Wednesday, January 15, 2020, in Memorial Hall, in the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois, pursuant to a notice published in The Hinsdalean on November 28, 2019.

**PROPERTY:** The subject property is commonly known as 5500 S. Grant Street, Hinsdale, Illinois (the "Property") and is legally described in Exhibit A attached hereto and made a part hereof.

**SUMMARY OF REQUEST:** The Village of Hinsdale has received a request from ARCON Associates, Inc., on behalf of property owner Hinsdale Township High School District 86 (the "Applicant") for certain variations relative to the replacement and/or construction of new improvements to the existing building known as Hinsdale Central High School located on the Property at 5500 S. Grant Street (the "Application"). The improvements proposed at this time are Phase I of a program of improvements and upgrades to the High School over the next three (3) years. The general scope of Phase I improvements include a natatorium addition, buildings and grounds addition, parking lot reconfigurations and modifications due to loading dock relocation; associated landscaping, artificial turf replacement, tennis court and fencing replacement, running track and fence replacement, separation of storm and sanitary utilities due to Flagg Creek Water Reclamation District requirements, chain-link baseball field backstop and fence replacement, baseball field sports safety netting installation, privacy fencing, soccer field team shelter and press box replacements, emergency generator replacement, and various other ADA and health/life safety improvements on site (collectively, the "Phase I Improvements").

This Property is located in the IB Institutional Buildings Zoning District in the Village of Hinsdale at the southwest corner of Ogden Avenue and Oak Street.



The Applicant has requested variations to the following Sections of the Village Code and Zoning Code of the Village of Hinsdale ("Zoning Code") over which the Zoning Board of Appeals of the Village of Hinsdale ("ZBA") has final authority:

- to Section 9-12-3(E) of the Village Code, to allow a fence higher than the eight (8) foot limitation on fences in order to provide for the construction of safety netting at the baseball field on the northeast corner of Grant and 57th Street; and
- to Section 9-12-3(D & E) of the Village Code and Section 7-310 of the Zoning Code, to allow a fence higher than the eight (8) foot height limitation on fences and to allow a location for such fences where not otherwise allowed by the setback requirements in order to provide for the like-kind replacement of the existing chain link tennis court fencing, track fencing, baseball field backstop and miscellaneous athletic field fencing; and
- to Section 7-310 of the Zoning Code to allow building height and screening requirements in excess of those allowed by the Zoning Code for the construction of two (2) soccer field team shelters and a press box

Collectively, these variation requests shall be referred to herein as the "Requested Variations."

In addition to the Requested Variations, additional variations over which the Village President and Board of Trustees have final authority were sought and recommended for approval by the ZBA. Those variations were:

- to Section 9-104(J)(1)(e)(xi) of the Zoning Code, to allow a reduction in required parking from 882 to 583 spaces (existing parking count is 560, so Phase I Improvements will actually increase the count to 583);
- to Section 9-104(H)(2)(g & i); 9-105(c)(2); 9-107(A)(1&2); 9-107(B) of the Zoning Code, to provide relief from landscape island, ten (10) foot open space buffer, and loading space screening requirements in order to maximize the number of parking spaces on the Property;
- to Section 9-107(H)(2) of the Zoning Code, to provide relief from the building setback requirements for the construction of two (2) soccer field team shelters and a press box.

Together, these are the "Additional Variations" and, collectively with the Requested Variations, the "Variations". The findings and recommendation of the ZBA on the Additional Variations are detailed in a separate Findings and Recommendation from the ZBA to the Board of Trustees in this matter. The collective Variations are all described in more detail in the Application, a copy of which is attached hereto as **Exhibit B** and made a part hereof.

On January 15<sup>th</sup>, 2020, following the conclusion of the public hearing on this matter, the ZBA indicated its approval of the Requested Variations on a vote of six (6) in favor,



zero (0) opposed, and one (1) absent, and directed the preparation of this Final Decision.

**PUBLIC HEARING:** At the combined public hearing on the Variations, Project Architect Nick Graal testified as the representative of the Applicant on the Variations.

The representative of Applicant reviewed the Variations for the benefit of the ZBA, and how, in the opinion of the Applicant, the standards for Variations had been met.

In terms of the variation for off-street parking and the off-street parking lot and loading zone landscape and screening requirement, the representative of Applicant noted that the Property has been an existing public high school since 1948. The existing parking facilities do not currently have landscape screening or landscape islands, and the current parking lot count does not meet the count requirements. The high school has expanded throughout the years as population and academic needs have grown and changed, but additional land acquisitions are limited and cost prohibitive due to land value in the area. They are proposing an expansion of the southeast parking lot, and proposing alleviation of the landscape and screening requirements in order to maximize the amount of parking provided onsite. Current parking demands outweigh available parking. There is enough parking for staff, but there is a high request for student parking, despite busing being available throughout the District.

None of the Phase I Improvements expand the student population, but are instead addressing current needs of the facility. They are attempting to increase parking to accommodate demand, but cannot provide an increase if required to meet landscape island and other requirements. Meeting the required parking requirements in the Zoning Code would require removal of the junior varsity baseball field, and even then, the Code requirements could not be met. If current facilities are sacrificed to meet parking requirements, the High School will not be able to provide the same level of service to the community as it does today.

A parking garage was not part of the referendum that is funding the Phase I Improvements, and a parking garage may have a severe detrimental impact on surrounding properties. It was noted that the Variations may decrease congestion in the public streets due to the added parking spaces.

The representative of the Applicant then addressed the Variations for tennis court fencing, track fencing, baseball field backstop and fencing and miscellaneous athletic field fencing. All fields are currently fenced; the Variations address replacement of existing fencing. The Applicant also proposes a Variation to allow protective netting in the form of safety sports netting, at the Junior Varsity Baseball Field, to address some community concerns regarding foul balls and home runs. The position of the Junior Varsity Baseball Field on the lot relative to the adjacent properties to the east and south creates a unique physical condition. The safety netting would prevent foul balls from going off-site, and home runs from striking vehicles in the parking lot. The Phase I Improvements will increase the safety of the area. Fencing materials other than chain-link would prevent viewing the sports activities taking place.



While the Applicant is seeking a Variation for landscape screening, it does intend to provide landscaping to the extent feasible at the perimeter of the parking lot expansion, including about seventeen (17) six-foot (6') tall Arborvitaes.

The Variation for the soccer field accessory structures was also addressed. The existing physical layout of the site presents design challenges, as does the existing water tower public utility on-site. Grading issues prevent shifting the soccer field any further east. The only practical solution is to replace the player shelters and press box in their current locations within the setback. Better quality materials matching the aesthetic of the softball field are proposed. The structures are screened by existing, very tall evergreen trees and grading on the east end portion of the site. A height Variation is sought to allow the press box to be nineteen (19) feet tall, which, according to the representative of the Applicant, is a pretty standard height for site lines from a press box.

During his presentation, the representative of the Applicant answered various questions posed by the members of the ZBA.

John Ochoa of 5620 S. Washington was present to express general support for the Variations. His home abuts the east side of the teacher's parking lot. He stated that the Variations are more appealing than the alternatives necessary to meet Code.

There being no further questions or members of the public wishing to speak on the application, the portion of the Public Hearing related to the Requested Variations was closed.

Members discussed the Requested Variations and agreed that the standards for variations set forth in 11-503(F) of the Hinsdale Zoning Code had been met. Motions to approve the Requested Variations were made by Member Alesia and seconded by Member Engel.

**AYES:** Members Moberly, Murphy, Podliska, Alesia, Engel,  
Chairman Neiman

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Member Giltner

**FINDINGS:** The following are the Findings of the ZBA relative to the Requested Variations:

1. *General Standard: Carrying out the strict letter of the provisions of the Zoning Code would create a particular hardship or a practical difficulty, based on satisfaction of the standards below:*

2. *Unique Physical Condition: The Subject Property is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure, or sign, whether conforming or*



*nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject property that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current owner of the lot.* The Property is landlocked and there are limited opportunities for expansion. All members agree that the long-existing precode school structure on the Property, along with the physical layout of the structures, athletic fields, uses and parking on the Property, proximity of the use to the adjacent neighbors, safety concerns, and landlocked nature of the Property, are driving the request for the Requested Variations and create a unique physical condition. The Requested Variations in some cases concern like-kind replacements of existing fences and other structures.

*3. Not Self-Created: The unique physical condition is not the result of any action or inaction of the owner, or of the owner's predecessors in title and known to the owner prior to acquisition of the subject property, and existed at the time of the enactment of the provisions from which a variation is sought or was created by natural forces or was the result of governmental action, other than the adoption of the Zoning Code, for which no compensation was paid.* The need for the Requested Variations is not self-created, and is in part driven by the long-existing physical conditions present on the Property, and the landlocked nature of the Property. The ZBA finds this standard to have been met.

*4. Denied Substantial Rights: The carrying out of the strict letter of the provisions from which a variation is sought would deprive the owner of the subject property of substantial rights commonly enjoyed by owners of other lots subject to the same provision.* In this case, requiring the Applicant to conform to the provisions of the Zoning Code for which relief is sought would cause the loss of various on-site amenities to the community provided by Applicant, and would negatively impact both the neighbors and the Applicant's ability to serve the community in the same manner as other comparable schools.

*5. Not Merely Special Privilege: The alleged hardship or difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from the use of the subject property; provided, however, that where the standards herein set out exist, the existence of an economic hardship shall not be a prerequisite to the grant of an authorized variation.* The Variations are not sought to make more money from use of the Property, but are instead sought in order to make necessary improvements to the Property without negatively impacting site conditions and adjacent neighbors.

*6. Code And Plan Purposes: The variation would not result in a use or development of the subject property that would not be in harmony with the general and specific purposes for which the Zoning Code and the provision from which a variation is sought were enacted or the general purpose and intent of the official comprehensive plan.* The Variations are consistent with the existing use. The ZBA found this standard to have been met.



7. *Essential Character Of The Area: The variation would not result in a use or development on the subject property that:*

*(a) would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development, or value of property or improvements permitted in the vicinity; or (b) would materially impair an adequate supply of light and air to the properties and improvements in the vicinity; or (c) would substantially increase congestion in the public streets due to traffic or parking; or (d) would unduly increase the danger of flood or fire; or (e) would unduly tax public utilities and facilities in the area; or (f) would endanger the public health or safety.*

The granting of the Requested Variations will allow needed improvements to occur at the Property, without negatively impacting existing site amenities or adjacent neighbors. The building, fields, fencing and other structures already exist, and the utilities are already in place. The Requested Variations will not endanger the public health or safety.

8. *No Other Remedy: There is no means other than the requested variations by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject property.* Limited options exist at this landlocked site. The ZBA finds this standard to have been met.

In addition, Section 9-12-3 of the Village Code provides certain standards for fence variations. Those additional standards are that: 1) *the petitioner is affected by unique circumstances justifying relief from the provisions of Section 9-12-3*, 2) *the variation will not alter the essential character of the locality*, 3) *the variation will be in harmony with the general purpose and intent of Section 9-12-3*, 4) *the variation will set no unfavorable precedent either to the locality or to the village as a whole*, 5) *the variation will be the minimum necessary to afford relief to the petitioner*, and 6) *the variation will not adversely affect the public safety and general welfare*. The ZBA finds all of the foregoing standards to have been met, for the various reasons set forth above. In addition, due to the uniqueness of the Property as a high school, the variation will set no unfavorable precedent.

#### **FINAL DECISIONS:**

Based on the Findings set forth above, the ZBA, by a vote of six (6) in favor, zero (0) opposed and one (1) absent, **APPROVES** and **GRANTS** the following Requested Variations, as described in the Application, a copy of which is attached hereto as Exhibit B and made a part hereof, relative to construction of the Phase I Improvements located in the IB Institutional Building Zoning District at 5500 S. Grant Street:

1. **A Variation to Section 9-12-3(E) of the Village Code to allow a fence higher than the eight (8) foot limitation on fences in order to provide for the construction of fifty (50) foot high protective safety netting system at the baseball field on the northeast corner of Grant and 57th Street; and**



2. A Variation to Section 9-12-3(D & E) of the Village Code and Section 7-310 of the Zoning Code, to allow a fence higher than the eight (8) foot height limitation on fences and the setback requirements in order to provide for the replacement of the existing chain link tennis court fencing with ten (10) foot high vinyl-coated fencing with windscreens, vinyl-coated four (4) foot high track fencing, vinyl-coated chain-link backstop and baseline baseball fencing with heights that match the existing fencing, and use of miscellaneous chain-link athletic field fencing for repair and infill of existing fencing; and

3. A Variation to Section 7-310 of the Zoning Code to allow building height and screening requirements in excess of those allowed by the Zoning Code for the construction of two (2) soccer field team shelters and a nineteen (19) foot high press box without the required twenty (20) foot perimeter landscaped open space/landscape buffer/screening requirement.

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

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

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

Signed: \_\_\_\_\_

Robert Neiman, Chair  
Zoning Board of Appeals  
Village of Hinsdale

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

Filed this \_\_\_\_ day of \_\_\_\_\_, 2020, with the office of the Building Commissioner.



## **LEGAL DESCRIPTION OF THE SUBJECT PROPERTY**

**PARCEL I:** LOTS 1 AND 2, IN BLOCK 7, IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PARINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1920 AS DOCUMENT NO. 141390, IN DUPAGE COUNTY, ILLINOIS

**PARCEL II:** THE EAST 350 FEET OF THE NORTH HALF OF THE NORTH HALF OF LOT 3, IN BLOCK 7, IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1920 AS DOCUMENT NO. 141390, IN DUPAGE COUNTY, ILLINOIS

**PARCEL III:** THE EAST 350 FEET OF THE SOUTH HALF OF THE NORTH HALF OF LOT 3, IN BLOCK 7, IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1920 AS DOCUMENT NO. 141390, IN DUPAGE COUNTY, ILLINOIS

**PARCEL IV:** THE NORTH HALF OF LOT 3 (EXCEPT THE EAST 350 FEET THEREOF), IN BLOCK 7, IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1920 AS DOCUMENT NO. 141390, IN DUPAGE COUNTY, ILLINOIS

**PARCEL V:** THE SOUTH HALF OF THE NORTH HALF (EXCEPT THE EAST 350 FEET THEREOF), IN BLOCK 7, IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1920 AS DOCUMENT NO. 141390, IN DUPAGE COUNTY, ILLINOIS

**PARCEL VI:** THE SOUTH HALF OF LOT 3, IN BLOCK 7, IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO



THE PLAT THEREOF RECORDED APRIL 5, 1920 AS DOCUMENT NO. 141390, IN DUPAGE COUNTY, ILLINOIS

**PARCEL VII:** THE NORTH HALF OF LOT 4, (EXCEPT THE EAST 200 FEET THEREOF) IN BLOCK 7, IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1920 AS DOCUMENT NO. 141390, IN DUPAGE COUNTY, ILLINOIS

**PARCEL VIII:** LOT 1, IN PENZES RESUBDIVISION OF THE SOUTH HALF OF LOT 4 (EXCEPT THE EAST 60 FEET THEREOF), IN BLOCK 7, IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1920 AS DOCUMENT NO. 141390, IN DUPAGE COUNTY, ILLINOIS

**PARCEL IX:** LOT 5, (EXCEPT THE EAST 150 FEET THEREOF), IN PENZES RESUBDIVISION OF THE SOUTH HALF OF LOT 4 (EXCEPT THE EAST 60 FEET THEREOF), IN BLOCK 7, IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1920 AS DOCUMENT NO. 141390, IN DUPAGE COUNTY, ILLINOIS.

**PARCEL X:** THE WEST 75 FEET OF THE EAST 150 FEET OF LOT 5, IN PENZES RESUBDIVISION OF THE SOUTH HALF OF LOT 4 (EXCEPT THE EAST 60 FEET THEREOF), IN BLOCK 7, IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1920 AS DOCUMENT NO. 141390, IN DUPAGE COUNTY, ILLINOIS

**PARCEL XI:** THE EAST 75 FEET OF LOT 5, IN PENZES RESUBDIVISION OF THE SOUTH HALF OF LOT 4 (EXCEPT THE EAST 60 FEET THEREOF), IN BLOCK 7, IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1920 AS DOCUMENT NO. 141390, IN DUPAGE COUNTY, ILLINOIS

**PARCEL XII:** THE EAST 60 FEET OF THE SOUTH HALF OF LOT 4 (EXCEPT THE EAST 60 FEET THEREOF), IN BLOCK 7, IN BRANIGAR BROTHERS HINSDALE



FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1920 AS DOCUMENT NO. 141390, IN DUPAGE COUNTY, ILLINOIS

**PARCEL XIII:** THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE SOUTH 33 FEET THEREOF, IN DUPAGE COUTNY, ILLINOIS

**PARCEL XIV:** LOTS 11 THROUGH 20, BOTH INCLUSIVE, IN BLOCK 2, IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1920 AS DOCUMENT NO. 141390, IN DUPAGE COUNTY, ILLINOIS

**COMMONLY KNOWN AS:** 5500 South Grant Street, Hinsdale, Illinois

**PINS:** 09-13-100-017, 09-13-100-008, 09-13-100- 011, 09-13-100-012, 09-13-100-013, 09-13-100-014, 09-13-100-015 & 09-13-101-027



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

VILLAGE OF HINSDALE  
ZONING BOARD OF APPEALS

In Re the Matter of: )  
 )  
5500 South Grant Street )  
Hinsdale Central High School )  
Case No. V-05-19 )

REPORT OF PROCEEDINGS had and testimony taken at the Public Hearing of the above-entitled matter before the Hinsdale Zoning Board of Appeals, at 19 East Chicago Avenue, Hinsdale, Illinois, on the 15th day of January, 2020, at the hour of 6:48 p.m.

BOARD MEMBERS PRESENT:

MR. ROBERT NEIMAN, Chairman;

MR. JOSEPH ALESIA, Member;

MS. KATHRYN ENGEL, Member;

MR. GARY MOBERLY, Member;

MR. THOMAS MURPHY, Member;

MR. JOHN PODLISKA, Member.



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| <p style="text-align: right;">2</p> <p>1 ALSO PRESENT:</p> <p>2 MR. ROBERT MC GINNIS, Director of Community</p> <p>3 Development/Building;</p> <p>4 MS. CHRISTINE BRUTON, Deputy Clerk and</p> <p>5 Board's secretary;</p> <p>6 MR. NICHOLAS GRAAL, Arcon Associates,</p> <p>7 Architect;</p> <p>8 MR. JOHN OCHOA.</p> <hr/> <p>8 CHAIRMAN NEIMAN: The next case on our</p> <p>9 agenda for public hearing is Case V-05-19 -</p> <p>10 5500 South Grant Street, Hinsdale Central High</p> <p>11 School.</p> <p>12 MR. GRAAL: Good evening. I'm Nick</p> <p>13 Graal with Arcon Associates, project architect</p> <p>14 representing School District 86 tonight.</p> <p>15 CHAIRMAN NEIMAN: So to suggest a way</p> <p>16 to go through this case, because there are five</p> <p>17 separate variance requests, if you could take us</p> <p>18 through a very brief overview of each variance</p> <p>19 or variance requests one at a time, go through</p> <p>20 why you believe you meet criteria for the</p> <p>21 variance, and then move on to the next --</p> <p>22 Should we, Robb, is it your</p> | <p style="text-align: right;">4</p> <p>1 meeting the seven criteria, you will probably</p> <p>2 hear me repeat the same things for each one with</p> <p>3 some nuances there.</p> <p>4 As far as unique physical</p> <p>5 condition, the subject property has been an</p> <p>6 existing public high school since 1948. This is</p> <p>7 not self-created.</p> <p>8 CHAIRMAN NEIMAN: Well, tell us</p> <p>9 which -- We are just talking about the parking</p> <p>10 one first? That's what I was suggesting.</p> <p>11 MR. GRAAL: Correct. I will go through</p> <p>12 the parking variance first.</p> <p>13 CHAIRMAN NEIMAN: The parking, okay.</p> <p>14 MR. MURPHY: It looks to me like 1 and</p> <p>15 2, it's all the same answers for all the same</p> <p>16 issues for the amount of required parking and</p> <p>17 the removal of the landscape island. It looks</p> <p>18 like 3 and 4, with respect to the height of the</p> <p>19 fence, I'm just --</p> <p>20 Is there any reason -- We could</p> <p>21 just address 1 and 2 collectively and 3 and 4?</p> <p>22 I'm just trying and make it simple.</p>                                |
| <p style="text-align: right;">3</p> <p>1 suggestion that we vote on each one? Or go</p> <p>2 through all five, then close the hearing, and</p> <p>3 then vote on each of the five?</p> <p>4 MR. MC GINNIS: Correct.</p> <p>5 CHAIRMAN NEIMAN: The latter?</p> <p>6 MR. MC GINNIS: Yes. That would be</p> <p>7 great, yes.</p> <p>8 CHAIRMAN NEIMAN: So if you could take</p> <p>9 us through one variance request at a time, why</p> <p>10 you meet the criteria.</p> <p>11 MR. GRAAL: Sure.</p> <p>12 CHAIRMAN NEIMAN: And then move on to</p> <p>13 1, 2, 3, 4, and 5. Then we will hear from</p> <p>14 anybody else who wishes to address us. Then we</p> <p>15 will close the public hearing, and then we will</p> <p>16 vote. Okay. Glad we got it.</p> <p>17 MR. GRAAL: I will try to be as brief</p> <p>18 and try to do it in a summary fashion as</p> <p>19 possible.</p> <p>20 We do have several variances that</p> <p>21 we are requesting. The first variance is the</p> <p>22 quantity of off-street parking. And really with</p>   | <p style="text-align: right;">5</p> <p>1 CHAIRMAN NEIMAN: That will work.</p> <p>2 MR. MOBERLY: Good idea.</p> <p>3 MR. MURPHY: If you go 5 times 7,</p> <p>4 that's 35 different headings. We're cutting it</p> <p>5 down a little bit by combining. I'm trying to</p> <p>6 make it easier. But, yes, you need to address</p> <p>7 the parking issues by themselves. How long the</p> <p>8 high school has been there, but the parking</p> <p>9 issues by themselves. And does that make sense?</p> <p>10 MR. GRAAL: Okay. To address the</p> <p>11 variances No. 1 and 2 in regards to quantity of</p> <p>12 off-street parking and the off-street parking</p> <p>13 lot and loading zone landscape and screen</p> <p>14 requirements.</p> <p>15 Unique physical condition, again,</p> <p>16 this property has been a school since 1948. The</p> <p>17 existing parking facilities right now do not</p> <p>18 have landscape screening or landscape islands in</p> <p>19 them currently, and the current property does</p> <p>20 not meet the current parking lot count to zoning</p> <p>21 today.</p> <p>22 Not self-created, the school has</p> |



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| <p style="text-align: center;">6</p> <p>1 been expanded throughout the years as the<br/>2 population and academic needs have grown and<br/>3 changed throughout the community. And<br/>4 additional land acquisitions are limited and<br/>5 cost prohibitive due to land value in the area.</p> <p>6 In order to address the quantity of<br/>7 parking, we are doing an expansion of the<br/>8 parking lot. We are requesting alleviation of<br/>9 the zoning and the landscape and the screening<br/>10 requirements in order to maximize the amount of<br/>11 parking we can provide onsite.</p> <p>12 MR. ALESIA: To the south end of the<br/>13 lot on the screen?</p> <p>14 MR. GRAAL: Correct, to the southeast<br/>15 portion.</p> <p>16 MR. MC GINNIS: So you are going to<br/>17 lose some of that grass?</p> <p>18 MR. GRAAL: Correct.</p> <p>19 MR. PODLISKA: The requests for parking<br/>20 now, are you able to meet the demand for parking<br/>21 as it presently exists? In other words, I take<br/>22 it there has to be, if you want to park, if you</p> | <p style="text-align: center;">8</p> <p>1 they had their license, the answer was no. I<br/>2 believe there was some sort of lottery system.<br/>3 So not every senior could even get a parking<br/>4 spot. They encouraged carpooling and walking<br/>5 and using the public transportation; but it's a<br/>6 very, very hot commodity.</p> <p>7 MR. PODLISKA: And is that expected to<br/>8 become greater or less in future years?</p> <p>9 MR. GRAAL: We are not expanding. None<br/>10 of the additions that are proposed to the<br/>11 building are expanding the student population.<br/>12 They are addressing current needs of the<br/>13 facility. So I can't predict how many more<br/>14 people will want to drive in the future, but I<br/>15 would suspect that the need will be sustained.<br/>16 The request will be sustained throughout the<br/>17 near future.</p> <p>18 MR. PODLISKA: Because I guess this<br/>19 would be an easier call if at the present time<br/>20 you only had, say, 400 applications for parking<br/>21 spaces and you were dealing with the difference<br/>22 between 500 versus 800. But it's more</p>        |
| <p style="text-align: center;">7</p> <p>1 are a student, you want to park, you have to<br/>2 apply.</p> <p>3 MR. GRAAL: That's correct. And demand<br/>4 outweighs what is available. We do have enough<br/>5 parking for staff, but there is a high request<br/>6 for student parking. But the school district<br/>7 does provide busing capabilities throughout the<br/>8 community.</p> <p>9 MR. MURPHY: Property that backs up<br/>10 against 55th Street, you could make a lot of<br/>11 money for parking spaces for students in your<br/>12 driveway.</p> <p>13 MR. PODLISKA: Can you give us an idea<br/>14 of how many requests for parking permits the<br/>15 school gets as opposed to how many they can<br/>16 accommodate?</p> <p>17 MR. GRAAL: I don't know that offhand.<br/>18 I would have to look to the school district. We<br/>19 don't have that information.</p> <p>20 MR. MOBERLY: My information is eight<br/>21 years old, but at that time only seniors could<br/>22 apply to park. Juniors and sophomores, even if</p>                          | <p style="text-align: center;">9</p> <p>1 problematic if we are already at a point where<br/>2 people need more parking spaces than we are able<br/>3 to provide now.</p> <p>4 MR. GRAAL: I think we are addressing<br/>5 that. We are increasing the amount of parking.<br/>6 The proposed plan has a modest increase of about<br/>7 10 or so spots.</p> <p>8 And if we were to provide landscape<br/>9 islands and the other requirements, we would be<br/>10 less than providing ten more. We would even be<br/>11 providing less than what's there now. So we are<br/>12 trying to address the parking situation as best<br/>13 we can without taking up athletic fields,<br/>14 reducing the size of the additions. There is<br/>15 not much else we can do there that makes sense.</p> <p>16 I mean the parcels that are on the<br/>17 south, the residential parcels that kind of form<br/>18 an island on the southwest portion of the site,<br/>19 they are so far removed from the rest of the<br/>20 building, and there is grading concerns, and the<br/>21 sheer size of land available, it's not really<br/>22 feasible to add parking.</p> |



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| <p style="text-align: center;">10</p> <p>1 MR. PODLISKA: In that southwest<br/>2 corner?<br/>3 MR. GRAAL: In that southwest corner,<br/>4 what the school district property currently<br/>5 owns. Even if we expanded to the other parcel,<br/>6 if that was a possibility, which it really isn't<br/>7 at this time, you are not gaining much at all.<br/>8 MR. PODLISKA: So it looks like that if<br/>9 you had to meet the zoning requirement it would<br/>10 be that junior varsity baseball field that would<br/>11 have to be sacrificed I take it, right?<br/>12 MR. GRAAL: Yes. The current lot<br/>13 encroaches onto that field slightly but not --<br/>14 It is still an appropriate size junior varsity<br/>15 field, so, yes. If we were to meet the zoning<br/>16 requirement, that JV ball field would no longer<br/>17 be useable.<br/>18 MR. PODLISKA: That's what's in the<br/>19 balance here. We might as well try and sort<br/>20 this out. Would that field, would that give us<br/>21 the whole 800 and some odd spaces; or would you<br/>22 still be short?</p>   | <p style="text-align: center;">12</p> <p>1 you are making a good point, but service to the<br/>2 community is having JV ball fields rather than<br/>3 more parking.<br/>4 MR. PODLISKA: Which that articulates<br/>5 the hardship we face here if we try to push to<br/>6 what the code requires, right?<br/>7 MR. GRAAL: Right. You would lose<br/>8 facilities.<br/>9 MR. MOBERLY: I'm going to get a lot of<br/>10 angry, irate emails or something from all the<br/>11 children that want to drive to school. Sorry.<br/>12 MR. GRAAL: So I think through those<br/>13 comments we touched on denied substantial<br/>14 rights. If we do carry out to the letter of the<br/>15 law, we will lose current facilities; and we<br/>16 will not be able to provide the same level of<br/>17 service to the community as we do today.<br/>18 MR. PODLISKA: Has there been any<br/>19 discussion about a garage, in other words, doing<br/>20 a second level?<br/>21 MR. GRAAL: No. That was not included<br/>22 in the referendum that was passed by the</p>  |
| <p style="text-align: center;">11</p> <p>1 MR. GRAAL: No, you'd still be shy.<br/>2 With the amount of what's available onsite,<br/>3 really it's not feasible to meet the letter of<br/>4 the law to the code. We would lose more than<br/>5 the JV ball fields. We would start getting into<br/>6 the other areas, which is a detriment to what<br/>7 the school can provide as far as cocurricular<br/>8 and athletic activities. It would be a<br/>9 detriment to the community because we couldn't<br/>10 provide those services.<br/>11 MR. MOBERLY: But all the staff has a<br/>12 place to park, is that correct?<br/>13 MR. GRAAL: That's correct.<br/>14 MR. MOBERLY: And they drive from<br/>15 Naperville and Aurora and Chicago, all over. So<br/>16 they need a place to park. I'm not sure a<br/>17 healthy 16-, 17-, 18-year-old needs to have a<br/>18 parking spot when there is busing service and<br/>19 bicycle. You and I walked uphill every day each<br/>20 way to school for four miles in a blizzard. So<br/>21 the word need to me is subjective. I would<br/>22 rather have a junior varsity ball field. I know</p> | <p style="text-align: center;">13</p> <p>1 community.<br/>2 MR. PODLISKA: Well, that would be the<br/>3 first point that we are talking about, very<br/>4 substantial financial commitment to do that.<br/>5 MR. GRAAL: Correct. And it would, the<br/>6 aesthetics for surrounding property versus a<br/>7 surface lot to a parking garage, I would say<br/>8 that would be a severe detrimental impact to the<br/>9 surrounding properties.<br/>10 Not merely special privilege. The<br/>11 variations sought are common to other high<br/>12 schools in the area. This also -- again, we<br/>13 touched on this -- maintains the status quo in<br/>14 order to provide the current level of academics,<br/>15 cocurricular activities, athletics onsite.<br/>16 Code and plan purposes, the<br/>17 variations being sought are all inline in<br/>18 regards to the parking. With the current use of<br/>19 the subject property zoned IB Institutional, no<br/>20 changes are proposed. This is a high school.<br/>21 We are going to keep it as a high school.<br/>22 Essential character of the area,</p> |



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| <p style="text-align: center;">14</p> <p>1 the variations would not materially be<br/> 2 detrimental to public welfare or materially<br/> 3 injurious to the enjoyment, use, or development<br/> 4 of surrounding properties. We are expanding an<br/> 5 existing parking lot and reconfiguring another<br/> 6 existing parking lot for loading zone purposes.<br/> 7         The variations would not impair<br/> 8 adequate supply of light or air to the adjacent<br/> 9 properties. It's a surface parking lot.<br/> 07:01:25PM 10         The variations would not increase<br/> 11 congestion in the public streets due to traffic<br/> 12 or parking. It will decrease with the modest<br/> 13 increase in parking. I'm not saying it's going<br/> 14 to improve that much, but we are proposing the<br/> 15 adding of parking spaces.<br/> 16         Variations would not unduly<br/> 17 increase the danger of fire or flood. These<br/> 18 surface improvements are all going through the<br/> 19 appropriate authorities having jurisdiction as<br/> 07:01:37PM 20 far as stormwater management; so getting the<br/> 21 appropriate approvals there.<br/> 22         The variations would not tax the</p> | <p style="text-align: center;">16</p> <p>1 athletic field fencing. These fencings are all<br/> 2 currently onsite. We are calling out for their<br/> 3 replacement.<br/> 4         We are also proposing a variation<br/> 5 to allow protective netting, safety sports<br/> 6 netting, at the JV baseball field, to currently<br/> 7 address some community concerns in regards to<br/> 8 foul balls.<br/> 9         The unique physical condition here<br/> 07:03:54PM 10 is the position where the JV baseball field is<br/> 11 located on the lot in regards to the adjacent<br/> 12 properties to the east and south.<br/> 13         MR. ALESIA: Speaking of community just<br/> 14 in general, have we received any objections from<br/> 15 any neighbors as to any of these variances?<br/> 16         MR. GRAAL: No objections so far. We<br/> 17 did have some community contact. Mr. Ochoa did<br/> 18 ask us to take a look at the parking lot<br/> 19 expansion to see if there was any way to soften<br/> 07:04:29PM 20 that edge. We are asking for variances<br/> 21 regarding the landscape screening, but we do<br/> 22 propose to have some landscape over there.</p> |
| <p style="text-align: center;">15</p> <p>1 public utilities and facilities in the area.<br/> 2 Again, we are working with the local authorities<br/> 3 having jurisdiction as far as stormwater<br/> 4 management, site runoff.<br/> 5         The variations would not endanger<br/> 6 the public health, safety, or welfare. Again,<br/> 7 this is an extension of existing lots or<br/> 8 reconfiguring the existing lots.<br/> 9         No other remedy. The proposed<br/> 07:05:19PM 10 parking lots maximize what we have onsite.<br/> 11 Again, if we were to expand those lots, the<br/> 12 first thing that would go would be JV baseball<br/> 13 fields and, again, the other athletic fields and<br/> 14 green spaces onsite.<br/> 15         Shall I move on to items 3 and 4<br/> 16 in regarding fencing?<br/> 17         CHAIRMAN NEIMAN: Anybody have any<br/> 18 questions about the parking, anything further?<br/> 19         Please.<br/> 07:05:39PM 20         MR. GRAAL: Variances are requested for<br/> 21 tennis court fencing, track fencing, baseball<br/> 22 field backstop and fencing, and miscellaneous</p>   | <p style="text-align: center;">17</p> <p>1         If I can zoom in here. If you see<br/> 2 to the right-hand portion of the screen, we are<br/> 3 proposing to add at the eastern edge of the<br/> 4 parking lot several, actually more than several,<br/> 5 about 17 Arborvitaes, 6-foot tall, to help<br/> 6 soften that edge against the property line<br/> 7 there.<br/> 8         So although we are seeking<br/> 9 variances in regards to landscaping, we are<br/> 07:05:55PM 10 trying to provide as much landscaping as<br/> 11 feasible and also to help address some concerns<br/> 12 that were raised.<br/> 13         Other than that, there has been no<br/> 14 real negative responses. We did go to Plan<br/> 15 Commission the other week. We are doing Plan<br/> 16 Commission in conjunction with this application,<br/> 17 and some concerns were raised about just<br/> 18 communication as we go through construction and<br/> 19 construction traffic.<br/> 07:05:59PM 20         We are looking at ways with the<br/> 21 District to help keep the community and<br/> 22 surrounding neighbors informed on a more</p>  |



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| <p style="text-align: center;">18</p> <p>1 up-to-date and timely basis.</p> <p>2           The fencing, not self-created.</p> <p>3 Again, these are existing athletic fields and</p> <p>4 ball fields. And in regards to the safety</p> <p>5 netting that's proposed, that is in regards to</p> <p>6 some community concerns about foul balls on that</p> <p>7 field; and that's being proposed to protect</p> <p>8 errant foul balls from going offsite.</p> <p>9           MR. ALESIA: What about home runs for</p> <p>07:08:54PM 10 the new parking lot? I know some kids that are</p> <p>11 coming up.</p> <p>12           MR. GRAAL: We look forward to that for</p> <p>13 sure. We do propose safety netting along the</p> <p>14 south edge of the new parking lot, which would</p> <p>15 take care of any good home runs to protect the</p> <p>16 vehicles onsite.</p> <p>17           CHAIRMAN NEIMAN: Especially important</p> <p>18 in light of the video camera in center field</p> <p>19 relaying the signals to the Hinsdale Central</p> <p>07:07:20PM 20 dugout.</p> <p>21           MR. MOBERLY: You are joking, of</p> <p>22 course.</p>  | <p style="text-align: center;">20</p> <p>1 tennis courts. The baseball field will be a</p> <p>2 baseball field. The track will be the track.</p> <p>3 These are really maintenance items at the end of</p> <p>4 the day.</p> <p>5           Essential character of the area.</p> <p>6 These will not be a detriment to the public</p> <p>7 welfare. They actually increase the safety of</p> <p>8 the area. The fencing proposed does not impair</p> <p>9 any supply of light or air. The netting that's</p> <p>07:09:05PM 10 proposed is a standard netting, see-through,</p> <p>11 light and air can pass through. Chainlink fence</p> <p>12 also, by nature, light and air passes through.</p> <p>13           The variations will not increase</p> <p>14 traffic or parking in the existing facilities.</p> <p>15 The variations will not increase the danger of</p> <p>16 flood or fire. Variations will not tax</p> <p>17 utilities. These are fencing. The variations</p> <p>18 will not endanger the public health or safety.</p> <p>19 They actually help to improve it.</p> <p>07:09:54PM 20           No other remedy. If we were to go</p> <p>21 with a different fencing type, spectators would</p> <p>22 not be able to view the tennis match.</p>       |
| <p style="text-align: center;">19</p> <p>1           CHAIRMAN NEIMAN: Yes.</p> <p>2           MR. MOBERLY: Be careful, let's</p> <p>3 clarify. LT is listening to this.</p> <p>4           MR. GRAAL: Denied substantial rights.</p> <p>5 If we were carrying out to the letter for</p> <p>6 zoning, we wouldn't be able to provide athletic</p> <p>7 fields that are of equal quality to any public</p> <p>8 park or public high school facility. Chainlink</p> <p>9 fence is a common fencing material for those</p> <p>07:07:48PM 10 purposes. Again, it's what's out there now.</p> <p>11           For the safety netting, if we did</p> <p>12 not provide that, we would not be addressing the</p> <p>13 community's concerns and foul balls or home runs</p> <p>14 could potentially be an issue.</p> <p>15           Not merely a special privilege.</p> <p>16 Again, the safety netting is due to community</p> <p>17 concerns and safety concerns. And the chainlink</p> <p>18 fence replacements are related to general</p> <p>19 athletic field standards.</p> <p>07:08:22PM 20           Code and plan purposes. Again, we</p> <p>21 are not changing the use of any of these</p> <p>22 athletic fields. The tennis courts will be</p> | <p style="text-align: center;">21</p> <p>1 Spectators would not be able to view really any</p> <p>2 of the athletic activities going on. If we were</p> <p>3 denied the right to put safety netting with that</p> <p>4 variance, we would not be able to address the</p> <p>5 community's concerns. Standard backstop and</p> <p>6 fence for a baseball field just won't cut it.</p> <p>7           The final variation. This is in</p> <p>8 regards to the soccer field accessory</p> <p>9 structures. These are on the west portion of</p> <p>07:10:48PM 10 the site. The soccer field is just south of the</p> <p>11 football stadium. Currently there are two</p> <p>12 player shelters. They are of a wood stud and</p> <p>13 siding construction, as well as a storage and</p> <p>14 press box building that's in the center of</p> <p>15 those.</p> <p>16           The unique physical condition is</p> <p>17 the location of that soccer field onsite.</p> <p>18 Again, the east portion of the athletic fields</p> <p>19 we have the football stadium, the tennis courts,</p> <p>07:11:02PM 20 practice field, and soccer field, and as well as</p> <p>21 another challenge onsite. There is a water</p> <p>22 tower public utility that we have to work</p> |



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| <p style="text-align: center;">22</p> <p>1 around.</p> <p>2 The variations in regards to these</p> <p>3 accessory structures being within the required</p> <p>4 setback, we cannot shift the soccer field any</p> <p>5 further to the east due to grading issues with</p> <p>6 the surrounding fields and the layout. This</p> <p>7 isn't self-created. We are replacing the</p> <p>8 structures one-for-one in their existing</p> <p>9 locations.</p> <p>07:12:44PM 10 Denied substantial rights. If we</p> <p>11 are not granted the variance to demolish and</p> <p>12 rebuild these structures where they are</p> <p>13 currently at, we would not be able to provide</p> <p>14 player shelters or press box for -- This is the</p> <p>15 varsity. This is where the varsity plays for</p> <p>16 the soccer team.</p> <p>17 We are also proposing better</p> <p>18 aesthetic quality materials more matching the</p> <p>19 softball field. Behind the District</p> <p>07:12:47PM 20 Administration Center, there is a softball field</p> <p>21 to the northeast of the site. We are matching</p> <p>22 those player shelters and dugouts. It's painted</p>                      | <p style="text-align: center;">24</p> <p>1 themselves are screened by existing, very tall</p> <p>2 evergreen trees and grading on the east end</p> <p>3 portion of the site.</p> <p>4 We are seeking a variance for the</p> <p>5 press box to be 19 feet, which is pretty</p> <p>6 standard for site lines for a press box.</p> <p>7 The variations would not increase</p> <p>8 congestion on the public streets or traffic or</p> <p>9 parking. Again, it's one-for-one replacement of</p> <p>07:14:50PM 10 existing structures. We are not expanding the</p> <p>11 soccer fields or adding another soccer field.</p> <p>12 Variations would not unduly</p> <p>13 increase the danger of fire or flood. Again,</p> <p>14 it's a one-for-one replacement of the</p> <p>15 structures. We are working with the local</p> <p>16 authorities, having jurisdiction as far as</p> <p>17 stormwater management. We are proposing to</p> <p>18 regrade the soccer field. There is currently</p> <p>19 drainage issues on that field we are looking to</p> <p>07:15:24PM 20 correct.</p> <p>21 Variations would not tax the public</p> <p>22 utilities and facilities in the area. The</p> |
| <p style="text-align: center;">23</p> <p>1 masonry with standing seam metal roof. They are</p> <p>2 more decorative than the current wood stud and</p> <p>3 wood siding structures that are out there</p> <p>4 currently.</p> <p>5 Not merely special privilege. It's</p> <p>6 pretty common for soccer fields to have player</p> <p>7 shelters and a press box structure as compared</p> <p>8 to other high school athletic fields.</p> <p>9 Code and plan purposes. Again,</p> <p>07:15:33PM 10 these are for the soccer fields, one-to-one</p> <p>11 replacement. We are not changing what the</p> <p>12 athletic field is, what services we provide, or</p> <p>13 changing the zoning from IB Institutional.</p> <p>14 Essential character of the area.</p> <p>15 Variations will not be a material detriment to</p> <p>16 the public welfare or injurious to the enjoyment</p> <p>17 of surrounding properties. It's one-for-one</p> <p>18 replacement of the structures that are out</p> <p>19 there.</p> <p>07:16:08PM 20 Variations would not impair an</p> <p>21 adequate supply of light and air to the adjacent</p> <p>22 properties or improvements. The structures</p> | <p style="text-align: center;">25</p> <p>1 variations would not endanger the public health</p> <p>2 or welfare of the surrounding properties.</p> <p>3 No other remedy. If we were not</p> <p>4 allowed to build these structures within the</p> <p>5 setback, we would not be able to replace the</p> <p>6 structures that are there currently. We would</p> <p>7 have to take those down because they are in need</p> <p>8 of repair, and we would not be able to replace</p> <p>9 them. We cannot move the soccer field any</p> <p>07:15:39PM 10 further to the east, so we would have to go</p> <p>11 without.</p> <p>12 CHAIRMAN NEIMAN: Any Board members</p> <p>13 have any questions about the fifth variance?</p> <p>14 MR. ALESIA: So the new ones are going</p> <p>15 where the old ones are?</p> <p>16 MR. GRAAL: That's correct.</p> <p>17 MR. MOBERLY: You said it's a painted</p> <p>18 masonry?</p> <p>19 MR. GRAAL: That's correct.</p> <p>07:16:28PM 20 MR. MOBERLY: What color?</p> <p>21 MR. GRAAL: I believe the ones out</p> <p>22 there right now are white? Are they tan? I was</p>  |



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| <p style="text-align: center;">26</p> <p>1 going to say they are tan.</p> <p>2 MR. MOBERLY: Just don't paint it</p> <p>3 black. Robb, you got that joke? Don't paint it</p> <p>4 black.</p> <p>5 MR. MC GINNIS: Got it.</p> <p>6 CHAIRMAN NEIMAN: Are you going to let</p> <p>7 us in on that?</p> <p>8 MR. MOBERLY: After the meeting, it's</p> <p>9 somewhat controversial, although it was a great</p> <p>07:16:53PM 10 song.</p> <p>11 CHAIRMAN NEIMAN: You are dating</p> <p>12 yourself, Gary.</p> <p>13 Okay. Any other questions?</p> <p>14 Okay. Thank you.</p> <p>15 Anyone else in the audience who</p> <p>16 wants to address the Board on this matter?</p> <p>17 MR. OCHOA: Good evening. My name is</p> <p>18 John Ochoa. I live at 5620 South Washington</p> <p>19 Street. In full disclosure, I am also currently</p> <p>07:17:23PM 20 sitting on a special committee of the school</p> <p>21 board to assist the building committee with the</p> <p>22 referendum implementation. And a number of</p>   | <p style="text-align: center;">28</p> <p>1 that's where a parking lot abuts residential</p> <p>2 property. And the ordinance requires landscape</p> <p>3 buffers, as well as fencing, screening fencing,</p> <p>4 to separate residences from parking lots. So</p> <p>5 I'm glad to see that the school district is</p> <p>6 proposing a solid fence. Details matter here so</p> <p>7 I am interested in what kind of fence exactly,</p> <p>8 what the color will be, what the details will</p> <p>9 look like.</p> <p>10 I'm also glad to see that there</p> <p>11 looks like they are putting some landscaping in</p> <p>12 some areas. Although it's a little bit hard to</p> <p>13 tell, Nick, exactly how far these Arborvitae</p> <p>14 stretch. But whatever landscaping could be</p> <p>15 provided would be beneficial to all the</p> <p>16 residences there because you are still kind of,</p> <p>17 even though there is a fence, you are still</p> <p>18 looking at a parking lot and a school property.</p> <p>19 One suggestion I might have, might</p> <p>07:18:03PM 20 be a bit unorthodox, is to offer to put the</p> <p>21 landscaping on the residents' side of the fence</p> <p>22 as opposed to the school side of the fence.</p>                 |
| <p style="text-align: center;">27</p> <p>1 years ago, I was sitting on your side of the</p> <p>2 table, too.</p> <p>3 CHAIRMAN NEIMAN: Congratulations on</p> <p>4 your promotion.</p> <p>5 MR. OCHOA: Thank you for your service.</p> <p>6 So I'm here to speak generally in</p> <p>7 support of the variances that are being</p> <p>8 requested. My house abuts the east side of the</p> <p>9 teacher parking lot there. And so when you talk</p> <p>07:17:58PM 10 about the parking variances, as you already</p> <p>11 discussed, the alternatives are kind of less</p> <p>12 appealing than granting the variances, either a</p> <p>13 parking structure, which, as a neighbor, would</p> <p>14 not be desirable, or paving over more of the</p> <p>15 area where the ball field is now would also not</p> <p>16 be desirable as a neighbor. So I'm in support</p> <p>17 of that.</p> <p>18 In support, generally speaking, of</p> <p>19 the fencing for the safety purposes for foul</p> <p>07:18:31PM 20 balls and such. What originally brought this to</p> <p>21 my attention really was the fencing along the</p> <p>22 east side of the parking lot there because</p> | <p style="text-align: center;">29</p> <p>1 These are all very deep lots on Washington</p> <p>2 Street. They are all 300-foot deep lots, and I</p> <p>3 dare say some of the neighbors might actually</p> <p>4 appreciate landscaping even if it was on their</p> <p>5 own property. They would do a better job of</p> <p>6 screening both the fence and the parking lot</p> <p>7 that way and not impinge on the parking, the</p> <p>8 parking lot area.</p> <p>9 CHAIRMAN NEIMAN: Wouldn't the school</p> <p>07:20:17PM 10 district then have to go to each of the property</p> <p>11 owners to see if that's what they want?</p> <p>12 MR. OCHOA: I would imagine so, yes.</p> <p>13 I'm just throwing that out there as a means to</p> <p>14 kind of make both, a win-win for both parties.</p> <p>15 The landscaping, more landscaping would be</p> <p>16 desirable. I think the ordinance actually</p> <p>17 requires a wider landscape strip than they are</p> <p>18 probably providing right now. So I think that,</p> <p>19 I'm not sure how all the other neighbors would</p> <p>07:20:52PM 20 feel. Speaking for me personally, I would be</p> <p>21 happy to let them plant evergreens on my</p> <p>22 property and save their asphalt on their side of</p> |



1 the property; but other neighbors may feel  
2 differently.

3 So generally speaking, like I said,  
4 I'm speaking here in favor of the variances that  
5 are required; and that's my statement.

6 CHAIRMAN NEIMAN: Great. Thank you.  
7 Anybody else who wishes to address the Board on  
8 any of these items?

9 Okay. Do I hear a motion to close  
10 the public hearing on Case V-05-2019?

11 MR. ALESIA: So moved.

12 MS. ENGEL: Second.

13 CHAIRMAN NEIMAN: Roll call, please.

14 MS. BRUTON: Member Moberly?

15 MR. MOBERLY: Yes.

16 MS. BRUTON: Member Alesia?

17 MR. ALESIA: Yes.

18 MS. BRUTON: Member Murphy?

19 MR. MURPHY: Yes.

20 MS. BRUTON: Member Engel?

21 MS. ENGEL: Yes.

22 MS. BRUTON: Member Podliska?

1 MR. PODLIKA: Yes.

2 MS. BRUTON: Chairman Neiman?

3 CHAIRMAN NEIMAN: Yes.

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5 (Which were all the proceedings had  
6 in the above-entitled cause.)  
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STATE OF ILLINOIS )

) ss.

COUNTY OF DU PAGE )

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



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

07/21/19PM



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

VILLAGE OF HINSDALE  
ZONING BOARD OF APPEALS

In Re the Matter of:

5500 South Grant Street  
Hinsdale Central High School  
Case No. V-05-19

REPORT OF PROCEEDINGS had and testimony taken at the Deliberations of the Public Hearing in the above-entitled matter before the Hinsdale Zoning Board of Appeals, at 19 East Chicago Avenue, Hinsdale, Illinois, on the 15th day of January, 2020, at the hour of 7:22 p.m.

BOARD MEMBERS PRESENT:

MR. ROBERT NEIMAN, Chairman;  
MR. JOSEPH ALESIA, Member;  
MS. KATHRYN ENGEL, Member;  
MR. GARY MOBERLY, Member;  
MR. THOMAS MURPHY, Member;  
MR. JOHN PODLISKA, Member.



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| <p>2</p> <p>1 ALSO PRESENT:</p> <p>2 MR. ROBERT MC GINNIS, Director of Community Development/Building;</p> <p>3 MS. CHRISTINE BRUTON, Deputy Clerk and Board's secretary;</p> <p>4 MR. NICHOLAS GRAAL, Arcon Associates, Architect;</p> <p>6 MR. JOHN OCHOA.</p> <hr/> <p>8</p> <p>9 CHAIRMAN NEIMAN: So before we begin</p> <p>10 our deliberations, we have been given a</p> <p>11 memorandum from the Village counsel on the</p> <p>12 level, limited level of deference that the</p> <p>13 Zoning Board of Appeals should apply when</p> <p>14 considering a variance request from a school</p> <p>15 district. That limited standard is that schools</p> <p>16 are still subject to municipal zoning authority</p> <p>17 and processes as long as the municipality, in</p> <p>18 this case the Zoning Board of Appeals, does not</p> <p>19 act in a matter that either regulates</p> <p>20 educational activities or frustrates a school</p> <p>21 district's statutory duties.</p> <p>22 I'm not sure any of the variance</p>   | <p>4</p> <p>1 keeps screaming out to me is no other remedy, no</p> <p>2 other remedy. We keep tweaking the different</p> <p>3 things, and they really don't have a whole lot</p> <p>4 of other remedies.</p> <p>5 Mr. Ochoa, I don't know about if we</p> <p>6 have the authority to tell the school board</p> <p>7 where to landscape and where not to landscape,</p> <p>8 or that's in the purview of the trustees or the</p> <p>9 Plan Commission or some other body, but I don't</p> <p>10 think that's our wheelhouse. But, yes, I</p> <p>11 support the variances.</p> <p>12 MS. ENGEL: I would say certainly for</p> <p>13 the increased safety of everybody that drives</p> <p>14 through there and lives there, fencing is</p> <p>15 definitely something that I agree with.</p> <p>16 I also walked quite a ways to</p> <p>17 school back and forth in all kind of inclement</p> <p>18 weather, and I didn't have a car. So the idea</p> <p>19 of the necessity to drive when you have a bus, I</p> <p>20 think as long as the faculty and the staff has</p> <p>21 sufficient parking it's probably suitable. It</p> <p>22 does seem a quite substantial amount of</p> |
| <p>3</p> <p>1 requests before us this evening would involve</p> <p>2 our regulating educational activities, might be</p> <p>3 regulating sports activities. We might want to</p> <p>4 consider athletics as part of the educational</p> <p>5 purposes of Hinsdale Central.</p> <p>6 I don't think the school district</p> <p>7 has a statutory duty to do any of these things.</p> <p>8 So I'm just throwing that out there because I</p> <p>9 think there is a very limited level of deference</p> <p>10 that applies given these particular variance</p> <p>11 requests.</p> <p>12 That being said, who wants to begin</p> <p>13 deliberations?</p> <p>14 MR. MOBERLY: I will start. I'm in</p> <p>15 support of all the variances. Two of our</p> <p>16 children have been through -- the only two --</p> <p>17 have been to Hinsdale Central. I know the area.</p> <p>18 It's a very tight facility. It's landlocked.</p> <p>19 There is limited opportunities for expansion.</p> <p>20 They've got a lot done, and they are going to</p> <p>21 get even more done within the parameters of the</p> <p>22 property that they own. So I think the one that</p> | <p>5</p> <p>1 additional parking to me, requirement, anyway.</p> <p>2 MR. ALESIA: I would agree with Gary</p> <p>3 for all the reasons stated.</p> <p>4 CHAIRMAN NEIMAN: John?</p> <p>5 MR. PODLISKA: I'm in agreement as well</p> <p>6 with the statements that were made.</p> <p>7 MR. MURPHY: Me, too.</p> <p>8 CHAIRMAN NEIMAN: Okay. The only thing</p> <p>9 I would add is neighbors adjoining the -- I</p> <p>10 guess it's the soccer field and the landscaping,</p> <p>11 10-foot Arborvitae, if properly spaced, they</p> <p>12 grow really tall and really wide. So while the</p> <p>13 first couple of years there may be space in</p> <p>14 between, they get really big if they are taken</p> <p>15 care of and that should provide adequate</p> <p>16 screening as well.</p> <p>17 But I agree with the other Board</p> <p>18 members that the variation requests, the</p> <p>19 variation standards have been met for each of</p> <p>20 the five requests.</p> <p>21 Robb, do you want us to vote</p> <p>22 separately on each of the five; or can we vote</p>   |



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| <p style="text-align: right;">6</p> <p>1 on all of them together?</p> <p>2 MR. MC GINNIS: I think what's</p> <p>3 important is to try and draw a distinction</p> <p>4 between those that you have final authority over</p> <p>5 and those that are going to the Board as a</p> <p>6 recommendation.</p> <p>7 So 3 and 4 and part of 5, if you</p> <p>8 look at my memo, are within your purview. 5,</p> <p>9 partially. You have got authority over building</p> <p>10 setback under 7-310. So 3, 4, and part of 5</p> <p>11 would be part of your final decision.</p> <p>12 CHAIRMAN NEIMAN: But part of 5 has to</p> <p>13 be recommended?</p> <p>14 MR. MC GINNIS: Correct. The building</p> <p>15 height and screening requirements for the press</p> <p>16 box and the team shelters would move on to the</p> <p>17 Board as a recommendation. But the building</p> <p>18 setback is within your authority, and that's</p> <p>19 specifically 7-310.</p> <p>20 CHAIRMAN NEIMAN: Thank you for that</p> <p>21 clarification.</p> <p>22 MR. PODLISKA: Robb, reading your memo,</p> | <p style="text-align: right;">8</p> <p>1 MS. BRUTON: Member Moberly?</p> <p>2 MR. MOBERLY: Yes.</p> <p>3 MS. BRUTON: Member Alesia?</p> <p>4 MR. ALESIA: Yes.</p> <p>5 MS. BRUTON: Member Murphy?</p> <p>6 MR. MURPHY: Yes.</p> <p>7 MS. BRUTON: Member Engel?</p> <p>8 MS. ENGEL: Yes.</p> <p>9 MS. BRUTON: Member Podliska?</p> <p>10 MR. PODLISKA: Yes.</p> <p>11 MS. BRUTON: Chairman Neiman?</p> <p>12 CHAIRMAN NEIMAN: Yes.</p> <p>13 I guess the next one we should deal</p> <p>14 with, let's deal with the recommended part of 5;</p> <p>15 or should we go to 3, 4, the part 3, 4, and the</p> <p>16 part of 5 that are in our jurisdiction?</p> <p>17 MR. MC GINNIS: How about the</p> <p>18 recommendation on 5 to the Board, and we will</p> <p>19 keep those grouped.</p> <p>20 CHAIRMAN NEIMAN: Okay. So is there a</p> <p>21 motion to recommend to the Board the portion of</p> <p>22 the fifth variance request regarding building</p> |
| <p style="text-align: right;">7</p> <p>1 at the bottom, it seems to be saying that we do</p> <p>2 have authority with respect to the soccer team</p> <p>3 shelters and the press box. But you are saying</p> <p>4 now that we do not, is that correct?</p> <p>5 MR. MC GINNIS: I'm sorry. It's</p> <p>6 increase in fence height and setback for the</p> <p>7 baseball field backstop and the soccer team</p> <p>8 shelters and press box but not for the height</p> <p>9 and screening of those structures. I'm sorry if</p> <p>10 that last sentence wasn't clear.</p> <p>11 MR. PODLISKA: Oh, okay.</p> <p>12 CHAIRMAN NEIMAN: Okay. So given that</p> <p>13 the first two variance requests have to do with</p> <p>14 the parking lot and are recommended decisions --</p> <p>15 Correct?</p> <p>16 MR. MC GINNIS: Correct.</p> <p>17 CHAIRMAN NEIMAN: Do I hear a motion to</p> <p>18 approve those first two variance requests to</p> <p>19 recommend?</p> <p>20 MR. ALESIA: So moved.</p> <p>21 MS. ENGEL: Second.</p> <p>22 CHAIRMAN NEIMAN: Roll call, please.</p>           | <p style="text-align: right;">9</p> <p>1 height and screening requirements for the</p> <p>2 construction of two soccer field, team shelters,</p> <p>3 and a press box?</p> <p>4 MR. ALESIA: So moved again.</p> <p>5 MS. ENGEL: Second again.</p> <p>6 CHAIRMAN NEIMAN: Roll call, please.</p> <p>7 MS. BRUTON: Member Moberly?</p> <p>8 MR. MOBERLY: Yes.</p> <p>9 MS. BRUTON: Member Alesia?</p> <p>10 MR. ALESIA: Yes.</p> <p>11 MS. BRUTON: Member Murphy?</p> <p>12 MR. MURPHY: Yes.</p> <p>13 MS. BRUTON: Member Engel?</p> <p>14 MS. ENGEL: Yes.</p> <p>15 MS. BRUTON: Member Podliska?</p> <p>16 MR. PODLISKA: Yes.</p> <p>17 MS. BRUTON: Chairman Neiman?</p> <p>18 CHAIRMAN NEIMAN: Yes.</p> <p>19 And then the last vote I think we</p> <p>20 need to take is whether or not to approve the</p> <p>21 third variance request, the fourth variance</p> <p>22 request, and the building setback portion of the</p>                              |



1 fifth variance request.

2 MR. MURPHY: So motion.

3 MR. MOBERLY: Second.

4 CHAIRMAN NEIMAN: Roll call, please.

5 MS. BRUTON: Member Moberly?

6 MR. MOBERLY: Yes.

7 MS. BRUTON: Member Alesia?

8 MR. ALESIA: Yes.

9 MS. BRUTON: Member Murphy?

10 MR. MURPHY: Yes.

11 MS. BRUTON: Member Engel?

12 MS. ENGEL: Yes.

13 MS. BRUTON: Member Podliska?

14 MR. PODLISKA: Yes.

15 MS. BRUTON: Chairman Neiman?

16 CHAIRMAN NEIMAN: Yes.

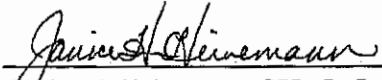
17 And Chris, I would again ask,  
18 especially on the portions of our decision, our  
19 recommended decisions, these approvals that you  
20 spell out based on both the record and the  
21 application why we found that the applicant met  
22 the variation standards. Thank you.

STATE OF ILLINOIS )

) ss.

COUNTY OF DU PAGE )

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



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

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(Which were all the proceedings had  
in the above-entitled cause.)

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Community Development

**AGENDA SECTION:** First Reading – ZPS

**SUBJECT:** Exterior Appearance and Site Plan for New Natatorium and various Renovations for the Hinsdale Central High School  
5500 S. Grant Street in the IB Institutional Buildings District  
Case A-39-2019

**MEETING DATE:** March 3, 2020

**FROM:** Chan Yu, Village Planner

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**Recommended Motion**

Approve an Ordinance approving an Exterior Appearance and Site Plan for a new natatorium and various improvements for Hinsdale Central High School at 5500 S. Grant Street – Hinsdale Township High School District 86.

**Background**

The Village of Hinsdale has received an Exterior Appearance/Site Plan review application from ARCON Associates, Inc. on behalf of Hinsdale Township High School D86, requesting approval to construct a new 2-story, 33,040 SF natatorium in addition to various other site renovations at the Hinsdale Central High School at 5500 S. Grant Street. The majority of improvements will not affect the exterior appearance of the high school and related to replacing, for example, the: tennis courts and fencing, soccer field re-grading and re-soddening, soccer field shelter and press box replacement, and football field turf replacement. The proposed project will not increase the student population.

This request was also reviewed by the Zoning Board of Appeals (ZBA), concurrently, for five (5) variation requests related to the: (1) number of parking spaces, (2) parking lot landscape island and screening, (3) height limitation to install a baseball safety netting system, (4) height limitation and setback requirements on fences to replace the tennis court, track, baseball field backstop and various other athletic fencing, and (5) waive building setback, height and screening requirements for the 2 soccer field team shelters and press box. On January 15, 2020, the ZBA unanimously approved the request, as submitted, 6-0, 1 absent.

**Discussion & Recommendation**

At the January 8, 2020, Plan Commission meeting, the PC unanimously recommended approval for the proposed exterior appearance and site plan improvements, as submitted, with the condition it is contingent on ZBA approval, 5-0, 1 abstained and 2 absent. There were public comments at the PC meeting by neighbors regarding construction updates and traffic during construction. The applicant were able to answer the questions by the neighbors.

**Village Board and/or Committee Action**

N/A



**Documents Attached**

Draft Ordinance

1. Exterior Appearance and Site Plan Application and Exhibits
2. Zoning Map and Project Location
3. Street View of 5500 S. Grant Street (to illustrate the existing building color and materials)
4. Aerial View of 5500 S. Grant Street
5. Approved Plan Commission Findings and Recommendations



## VILLAGE OF HINSDALE

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

### **AN ORDINANCE APPROVING AN EXTERIOR APPEARANCE AND SITE PLAN FOR A NEW NATATORIUM AND VARIOUS OTHER IMPROVEMENTS FOR HINSDALE CENTRAL HIGH SCHOOL AT 5500 S. GRANT STREET - HINSDALE TOWNSHIP HIGH SCHOOL DISTRICT 86**

**WHEREAS**, ARCON Associates, Inc. on behalf of property owner Hinsdale Township High School District 86 (the "Applicant") has submitted an application (the "Application") seeking exterior appearance and site plan approval for a new natatorium and various other improvements for Hinsdale Central High School, on property located at 5500 S. Grant Street. (the "Subject Property"). The Subject Property is located in the Village's IB Institutional Buildings District and is legally described in **Exhibit A** attached hereto and made a part hereof; and

**WHEREAS**, the improvements proposed at this time are Phase I of a program of improvements and upgrades to the High School over the next three (3) years. The general scope of Phase I improvements includes a 33,040 square foot natatorium addition, buildings and grounds addition, parking lot reconfigurations and modifications due to loading dock relocation; associated landscaping, artificial turf replacement, tennis court and fencing replacement, running track and fence replacement, separation of storm and sanitary utilities due to Flagg Creek Water Reclamation District requirements, chain-link baseball field backstop and fence replacement, baseball field sports safety netting installation, privacy fencing, soccer field team shelter and press box replacements, emergency generator replacement, and various other ADA and health/life safety improvements on site (collectively, the "Phase I Improvements"). The proposed work related to the Phase I Improvements is depicted in the Exterior Appearance Plans and Site Plan attached hereto as **Exhibit B** and made a part hereof; and

**WHEREAS**, the Application has been referred to the Plan Commission of the Village and has been processed in accordance with the Hinsdale Zoning Code ("Zoning Code"), as amended; and

**WHEREAS**, the Applicant concurrently went before the Zoning Board of Appeals seeking variations related to the: (1) number of parking spaces, (2) parking lot landscape and screening, (3) height limitation to install a baseball safety netting system, (4) height limitation and setback requirements on fences to replace the tennis court, track, baseball field backstop and various other athletic fencing, and (5) waive building setback, height and screening requirements for two (2) soccer field team shelters and press box; and

**WHEREAS**, on January 8, 2020, the Plan Commission of the Village of Hinsdale reviewed the Exterior Appearance and Site Plan Application at a public meeting pursuant to notice given in accordance with the Zoning Code; and



**WHEREAS**, the Plan Commission, after considering all of the testimony and evidence presented at the public meeting, recommended approval of the proposed exterior appearance and site plan improvements on a vote of five (5) ayes, zero (0) nays, one (1) abstention, and two (2) absent, subject to Zoning Board of Appeals and Board of Trustees approval of the various concurrently requested variations for the Phase I Improvements, all as set forth in the Plan Commission's Findings and Recommendation in this case ("Findings and Recommendation"), a copy of which is attached hereto as **Exhibit C** and made a part hereof. The Plan Commission has filed its report of Findings and Recommendation regarding the approval sought in the Application with the President and Board of Trustees; and

**WHEREAS**, the President and Board of Trustees have duly considered the Findings and Recommendation of the Plan Commission, and all of the materials, facts and circumstances affecting the Application, and find that the Application satisfies the standards established in subsection 11-604F of the Zoning Code governing site plan review, and the standards established in subsection 11-606E of the Zoning Code governing exterior appearance review, subject to the conditions stated in this Ordinance.

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

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

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

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

- A. Compliance with Plans. All work on the exterior of the Subject Property shall be undertaken only in strict compliance with the Approved Plans attached as **Exhibit B**.
- B. Compliance with Codes, Ordinances, and Regulations. Except as specifically set forth in this Ordinance, and the Final Decision of the Zoning Board of Appeals and Ordinance approved by the Board of Trustees relative to the requested variations for the Phase I Improvements, the provisions of the Hinsdale Municipal Code and the Hinsdale Zoning Code shall apply and govern all development on, and improvement of, the Subject Property. All such development and



improvement shall comply with all Village codes, ordinances, and regulations at all times.

- C. Building Permits. The Applicant shall submit all required building permit applications and other materials in a timely manner to the appropriate parties, which materials shall be prepared in compliance with all applicable Village codes and ordinances.
- D. Approval of Concurrently Requested Variations. The Exterior Appearance and Site Plan approvals are specifically conditioned on Zoning Board of Appeals and Board of Trustees approval of the concurrently requested variations for the Phase I Improvements.

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

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

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



**ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2020, pursuant to a roll call vote as follows:

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

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

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

**APPROVED** by me this \_\_\_\_\_ day of \_\_\_\_\_, 2020, and attested to by the Village Clerk this same day.

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

**ATTEST:**

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

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

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

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

Date: \_\_\_\_\_, 2020



## **EXHIBIT A**

### **LEGAL DESCRIPTION OF THE SUBJECT PROPERTY**

**PARCEL I:** LOTS 1 AND 2, IN BLOCK 7, IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PARINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1920 AS DOCUMENT NO. 141390, IN DUPAGE COUNTY, ILLINOIS

**PARCEL II:** THE EAST 350 FEET OF THE NORTH HALF OF THE NORTH HALF OF LOT 3, IN BLOCK 7, IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1920 AS DOCUMENT NO. 141390, IN DUPAGE COUNTY, ILLINOIS

**PARCEL III:** THE EAST 350 FEET OF THE SOUTH HALF OF THE NORTH HALF OF LOT 3, IN BLOCK 7, IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1920 AS DOCUMENT NO. 141390, IN DUPAGE COUNTY, ILLINOIS

**PARCEL IV:** THE NORTH HALF OF LOT 3 (EXCEPT THE EAST 350 FEET THEREOF), IN BLOCK 7, IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1920 AS DOCUMENT NO. 141390, IN DUPAGE COUNTY, ILLINOIS

**PARCEL V:** THE SOUTH HALF OF THE NORTH HALF (EXCEPT THE EAST 350 FEET THEREOF), IN BLOCK 7, IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1920 AS DOCUMENT NO. 141390, IN DUPAGE COUNTY, ILLINOIS



**PARCEL VI:** THE SOUTH HALF OF LOT 3, IN BLOCK 7, IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1920 AS DOCUMENT NO. 141390, IN DUPAGE COUNTY, ILLINOIS

**PARCEL VII:** THE NORTH HALF OF LOT 4, (EXCEPT THE EAST 200 FEET THEREOF) IN BLOCK 7, IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER) OFR SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1920 AS DOCUMENT NO. 141390, IN DUPAGE COUNTY, ILLINOIS

**PARCEL VIII:** LOT 1, IN PENZES RESUBDIVISION OF THE SOUTH HALF OF LOT 4 (EXCEPT THE EAST 60 FEET THEREOF), IN BLOCK 7, IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1920 AS DOCUMENT NO. 141390, IN DUPAGE COUNTY, ILLINOIS

**PARCEL IX:** LOT 5, (EXCEPT THE EAST 150 FEET THEREOF), IN PENZES RESUBDIVISION OF THE SOUTH HALF OF LOT 4 (EXCEPT THE EAST 60 FEET THEREOF), IN BLOCK 7, IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1920 AS DOCUMENT NO. 141390, IN DUPAGE COUNTY, ILLINOIS

**PARCEL X:** THE WEST 75 FEET OF THE EAST 150 FEET OF LOT 5, IN PENZES RESUBDIVISION OF THE SOUTH HALF OF LOT 4 (EXCEPT THE EAST 60 FEET THEREOF), IN BLOCK 7, IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1920 AS DOCUMENT NO. 141390, IN DUPAGE COUNTY, ILLINOIS



**PARCEL XI:** THE EAST 75 FEET OF LOT 5, IN PENZES RESUBDIVISION OF THE SOUTH HALF OF LOT 4 (EXCEPT THE EAST 60 FEET THEREOF), IN BLOCK 7, IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1920 AS DOCUMENT NO. 141390, IN DUPAGE COUNTY, ILLINOIS

**PARCEL XII:** THE EAST 60 FEET OF THE SOUTH HALF OF LOT 4 (EXCEPT THE EAST 60 FEET THEREOF), IN BLOCK 7, IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1920 AS DOCUMENT NO. 141390, IN DUPAGE COUNTY, ILLINOIS

**PARCEL XIII:** THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE SOUTH 33 FEET THEREOF, IN DUPAGE COUTNY, ILLINOIS

**PARCEL XIV:** LOTS 11 THROUGH 20, BOTH INCLUSIVE, IN BLOCK 2, IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1920 AS DOCUMENT NO. 141390, IN DUPAGE COUNTY, ILLINOIS

**COMMONLY KNOWN AS: 5500 South Grant Street, Hinsdale, Illinois**

**PINS: 09-13-100-017, 09-13-100-008, 09-13-100- 011, 09-13-100-012, 09-13-100-013, 09-13-100-014, 09-13-100-015 & 09-13-101-027**



**EXHIBIT B**

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



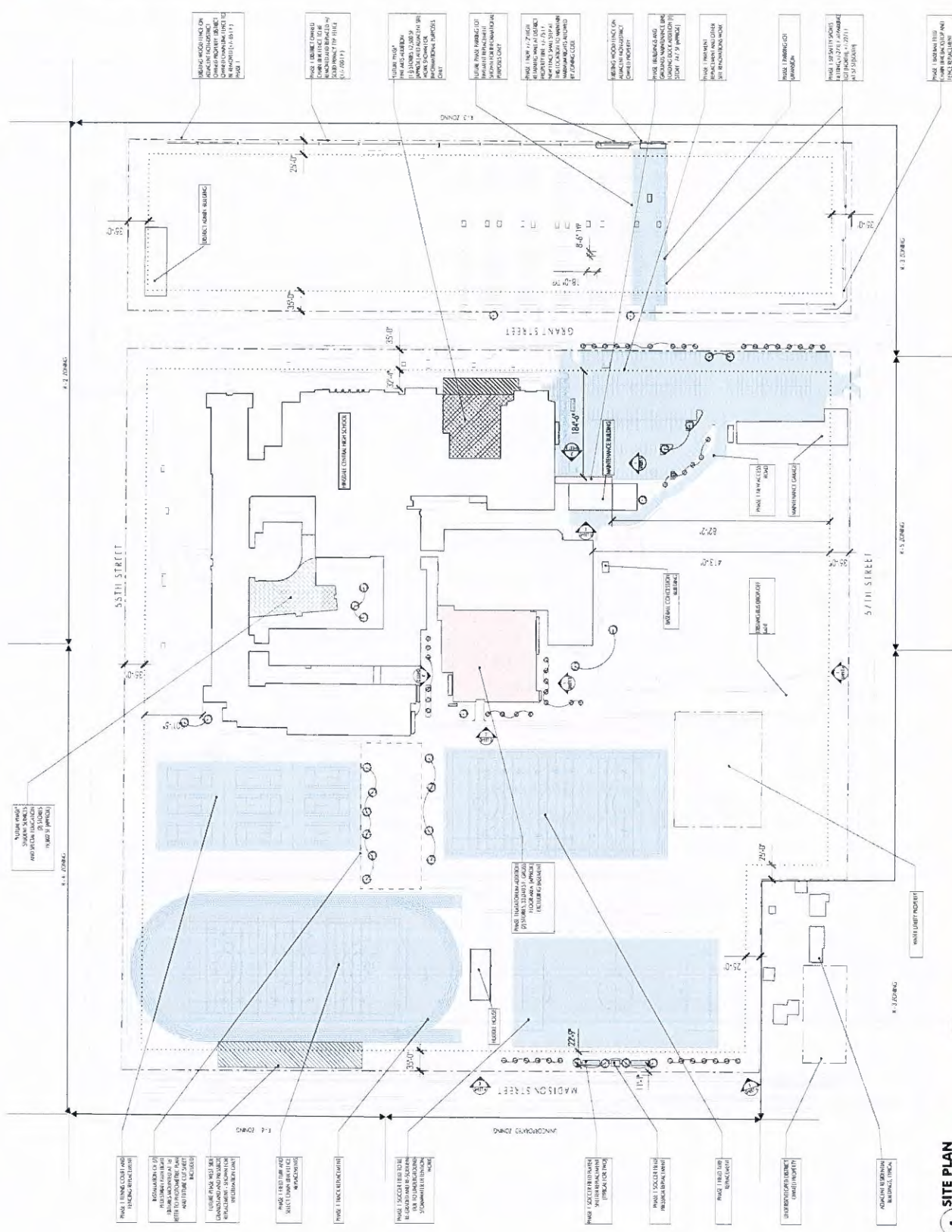
**EXHIBIT C**

**FINDINGS AND RECOMMENDATION**

**(ATTACHED)**



|                |                    |
|----------------|--------------------|
| <b>SYMBOLS</b> | <b>LEGEND</b>      |
|                | Phase 1 Addition   |
|                | Phase 2 Addition   |
|                | Phase 3 Addition   |
|                | Phase 4 Addition   |
|                | Phase 5 Addition   |
|                | Phase 6 Addition   |
|                | Phase 7 Addition   |
|                | Phase 8 Addition   |
|                | Phase 9 Addition   |
|                | Phase 10 Addition  |
|                | Phase 11 Addition  |
|                | Phase 12 Addition  |
|                | Phase 13 Addition  |
|                | Phase 14 Addition  |
|                | Phase 15 Addition  |
|                | Phase 16 Addition  |
|                | Phase 17 Addition  |
|                | Phase 18 Addition  |
|                | Phase 19 Addition  |
|                | Phase 20 Addition  |
|                | Phase 21 Addition  |
|                | Phase 22 Addition  |
|                | Phase 23 Addition  |
|                | Phase 24 Addition  |
|                | Phase 25 Addition  |
|                | Phase 26 Addition  |
|                | Phase 27 Addition  |
|                | Phase 28 Addition  |
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|                | Phase 31 Addition  |
|                | Phase 32 Addition  |
|                | Phase 33 Addition  |
|                | Phase 34 Addition  |
|                | Phase 35 Addition  |
|                | Phase 36 Addition  |
|                | Phase 37 Addition  |
|                | Phase 38 Addition  |
|                | Phase 39 Addition  |
|                | Phase 40 Addition  |
|                | Phase 41 Addition  |
|                | Phase 42 Addition  |
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|                | Phase 91 Addition  |
|                | Phase 92 Addition  |
|                | Phase 93 Addition  |
|                | Phase 94 Addition  |
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|                | Phase 96 Addition  |
|                | Phase 97 Addition  |
|                | Phase 98 Addition  |
|                | Phase 99 Addition  |
|                | Phase 100 Addition |

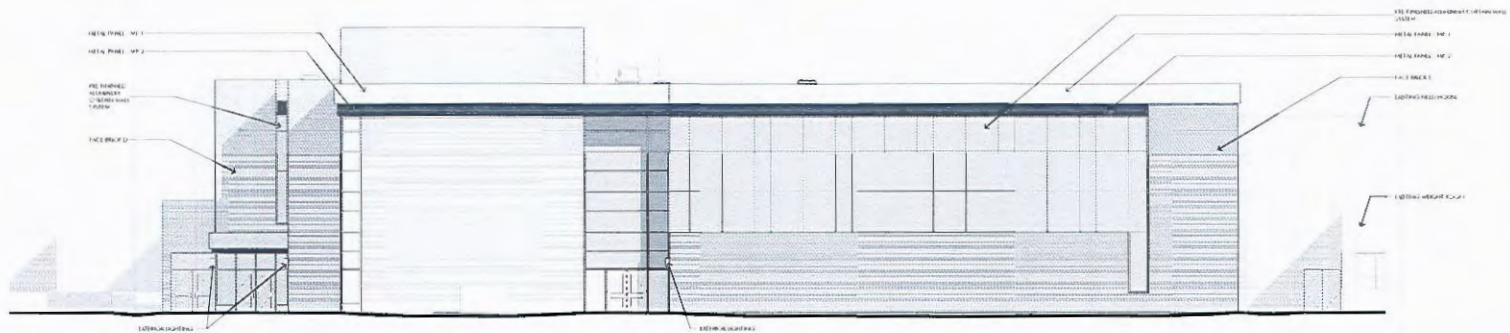






NOTE:  
WALL MOUNTED  
BUILDING SIGNAGE  
TO BE DETERMINED  
BUT WILL FOLLOW  
REQUIREMENTS OF  
CODE SEC. 9-106

1 PRESENTATION-POOL-SOUTH ELEVATION  
1/8" = 1'-0"



2 PRESENTATION-POOL-WEST ELEVATION  
1/8" = 1'-0"



3 PRESENTATION-POOL-NORTH ELEVATION  
1/8" = 1'-0"



Hinsdale Township High School District 86

ADDITIONS & RENOVATIONS AT HINSDALE CENTRAL HIGH SCHOOL

PROJECT NO. 19048

December 11, 2019

POOL EXTERIOR ELEVATIONS



Attachment 1





NORTHWEST VIEW

SOUTHWEST VIEW



## Hinsdale Township High School District 86

ADDITIONS & RENOVATIONS AT HINSDALE CENTRAL HIGH SCHOOL

PROJECT NO. 19048

December 11, 2019

BP-2 - POOL EXTERIOR PERSPECTIVES



Attachment 1



POOL ADDITION



STREET VIEW 1. 57TH STREET AND BUS LOOP WITH BUILDING ADDITION

POOL ADDITION



STREET VIEW 2. MADISON AT 56TH STREET WITH BUILDING ADDITION

POOL ADDITION



STREET VIEW 3. MADISON AT SOCCER FIELD WITH BUILDING ADDITION



Hinsdale Township High School District 86

ADDITIONS & RENOVATIONS AT HINSDALE CENTRAL HIGH SCHOOL

PROJECT NO. 19048

December 11, 2019

STREET VIEWS OF POOL ADDITION



Attachment 1



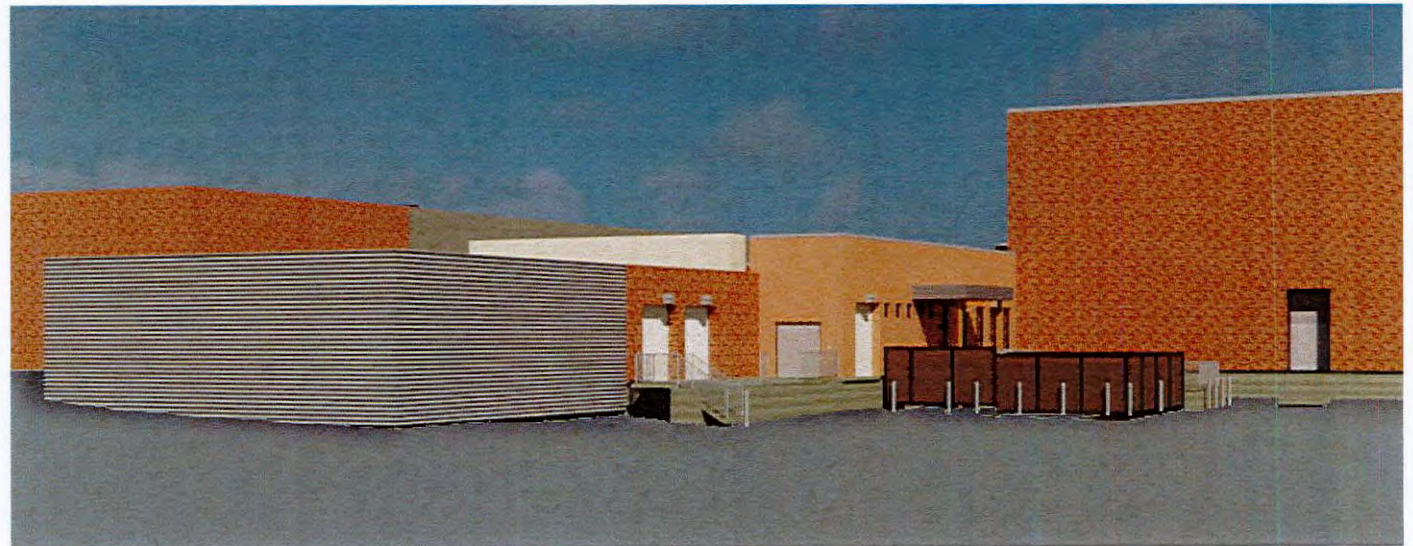






EXTERIOR - B & G - VIEW 1

EXTERIOR - B & G - VIEW 2



## Hinsdale Township High School District 86

ADDITIONS & RENOVATIONS AT HINSDALE CENTRAL HIGH SCHOOL

PROJECT NO. 19048

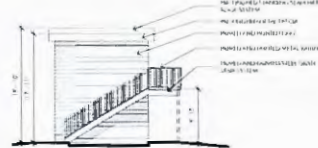
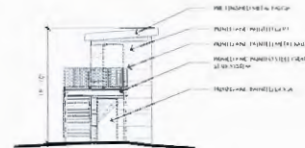
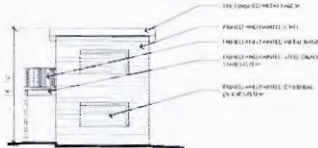
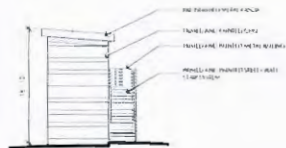
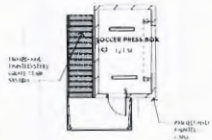
December 11, 2019

BP-2 - BUILDING & GROUNDS PERSPECTIVES



Attachment 1





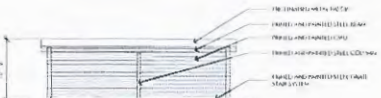
**1 SOCCER PRESS BOX PLAN**  
1/8" = 1'-0"

**2 SOCCER PRESS BOX-NORTH**  
1/8" = 1'-0"

**3 SOCCER PRESS BOX-EAST**  
1/8" = 1'-0"

**4 SOCCER PRESS BOX-SOUTH**  
1/8" = 1'-0"

**5 SOCCER PRESS BOX-WEST**  
1/8" = 1'-0"



**6 SOCCER SHELTER PLAN**  
1/8" = 1'-0"

**7 SOCCER SHELTER-SOUTH/NORTH**  
1/8" = 1'-0"

**8 SOCCER SHELTER-EAST**  
1/8" = 1'-0"

**9 SOCCER SHELTER-WEST**  
1/8" = 1'-0"



EX.1 NEW FENCE, IMAGE SHOWN FOR INFORMATION ONLY. EXACT COLORS, ETC. TO BE DETERMINED. SAMPLE IMAGE ONLY.



EX.2 NEW FENCE, IMAGE SHOWN FOR INFORMATION ONLY. EXACT COLORS, ETC. TO BE DETERMINED. SAMPLE IMAGE ONLY.

NOT TO EXCEED 8'-0" IN HEIGHT ON EAST PROPERTY LINE.



EX.1 NEW 50' SPORTS NETTING, IMAGE SHOWN FOR INFORMATION ONLY. EXACT COLORS, ETC. TO BE DETERMINED. SAMPLE IMAGE ONLY, REFER TO PLANS FOR PROPOSED CONFIGURATION.



EX.2 NEW 50' SPORTS NETTING, IMAGE SHOWN FOR INFORMATION ONLY. EXACT COLORS, ETC. TO BE DETERMINED. SAMPLE IMAGE ONLY, REFER TO PLANS FOR PROPOSED CONFIGURATION.

PROPOSED INSTALLATION AT JUNIOR VARSITY BASEBALL FIELD DOES NOT INCLUDE LIGHT FIXTURES, TYP.

PROPOSED INSTALLATION AT JUNIOR VARSITY BASEBALL FIELD DOES NOT INCLUDE LIGHT FIXTURES, TYP.



# Hinsdale Township High School District 86

ADDITIONS & RENOVATIONS AT HINSDALE CENTRAL HIGH SCHOOL

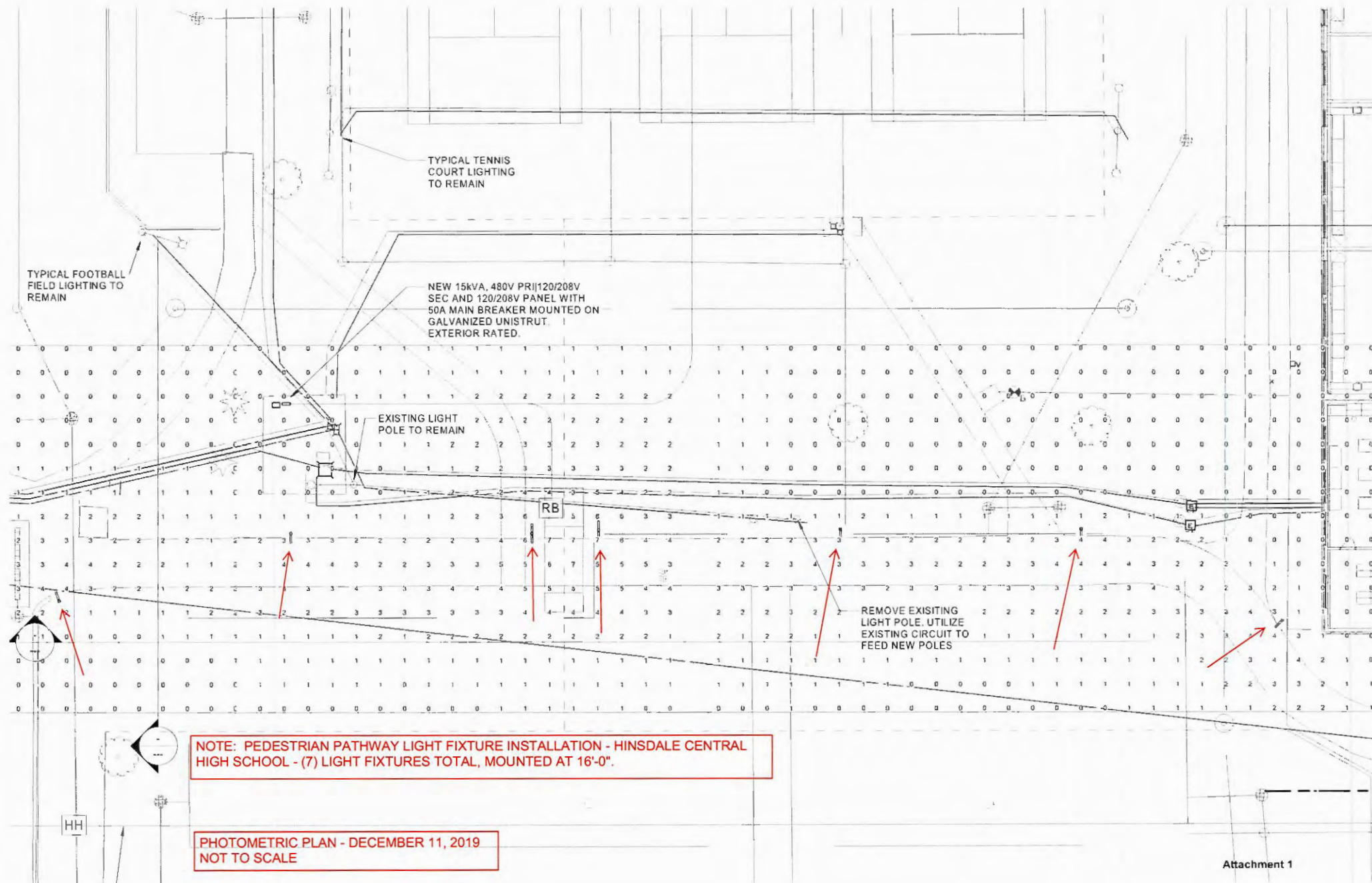
PROJECT NO. 19048

December 11, 2019

## SOCCER SHELTERS









### FEATURES

- Integral Motion Sensor
- wiScape enabled
- IDA approved
- 20kV/10kA surge protection
- ANSI C136.41 receptacle
- IES Type II, III and IV distributions
- 3000K, 4000K, 5000K CCT
- Integral thermal protection
- 0-10V dimming ready
- IP66 optical system
- 120-277, 347 and 480VAC input
- Staggered twin mounting
- ANSI C136.31-2010 4G Rated



3000K and warmer CCTs only  
M0-XX30 configurations only

### ORDERING CODE

| 1     | 2      | 3              | 4            | 5        | 6    | 7       | 8        | 9                | 10             |
|-------|--------|----------------|--------------|----------|------|---------|----------|------------------|----------------|
|       |        |                |              |          |      |         |          |                  |                |
| Model | Optics | Optical Finish | Light Engine | Controls | Fuse | Voltage | Mounting | Mounting Options | Fixture Finish |

#### 1. MODEL

4" wide luminaire

|     |                          |
|-----|--------------------------|
| K41 | Single fixture           |
| K42 | Two fixtures 180° apart  |
| K43 | Three fixtures 90° apart |
| K44 | Four fixtures 90° apart  |

#### 2. OPTICS

Distribution Type, see "Luminaire Performance" on page 3

|    |              |
|----|--------------|
| T2 | IES Type II  |
| T3 | IES Type III |
| T4 | IES Type IV  |

#### 3. OPTICAL FINISH

Standard white or may choose one. See "Luminaire Performance" on page 3 for detail.

|    |                              |
|----|------------------------------|
| MO | Optics in Matte Black finish |
| FO | Optics in fixture finish     |

#### 4. LIGHT ENGINE

Lumen package, see "Luminaire Performance" on page 3 for detail

|      |                             |
|------|-----------------------------|
| 7050 | 5000K CCT, CRI 70, 64 watts |
| 7040 | 4000K CCT, CRI 70, 64 watts |
| 7030 | 3000K CCT, CRI 70, 64 watts |
| 5050 | 5000K CCT, CRI 70, 46 watts |
| 5040 | 4000K CCT, CRI 70, 46 watts |
| 5030 | 3000K CCT, CRI 70, 46 watts |

560nm monochromatic amber and or custom lumen package available by request. <sup>1</sup>

#### 5. CONTROL

##### Options

|       |  |
|-------|--|
| MCPCR | 7-pin Receptacle                                       |
| WIR   | wiScape connectivity                                   |
| WIRSC | wiScape + motion sensor                                |
| SCP   | Motion sensor + Photocell <sup>4</sup>                 |
| SWP   | SiteSync Pre-commissioned <sup>5</sup>                 |
| SWPM  | SiteSync Pre-commissioned + Motion Sensor <sup>6</sup> |

##### Accessories:

|                |  |
|----------------|--|
| SCPREMOTE      | Handheld commissioning tool <sup>4</sup>   |
| SWUSB          | SiteSync loaded on USB flash drive (Windows® operating system only) <sup>5</sup> |
| SWTAB          | SiteSync Windows® based Tablet <sup>5</sup>                                      |
| SWBRG          | SiteSync Wireless Bridge Node <sup>5</sup>                                       |
| SW7PR          | SiteSync 7-Pin Module  |
| NXOFM-1R1D-UNV | NX 7-pin Module  |

#### 6. FUSE

(may choose one)

|    |                          |
|----|--------------------------|
| SF | 120, 277, 347 Volt input |
| DF | 208, 240, 480 Volt input |

#### 7. VOLTAGE

120-277VAC input standard or may choose one

|     |              |
|-----|--------------|
| 347 | 347VAC input |
| 480 | 480VAC input |

#### 8. MOUNTING

##### Integral Pole

|           |                       |
|-----------|-----------------------|
| PS410-125 | 10' luminaire height. |
| PS412-125 | 12' luminaire height. |
| PS414-125 | 14' luminaire height. |
| PS416-125 | 16' luminaire height. |
| PS418-125 | 18' luminaire height. |
| PS420-125 | 20' luminaire height. |

##### Tenon Mount

|      |   |
|------|---|
| TA23 | Slips over a 2 3/8" / 60mm<br>Ø x 4" / 102mm tall tenon |
|------|---|

##### Side Mount

|     |  |
|-----|--|
| SMK | Mounts to the side of a square pole.<br>K41 only |
|-----|--|

##### Wall Mount

|     |          |
|-----|----------|
| WMK | K41 only |
|-----|----------|

#### 9. MOUNTING OPTIONS

##### Twin mount at staggered heights

Mounting holes for a fixture at 180°, K41-... PS4... only, may choose one

|      |                 |
|------|-----------------|
| TS8  | 8' from bottom  |
| TS10 | 10' from bottom |
| TS12 | 12' from bottom |
| TS14 | 14' from bottom |
| TS16 | 16' from bottom |
| TS18 | 18' from bottom |

##### Pole Accessories

May choose one

|     |  |
|-----|--|
| GFI | GFCI receptacle, 24" from top of pole                                    |
| RBC | Duplex receptacle box with clear cover.<br>wiring device(s) not included |

#### 10. FIXTURE FINISH

##### Standard Color

|     |                  |
|-----|------------------|
| AGN | Antique Green    |
| BL  | Black            |
| BLT | Matte Black      |
| CRT | Corten           |
| DB  | Dark Bronze      |
| DGN | Dark Green       |
| GT  | Graphite         |
| LG  | Light Grey       |
| MAL | Matte Aluminum   |
| MDB | Bronze Metallic  |
| MG  | Medium Grey      |
| TT  | Titanium         |
| WH  | Arctic White     |
| WDB | Weathered Bronze |
| VBU | Verde Blue       |

##### Premium Color

|        |                   |
|--------|-------------------|
| SHK    | Shamrock          |
| SPP    | Salt and Pepper   |
| SFM    | Seafoam           |
| WCP    | Weathered Copper  |
| RAL    | RAL 4 digit Color |
| CUSTOM | Custom Color      |

<sup>1</sup> Contact factory

<sup>4</sup> Handheld commissioning tool is required to separately configure or adjust any number of SCP sensors

<sup>5</sup> Specify group and zone at time of order. See [www.hubbellighting.com/sitesync](http://www.hubbellighting.com/sitesync) for more details. Order at least one SiteSync interface accessory SWUSB or SWTAB. Each option contains SiteSync License, GUI, and Bridge Node.

<sup>6</sup> When ordering with SiteSync, one of the following interface options must be chosen and ordered separately. Each option contains the SiteSync License, GUI and Bridge Node.



ARCHITECTURAL AREA LIGHTING  
17760 Rowland Street | City of Industry | CA 91748  
P 626.968.5666 | F 626.369.2695 | [www.aal.net](http://www.aal.net)  
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JOB  
TYPE  
NOTES



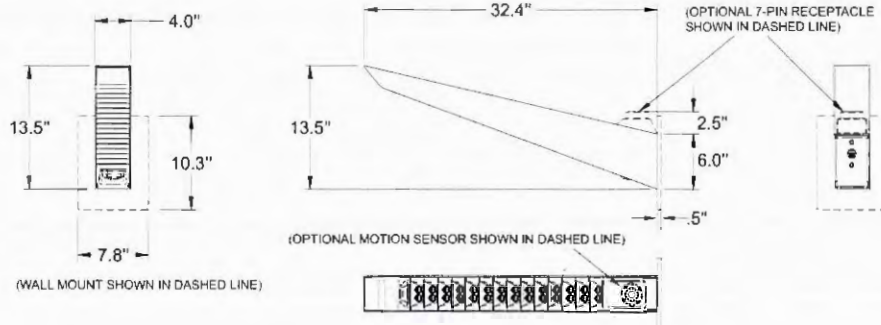
# Kick™ – K4 Small Scale

TYPE

## Side Mounted Luminaire

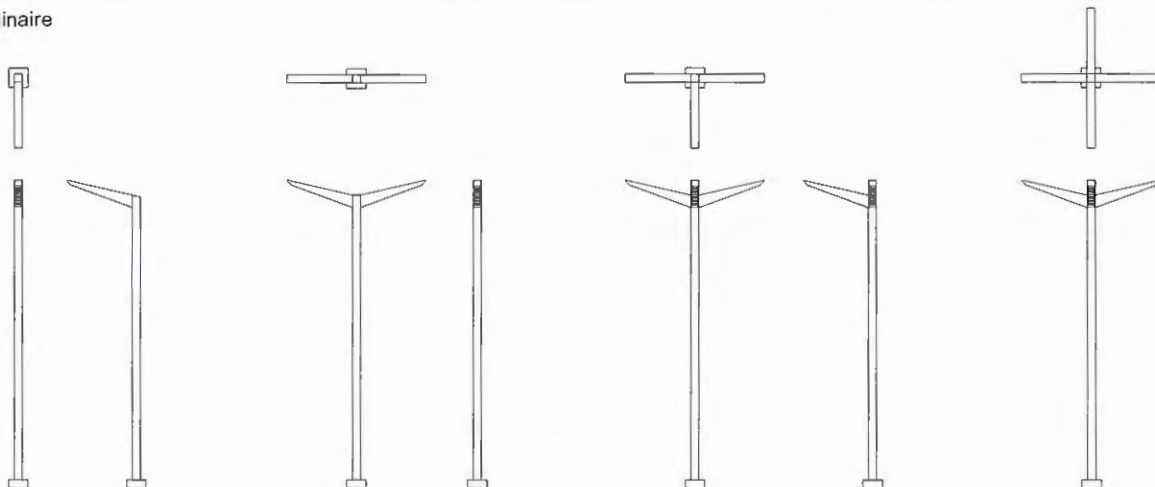
Mounts to the side of 4"/102mm square pole.

| MODEL          | K41-...-SMK   |
|----------------|---------------|
| OVERALL HEIGHT | 13.5" / 343mm |
| OVERALL LENGTH | 32.4" / 823mm |
| OVERALL WIDTH  | 4" / 102mm    |
| WEIGHT         | 15 lbs.       |
| EPA            | 1.03          |



## Integral Pole Luminaire

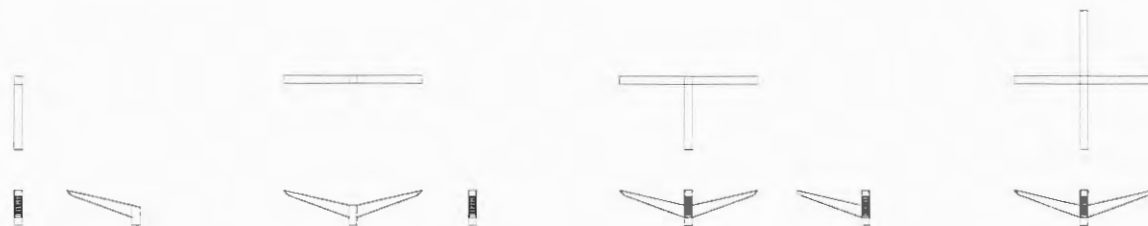
See page 6  
for height and  
mounting detail  
\* Weight and  
EPA for fixtures  
only



| MODEL          | K41-...-PS4XX-125 | K42-...-PS4XX-125 | K43-...-PS4XX-125 | K44-...-PS4XX-125 |
|----------------|-------------------|-------------------|-------------------|-------------------|
| Overall Length | 36.4" / 925mm     | 10" / 254mm       | 36.4" / 925mm     | 68.9" / 1750mm    |
| Overall Width  | 10" / 254mm       | 68.9" / 1750mm    | 68.9" / 1750mm    | 68.9" / 1750mm    |
| WEIGHT         | 15 lbs.           | 30 lbs.           | 45 lbs.           | 60 lbs.           |
| EPA*           | 1.03              | 2.06              | 2.61              | 2.61              |

## Tenon Mount Luminaire

Slips over a 2 3/8"/60mm diameter by 4"/102mm tall tenon



| MODEL          | K41-...-TA23  | K42-...-TA23   | K43-...-TA23   | K44-...-TA23   |
|----------------|---------------|----------------|----------------|----------------|
| Overall Height | 17.5" / 445mm | 17.5" / 445mm  | 17.5" / 445mm  | 17.5" / 445mm  |
| Overall Length | 36.4" / 925mm | 10" / 254mm    | 36.4" / 925mm  | 68.9" / 1750mm |
| Overall Width  | 4" / 102mm    | 68.9" / 1750mm | 68.9" / 1750mm | 68.9" / 1750mm |
| WEIGHT         | 18.5 lbs.     | 33.5 lbs.      | 48.5 lbs.      | 63.5 lbs.      |
| EPA*           | 1.33          | 2.42           | 2.61           | 2.61           |



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JOB  
TYPE  
NOTES

| 2 |

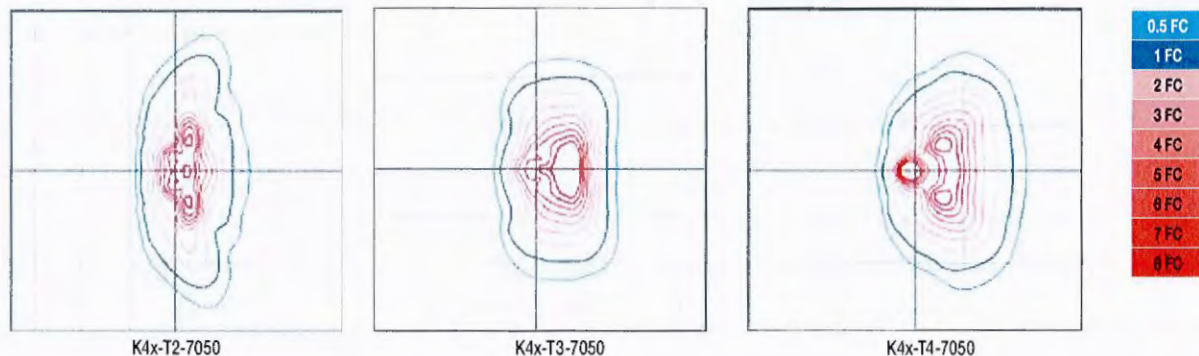


LUMINAIRE PERFORMANCE

| Configuration |                 |              |               | Ordering Code        |                 |            |   |                       |                 |            |   |                    |                 |            |     |   |   | Average System Watts |    |
|---------------|-----------------|--------------|---------------|----------------------|-----------------|------------|---|-----------------------|-----------------|------------|---|--------------------|-----------------|------------|-----|---|---|----------------------|----|
| Light Engine  | Optical Finish  | Distribution | Ordering Code | Bright White (5000K) |                 |            |   | Neutral White (4000K) |                 |            |   | Warm White (3000K) |                 |            |     |   |   |                      |    |
|               |                 |              |               | Delivered Lumens     | Efficacy (lm/W) | BUG Rating |   | Delivered Lumens      | Efficacy (lm/W) | BUG Rating |   | Delivered Lumens   | Efficacy (lm/W) | BUG Rating |     |   |   |                      |    |
|               |                 |              |               | 7050                 |                 |            |   | 7040                  |                 |            |   | 7030               |                 |            |     |   |   |                      |    |
| 7000 series   | Standard White  | Type 2       | T2            | 6932                 | 108             | 2          | 2 | 2                     | 6775            | 106        | 2 | 2                  | 2               | 6536       | 102 | 2 | 2 | 2                    | 64 |
|               |                 | Type 3       | T3            | 6952                 | 108             | 1          | 2 | 1                     | 6795            | 106        | 1 | 2                  | 1               | 6554       | 102 | 1 | 2 | 1                    |    |
|               |                 | Type 4       | T4            | 7691                 | 120             | 2          | 2 | 2                     | 7516            | 117        | 2 | 2                  | 2               | 7250       | 113 | 2 | 2 | 1                    |    |
|               | Fixture Matched | Type 2       | T2-FO         | 5614                 | 87              | 2          | 2 | 2                     | 5486            | 85         | 2 | 2                  | 2               | 5292       | 83  | 2 | 2 | 2                    |    |
|               |                 | Type 3       | T3-FO         | 5788                 | 84              | 1          | 2 | 1                     | 5646            | 82         | 1 | 2                  | 1               | 5456       | 79  | 1 | 2 | 1                    |    |
|               |                 | Type 4       | T4-FO         | 6131                 | 96              | 2          | 2 | 2                     | 5992            | 94         | 2 | 2                  | 2               | 5780       | 90  | 2 | 2 | 1                    |    |
|               | Matte Black     | Type 2       | T2-MO         | 5602                 | 88              | 2          | 0 | 1                     | 5475            | 86         | 2 | 0                  | 1               | 5281       | 83  | 1 | 0 | 1                    |    |
|               |                 | Type 3       | T3-MO         | 5773                 | 90              | 1          | 0 | 1                     | 5656            | 88         | 1 | 0                  | 1               | 5442       | 85  | 1 | 0 | 1                    |    |
|               |                 | Type 4       | T4-MO         | 6117                 | 96              | 2          | 0 | 1                     | 5979            | 93         | 2 | 0                  | 1               | 5767       | 90  | 2 | 0 | 1                    |    |
|               |                 |              |               |                      |                 | 5050       |   |                       |                 | 5040       |   |                    |                 | 5030       |     |   |   |                      |    |
| 5000 series   | Standard White  | Type 2       | T2            | 5239                 | 113             | 1          | 2 | 1                     | 5234            | 114        | 2 | 2                  | 1               | 4999       | 108 | 1 | 2 | 1                    | 46 |
|               |                 | Type 3       | T3            | 5130                 | 111             | 1          | 2 | 1                     | 5125            | 112        | 1 | 2                  | 1               | 4895       | 106 | 1 | 2 | 1                    |    |
|               |                 | Type 4       | T4            | 5456                 | 118             | 1          | 2 | 1                     | 5451            | 118        | 1 | 2                  | 1               | 5207       | 113 | 1 | 2 | 1                    |    |
|               | Fixture Matched | Type 2       | T2-FO         | 4003                 | 87              | 1          | 2 | 1                     | 4010            | 87         | 2 | 2                  | 1               | 3820       | 83  | 1 | 2 | 1                    |    |
|               |                 | Type 3       | T3-FO         | 4048                 | 88              | 1          | 2 | 1                     | 4044            | 88         | 1 | 2                  | 1               | 3863       | 84  | 1 | 2 | 1                    |    |
|               |                 | Type 4       | T4-FO         | 4503                 | 98              | 1          | 2 | 1                     | 4524            | 98         | 1 | 2                  | 1               | 4297       | 93  | 1 | 2 | 1                    |    |
|               | Matte Black     | Type 2       | T2-MO         | 4003                 | 87              | 1          | 0 | 1                     | 4000            | 87         | 1 | 0                  | 1               | 3820       | 83  | 1 | 0 | 1                    |    |
|               |                 | Type 3       | T3-MO         | 4048                 | 88              | 1          | 0 | 1                     | 4045            | 88         | 1 | 0                  | 1               | 3863       | 84  | 1 | 0 | 1                    |    |
|               |                 | Type 4       | T4-MO         | 4503                 | 98              | 1          | 0 | 1                     | 4499            | 98         | 1 | 0                  | 1               | 4297       | 93  | 1 | 0 | 1                    |    |
|               |                 |              |               |                      |                 |            |   |                       |                 |            |   |                    |                 |            |     |   |   |                      |    |

-MO ies files should be used for -FO configurations in application layouts.

ISOLINE TEMPLATES 14' Mounting Height

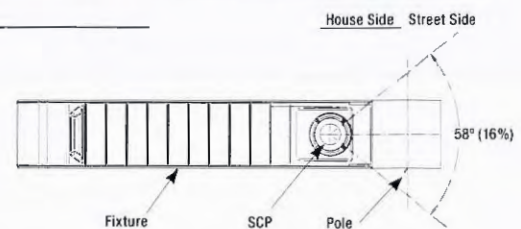


ELECTRICAL CHARACTERISTICS

| Ordering Code | LED Current (mA) | System Wattage (W) | Input   |      |     |      | Hz    | Min. Power Factor | Max THD (%) | Dimming Range (V) | Source/ Sink Current (mA) | Inrush Current Peak |     |     |     |            |     |     |     |
|---------------|------------------|--------------------|---------|------|-----|------|-------|-------------------|-------------|-------------------|---------------------------|---------------------|-----|-----|-----|------------|-----|-----|-----|
|               |                  |                    | Amps AC |      |     |      |       |                   |             |                   |                           | (A)                 |     |     |     | T@50% (µs) |     |     |     |
|               |                  |                    | 120     | 277  | 347 | 480  |       |                   |             |                   |                           | 120                 | 277 | 347 | 480 | 120        | 277 | 347 | 480 |
| 70XX          | 700              | 64                 | 0.5     | 0.23 | 0.2 | 0.13 | 50/60 | >0.9              | 20          | 0-10              | 1                         | 15                  | 32  | 41  | 63  | 50         | 155 |     |     |
| 50XX          | 500              | 46                 | 0.4     | 0.17 | 0.1 | 0.10 |       |                   |             |                   |                           |                     |     |     |     |            |     |     |     |

SENSOR DETECTION RANGE

|                      |       | SENSOR MOUNTING HEIGHT |     |     |     |     |     |     | RATIO |
|----------------------|-------|------------------------|-----|-----|-----|-----|-----|-----|-------|
|                      |       | 8'                     | 10' | 12' | 14' | 16' | 18' | 20' |       |
| COVERAGE<br>DIAMETER | SCP   | 20'                    | 25' | 30' | 35' | 40' | 45' | 50' | 1:2.5 |
|                      | WIRSC | 16'                    | 20' | 24' | 28' | 32' | 36' | 40' | 1:2   |

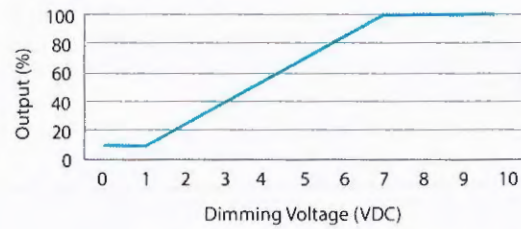




## TM-21 LIFETIME CALCULATION

| Ambient Environment °C | Projected Lumen Maintenance (Khrs) |     |            |     |     | Reported L70 |
|------------------------|------------------------------------|-----|------------|-----|-----|--------------|
|                        | 25                                 | 50  | 60 (TM-21) | 75  | 100 |              |
| 25                     | 98%                                | 95% | 94%        | 92% | 90% | >60Khrs.     |
| 40                     | 98%                                | 96% | 95%        | 93% | 91% |              |

## DIMMING CURVE



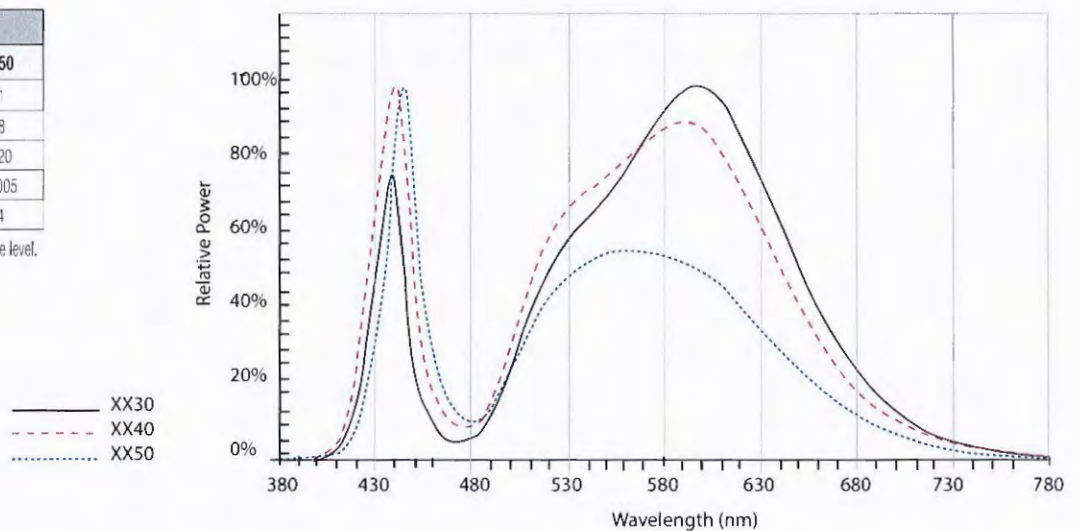
Note: Fixture does not dim to off, fixture dims to 10% minimum output.

## COLOR CHARACTERISTICS

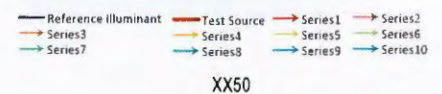
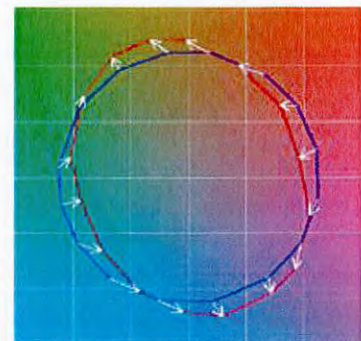
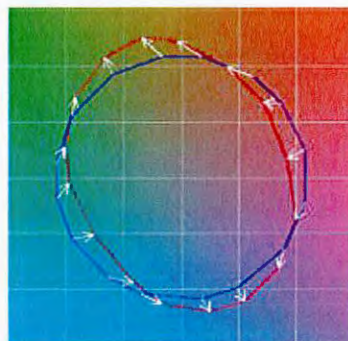
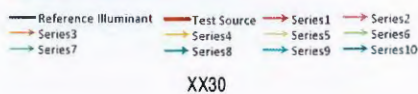
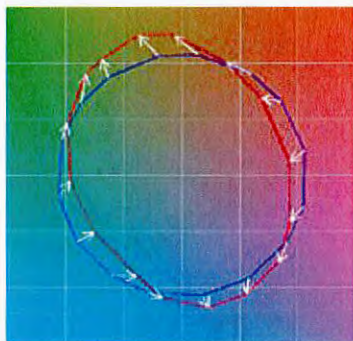
| Value  | Ordering Code |        |        |
|--------|---------------|--------|--------|
|        | XX30          | XX40   | XX50   |
| Rf     | 69            | 69     | 71     |
| Rg     | 99            | 99     | 98     |
| CCT(K) | 3122          | 3852   | 5020   |
| Duv    | 0.001         | 0.0004 | 0.0005 |
| CIE Ra | 74            | 73     | 74     |

Note: TM-30 reported at the discrete LED level, not fixture level.

## SPECTRAL POWER DISTRIBUTION COMPARISON



## COLOR VECTOR GRAPHIC





## SPECIFICATIONS

## HOUSING

- Housing shroud shall be of fabricated 5052-H32 aluminum alloy with a rear mounting interface that shall be of fabricated 304 stainless steel.
- Housing mounting interface shall have a stamped silicone gasket.
- Luminaire housing shall be free of any visible heat fins, hardware or fasteners.
- Bracketry and hardware shall be stainless steel.

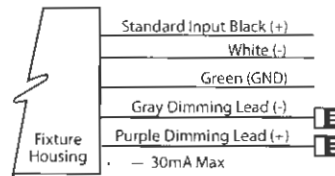
## OPTICAL ARRAY

- LEDs shall be mounted to a metal printed circuit board assembly (MCPCB) with a uniform conformal coating over the panel surface and electrical features.
- Optical lenses shall be clear injection molded PMMA acrylic.
- Each MCPCB and optic shall be sealed to an extruded 6063-T6 aluminum alloy heat spreader and sealed with a continuous one piece injection molded silicone rubber gasket. IP66.
- Patent Pending design of optical array shall independently shield each LED optic across the length of the aperture.
- Optical surfaces shall be painted white unless the optional fixture finish (FO) or matte black finish (MO) is selected.
- Optional matte black finish optics (MO) are required to meet UO classification with zero percent uplight.
- Optional fixture finish optical surfaces (FO) shall not exceed BUG ratings of the standard white finish and shall be greater than or equal to the delivered lumens of the optional matte black optical surface finish (MO).

## ELECTRICAL

- Drivers shall be in direct contact with the aluminum housing across the entire surface area of the widest face for maximum thermal transfer.
- Luminaires shall have integral surge protection that shall be U.L. recognized and have a surge current rating of 10,000 Amps using the industry standard 8/20uSec wave and surge rating of 372J. Surge protection device shall be wired in series.
- Drivers shall be U.L. recognized.
- Drivers shall not be compatible with current sourcing dimmers. consult factory for current list of known compatible dimming systems approved dimmers include Lutron Diva AVTV, Lutron Nova NFTV and NTFTV.

- Luminaire shall be capable of operating at 100% brightness in a 40°C environment. Both driver and optical array shall have integral thermal protection that will dim the luminaire upon detection of temperatures in excess of 85°C.
- Luminaires not configured with a control system or ANSI C136 receptacle option shall be provided with 0-10 purple and gray dimming leads.



## CONTROLS

- Wireless enabled fixtures shall support bi-directional radio frequency (RF) communications utilizing IEEE 802.15.4 operating in the 2.4GHZ ISM band.
- Up to 1000' wireless range may be reduced by physical obstructions between lighting fixtures.
- Motion Sensor shall use passive infrared (PIR) sensing technology that reacts to changes in infrared energy (moving body heat) within the coverage area. Careful consideration must be given to obstructions that may block the sensor's line of sight.
- Factory default settings for SCP option shall be:
  - High mode: 10V
  - Low mode: 1V
  - Ramp-up rate: disabled
  - Fade-down rate: disabled
  - Photocell: Off
  - Sensitivity: Full
  - Time Delay: Fade to low: 5 minutes
  - Time Delay: Fade to off: 1 hour

## MOUNTING AND INSTALLATION

- Integral pole mount luminaires shall require assembly of fixture(s) to the pole, mounting hardware, anchor bolts and anchor bolt template shall be included. See page 6 for additional considerations specific to the integral pole.
- Tenon mount luminaires shall require assembly of fixture(s) to the tenon adapter, mounting hardware shall be included. Tenon adapter shall be secured to the tenon with eight 5/16-18 stainless steel set screws.

- Side mount luminaires shall be supplied with hardware compatible with AAL mountings.
- Twin mounted staggered height fixtures shall be configured separately.

## SERVICING

- Service access to the optical array and driver assembly shall be via a tool-less internal latch and have an audible click.
- Optical array shall be able to hang freely in an open service position for inspection of internal wire connections. Once in service position, the optical array shall be able to be removed for service by lifting the assembly up off the rear hinge and disconnecting the wiring plugs.
- Driver assembly shall be mounted to a prewired internal tray with quick disconnects for removal.

## FINISH

- Luminaire finish shall consist of a five stage pretreatment regimen with a polymer primer sealer, oven dry off, and top coated with a thermoset super TGIC polyester powder coat finish.
- Luminaire finish shall meet the AAMA 605 2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance.

## CERTIFICATION

- Luminaire shall be listed with UL for outdoor, wet location use, UL1598, UL 8750 and Canadian CSA Std. C22.2 no.250.
- ANSI C136.31-2010 4G Vibration tested and compliant.
- IEC 66262 Mechanical Impact Code IK10
- IDA approved. 3000K and warmer CCTs only.

Warranty / Terms and Conditions of Sale Download.  
<http://www.hubbellighting.com/resources/warranty/>



ARCHITECTURAL AREA LIGHTING  
 17760 Rowland Street | City of Industry | CA 91748  
 P 626.968.5666 | F 626.369.2695 | www.aal.net  
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JOB  
 TYPE  
 NOTES



## SPECIFICATIONS

## Integral Pole

| MODEL         | HEIGHT           |      | SHAFT         |        | MAXIMUM ALLOWABLE EPA (MPH) |      |      |      |      |      |      |      |
|---------------|------------------|------|---------------|--------|-----------------------------|------|------|------|------|------|------|------|
|               | OVERALL          | POLE | SECTION       | WT     | 85                          | 90   | 100  | 110  | 120  | 130  | 140  | 150  |
| K4X-PS410-125 | 10' 7.5" / 3.24m | 10'  | 4" SQ x .125" | 28 lbs | 15.4                        | 13.5 | 10.4 | 8.1  | 6.4  | 5.0  | 4.0  | 3.1  |
| K4X-PS412-125 | 12' 7.5" / 3.85m | 12'  | 4" SQ x .125" | 32 lbs | 11.8                        | 10.2 | 7.6  | 5.7  | 4.3  | 3.2  | 2.3  | 1.6  |
| K4X-PS414-125 | 14' 7.5" / 4.46m | 14'  | 4" SQ x .125" | 37 lbs | 9.1                         | 7.7  | 5.5  | 3.9  | 2.6  | 1.7  | 0.95 | 0.33 |
| K4X-PS416-125 | 16' 7.5" / 5.07m | 16'  | 4" SQ x .125" | 42 lbs | 6.9                         | 5.7  | 3.8  | 2.3  | 1.3  | 0.46 | -    | -    |
| K4X-PS418-125 | 18' 7.5" / 5.68m | 18'  | 4" SQ x .125" | 48 lbs | 4.9                         | 3.9  | 2.2  | 0.95 | 0.01 | -    | -    | -    |
| K4X-PS420-125 | 20' 7.5" / 6.29m | 20'  | 4" SQ x .125" | 53 lbs | 3.2                         | 2.2  | 0.75 | -    | -    | -    | -    | -    |

\* - Consult factory for thicker shaft profiles and or custom heights not shown above.

## CONSTRUCTION

- Base shall be cast aluminum #356 alloy and be heat treated to a T-6 condition.
- Shaft shall be extruded aluminum 6061 alloy and heat treated to a T-6 condition.
- Anchor bolts shall be hot dip galvanized steel. Eight galvanized hex nuts and flat washers and a bolt circle template shall be provided. Anchor bolt for poles are 3/4" x 24" x 3".

## WARNINGS

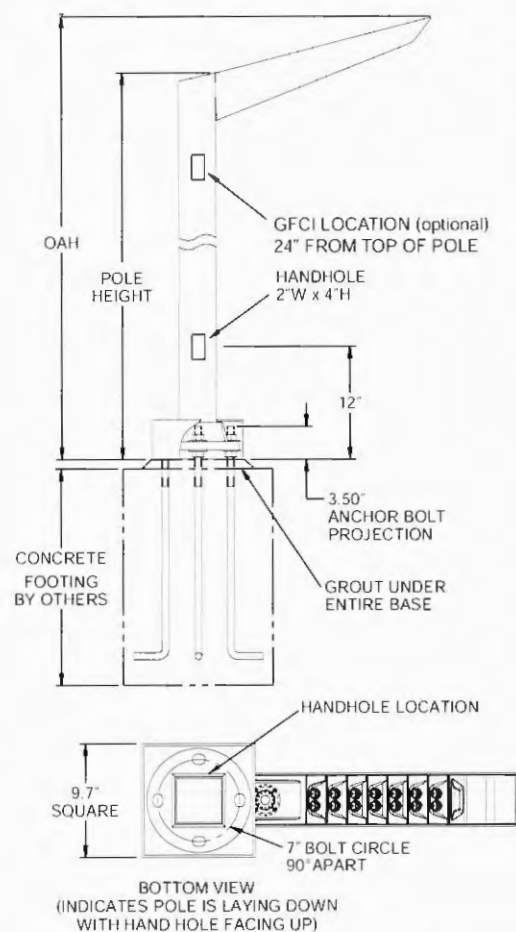
- Caution must be exercised in the selection of a design wind speed when the pole is to be installed in a special wind region (as indicated by the wind map) or in an area where wind speed is unpredictable.
- AAL recommends consulting a local engineer when the pole is to be installed in an area that may be subject to vibration, oscillations, and other fatigue effects which are not covered by the AAL warranty.
- The use of banners or other appendages can severely affect the loading of a pole. No banner or other appendage may be attached to an AAL pole unless approved by AAL.
- If the products are to be used on an existing foundation or on other structures, the customer assumes all responsibility for the structural integrity of the existing foundation, anchorage or structures and all the consequences arising there from.

## CAUTION

- Poles should never be erected without the luminaire installed. Warranty is voided if the pole is erected without the luminaire.

## WARRANTY / TERMS AND CONDITIONS OF SALE

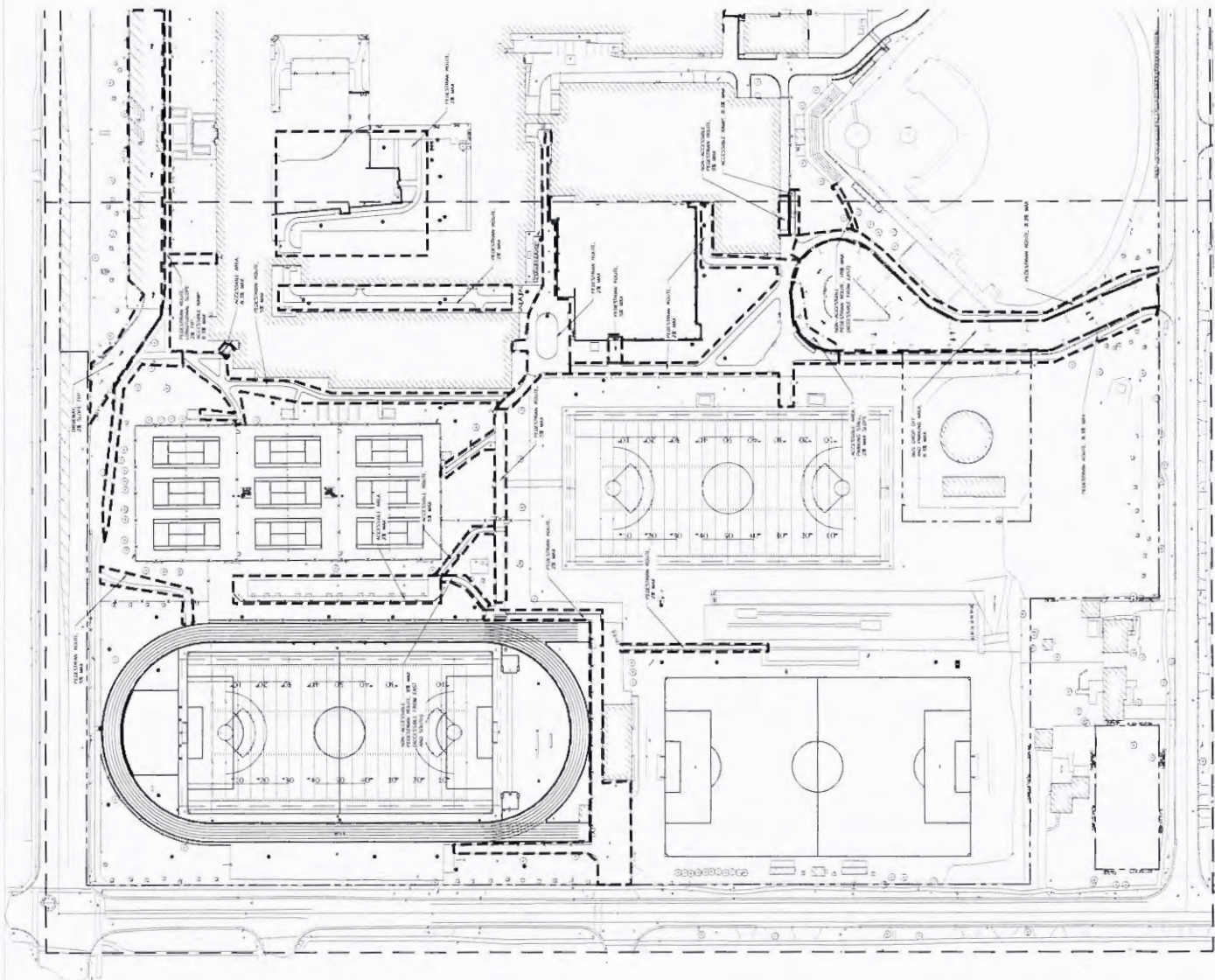
Download:  
<http://www.hubbellighting.com/resources/warranty/>



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JOB  
 TYPE  
 NOTES





ERIKSSON  
ENGINEERING  
ASSOCIATES, LTD.  
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ANN ARBOR, MI 48106-1100  
TEL: 734/769-8800 FAX: 734/769-8801

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ACCELERIUM  
WORKS

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Ann Arbor, MI 48106-1100  
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Professional Engineer  
State of Michigan  
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Exp. Date 12/31/2024

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Ann Arbor, MI 48106-1100  
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| REVISIONS | By | Date     |
|-----------|----|----------|
| 1         | mm | 10/01/19 |
| 2         | mm | 10/25/19 |

|                |            |
|----------------|------------|
| Project        | 1100       |
| Issue          | 01         |
| Date           | 01/01/2020 |
| Drawn          | mm         |
| Checked        | mm         |
| Reviewed       | mm         |
| Approved       | mm         |
| Project Number | 1100       |

CX001









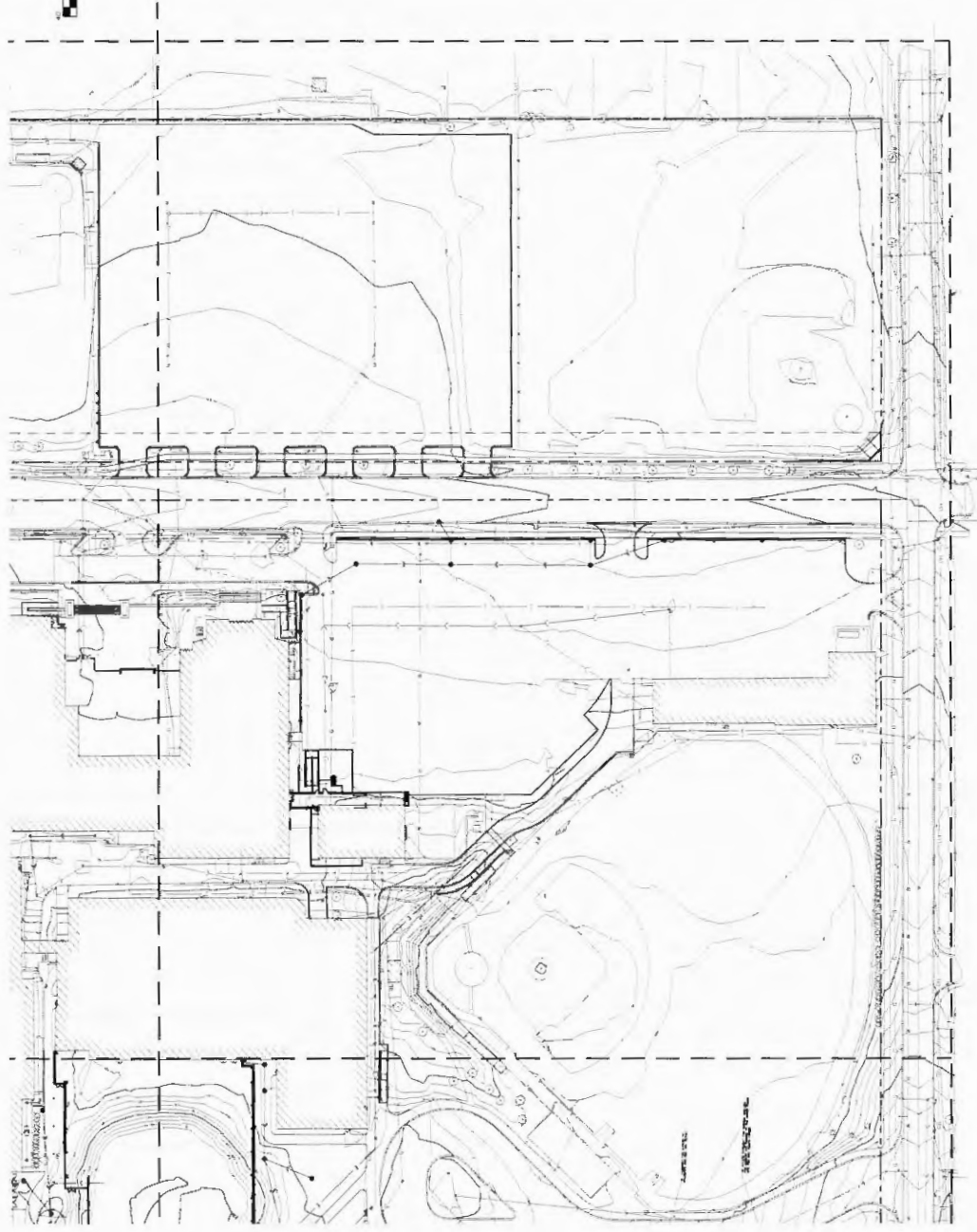




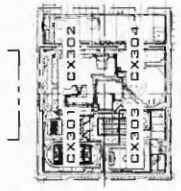








Scale 1°-40'



| LEGEND |                    |
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| 3      | Mean Score         |
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| 1      | Unpublished Source |
| 0      | Not a Source       |
| 1      | Site Visit         |
| 1      | Fieldwork Notes    |
| 0.5    | Secondary Source   |
| 0      | Unpublished Source |
| 0      | Not a Source       |

1111  
HOMER W. KILPATRICK  
Hendricks Township  
High School District  
46



**Types:**  
 Associates, Ltd.  
 115 Jefferson Street  
 Suite 135  
 Chicago, IL 60601  
 Tel: 462-0755

**Structural:**  
 2010 Engineering Group  
 1116 Lower Road  
 Scarborough, NJ 07133  
 Tel: 862-7010

**Mechanical/Electrical:**  
 Mechanical Services  
 111 S. Virginia Street  
 Crystal Lake, IL 60014  
 Tel: 785-8931

| REVISIONS |          |    |
|-----------|----------|----|
| No.       | Date     | By |
| 01        | 10/01/19 |    |
| 02        | 10/25/19 |    |
|           |          |    |
|           |          |    |
|           |          |    |

|                 |              |
|-----------------|--------------|
| Project Number  | THU          |
| Issue Date      | Oct 07, 2019 |
| Drawn by        | JG           |
| Sheet Title     |              |
| UTILITY EXHIBIT |              |
| Sheet Number    |              |

CX304





ARCON  
Landscape Architecture  
10000 Highway 100  
Suite 100  
Hendricks, Illinois 60521  
P 815.455.1000  
www.arconinc.com

# ADDITIONS AND RENOVATIONS BID #8000 2

Hendricks Central  
High School  
50th and Green Streets  
Hendricks, Illinois 60521

For the  
**BOARD of EDUCATION**  
Hendricks Township  
High School District 66  
10000 Highway 100  
Suite 100  
Hendricks, Illinois 60521



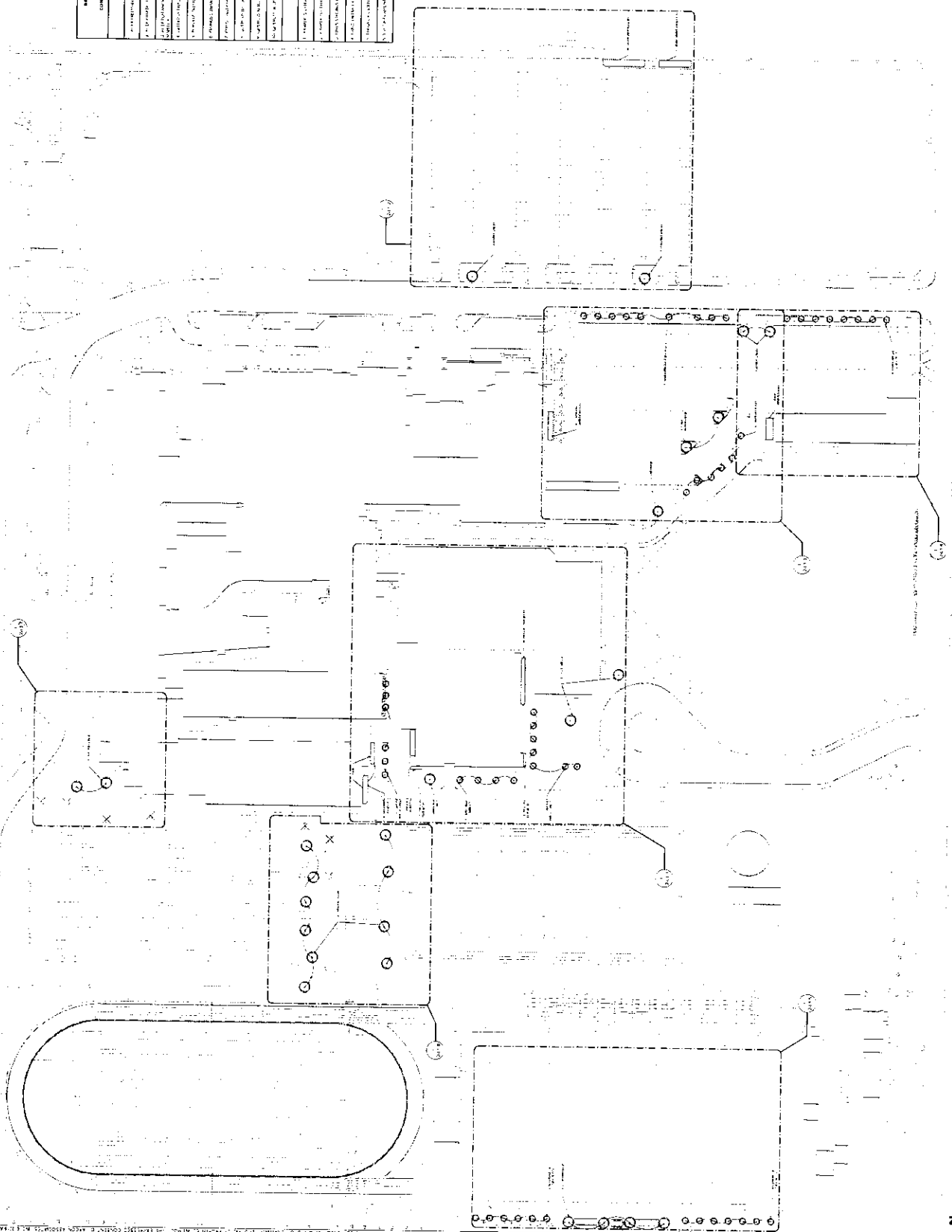
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CONSIDERED

REVISIONS  
No. Date By

Project Number:  
**19008**  
Issue Date:  
**December 6, 2019**  
Drawn by:  
Checked by:  
Reviewed by:  
Scale:  
Sheet Title:  
Contract Name/Address:  
Sheet Number:

**2-L1.0**  
10/10/2019 11:11 AM  
Revision 1

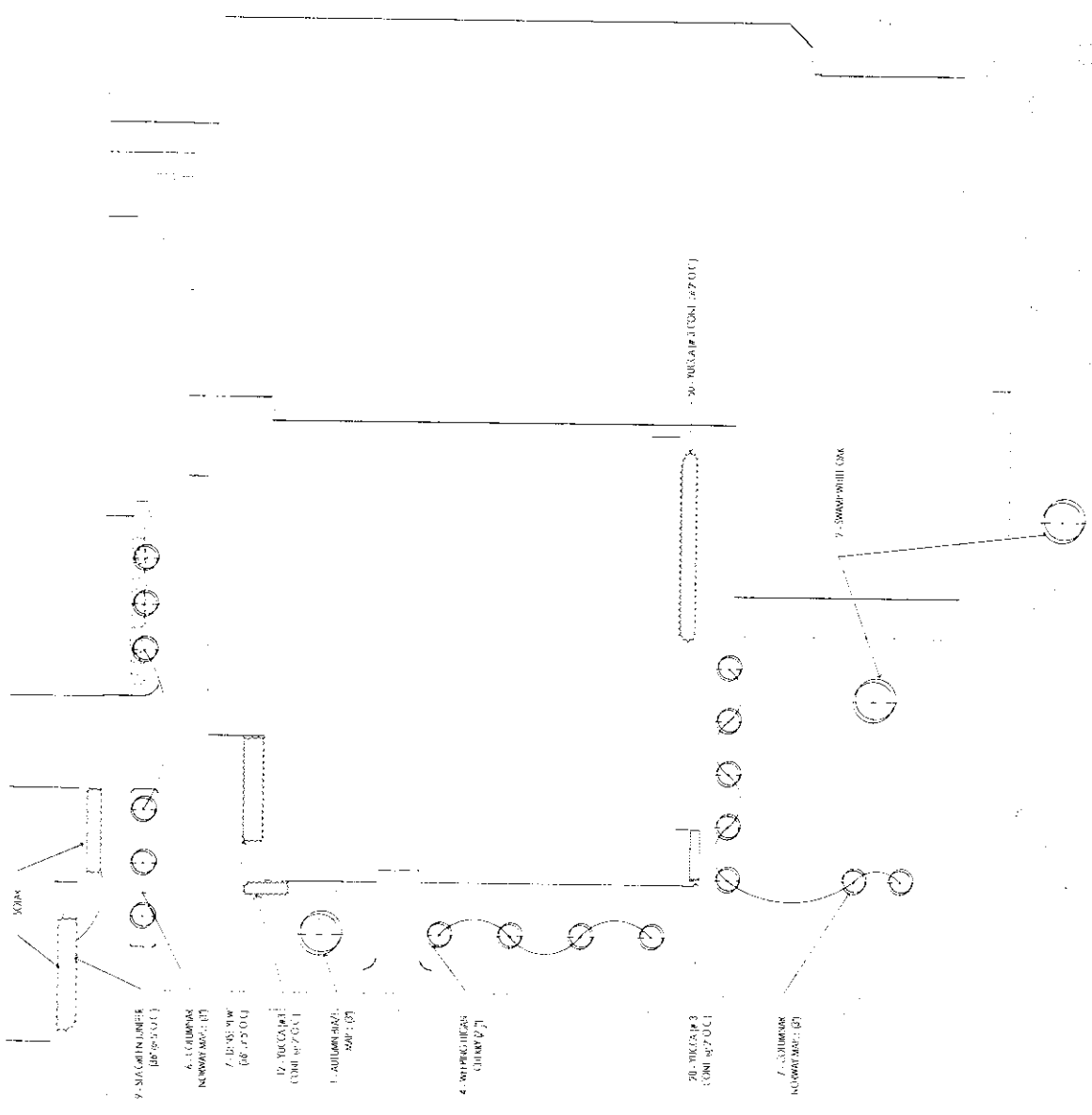
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|----------------------|---|
| ITEM                 | DESCRIPTION   |
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| 1                    | LANDSCAPE ARCHITECTURE - PREPARE AND SUBMIT ALL NECESSARY PLANS AND SPECIFICATIONS FOR THE PROJECT. |
| 2                    | LANDSCAPE ARCHITECTURE - OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.  |
| 3                    | LANDSCAPE ARCHITECTURE - OBTAIN ALL NECESSARY MATERIALS AND EQUIPMENT FOR THE PROJECT.              |
| 4                    | LANDSCAPE ARCHITECTURE - OBTAIN ALL NECESSARY LABOR FOR THE PROJECT.                                |
| 5                    | LANDSCAPE ARCHITECTURE - OBTAIN ALL NECESSARY SUBCONTRACTORS FOR THE PROJECT.                       |
| 6                    | LANDSCAPE ARCHITECTURE - OBTAIN ALL NECESSARY INSURANCE COVERAGE FOR THE PROJECT.                   |
| 7                    | LANDSCAPE ARCHITECTURE - OBTAIN ALL NECESSARY BONDS FOR THE PROJECT.                                |
| 8                    | LANDSCAPE ARCHITECTURE - OBTAIN ALL NECESSARY REFERENCES FOR THE PROJECT.                           |
| 9                    | LANDSCAPE ARCHITECTURE - OBTAIN ALL NECESSARY REFERENCES FOR THE PROJECT.                           |
| 10                   | LANDSCAPE ARCHITECTURE - OBTAIN ALL NECESSARY REFERENCES FOR THE PROJECT.                           |
| B. SPECIFICATIONS    |   |
| 1                    | LANDSCAPE ARCHITECTURE - PREPARE AND SUBMIT ALL NECESSARY PLANS AND SPECIFICATIONS FOR THE PROJECT. |
| 2                    | LANDSCAPE ARCHITECTURE - OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.  |
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| 4                    | LANDSCAPE ARCHITECTURE - OBTAIN ALL NECESSARY LABOR FOR THE PROJECT.                                |
| 5                    | LANDSCAPE ARCHITECTURE - OBTAIN ALL NECESSARY SUBCONTRACTORS FOR THE PROJECT.                       |
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| 7                    | LANDSCAPE ARCHITECTURE - OBTAIN ALL NECESSARY BONDS FOR THE PROJECT.                                |
| 8                    | LANDSCAPE ARCHITECTURE - OBTAIN ALL NECESSARY REFERENCES FOR THE PROJECT.                           |
| 9                    | LANDSCAPE ARCHITECTURE - OBTAIN ALL NECESSARY REFERENCES FOR THE PROJECT.                           |
| 10                   | LANDSCAPE ARCHITECTURE - OBTAIN ALL NECESSARY REFERENCES FOR THE PROJECT.                           |



1 LANDSCAPE PLAN-OVERALL



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LANDSCAPE PLAN-PARTIAL - Callout 1



CENTRAL KEY PLAN

2-L1.1

Project Number: 19048  
Issue Date: December 6, 2019  
Drawn by: [Name]  
Checked by: [Name]  
Reviewed by: [Name]  
Scale: 1/8" = 1'-0"

REVISIONS  
No. Date By

PROJECT LOCATION  
[Address]



For the  
BOARDS of EDUCATION  
Hinsdale Township  
High School District No. 120  
5000 South Center Street  
Hinsdale, Illinois 60521

Hinsdale Central  
High School District No. 120  
3000 South Center Street  
Hinsdale, Illinois 60521

# ADDITIONS AND RENOVATIONS BIG PERIOD 2

2019 South Center Street  
Hinsdale, Illinois 60521  
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**LANDSCAPE PLAN-PARTIAL - Callout 2**

| BASED BID PLANTING SCHEDULE                 |     |
|---|-----|
| COMMON NAME (BOTANICAL NAME)                | QTY |
| <b>6. PLANTING SCHEDULE</b>                 |     |
| 1. PLANTING SCHEDULE (SPECIFIC NAME, QTY)   | 1   |
| 2. PLANTING SCHEDULE (SPECIFIC NAME, QTY)   | 1   |
| 3. PLANTING SCHEDULE (SPECIFIC NAME, QTY)   | 1   |
| 4. PLANTING SCHEDULE (SPECIFIC NAME, QTY)   | 1   |
| 5. PLANTING SCHEDULE (SPECIFIC NAME, QTY)   | 1   |
| 6. PLANTING SCHEDULE (SPECIFIC NAME, QTY)   | 1   |
| 7. PLANTING SCHEDULE (SPECIFIC NAME, QTY)   | 1   |
| 8. PLANTING SCHEDULE (SPECIFIC NAME, QTY)   | 1   |
| 9. PLANTING SCHEDULE (SPECIFIC NAME, QTY)   | 1   |
| 10. PLANTING SCHEDULE (SPECIFIC NAME, QTY)  | 1   |
| 11. PLANTING SCHEDULE (SPECIFIC NAME, QTY)  | 1   |
| 12. PLANTING SCHEDULE (SPECIFIC NAME, QTY)  | 1   |
| 13. PLANTING SCHEDULE (SPECIFIC NAME, QTY)  | 1   |
| 14. PLANTING SCHEDULE (SPECIFIC NAME, QTY)  | 1   |
| 15. PLANTING SCHEDULE (SPECIFIC NAME, QTY)  | 1   |
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4. PLANTING SCHEDULE (SPECIFIC NAME, QTY)



CENTRAL KEY PLAN

2-L1.2

2-L1.2



**ADDITIONS AND RENOVATIONS**

Henrietta Central  
55th and Great Streets  
Henrietta, NY 14456

for the  
BOARD of EDUCATION  
Henrietta Township  
55th and Great Streets  
Henrietta, NY 14456



NOTED FOR  
CONSTRUCTION

REVISIONS  
No. Date By

Project Number:  
17048  
Issue Date:  
December 6, 2019  
Drawing By:  
Author:  
Sheet Title:  
Landscape Architecture  
Sheet Number:  
2-L1.2





road & secondary construction  
landscape architecture

20750 South Valley Road, Suite 40  
Boulder, Colorado 80543  
P: 303-440-1000  
[www.jacomb.com](http://www.jacomb.com) (610)

## ADDITIONS AND RENOVATIONS

## BIB PERIOD 2

Minutale Central  
High School  
55th and Grand Streets  
Minutale, Illinois 60521

for the  
BOARD of EDUCATION  
Hinsdale Township  
High School District 38  
3300 South Grant Street  
Hinsdale, Illinois  
60521



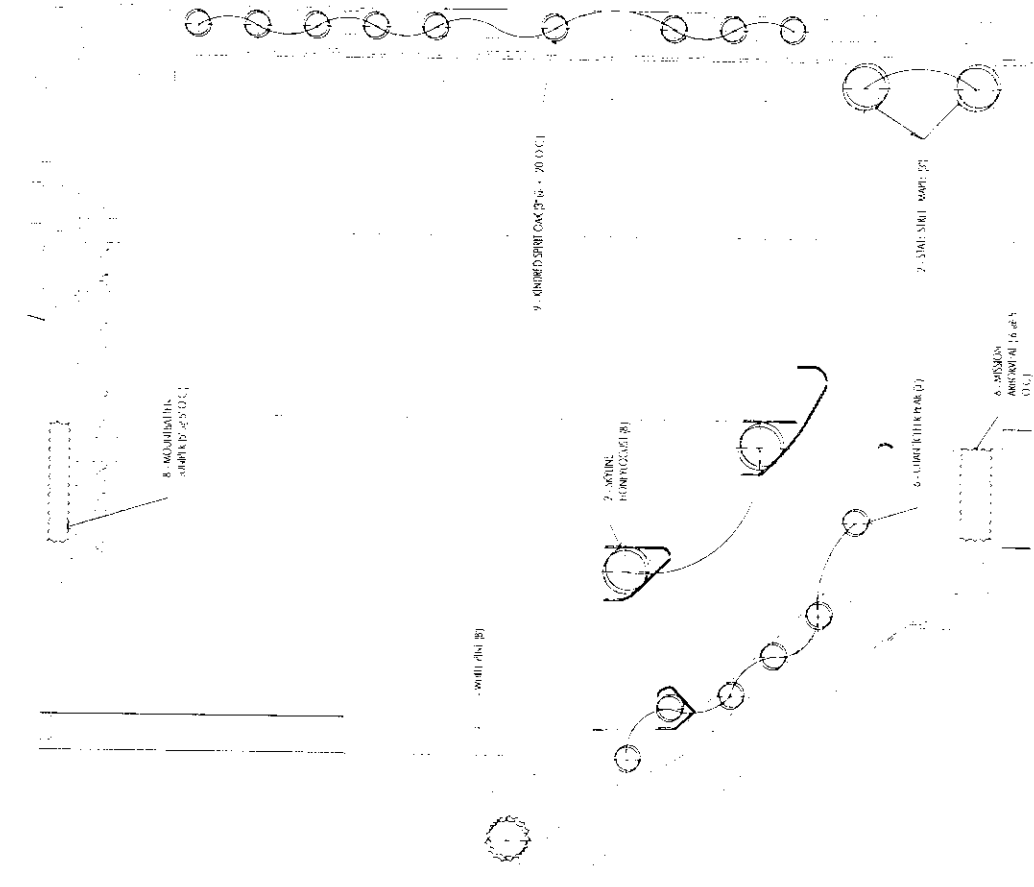
PROCESS DRAWING  
NOT FOR  
CONSTRUCTION

| REVISIONS | No | Date | By |
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Project Number: 9048  
Issue Date: December 6, 2019  
Drawn by: [Signature]  
Checked by: [Signature]  
Project Title: LANDSCAPE PLANT-P&S R&S

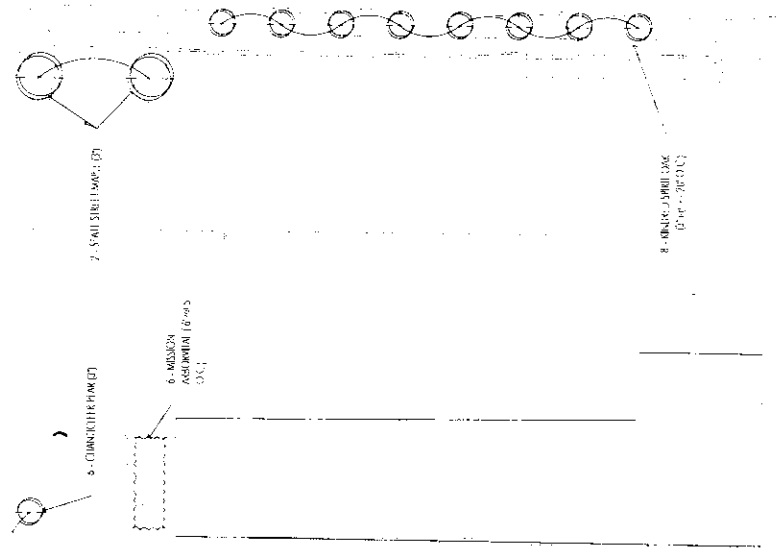
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### Acknowledgments

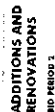
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**LANDSCAPE PLAN-PARTIAL - Callout 3**









Minneapolis Central  
High School  
55th and Grant Streets  
Minneapolis, Minnesota 55421

BOARD OF EDUCATION  
Winnebago Township  
High School District 88  
500 South Grant Street  
Winnebago, Illinois  
60093



NOT FOR  
CONSTRUCTION  
RECORDS DELETED

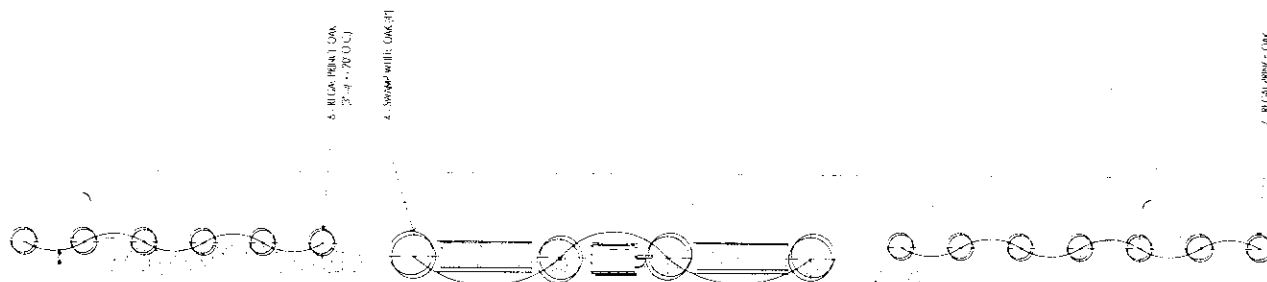
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Project Number: 19048  
Issue Date: December 6, 2019  
Drawn by:  
Author:  
Sheet Title: AIRCRAFT PLANS-RETAIL  
Sheet Number:

2-11.5

[illegible]

**CENTRAL KEY MESSAGES**



**LANDSCAPE PLAN-PARTIAL- Callout 5**

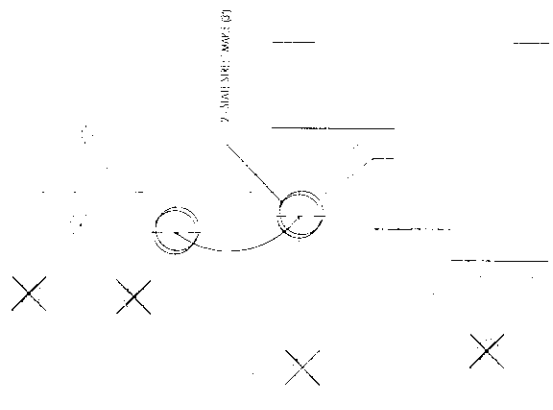






**CENTRAL KEY PLAN**

The diagram is a schematic floor plan of a building. It features a central horizontal corridor. To the left of this corridor, there are rooms labeled A, B, C, D, E, F, G, and H. To the right, there are rooms labeled I, J, K, L, M, N, O, and P. The layout is symmetrical around the central corridor. Room A is at the top left, and room P is at the bottom right. The central corridor runs from the top to the bottom of the plan.



**LANDSCAPE PLAN-PARTIAL - Callout 7**





**VILLAGE  
OF HINSDALE** FOUNDED IN 1673

**VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT  
DEPARTMENT**

**PLAN COMMISSION APPLICATION**

**I. GENERAL INFORMATION**

**Applicant**

Name: ARCON Associates, Inc.  
Address: 2050 S. Finley Road, Suite 40  
City/Zip: Lombard, IL 60148  
Phone/Fax: ( ) PH: 630-495-1900  
E-Mail: ntgraal@arconassoc.com

**Owner**

Name: Hinsdale Township High School D86  
Address: 5500 S. Grant Street  
City/Zip: Hinsdale, IL 60521  
Phone/Fax: ( ) PH: 630-655-6100  
E-Mail: tprentis@hinsdale86.org

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

Name: Dorothy McCarty  
Title: Cotter Consulting / Owner's Rep.  
Address: 745 McClintock Drive, Suite 130  
City/Zip: Burr Ridge, IL 60527  
Phone/Fax: ( ) PH: 708-574-1046  
E-Mail: D.McCarty@cotterconsulting.com

Name: Kerry Pipal  
Hodges, Lolizzi, Eisenhammer, Rodick & Kohn,  
Title: LLP / Attorney  
Address: 3030 Salt Creek Lane, Suite 202  
City/Zip: Arlington Heights, IL 60005  
Phone/Fax: ( ) PH: 847-670-9000  
E-Mail: kpipal@hlerk.com

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

- 1) Steve Cashman, Hinsdale IL, Chair of Hinsdale Plan Commission, School District 86  
Facilities Committee Member
- 2) \_\_\_\_\_
- 3) \_\_\_\_\_



## II. SITE INFORMATION

Address of subject property: 5500 S. Grant Street

Property identification number (P.I.N. or tax number): multiple, see attached ALTA Commitment submitted as proof of ownership for P.I.N #s.

Brief description of proposed project: \_\_\_\_\_

Additions and Renovations to Hinsdale Central High School - Phase 1 Improvements

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

Existing Public High School Campus

Existing zoning and land use: IB-Institutional

Surrounding zoning and existing land uses:

North: R-2 / R-4

South: R-3 / R-5

East: R-3

West: R-6

Proposed zoning and land use: IB-Institutional

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

☒ Site Plan Approval 11-604

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

☐ Design Review Permit 11-605E

☒ Exterior Appearance 11-606E

☐ Planned Development 11-603E

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

☐ Development in the B-2 Central Business  
District Questionnaire



## TABLE OF COMPLIANCE

Address of subject property: 5500 South Grant Street

The following table is based on the IB Zoning District.

| You may write "N/A" if the application does NOT affect the building/subject property. | Minimum Code Requirements                     | Existing Development   | Proposed Development         |
|---|---|------------------------|------------------------------|
| Lot Area (SF)   | 350,000 SF                                    | 1,501,285 SF           | NO CHANGE                    |
| Lot Depth   | 250'  | 1263'                  | NO CHANGE                    |
| Lot Width   | 200'  | 1252'                  | NO CHANGE                    |
| Building Height   | 50'   | VARIES BUT 47'-6" MAX. | 48'-0" (Natatorium Addition) |
| Number of Stories   | NOT LISTED                                    | 2 STORIES              | 2 STORIES                    |
| Front Yard Setback  | 35'   | VARIES BUT > 35'       | NO CHANGE                    |
| Corner Side Yard Setback  | 35'   | VARIES BUT > 35'       | NO CHANGE                    |
| Interior Side Yard Setback  | 25'   | VARIES BUT > 25'       | NO CHANGE                    |
| Rear Yard Setback   | 25'   | NOT APPLICABLE         | NOT APPLICABLE               |
| Maximum Floor Area Ratio (F.A.R.)*  | .50 / 750,643 SF                              | .32 / 477,311 SF       | .34 / 511,098 SF             |
| Maximum Total Building Coverage*  | NOT LISTED                                    | 17% / 254,937 SF       | 19% / 280,272 SF             |
| Maximum Total Lot Coverage*   | NOT LISTED                                    | 83% / 1,246,348 SF     | 81% / 1,221,013 SF           |
| Parking Requirements  | 882 STALLS                                    | 560 STALLS             | 583 STALLS                   |
| Parking front yard setback  | 35'   | >35'                   | NO CHANGE                    |
| Parking corner side yard setback  | 35'   | WITHIN SETBACK         | NO CHANGE                    |
| Parking interior side yard setback  | 25'   | >25'                   | NO CHANGE                    |
| Parking rear yard setback   | 25'   | WITHIN SETBACK         | NO CHANGE                    |
| Loading Requirements  | (3)   | (4)                    | NO CHANGE                    |
| Accessory Structure Information   | SAME AS BUILDING EXCEPT IN REAR OR SIDE YARDS | WITHIN SETBACK         | NO CHANGE                    |

\* Must provide actual square footage number and percentage.

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

SEE ATTACHED SHEET



## 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 3rd day of December, 2019, I/We have read the above certification, understand it, and agree to abide by its conditions.

Tammy Prentiss  
Signature of applicant or authorized agent

Tammy Prentiss  
Name of applicant or authorized agent

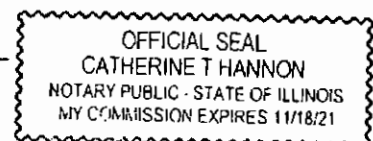
Nicholas Gral  
Signature of applicant or authorized agent

Nicholas Gral  
Name of applicant or authorized agent

SUBSCRIBED AND SWORN  
to before me this 3 day of  
December, 2019.

Catherin J Han  
Notary Public

4







COMMUNITY DEVELOPMENT  
DEPARTMENT  
EXTERIOR APPEARANCE AND  
SITE PLAN REVIEW CRITERIA

Address of proposed request: 5500 S. Grant Street

REVIEW CRITERIA

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

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

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

**Standard Application: \$600.00**

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

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

1. *Open spaces.* The quality of the open space between buildings and in setback spaces between street and facades.  
See attached.
2. *Materials.* The quality of materials and their relationship to those in existing adjacent structures.  
See attached
3. *General design.* The quality of the design in general and its relationship to the overall character of neighborhood.  
See attached



4. *General site development.* The quality of the site development in terms of landscaping, recreation, pedestrian access, auto access, parking, servicing of the property, and impact on vehicular traffic patterns and conditions on-site and in the vicinity of the site, and the retention of trees and shrubs to the maximum extent possible.  
See attached
5. *Height.* The height of the proposed buildings and structures shall be visually compatible with adjacent buildings.  
See attached
6. *Proportion of front façade.* The relationship of the width to the height of the front elevation shall be visually compatible with buildings, public ways, and places to which it is visually related.  
See attached
7. *Proportion of openings.* The relationship of the width to the height of windows shall be visually compatible with buildings, public ways, and places to which the building is visually related.  
See attached
8. *Rhythm of solids to voids in front facades.* The relationship of solids to voids in the front façade of a building shall be visually compatible with buildings, public ways, and places to which it is visually related.  
See attached
9. *Rhythm of spacing and buildings on streets.* The relationship of a building or structure to the open space between it and adjoining buildings or structures shall be visually compatible with the buildings, public ways, and places to which it is visually related.  
See attached
10. *Rhythm of entrance porch and other projections.* The relationship of entrances and other projections to sidewalks shall be visually compatible with the buildings, public ways, and places to which it is visually related.  
See attached
11. *Relationship of materials and texture.* The relationship of the materials and texture of the façade shall be visually compatible with the predominant materials to be used in the buildings and structures to which it is visually related.  
See attached



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

See attached

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

See attached

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

See attached

15. *Directional expression of front elevation.* The buildings shall be visually compatible with the buildings, public ways, and places to which it is visually related in its directional character, whether this be vertical character, horizontal character, or nondirectional character.

See attached

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

See attached

#### **REVIEW CRITERIA – Site Plan Review**

Below are the criteria that will be used by the Plan Commission and Board of Trustees in determining if the application does not meet the requirements for Site Plan Approval. Briefly describe how this application will not do the below criteria. Please respond to each criterion as it relates to the application. Please use an additional sheet of paper to respond to questions if needed.

Section 11-604 of the Hinsdale Zoning Code regulates Site Plan Review. The site plan review process recognizes that even those uses and developments that have been determined to be generally suitable for location in a particular district are capable of adversely affecting the purposes for which this code was enacted unless careful consideration is given to critical design elements.



1. The site plan fails to adequately meet specified standards required by the Zoning Code with respect to the proposed use or development, including special use standards where applicable.  
See attached
2. The proposed site plan interferes with easements and rights-of-way.  
See attached
3. The proposed site plan unreasonably destroys, damages, detrimentally modifies, or interferes with the enjoyment of significant natural, topographical, or physical features of the site.  
See attached
4. The proposed site plan is unreasonably injurious or detrimental to the use and enjoyment of surrounding property.  
See attached
5. The proposed site plan creates undue traffic congestion or hazards in the public streets, or the circulation elements of the proposed site plan unreasonably creates hazards to safety on or off site or disjointed, inefficient pedestrian or vehicular circulation paths on or off the site.  
See attached
6. The screening of the site does not provide adequate shielding from or for nearby uses.  
See attached
7. The proposed structures or landscaping are unreasonably lacking amenity in relation to, or are incompatible with, nearby structures and uses.  
See attached
8. In the case of site plans submitted in connection with an application for a special use permit, the proposed site plan makes inadequate provision for the creation or preservation of open space or for its continued maintenance.  
See attached
9. The proposed site plan creates unreasonable drainage or erosion problems or fails to fully and satisfactorily integrate the site into the overall existing and planned ordinance system serving the community.  
See attached



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

See attached

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

See attached

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

See attached







## **Exterior Appearance and Site Plan Review Criteria**

### **Exterior Appearance Review**

1. **Open Spaces:** Quality of open spaces in setbacks remain unchanged. Quality of open spaces between buildings is maintained to a maximum as much as possible.
2. **Materials:** The proposed materials are designed to match and be visually compatible to the existing campus and buildings.
3. **General Design:** The proposed design is held to the highest standards for K-12 facilities and is proposed to match the existing building(s). The proposed design complements the existing character of the high school campus and surrounding neighborhood.
4. **General Site Development:**
  - a. Quality of landscaping proposed is to match existing quality.
  - b. No changes to recreational quality is proposed.
  - c. Pedestrian access within the site is proposed to improve.
  - d. Auto access within the site is proposed to improve.
  - e. Parking within the site is proposed to improve.
  - f. Loading dock is proposed to improve (servicing of the property).
  - g. No increase in vehicular traffic patterns is proposed. The additions do not increase the student population of the school.
  - h. To the maximum extent that is feasible, the proposed site plan retains existing trees and shrubs. Where removal is necessary, replacement landscaping is proposed.
5. **Height:** The proposed additions are visually compatible with the adjacent buildings on the campus.
6. **Proportion of Front Façade:** The proposed front facades of the additions are designed to be visually compatible and proportioned to the existing buildings on the campus.
7. **Proportion of Openings:** The proposed windows and doors of the additions are designed to be visually compatible and proportioned to the existing buildings on the campus. They are also designed to fit the use of the addition. For example, daylighting within the pool addition.
8. **Rhythm of solids and voids in front facades:** The proposed front façade of the additions are designed to be visually compatible to the existing buildings on campus and reflect the function of the buildings.
9. **Rhythm of spacing and buildings on streets:** The pool and buildings/grounds additions are setback significantly on the site, which helps to aid screening of the buildings to the adjacent properties. The soccer field accessory structures are one-for-one replacements of existing structures.
10. **Rhythm of entrance porch and other projections:** Does not apply.
11. **Relationship of materials and texture:** The predominant materials of the additions are proposed to match to the existing predominant materials of the existing buildings on campus.
12. **Roof Shapes:** The proposed additions have roof shapes that match to existing campus and building conditions.
  - a. Main buildings – low slope roofs with perimeter parapet walls.
  - b. Athletic buildings – metal shed roofs



13. Walls of continuity: Proposed building facades, walls, fences and landscape masses are designed to form a cohesive wall of enclosure along public ways and be visually compatible with the surrounding area.
14. Scale of building: The proposed additions are of size and mass that are visually compatible in relation to existing open spaces, buildings, public ways, windows and doors. The proposed design complements the existing campus and building aesthetics.
15. Directional expression of front elevation: The directional expression of the front elevations of the proposed additions are designed to blend into the existing expressions of the buildings on campus.
16. Special consideration for existing buildings: Additions proposed are designed to complement the existing campus and building aesthetics.

#### **Site Plan Review**

1. The proposed site plan shall meet the specified standards of the Zoning Code except has already submitted for Zoning variance (previously submitted to the Village under separate cover).
2. The proposed site plan does not interfere with any easements or rights-of-way.
3. The proposed site plan does not destroy, damage, modify or interfere with the enjoyment of significant natural, topographical or physical features of the site. Most of the conditions are proposed for the existing to remain unchanged.
4. No change of use is proposed. Existing use of Public High School remains unchanged. The proposed site plan will not be unreasonably injurious or detrimental to the use and enjoyment of the surrounding properties. The proposed site plan includes improvements (new fence at east property line, protection netting at junior varsity baseball field) that will improve conditions for the surrounding properties.
5. The proposed site plan does not increase overall student population at the school. The proposed site plan does not create undue traffic congestion or hazards in the public streets, or pedestrian circulation paths, no changes to existing conditions are proposed. The loading area is proposed to be relocated to allow for future building expansion in a future phase. Revised pedestrian and vehicular circulation paths have been proposed around the buildings and grounds link addition. These have been reviewed with the local fire department as well for emergency vehicle access.
6. Existing site landscape screening remains unchanged. Improvements are being proposed on the east property line, along the alleyway that abuts to adjacent residential properties.
7. The proposed structures and landscaping keep with the existing level of amenity and are compatible with the use of the site (Public High School).
8. Not applicable. The proposed site plans submitted are not in connection with an application for a special use permit.
9. The proposed site plan will not create unreasonable drainage or erosion problems or fail to fully and satisfactorily integrate the site into the overall existing and planned ordinance system serving the community. The design team has been in close contact with the Village and Flagg Creek Water Reclamation District in this regard. The project also proposes significant improvements to comply with Flagg Creek Water Reclamation District requirements.



10. The proposed site plan does not place unwarranted or unreasonable burdens on specified utility systems serving the site, and will fully and satisfactorily integrate the site's utilities into the overall existing and planned utility system serving the Village. The design team has been in close contact with the Village, COMED, NICOR and Flagg Creek Water Reclamation District in this regard. The project also proposes significant improvements to comply with Flagg Creek Water Reclamation District requirements.
11. The proposed site plan provides for the required public use designated on the Official Map, IB-Institutional. Existing is a public high school campus, no change is proposed.
12. The proposed site plan does not adversely affect the public health, safety or general welfare of the public. Addition proposed does not increase the student population size of the facility, existing safety items (crosswalks, etc.) remain in-place, and additional items are proposed to increase safety (nets proposed at junior varsity baseball field).







**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:** ARCON Associates, Inc. / Nicholas Graal

**Owner's name (if different):** Hinsdale Township High School District 86

**Property address:** Hinsdale Central High School - 5500 S. Grant Street

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

**Present zoning classification:** IB, Institutional Buildings

**Square footage of property:** 1,501,285 SF

**Lot area per dwelling:** N/A - no dwelling on-site

**Lot dimensions:** 1263' x 1252'

**Current use of property:** Public High School

**Proposed use:** ☐ Single-family detached dwelling  
☒ Other: No Change

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

**Brief description of request and proposal:**

Additions and Renovations to Hinsdale Central High School - Zoning approval for Phase 1 work

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

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

**Yards:**

|                  |                          |                  |
|------------------|--------------------------|------------------|
| front:           | <u>&gt;35'</u>           | <u>35'</u>       |
| interior side(s) | <u>&gt;25' / &gt;25'</u> | <u>25' / 25'</u> |



Provided:

Required by Code:

|   |       |     |
|---|-------|-----|
| corner side                               | >35'  | 35' |
| rear                                      | N/A   | 25' |
| <b>Setbacks (businesses and offices):</b> |       |     |
| front:                                    | N/A   |     |
| interior side(s)                          | N/A / | /   |
| corner side                               | N/A   |     |
| rear                                      | N/A   |     |
| others:                                   | N/A   |     |
| Ogden Ave. Center:                        | N/A   |     |
| York Rd. Center:                          | N/A   |     |
| Forest Preserve:                          | N/A   |     |

**Building heights:**

|                        |     |     |
|------------------------|-----|-----|
| principal building(s): | 48' | 50' |
| accessory building(s): | 19' | 40' |

**Maximum Elevations:**

|                        |           |            |
|------------------------|-----------|------------|
| principal building(s): | 2 stories | not listed |
| accessory building(s): | 2 stories | not listed |

**Dwelling unit size(s):** N/A N/A

**Total building coverage:** 19% not listed

**Total lot coverage:** 81% not listed

**Floor area ratio:** .34 .50

**Accessory building(s):** Same requirements as building except rear/side yards

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

|                        |           |  |  |
|------------------------|-----------|--|--|
| principal building(s): | See Plans |  |  |
| accessory building(s): | See Plans |  |  |

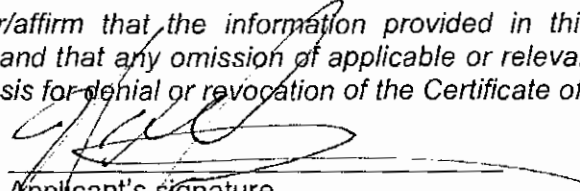
**Number of off-street parking spaces required:** 882

**Number of loading spaces required:** 3

**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

Nicholas Graal  
Applicant's printed name

Dated: 12/11, 2019.



**ATTACHMENT A**

Hinsdale Township High School District 86

Hinsdale Central High School

5500 S. Grant Street, Hinsdale, Illinois 60521

**PARCEL I:**

LOTS 1 AND 2, IN BLOCK 7, IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1920 AS DOCUMENT NO. 141390, IN DUPAGE COUNTY, ILLINOIS.

**PARCEL II:**

THE EAST 350 FEET OF THE NORTH HALF OF THE NORTH HALF OF LOT 3, IN BLOCK 7, IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1920 AS DOCUMENT NO. 141390, IN DUPAGE COUNTY, ILLINOIS.

**PARCEL III:**

THE EAST 350 FEET OF THE SOUTH HALF OF THE NORTH HALF OF LOT 3, IN BLOCK 7, IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1920 AS DOCUMENT NO. 141390, IN DUPAGE COUNTY, ILLINOIS.



PARCEL IV:

THE NORTH HALF OF THE NORTH HALF OF LOT 3 (EXCEPT THE EAST 350 FEET THEREOF), IN BLOCK 7, IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1920 AS DOCUMENT NO. 141390, IN DUPAGE COUNTY, ILLINOIS.

PARCEL V:

THE SOUTH HALF OF THE NORTH HALF (EXCEPT THE EAST 350 FEET THEREOF) OF LOT 3, IN BLOCK 7, IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1920 AS DOCUMENT NO. 141390, IN DUPAGE COUNTY, ILLINOIS.

PARCEL VI:

THE SOUTH HALF OF LOT 3, IN BLOCK 7, IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1920 AS DOCUMENT NO. 141390, IN DUPAGE COUNTY, ILLINOIS.

PARCEL VII:

THE NORTH HALF OF LOT 4 (EXCEPT THE EAST 200 FEET THEREOF), IN BLOCK 7, IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1920 AS DOCUMENT NO. 141390, IN DUPAGE COUNTY, ILLINOIS.



PARCEL VIII:

LOT 1, IN PENZES RESUBDIVISION OF THE SOUTH HALF OF LOT 4 (EXCEPT THE EAST 60 FEET THEREOF), IN BLOCK 7, IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED APRIL 16, 1946 AS DOCUMENT NO. 495827, IN DUPAGE COUNTY, ILLINOIS.

PARCEL IX:

LOT 5 (EXCEPT THE EAST 150 FEET THEREOF), IN PENZES RESUBDIVISION OF THE SOUTH HALF OF LOT 4 (EXCEPT THE EAST 60 FEET THEREOF), IN BLOCK 7, IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED APRIL 16, 1946 AS DOCUMENT NO. 495827, IN DUPAGE COUNTY, ILLINOIS.

PARCEL X:

THE WEST 75 FEET OF THE EAST 150 FEET OF LOT 5, IN PENZES RESUBDIVISION OF THE SOUTH HALF OF LOT 4 (EXCEPT THE EAST 60 FEET THEREOF), IN BLOCK 7, IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED APRIL 16, 1946 AS DOCUMENT NO. 495827, IN DUPAGE COUNTY, ILLINOIS.

PARCEL XI:

THE EAST 75 FEET OF LOT 5, IN PENZES RESUBDIVISION OF THE SOUTH HALF OF LOT 4 (EXCEPT THE EAST 60 FEET THEREOF), IN BLOCK 7, IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED APRIL 16, 1946 AS DOCUMENT NO. 495827, IN DUPAGE COUNTY, ILLINOIS.



PARCEL XII:

THE EAST 60 FEET OF THE SOUTH HALF OF LOT 4, IN BLOCK 7, IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1920 AS DOCUMENT NO. 141390, IN DUPAGE COUNTY, ILLINOIS.


PARCEL XIII:

THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE SOUTH 33 FEET THEREOF, IN DUPAGE COUNTY, ILLINOIS.

PARCEL XIV:

LOTS 11 THROUGH 20, BOTH INCLUSIVE, IN BLOCK 2, IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 1920 AS DOCUMENT NO. 141390, IN DUPAGE COUNTY, ILLINOIS.



|   |   |
|---|---|
|  <p><b>First American</b></p> <p><b>Commitment</b></p> | <p><b>ALTA Commitment for Title Insurance</b></p> <p>ISSUED BY</p> <p><b>First American Title Insurance Company</b></p> <p>File No: 2977574</p> |
|---|---|

**COMMITMENT FOR TITLE INSURANCE**

Issued By

**FIRST AMERICAN TITLE INSURANCE COMPANY****NOTICE**

**IMPORTANT-READ CAREFULLY:** THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

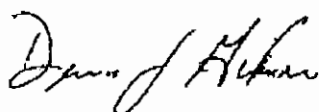
THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

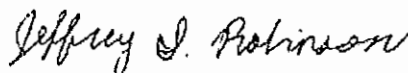
**COMMITMENT TO ISSUE POLICY**

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, **First American Title Insurance Company**, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

**First American Title Insurance Company**


Dennis J. Gilmore  
President



Jeffrey S. Robinson  
Secretary

If this jacket was created electronically, it constitutes an original document.

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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|-------------------------|--------------|--|
| Form 50000317 (4-24-18) | Page 1 of 16 | ALTA Commitment for Title Insurance (8-1-16)<br>Illinois |
|-------------------------|--------------|--|



## COMMITMENT CONDITIONS

### 1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

### 2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

### 3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements;
- (f) Schedule B, Part II—Exceptions; and
- (g) a counter-signature by the company or its issuing agent that may be in electronic form.

### 4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

### 5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
  - (i) comply with the Schedule B, Part I—Requirements;
  - (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
  - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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**6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT**

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

**7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT**

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

**8. PRO-FORMA POLICY**

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

**9. ARBITRATION**

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.


*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its Issuing agent that may be in electronic form.*

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| Form 50000317 (4-24-18) | Page 3 of 16 | ALTA Commitment for Title Insurance (8-1-16)<br>Illinois |
|-------------------------|--------------|--|



|   |   |
|---|---|
|  <p><b>First American</b></p> <p><b>Schedule A</b></p> | <p><b>ALTA Commitment for Title Insurance</b></p> <p>ISSUED BY</p> <p><b>First American Title Insurance Company</b></p> <p>File No: 2977574</p> |
|---|---|

**Transaction Identification Data for reference only:**

First American Title Insurance Company - Metro Commercial Title e-mail: cmcc.il@firstam.com  
Center

27775 Diehl Rd, Warrenville, IL 60555

Phone : (866)563-7707

Commitment No.: 2977574

Property Address: 5500 S. Grant Street, Hinsdale, IL 60521

Revision Date: July 18, 2019; July 23, 2019

Escrow e-mail: figures.il@firstam.com

Customer Reference:

**SCHEDULE A**

1. Commitment Date: June 25, 2019 8:00 AM
2. Policies to be issued:
  - (a) ALTA® Owner's Policy  
Proposed Insured: None  
Proposed Policy Amount: \$0.00
  - (b) ALTA® Loan Policy  
Proposed Insured: NONE  
Proposed Policy Amount: NONE
3. The estate or interest in the Land described or referred to in this Commitment is

**Fee Simple**

4. The Title is, at the Commitment Date, vested in:

Board of Education Hinsdale Township High School District No. 86, as to Parcel I;

Trustees of Schools of Township 38, North Range 11 East, DuPage County, Illinois, as to Parcels II and III;

Trustees of Schools of Township Thirty-eight North, Range Eleven, East of the Third Principal Meridian, in DuPage County, Illinois, an Illinois corporation, as to Parcel IV;

County Board of School Trustees of DuPage County, Illinois for the use and benefit of Hinsdale Township High School District #86, DuPage and Cook Counties, Illinois, as to Parcel V;

County Board of School Trustees of DuPage County, Illinois, for the use and benefit of Hinsdale Township High School District No. 86, DuPage and Cook Counties, Illinois, as to Parcel VI;

County Board School Trustees of DuPage County, Illinois, for the use and benefit of Hinsdale Township High School District Number 86, DuPage and Cook Counties, Illinois, as to Parcel VII, and Lots 11, 12, 13 and 15 of Parcel XIV;

Board of Education of Hinsdale Township High School District 86, DuPage and Cook Counties, as to Parcel

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VIII;

Hinsdale Township High School District #86, as to Parcel IX;

Board of Education, Hinsdale Township High School, District 86 of DuPage and Cook Counties, as to Parcel X;

Board of Education, Hinsdale Township High School District 86, as to Parcel XI;

Board of Education Hinsdale Township Highschool Dist. 86, DuPage and Cook Counties, IL, as to Parcel XII;

Board of Education Hinsdale Township High School District Number Eighty-six (86), as to Parcel XIII;

County Board of School Trustees of DuPage County, Illinois for the use and benefit of Hinsdale Township High School District Number #86, as to Lot 14 of Parcel XIV;

Trustees of Schools of Township No. 38 North, Range 11 East of the Third Principal Meridian, for the use and benefit of Hinsdale Township High School District Number 86, DuPage and Cook Counties, Illinois, as to Lot 16, Parcel XIV;

Trustees of Schools of Township No. 38 North, Range No. 11 East, for the use and benefit of School District Number 86 of DuPage and Cook Counties, Illinois, as to Lot 17 of Parcel XIV;

Trustees of Schools of Township No. 38 North, Range No. 11 East, for the use and benefit of School District Number 86 of DuPage County, Illinois, as to Lot 18 of Parcel XIV;

Trustees of Schools of Township No. 38 North, Range No. 11 East, for the use and benefit of School District Number 38 of DuPage and Cook Counties, Illinois, as to Lot 19 of Parcel XIV;

and

Trustees of Schools of Township No. 38 North, Range No. 11, East of the Third Principal Meridian, DuPage County, Illinois, for the use and benefit of Hinsdale Township High School district Number 86, DuPage and Cook Counties, Illinois, as to Lot 20 of Parcel XIV

5. The Land is described as follows:  
SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

***First American Title Insurance Company***

By:   
Authorized Countersignature

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*First American*

## **Schedule BI & BII**

### **ALTA Commitment for Title Insurance**

ISSUED BY

**First American Title Insurance Company**

File No: 2977574

Commitment No.: 2977574

#### **SCHEDULE B, PART I**

##### **Requirements**

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

#### **SCHEDULE B, PART II**

##### **Exceptions**

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

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**First American**

**Schedule BI & BII (Cont.)**

**ALTA Commitment for Title Insurance**

ISSUED BY

**First American Title Insurance Company**

File No: 2977574

Commitment No.: 2977574

**SCHEDULE B, PART II**

**Exceptions (Continued)**

1. Rights or claims of parties in possession not shown by the public records.
2. Easements or claims of easements, not shown by Public Records.
3. Any encroachments, encumbrance, violation, variation, or adverse circumstance affecting Title that would be disclosed by an accurate survey of the Land pursuant to the "Minimum Standards of Practice," 68 Ill. Admin Code, Sec. 1270.56(b)(6)(P) for residential property or the ALTA/NSPS land title survey standards for commercial/industrial property.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Taxes, or special assessments, if any, not shown as existing liens by the Public Records.
6. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
7. General taxes and assessments for the year 2019, and subsequent years which are not yet due and payable.

Tax identification no.: 09-13-100-017  
(Affects Parcels I through VII)

**Note for informational purposes 2018 taxes:**

1st Installment in the amount of \$0.00 with a status of Not Billed. (Due Date 06/03/2019)  
2nd Installment in the amount of \$0.00 with a status of Not Billed. (Due Date 09/03/2019 )

Note: If applicable, an original tax bill must be presented if taxes are to be paid at time of closing.

8. General taxes and assessments for the year 2019, and subsequent years which are not yet due and payable.

Tax identification no.: 09-13-100-008  
(Affects Parcel VIII)

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**Note for informational purposes 2018 taxes:**

1st Installment in the amount of \$0.00 with a status of Not Billed. (Due Date 06/03/2019)  
2nd Installment in the amount of \$0.00 with a status of Not Billed. (Due Date 09/03/2019 )

Note: If applicable, an original tax bill must be presented if taxes are to be paid at time of closing.

9. General taxes and assessments for the year 2019, and subsequent years which are not yet due and payable.

Tax identification no.: 09-13-100-011  
(Affects Parcel IX)

**Note for informational purposes 2018 taxes:**

1st Installment in the amount of \$0.00 with a status of Not Billed. (Due Date 06/03/2019)  
2nd Installment in the amount of \$0.00 with a status of Not Billed. (Due Date 09/03/2019 )

Note: If applicable, an original tax bill must be presented if taxes are to be paid at time of closing.

10. General taxes and assessments for the year 2019, and subsequent years which are not yet due and payable.

Tax identification no.: 09-13-100-012  
(Affects Parcel X)

**Note for informational purposes 2018 taxes:**

1st Installment in the amount of \$0.00 with a status of Not Billed. (Due Date 06/03/2019)  
2nd Installment in the amount of \$0.00 with a status of Not Billed. (Due Date 09/03/2019 )

Note: If applicable, an original tax bill must be presented if taxes are to be paid at time of closing.

11. General taxes and assessments for the year 2019, and subsequent years which are not yet due and payable.

Tax identification no.: 09-13-100-013  
(Affects Parcel XI)

**Note for informational purposes 2018 taxes:**

1st Installment in the amount of \$0.00 with a status of Not Billed. (Due Date 06/03/2019)  
2nd Installment in the amount of \$0.00 with a status of Not Billed. (Due Date 09/03/2019 )

Note: If applicable, an original tax bill must be presented if taxes are to be paid at time of closing.

12. General taxes and assessments for the year 2019, and subsequent years which are not yet due and payable.

Tax identification no.: 09-13-100-014  
(Affects Parcel XII)

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**Note for informational purposes 2018 taxes:**

1st Installment in the amount of \$0.00 with a status of Not Billed. (Due Date 06/03/2019)  
2nd Installment in the amount of \$0.00 with a status of Not Billed. (Due Date 09/03/2019 )

Note: If applicable, an original tax bill must be presented if taxes are to be paid at time of closing.

13. General taxes and assessments for the year 2019, and subsequent years which are not yet due and payable.

Tax identification no.: 09-13-100-015  
(Affects Parcel XIII)

**Note for informational purposes 2018 taxes:**

1st Installment in the amount of \$0.00 with a status of Not Billed. (Due Date 06/03/2019)  
2nd Installment in the amount of \$0.00 with a status of Not Billed. (Due Date 09/03/2019 )

Note: If applicable, an original tax bill must be presented if taxes are to be paid at time of closing.

14. General taxes and assessments for the year 2019, and subsequent years which are not yet due and payable.

Tax identification no.: 09-13-101-027  
(Affects Parcel XIV)

**Note for informational purposes 2018 taxes:**

1st Installment in the amount of \$0.00 with a status of Not Billed. (Due Date 06/03/2019)  
2nd Installment in the amount of \$0.00 with a status of Not Billed. (Due Date 09/03/2019 )

Note: If applicable, an original tax bill must be presented if taxes are to be paid at time of closing.

15. We should be furnished with evidence of payment of charges to the Sanitary District as noted herein through the month of closing.
16. We should be furnished with evidence of payment of Special Service Area charges. If paid through the real estate tax bill, please provide a copy of the detailed tax bill reflecting SSA as a line item.
17. We find no outstanding voluntary liens of record affecting subject property. An inquiry should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any security interest in the subject property.
18. We should be provided evidence of appropriate compliance with Illinois Statutes regarding the purchase/sale of the land by the Board of Education Hinsdale Township High School District No. 86, as to Parcel I; Trustees of Schools of Township 38, North Range 11 East, DuPage County, Illinois, as to Parcels II and III; County Board of School Trustees of DuPage County, Illinois for the use and benefit of Hinsdale Township High School District #86, DuPage and Cook Counties, Illinois, as to Parcel V; County Board of School Trustees of DuPage County, Illinois, for the use and benefit of Hinsdale Township High School District No. 86, DuPage and Cook Counties, Illinois, as to Parcel VI; County Board School Trustees of DuPage County, Illinois, for the use and benefit of Hinsdale Township High School District Number 86, DuPage and Cook Counties, Illinois, as to Parcel VII, and

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Lots 11, 12, 13 and 15 of Parcel XIV; Board of Education of Hinsdale Township High School District 86, DuPage and Cook Counties, as to Parcel VIII; Hinsdale Township High School District #86, as to Parcel IX; Board of Education, Hinsdale Township High School, District 86 of DuPage and Cook Counties, as to Parcel X; Board of Education, Hinsdale Township High School District 86, as to Parcel XI; Board of Education Hinsdale Township Highschool Dist. 86, DuPage and Cook Counties, IL, as to Parcel XII; Board of Education Hinsdale Township High School District Number Eighty-six (86), as to Parcel XIII; County Board of School Trustees of DuPage County, Illinois for the use and benefit of Hinsdale Township High School District Number #86, as to Lot 14 of Parcel XIV; Trustees of Schools of Township No. 38 North, Range No. 11 East, for the use and benefit of School District Number 86 of DuPage and Cook Counties, Illinois, as to Lot 17 of Parcel XIV; Trustees of Schools of Township No. 38 North, Range No. 11 East, for the use and benefit of School District Number 86 of DuPage County, Illinois, as to Lot 18 of Parcel XIV; Trustees of Schools of Township No. 38 North, Range No. 11 East, for the use and benefit of School District Number 38 of DuPage and Cook Counties, Illinois, as to Lot 19 of Parcel XIV; and Trustees of Schools of Township No. 38 North, Range No. 11, East of the Third Principal Meridian, DuPage County, Illinois, for the use and benefit of Hinsdale Township High School district 86, DuPage and Cook Counties, Illinois, as to Lot 20 of Parcel XIV; and Trustees of Schools of Township No. 38 North, Range 11 East of the Third Principal Meridian, for the use and benefit of Hinsdale Township High School District Number 86, DuPage and Cook Counties, Illinois, as to Lot 16, Parcel XIV.

19. Upon a conveyance or mortgage of the land, a certified copy of proper resolutions passed by the authorized representative(s) of Illinois authorizing the execution of the deed of conveyance or mortgage should be furnished.
20. We should be furnished with a certificate of Good Standing from the Illinois Secretary of State for Trustees of Schools of Township Thirty-eight North, Range Eleven, East of the Third Principal Meridian, in DuPage County, Illinois, an Illinois corporation, as to Parcel IV, a Corporation of Illinois.
21. Any lien, or right to a lien in favor of a property manager employed to manage the land. Note: we should be furnished either (a) an affidavit from the owner indicating that there is no property manager employed; or (b) a final lien waiver from the property manager acting on behalf of the owner.
22. Existing unrecorded leases, if any, and rights of parties in possession under such unrecorded leases.
23. Note: If any contemplated deed of conveyance of the land is exempt from the operation of the provisions of paragraph 1(a) of 765 ILCS 205/1, the plat act, such deed should be accompanied by a proper affidavit establishing to the satisfaction of the recorder of deeds of DuPage County, Illinois, that the conveyance is so exempt. If said conveyance is not so exempt, compliance should be had with the provisions of said paragraph 1(a).
24. It appears that the land described herein lies within the municipal boundaries of Hinsdale, please contact the municipality for any requirements which must be complied with prior to closing. The municipal phone number may be found at [www.firstam.com/title/il](http://www.firstam.com/title/il) under Products and Resources, then Forms and Documents, then Municipal Transfer Stamp Requirements.
25. Relative to the deletion of Standard Exceptions 1 through 6, we should be furnished the following:
  - a) A current survey of the land, properly certified to the Company, made in accordance with (i) the accuracy requirements of a survey pursuant to the 'Minimum Standard Detail Requirements for Land Title Surveys' Jointly Established and Adopted by the American Land Title Association and National Society of Professional Surveyors (NSPS) February 23, 2016; and (ii) the Laws of the State of Illinois.

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b) A properly executed ALTA 2006 Loan and Extended Coverage Statement.

26. Note: The premises in question are located within the Flagg Creek Sanitary District which is accepting federal grants for pollution control pursuant to Public Law 92-500. The District must charge user charges separate from ad valorem taxes, which charges may be a continuing lien on the property. Attention is directed to ordinance recorded as document R75-19171.

Note: The Company should be provided with a letter from the Sanitary District stating all fees in connection with said services are paid current through the date of closing. The telephone number is of the Flagg Creek Sanitary District is (630)323-3299.

27. Flagg Creek Water Reclamation District Amended Ordinance No. 756 recorded as document no. R2009-037066 requiring payment of user charges prior to sale or transfer of real estate and further requiring evaluation of connection permits for sales of commercial property, and the terms and conditions contained therein.
28. Rights of way for drainage tiles, ditches, feeders and laterals, if any.
29. Rights of the Public, the State of Illinois and the Municipality in and to that part of the land, if any, taken or used for road purposes.
30. Rights of the interested parties to the free and unobstructed flow of the waters of the stream which may flow on or through the land.
31. Easements for public utilities, as shown on the plat of subdivision.  
(Affects the East 8 feet of Parcel VIII; the North 5 feet of Parcels IX, X and XI)
32. Terms and conditions of the easement provisions noted on the plat of subdivision.
33. Building setback line(s) as shown on the plat of subdivision.  
(Affects the West 25 feet of Parcel XIV)
34. Agreement for easements for the Village of Hinsdale recorded as document no. 787107 for a cast iron water pipe, and the terms and conditions contained therein.  
  
(Affects Parcels I, II, III and XIII)
35. Easement agreement with the Village of Hinsdale recorded as document no. R91-056252 for the purpose of installing highway improvements, and the terms and conditions contained therein.  
  
(Affects Parcels I, XIII and XIV)
36. Memorandum of grant of easement recorded as document no. R2010-127250, made by and between Board of Education of Hinsdale Township High School District No. 86, DuPage and Cook Counties, Illinois and Chicago SMSA Limited Partnership, d/b/a Verizon Wireless, and the terms and conditions contained therein.  
  
(Affects Parcel XIII)

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37. Memorandum of easement agreement recorded as document no. R2014-052403 made by and between Board of Education of Hinsdale Township High School District 86 and New Cingular Wireless PCS, LLC, and the terms and conditions contained therein.
38. Agreement between the Village of Hinsdale and the Board of Education of School District 86 recorded as document no. R2001-056072 for the regulation of traffic, and the terms and conditions contained therein.
39. Agreement between the Village of Hinsdale and Hinsdale Township High School District 86 recorded as document no. R2019-001680, and the terms and conditions contained therein.
40. The property is subject to restrictions contained in Paragraph 5 of a contract dated October 21, 1997, as disclosed by a Trustee's Deed recorded as document no. R97-183981.

(Affects Parcel VIII)

41. Illinois Environmental Protection Agency Environmental No Further Remediation Letter recorded February 19, 2019 as document number R2019-011437.

Note: Land use restrictions/limitations: None

(Affects Parcels I through VII; XIII and XIV)

42. Ordinance recorded as document no. 603845 annexing property to the Village of Hinsdale, and the terms and conditions contained therein.

(Affects Parcels, I, II, III, IV and XIII)

43. Ordinance recorded as document no. 910424 annexing certain property to the Village of Hinsdale, and the terms and conditions contained therein.

(Affects Parcel XIV)

44. Ordinance No. 093-36 recorded as document no. R93-303069 establishing Special Service Area Number 7, and the terms and conditions contained therein.

45. Ordinance No. 094-3 recorded as document no. R94-022094 establishing Village of Hinsdale Special Service Area No. 7, and the terms and conditions contained therein.

46. Note: The Extended Coverage Endorsement, deleting Standard Exceptions 1 through 6, will be considered for approval upon receipt and review of the requirements referenced herein.

#### Limitation of Liability for Informational Report

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|  | <b>First American</b> | <b>ALTA Commitment for Title Insurance</b><br>ISSUED BY<br><b>First American Title Insurance Company</b><br>File No: 2977574 |
|---|-----------------------|--|

Commitment File No.: 2977574

The Land referred to herein below is situated in the County of Dupage, State of IL, and is described as follows:

**Parcel I:**

Lots 1 and 2, in Block 7, in Branigar Brothers Hinsdale Farms, being a subdivision of the Southwest quarter and the Northwest quarter (except the East half of the Northwest quarter of the Northwest quarter) of Section 13, Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded April 5, 1920 as document no. 141390, in DuPage County, Illinois.

**Parcel II:**

The East 350 feet of the North half of the North half of Lot 3, in Block 7, in Branigar Brothers Hinsdale Farms, being a subdivision of the Southwest quarter and the Northwest quarter (except the East half of the Northwest quarter of the Northwest quarter) of Section 13, Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded April 5, 1920 as document no. 141390, in DuPage County, Illinois.

**Parcel III:**

The East 350 feet of the South half of the North half of Lot 3, in Block 7, in Branigar Brothers Hinsdale Farms, being a subdivision of the Southwest quarter and the Northwest quarter (except the East half of the Northwest quarter of the Northwest quarter) of Section 13, Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded April 5, 1920 as document no. 141390, in DuPage County, Illinois.

**Parcel IV:**

The North half of the North half of Lot 3 (except the East 350 feet thereof), in Block 7, in Branigar Brothers Hinsdale Farms, being a subdivision of the Southwest quarter and the Northwest quarter (except the East half of the Northwest quarter of the Northwest quarter) of Section 13, Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded April 5, 1920 as document no. 141390, in DuPage County, Illinois.

**Parcel V:**

The South half of the North half (except the East 350 feet thereof) of Lot 3, in Block 7, in Branigar Brothers Hinsdale Farms, being a subdivision of the Southwest quarter and the Northwest quarter (except the East half of the Northwest quarter of the Northwest quarter) of Section 13, Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded April 5, 1920 as document no. 141390, in DuPage County, Illinois.

**Parcel VI:**

The South half of Lot 3, in Block 7, in Branigar Brothers Hinsdale Farms, being a subdivision of the Southwest quarter and the Northwest quarter (except the East half of the Northwest quarter of the Northwest quarter) of Section 13, Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded April 5, 1920 as document no. 141390, in DuPage County, Illinois.

**Parcel VII:**

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|                         |               |  |
|-------------------------|---------------|--|
| Form 50000317 (4-24-18) | Page 14 of 16 | ALTA Commitment for Title Insurance (8-1-16)<br>Illinois |
|-------------------------|---------------|--|



The North half of Lot 4 (except the East 200 feet thereof), in Block 7, in Branigar Brothers Hinsdale Farms, being a subdivision of the Southwest quarter and the Northwest quarter (except the East half of the Northwest quarter of the Northwest quarter) of Section 13, Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded April 5, 1920 as document no. 141390, in DuPage County, Illinois.

**Parcel VIII:**

Lot 1, in Penzes Resubdivision of the South half of Lot 4 (except the East 60 feet thereof), in Block 7, in Branigar Brothers Hinsdale Farms, being a subdivision of the Southwest quarter and the Northwest quarter (except the East half of the Northwest quarter of the Northwest quarter) of Section 13, Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat of resubdivision recorded April 16, 1946 as document no. 495827, in DuPage County, Illinois.

**Parcel IX:**

Lot 5 (except the East 150 feet thereof), in Penzes Resubdivision of the South half of Lot 4 (except the East 60 feet thereof), in Block 7, in Branigar Brothers Hinsdale Farms, being a subdivision of the Southwest quarter and the Northwest quarter (except the East half of the Northwest quarter of the Northwest quarter) of Section 13, Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat of resubdivision recorded April 16, 1946 as document no. 495827, in DuPage County, Illinois.

**Parcel X:**

The West 75 feet of the East 150 feet of Lot 5, in Penzes Resubdivision of the South half of Lot 4 (except the East 60 feet thereof), in Block 7, in Branigar Brothers Hinsdale Farms, being a subdivision of the Southwest quarter and the Northwest quarter (except the East half of the Northwest quarter of the Northwest quarter) of Section 13, Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat of resubdivision recorded April 16, 1946 as document no. 495827, in DuPage County, Illinois.

**Parcel XI:**

The East 75 feet of Lot 5, in Penzes Resubdivision of the South half of Lot 4 (except the East 60 feet thereof), in Block 7, in Branigar Brothers Hinsdale Farms, being a subdivision of the Southwest quarter and the Northwest quarter (except the East half of the Northwest quarter of the Northwest quarter) of Section 13, Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat of resubdivision recorded April 16, 1946 as document no. 495827, in DuPage County, Illinois.

**Parcel XII:**

The East 60 feet of the South half of Lot 4, in Block 7, in Branigar Brothers Hinsdale Farms, being a subdivision of the Southwest quarter and the Northwest quarter (except the East half of the Northwest quarter of the Northwest quarter) of Section 13, Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded April 5, 1920 as document no. 141390, in DuPage County, Illinois.

**Parcel XIII:**

The East half of the Northwest quarter of the Northwest quarter of Section 13, Township 38 North, Range 11 East of the Third Principal Meridian, excepting therefrom the South 33 feet thereof, in DuPage County, Illinois.

**Parcel XIV:**

Lots 11 through 20, both inclusive, in Block 2, in Branigar Brothers Hinsdale Farms, being a subdivision of the Southwest quarter and the Northwest quarter (except the East half of the Northwest quarter of the Northwest quarter) of Section 13,

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Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded April 5, 1920 as document no. 141390, in DuPage County, Illinois.

Note: For informational purposes only, the land is known as :

5500 S. Grant Street  
Hinsdale, IL 60521

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

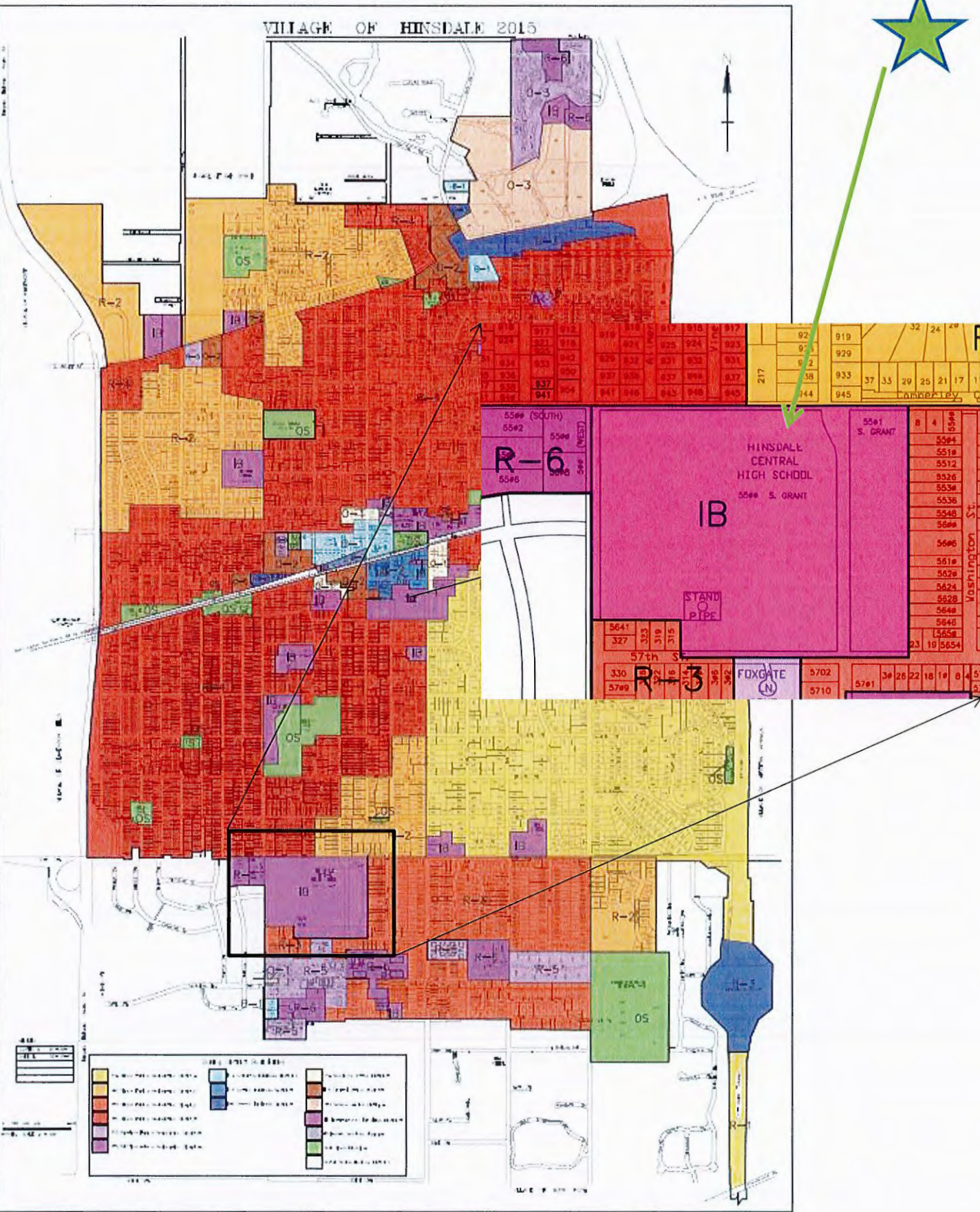
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| Form 50000317 (4-24-18) | Page 16 of 16 | ALTA Commitment for Title Insurance (8-1-16)<br>Illinois |
|-------------------------|---------------|--|



Attachment 2: Village of Hinsdale Zoning Map and Project Location



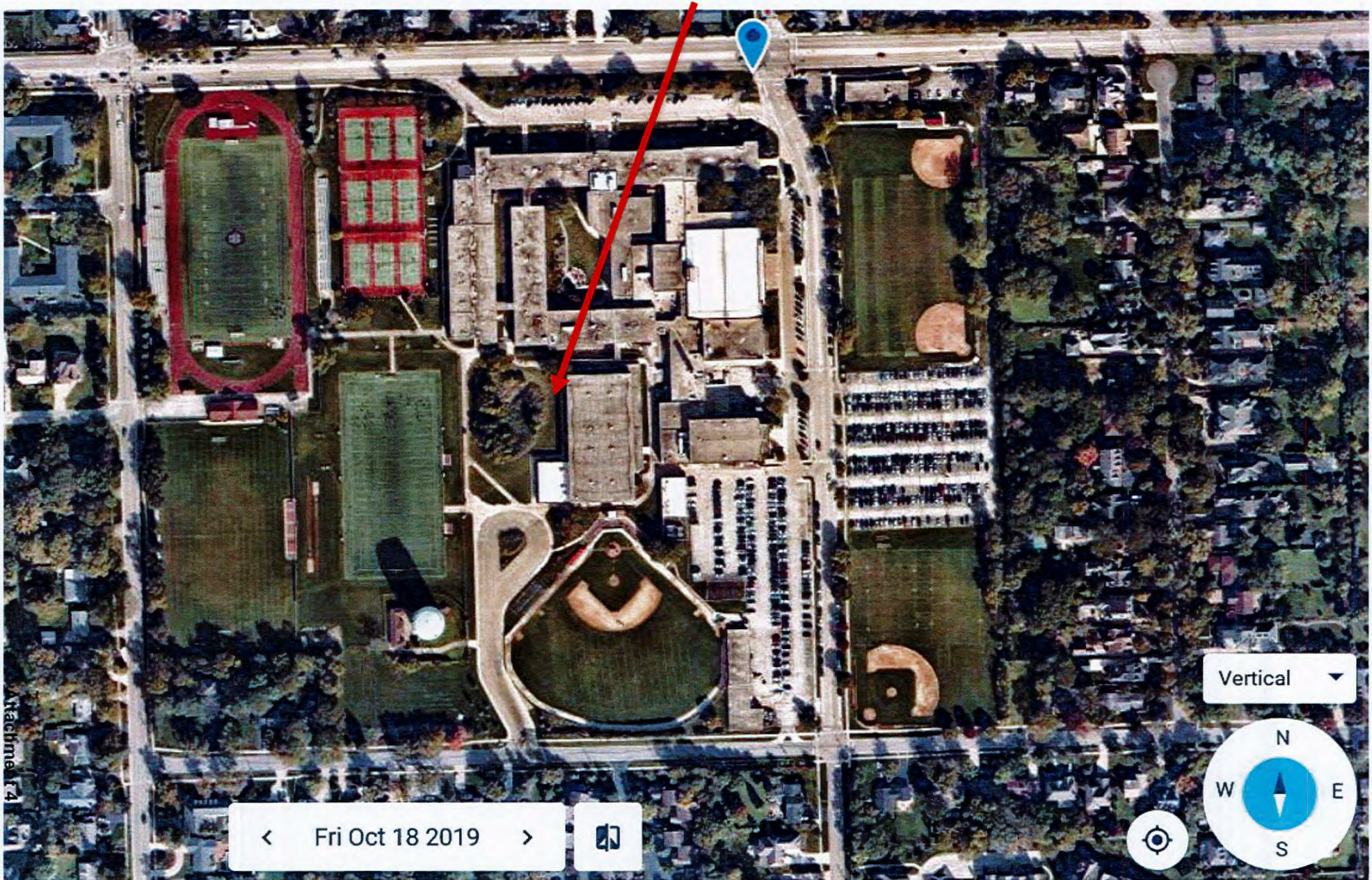


**Attachment 3: Street View of 5500 S. Grant St. (example of existing building material/color)  
Facing west from Grant Street**





Attachment 4: Aerial View of 5500 S. Grant St. (proposed new Natatorium building location)





## HINSDALE PLAN COMMISSION

**Application: Case A-39-2019 – Applicant: ARCON Associates / Hinsdale Central High School / District D86**

**Request: Exterior Appearance and Site Plan – 5500 S. Grant Street in the IB Institutional Buildings District**

**DATE OF PLAN COMMISSION (PC) REVIEW: January 8, 2020**

**DATE OF BOARD OF TRUSTEES 1<sup>ST</sup> READING: March 3, 2020**

### FINDINGS AND RECOMMENDATION

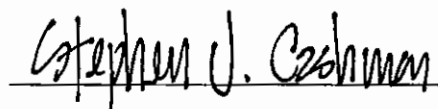
#### I. FINDINGS

1. The PC heard testimony from the applicant's architect, Mr. Nick Graal, on behalf of the Hinsdale Township High School District D86, and reviewed the plans through a PowerPoint presentation and reiterated the multiphase project that will be presented to the PC when it is ready (this being Phase 1). The plans for three new buildings, tennis courts and parking lot, field/turf replacement work were all covered. It was noted that the main feature of the request is for the new natatorium in the middle of the subject property. A few colored elevation slides of the natatorium was focused on, and stated the intent is to complement and match the existing buildings. The brick material, glazing, metal panel near the roof and curtain wall/frosted glazing (although illustrated as what appears to be a blank wall) is for solar control and privacy. In regards to the street view, it was shown to be very difficult to see the natatorium due to far setback distances and existing streetscape features (11-604(C)).
2. A Plan Commissioner requested that the applicant make its best effort to match the existing brick of the existing buildings. The applicant stated that they are trying and that a brick specialist has been to the school at least 3 times to match the brick (11-604(F)(1)(i)).
3. A Plan Commissioner asked if they have had any feedback from the neighbors. The applicant responded yes, in regards to the parking lot screening; and in response, addressed concerns by adding arborvitae on the east side of the parking lot to soften the edge. It was noted that the chain link fence will be replaced with a PVC privacy fence with painted metal supports (11-604(F)(1)(h)).
4. A neighbor asked about the traffic impact during construction on 57<sup>th</sup> and Madison. The applicant explained that they have not finalized their construction operations plan with the school district, however, acknowledged some construction traffic will occur (11-604(E)(4)).
5. A Plan Commissioner asked they have held any neighborhood meetings. The applicant replied yes, they hold a public meeting once a month, and will have a construction portal on the website with frequent updates on the construction.
6. The applicant has completed the notification requirements for the public meeting, and public comment was made by a few neighbors at the public meeting. The concerns raised included traffic during construction and notification updates throughout the construction process (11-604(E)(3)).
7. Chairman Cashman recused himself for this request because he is on the special committee for District 86, and asked Commissioner Crnovich to lead the public meeting.

#### II. RECOMMENDATIONS

Following a motion to recommend approval of the proposed exterior appearance and site plan as submitted, with the condition it is contingent on Zoning Board of Appeals approval (V-05-19), the Village of Hinsdale Plan Commission, on a vote of five (5) "Ayes," one (1) "Abstained" and two (2) "Absent," recommends that the President and Board of Trustees approve the application as submitted.

THE HINSDALE PLAN COMMISSION By:

 , Chairman

Dated this      day of Feb. 12, 2020.



## Community Development

**AGENDA SECTION:** First Reading – ZPS

**SUBJECT:** Exterior Appearance and Site Plan to Redevelop and Expand the existing 1-story building at 110 E. Ogden Avenue in the O-2 Limited Office District - Case A-02-2020

**MEETING DATE:** March 3, 2020

**FROM:** Chan Yu, Village Planner

---

**Recommended Motion**

Approve an Ordinance approving an Exterior Appearance and Site Plan for expansion and redevelopment of an existing building – Dr. Vanwormer-Hartman – 110 E. Ogden Avenue.

**Background**

The Village of Hinsdale has received an Exterior Appearance/Site Plan review application from Studio21 Architects, on behalf of Dr. Cara VanWormer-Hardman, requesting approval to redevelop and construct a second story onto the existing vacant 1-story commercial building at 110 E. Ogden Avenue in the O-2 Limited Office District. The proposed scope of work includes comprehensive façade and rear parking lot landscaping improvements. The applicant intends to purchase and occupy the subject property as a medical office building with future medical office tenants.

The application proposes to utilize the existing 1-story building and construct a second story addition. The existing building has a legal nonconforming front yard setback of 72.02 feet from the Ogden Avenue centerline, and 3.38' side yard setback. The second story addition would maintain the front and side yard setbacks, and the new expansion to the rear of the building will conform to the 10-foot side yard setback. The rear building expansion would be approximately 22 feet and have a new rear yard setback from the current 125'-5" to 103'-3". The proposed height and floor area ratio (FAR) are under what the Code permits in the O-2 Limited Office District, and the lot coverage would improve due to the landscape improvements in the existing parking lot.

| O-2 Limited Office District           | Code     | Existing   | Proposed   |
|---------------------------------------|----------|------------|------------|
| Building Height Max. (height/stories) | 40ft / 3 | 12'-8" / 1 | 29'-8" / 2 |
| Floor Area Ratio (FAR) Max.           | 0.5      | 0.13       | 0.32       |
| Lot Coverage Max.                     | 80%      | 87%        | 77.5%      |

The proposed materials of the building include: stone veneer, cut stone caps, horizontal siding, EIFS, wood and features several windows on all 4 walls. It should be noted that the rear building elevation is scaled more along the lines of a 1-story building with the exception of the interior stairway and elevator shaft.



The existing rear parking lot would be restriped for the required 30 parking spaces while decreasing the lot coverage by nearly 10% due to new additional greenspace/landscaping. Five parking lot lights are proposed at 15' tall and a color temperature of 3000K. A Code compliant photometric plan is included in the application.

The subject property is adjacent to O-2 Limited Office District parcels to the east and west, and R-4 Single Family Residential to the north (across Ogden Avenue) and to the south. The (south) rear lot line abuts two residential lots and the applicant has reached out to both, in addition to the certified mailing notification. As of February 6, 2020, the two neighbors have not responded and no inquiries have been made.

#### **Discussion & Recommendation**

At the February 12, 2020, Plan Commission meeting, the PC unanimously recommended approval for the proposed exterior appearance and site plan improvements, with the condition that the applicant consider: a more toned down building color (First 3 pages of Attachment 1), extending the existing rear residential fence, and dimming the lights to security level after hours, 6-0, and 3 absent. There were no public comments at the PC meeting by neighbors regarding the request, however, an email dated February 12, 2020, by a neighbor was presented to the PC (Attachment 6), requesting for consideration to continue the existing white fence on the rear residential lot. The applicant will present its fence proposal to the Village Board at the March 3, 2020, meeting.

#### **Village Board and/or Committee Action**

N/A

#### **Documents Attached**

Draft Ordinance

1. Exterior Appearance and Site Plan Application and Exhibits
2. Zoning Map and Project Location
3. Street View of 110 E. Ogden Avenue
4. Aerial View of 110 E. Ogden Avenue
5. Draft Plan Commission Findings and Recommendations
6. Neighbor Email dated February 12, 2020



VILLAGE OF HINSDALE

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

**AN ORDINANCE APPROVING AN EXTERIOR APPEARANCE AND SITE PLAN  
FOR EXPANSION AND REDEVELOPMENT OF AN EXISTING BUILDING – DR.  
VANWORMER-HARTMAN - 110 E. OGDEN AVENUE**

**WHEREAS**, Studio21 Architects, on behalf of Dr. Cara VanWormer-Hartman (the “Applicant”) has submitted an application (the “Application”) seeking exterior appearance and site plan approval for the construction of a second story and other redevelopment of the existing commercial building at 110 E. Ogden Avenue (the “Subject Property”). The Subject Property is located in the O-2 Limited Office Zoning District and is legally described in **Exhibit A** attached hereto and made a part hereof; and

**WHEREAS**, the Subject Property is currently improved with a vacant one-story commercial building. In addition to the second story addition, comprehensive façade and rear parking lot landscaping improvements are also proposed. The Applicant desires to purchase and occupy the Subject Property as a medical office building with future medical office tenants. The proposed improvements are depicted in the Exterior Appearance and Site Plans attached hereto as **Exhibit B** and made a part hereof; and

**WHEREAS**, the Application has been referred to the Plan Commission of the Village and has been processed in accordance with the Hinsdale Zoning Code (“Zoning Code”), as amended; and

**WHEREAS**, on February 12, 2020, the Plan Commission of the Village of Hinsdale reviewed the Application at a public meeting pursuant to notice given in accordance with the Zoning Code; and

**WHEREAS**, the Plan Commission, after considering all of the testimony and evidence presented at the public meeting, recommended approval of the proposed Exterior Appearance and Site Plans on a vote of six (6) ayes, zero (0) nays, and three (3) absent, as set forth in the Plan Commission’s Findings and Recommendation in this case (“Findings and Recommendation”), a copy of which is attached hereto as **Exhibit C** and made a part hereof; and

**WHEREAS**, the President and Board of Trustees have duly considered the Findings and Recommendation of the Plan Commission, and all of the materials, facts and circumstances affecting the Application, and find that the Application satisfies the standards established in subsection 11-604F of the Zoning Code governing site plan review, and the standards established in subsection 11-606E of the Zoning Code governing exterior appearance review, subject to the conditions stated in this Ordinance.



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

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

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

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

- A. **Compliance with Plans.** All work on the exterior of the Subject Property shall be undertaken only in strict compliance with the Approved Plans attached as **Exhibit B**.
- B. **Compliance with Codes, Ordinances, and Regulations.** Except as specifically set forth in this Ordinance, the provisions of the Hinsdale Municipal Code and the Hinsdale Zoning Code shall apply and govern all development on, and improvement of, the Subject Property. All such development and improvement shall comply with all Village codes, ordinances, and regulations at all times.
- C. **Building Permits.** The Applicant shall submit all required building permit applications and other materials in a timely manner to the appropriate parties, which materials shall be prepared in compliance with all applicable Village codes and ordinances.
- D. **Color of Building.** The Applicant shall revise the color of the building in the proposed plans reviewed by the Plan Commission from bright white to ivory or another more muted color.
- E. **Fence Extension.** The Applicant shall extend the existing white fence along the rear property line.
- F. **After Hours Lighting.** The Applicant shall dim the parking area lights to security levels during non-business hours.

**SECTION 4: Violation of Condition or Code.** Any violation of any term or condition stated in this Ordinance, or of any applicable code, ordinance, or regulation



of the Village, shall be grounds for rescission by the Board of Trustees of the approvals set forth in this Ordinance.

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

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

**ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2020, pursuant to a roll call vote as follows:

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

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

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

**APPROVED** by me this \_\_\_\_\_ day of \_\_\_\_\_, 2020, and attested to by the Village Clerk this same day.

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

**ATTEST:**

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

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

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

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

Date: \_\_\_\_\_, 2020



EXHIBIT A

LEGAL DESCRIPTION OF THE SUBJECT PROPERTY

THAT PART OF LOT NUMBER 3 OF JELLIES SUBDIVISION AND LOT NUMBER 5 IN BLOCK NUMBER 3 OF THE ORIGINAL TOWN OF FULLERSBURGE (EXCEPT THAT PORTION INCLUDED IN JELLIES SUBDIVISION) AND (EXCEPT THE WESTERN PORTION THEREOF) AND LOT NUMBER 4 IN BLOCK 3 (EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT NUMBER 4; THENCE WEST 83 FEET; THENCE SOUTH 358 LINKS; THENCE EAST 75 FEET TO THE SOUTHEAST CORNER OF LOT NUMBER 4; THENCE NORTH 358 LINKS TO THE PLACE OF BEGINNING) IN THE ORIGINAL TOWN OF FULLERSBURG AND ORE PARTICULARY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY OF OGDEN AVENUE 71 FEET NORTHEASTERLY OF THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF OGDEN AVENUE WITH THE WEST LINE OF VACATED GARFIELD AVENUE; THENCE EASTERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF OGDEN AVENUE 79 FEET; THENCE SOUTHEASTERLY 235.85 FEET TO A POINT ON THE SOUTH LINE OF LOT 4 IN BLOCK 3 OF THE ORIGINAL TOWN OF FULLERSBURG; WHICH SAID POINT IS 104 FEET NORTHEASTERLY OF THE INTERSECTION OF THE SOUTH LINE OF LOT 5 IN BLOCK 3 OF THE ORIGINAL TOWN OF FULLERSBURG WITH THE EAST LOT LINE OF LOT 3 IN JELLIES SUBDIVISION; THENCE SOUTHWESTERLY 104 FEET TO SAID INTERSECTION; THENCE NORTHWESTERLY TO THE PLACE OF THE BEGINNING, ALL IN THE NORTHEAST QUARTER OF SECTION NUMBER 1, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 09-01-202-202-0000

COMMONLY KNOWN AS: 110 E. OGDEN AVENUE, HINSDALE, IL 60521



**EXHIBIT B**

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



**EXHIBIT C**

**FINDINGS AND RECOMMENDATION OF THE PLAN COMMISSION**

**(ATTACHED)**





REVISED Darker White Facade post PC Meeting

REVISED Darker White Facade post PC Meeting

REVISED Darker White Facade post PC Meeting





REVISED Darker White Facade post PC Meeting

REVISED Darker White Facade post PC Meeting

REVISED Darker White Facade post PC Meeting



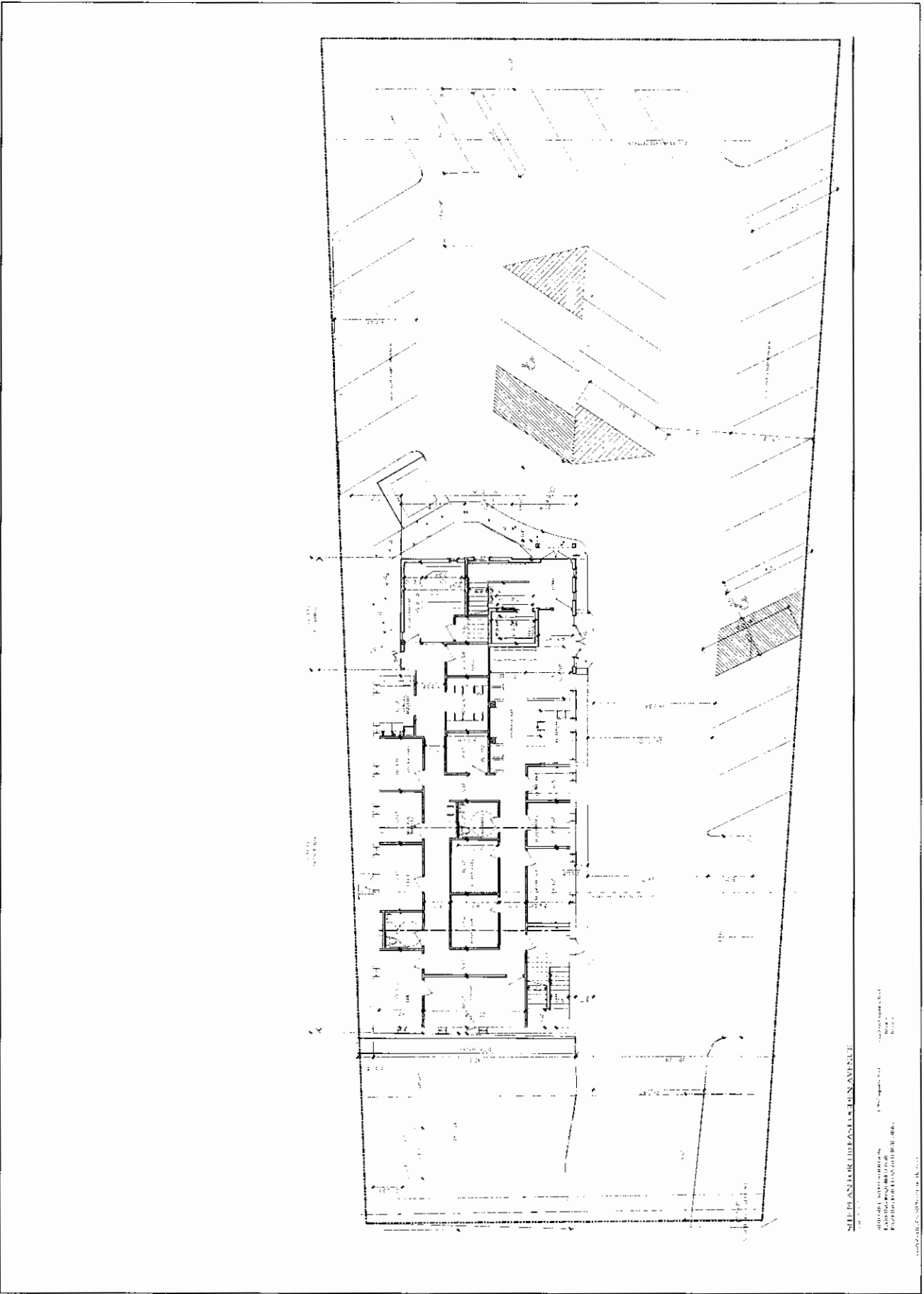


REVISED Darker White Facade post PC Meeting

REVISED Darker White Facade post PC Meeting

REVISED Darker White Facade post PC Meeting

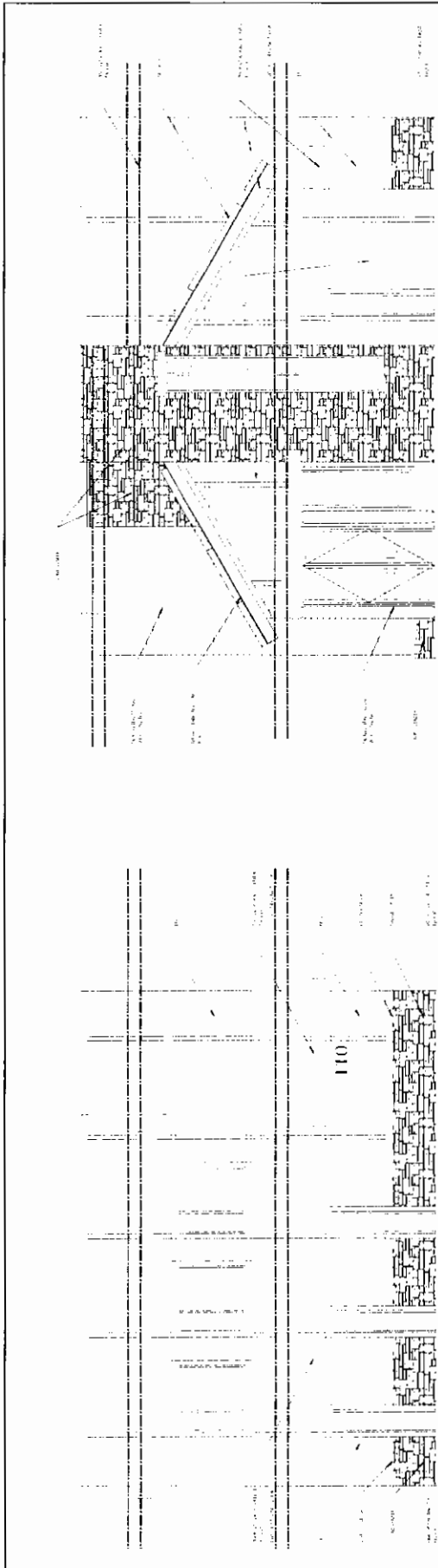




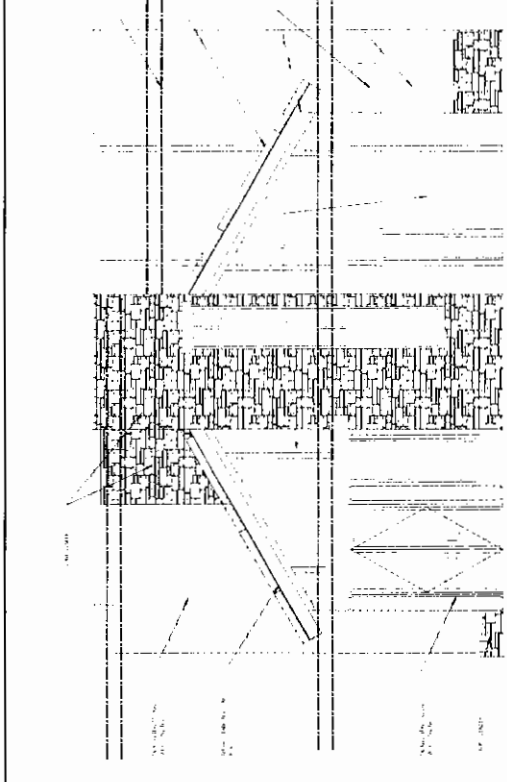
5012 LAWRENCE AVENUE

STUDIO2 ARCHITECTS  
 5012 LAWRENCE AVENUE  
 DOWNERS GROVE, IL 60130





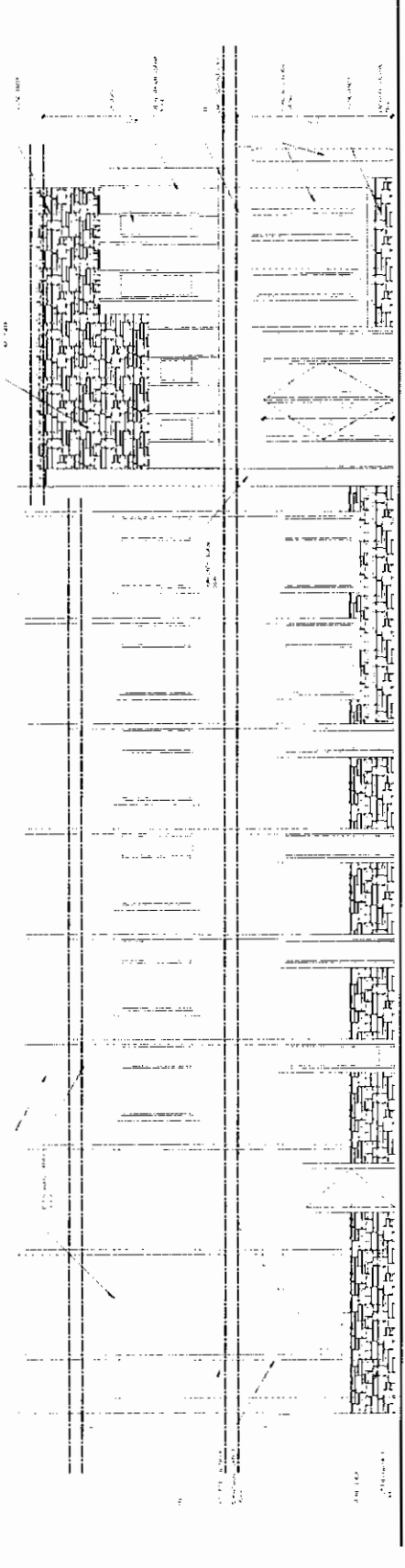
NORTH ELEVATION



SOUTH ELEVATION

Scale: 1/8" = 1'-0"

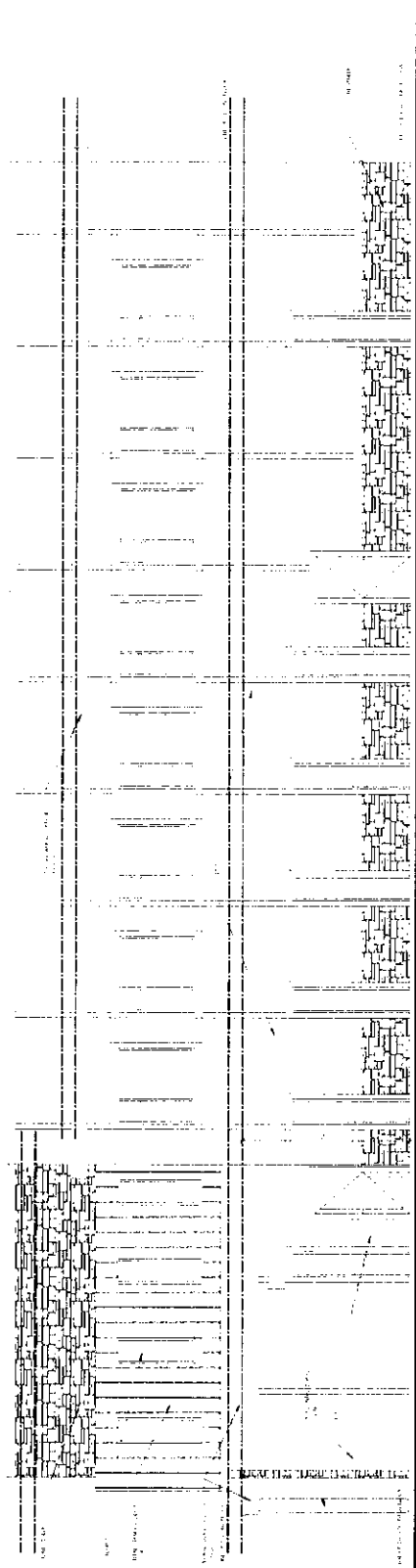
Scale: 1/8" = 1'-0"



WEST ELEVATION

Scale: 1/8" = 1'-0"







**VIEW FROM**  
SCALE 1/4"=1'-0"



VIEW FROM SOUTHWEST  
SCALE: 1/4"=1'-0"



VIEW FROM NORTHWEST  
SCALE: 1/4"=1'-0"



















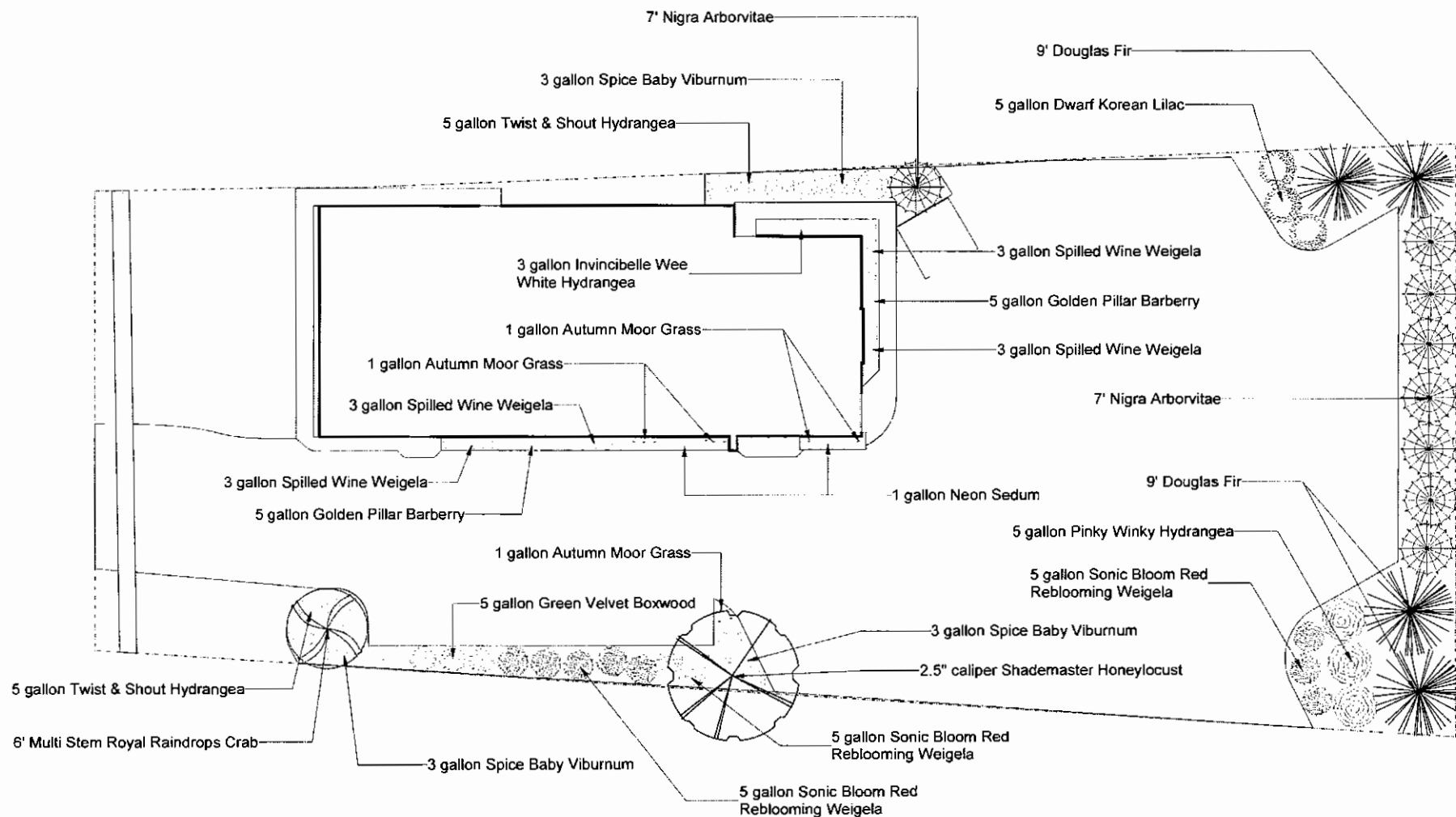


Project:  
110 E Ogden Ave  
Hinsdale, IL 60521

Design by:  
*CMS Landscapes Inc*

5719 Pershing Ave  
Downers Grove, IL 60516  
Phone: (630)319-1380  
info@cmslandscapes.com

  
Scale: 1/8"=1'0"











11514 Algonquin Rd.  
Huntley, IL 60142

TOPOGRAPHICAL ALTA/SPS LAND TITLE SURVEY SUBDIVISIONS-MORTGAGE-CONDOMINIUM

Phone: (847) 458-1710  
Fax: (847) 458-1712

ORDER NO.  
18-0640

*Jens K. Doe*  
Professional Land Surveyors, P.C.  
**ALTA/SPS LAND TITLE SURVEY**  
of

Scale - 1 inch = 25 feet

| LEGEND                     |
|----------------------------|
| MANHOLE                    |
| CATCH BASIN                |
| UTILITY PRESET             |
| FENCE POST                 |
| DOH                        |
| UTILITY POLE               |
| OVERHEAD WIRE              |
| DEAD WIRE                  |
| TELEPHONE INTERFERENCE BOX |
| CONCRETE                   |
| BLACKTOP                   |

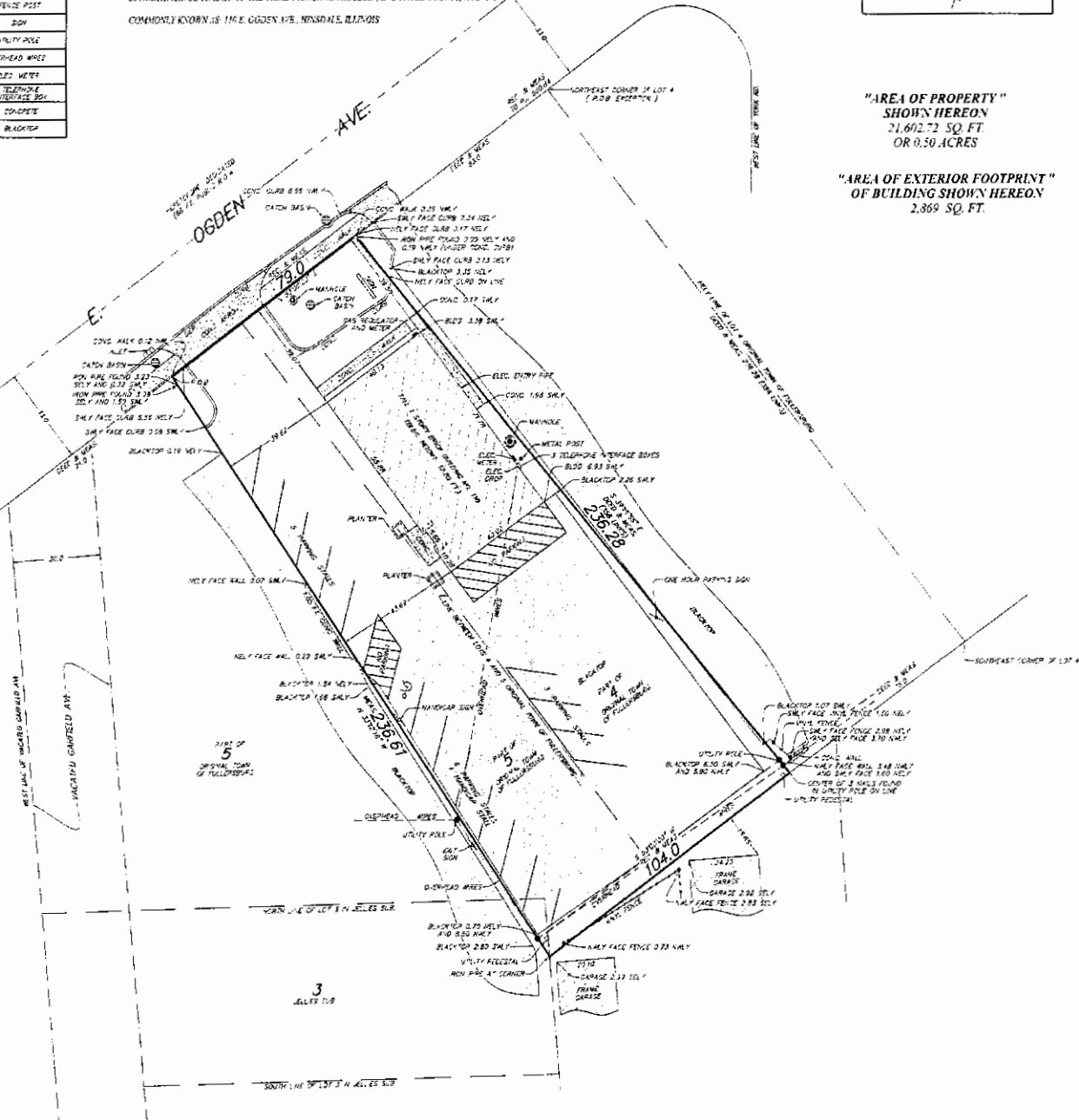
THAT PART OF LOT NUMBER 3 OF JELLES SUBDIVISION AND LOT NUMBER 3 IN BLOCK NUMBER 1 OF THE ORIGINAL TOWN OF FULLERSBURG (EXCEPT THAT PORTION INCLUDED IN JELLES SUBDIVISION) AND EXCEPT THE WESTERN PORTION THEREOF, AND LOT NUMBER 4 IN BLOCK 3 (EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT NUMBER 4, THENCE WEST 11 FEET, THENCE SOUTH 114 LINES, THENCE EAST 11 FEET TO THE SOUTHEAST CORNER OF LOT NUMBER 4, THENCE NORTH 114 LINES TO THE PLACE OF BEGINNING, IN THE ORIGINAL TOWN OF FULLERSBURG AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF OGDEN AVENUE 11 FEET NORTHEASTERLY OF THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF OGDEN AVENUE WITH THE WEST LINE OF VACATED GARFIELD AVENUE, THENCE EASTERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF OGDEN AVENUE 11 FEET, THENCE SOUTHEASTERLY 215.65 FEET TO A POINT ON THE SOUTH LINE OF LOT 4 IN BLOCK 3 OF THE ORIGINAL TOWN OF FULLERSBURG, WHICH SAID POINT IS 104 FEET NORTHEASTERLY OF THE INTERSECTION OF THE SOUTH LINE OF LOT 3 IN BLOCK 3 OF THE ORIGINAL TOWN OF FULLERSBURG WITH THE EAST LOT LINE OF LOT 3 IN JELLES SUBDIVISION, THENCE SOUTHWESTERLY 104 FEET TO SAID INTERSECTION, THENCE NORTHEASTERLY TO THE PLACE OF BEGINNING, ALL IN THE NORTHEAST QUARTER OF SECTION NUMBER 1, TOWNSHIP 35 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

COMMONLY KNOWN AS 115 E. OGDEN AVE., HUNTSVILLE, ILLINOIS



"AREA OF PROPERTY"  
SHOWN HEREON  
21,602.72 SQ. FT.  
OR 0.50 ACRES

"AREA OF EXTERIOR FOOTPRINT"  
OF BUILDING SHOWN HEREON  
2,869 SQ. FT.



NOTES

THIS PROPERTY SHOWN HEREON REFLECTS MATTERS OF TITLE AS CONTAINED IN GREATER ILLINOIS TITLE COMPANY'S INSTRUMENT FOR TITLE INSURANCE COMMITMENT NO. 2008012, EFFECTIVE DATE: OCTOBER 13, 2016.

THE PROPERTY SHOWN HEREON IS LOCATED IN ZONING "Y-1" AREA IS DETERMINED TO BE OUTSIDE THE 60' H. MAXIMUM CHANGED ZONING "Y-1" FOR FLOOD INSURANCE RATE MAP COMMUNITY NAME NUMBER "10400000" EFFECTIVE DATE: DECEMBER 14, 2004.

TOTAL NUMBER OF STRIPPED PARKING SPACES SHOWN HEREON - 3 WHICH INCLUDE 1 HANDICAP STALL. THERE IS NO VISIBLE EVIDENCE OF ANY SIDEWALK OR STREET REPAIRS BEING PERFORMED ON THE DESIGNATED RIGHT-OF-WAYS SHOWN HEREON.

THERE IS NO VISIBLE EVIDENCE OF ANY BIRTH, MOUNT, WORK, OR EXTERIOR BUILDING CONSTRUCTION BEING PERFORMED ON THIS PROPERTY SHOWN HEREON.

THERE ARE NO OFF-SITE EASEMENTS OR SERVITUDES BENEFITING THE SUBJECT PROPERTY SHOWN HEREON.

STATE OF ILLINOIS  
COUNTY OF COOK

JENS K. DOE, PROFESSIONAL LAND SURVEYOR, P.C. DOES HEREBY CERTIFY TO HIM, JIM, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AND GREATER ILLINOIS TITLE COMPANY, THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/SPS LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDING ITEMS 1, 2, 3, 4, 11a, 11b, 11c, 11d, 11e, 11f, 11g, 11h, 11i, 11j, 11k, 11l, 11m, 11n, 11o, 11p, 11q, 11r, 11s, 11t, 11u, 11v, 11w, 11x, 11y, 11z, 12a, 12b, 12c, 12d, 12e, 12f, 12g, 12h, 12i, 12j, 12k, 12l, 12m, 12n, 12o, 12p, 12q, 12r, 12s, 12t, 12u, 12v, 12w, 12x, 12y, 12z, 13a, 13b, 13c, 13d, 13e, 13f, 13g, 13h, 13i, 13j, 13k, 13l, 13m, 13n, 13o, 13p, 13q, 13r, 13s, 13t, 13u, 13v, 13w, 13x, 13y, 13z, 14a, 14b, 14c, 14d, 14e, 14f, 14g, 14h, 14i, 14j, 14k, 14l, 14m, 14n, 14o, 14p, 14q, 14r, 14s, 14t, 14u, 14v, 14w, 14x, 14y, 14z, 15a, 15b, 15c, 15d, 15e, 15f, 15g, 15h, 15i, 15j, 15k, 15l, 15m, 15n, 15o, 15p, 15q, 15r, 15s, 15t, 15u, 15v, 15w, 15x, 15y, 15z, 16a, 16b, 16c, 16d, 16e, 16f, 16g, 16h, 16i, 16j, 16k, 16l, 16m, 16n, 16o, 16p, 16q, 16r, 16s, 16t, 16u, 16v, 16w, 16x, 16y, 16z, 17a, 17b, 17c, 17d, 17e, 17f, 17g, 17h, 17i, 17j, 17k, 17l, 17m, 17n, 17o, 17p, 17q, 17r, 17s, 17t, 17u, 17v, 17w, 17x, 17y, 17z, 18a, 18b, 18c, 18d, 18e, 18f, 18g, 18h, 18i, 18j, 18k, 18l, 18m, 18n, 18o, 18p, 18q, 18r, 18s, 18t, 18u, 18v, 18w, 18x, 18y, 18z, 19a, 19b, 19c, 19d, 19e, 19f, 19g, 19h, 19i, 19j, 19k, 19l, 19m, 19n, 19o, 19p, 19q, 19r, 19s, 19t, 19u, 19v, 19w, 19x, 19y, 19z, 20a, 20b, 20c, 20d, 20e, 20f, 20g, 20h, 20i, 20j, 20k, 20l, 20m, 20n, 20o, 20p, 20q, 20r, 20s, 20t, 20u, 20v, 20w, 20x, 20y, 20z, 21a, 21b, 21c, 21d, 21e, 21f, 21g, 21h, 21i, 21j, 21k, 21l, 21m, 21n, 21o, 21p, 21q, 21r, 21s, 21t, 21u, 21v, 21w, 21x, 21y, 21z, 22a, 22b, 22c, 22d, 22e, 22f, 22g, 22h, 22i, 22j, 22k, 22l, 22m, 22n, 22o, 22p, 22q, 22r, 22s, 22t, 22u, 22v, 22w, 22x, 22y, 22z, 23a, 23b, 23c, 23d, 23e, 23f, 23g, 23h, 23i, 23j, 23k, 23l, 23m, 23n, 23o, 23p, 23q, 23r, 23s, 23t, 23u, 23v, 23w, 23x, 23y, 23z, 24a, 24b, 24c, 24d, 24e, 24f, 24g, 24h, 24i, 24j, 24k, 24l, 24m, 24n, 24o, 24p, 24q, 24r, 24s, 24t, 24u, 24v, 24w, 24x, 24y, 24z, 25a, 25b, 25c, 25d, 25e, 25f, 25g, 25h, 25i, 25j, 25k, 25l, 25m, 25n, 25o, 25p, 25q, 25r, 25s, 25t, 25u, 25v, 25w, 25x, 25y, 25z, 26a, 26b, 26c, 26d, 26e, 26f, 26g, 26h, 26i, 26j, 26k, 26l, 26m, 26n, 26o, 26p, 26q, 26r, 26s, 26t, 26u, 26v, 26w, 26x, 26y, 26z, 27a, 27b, 27c, 27d, 27e, 27f, 27g, 27h, 27i, 27j, 27k, 27l, 27m, 27n, 27o, 27p, 27q, 27r, 27s, 27t, 27u, 27v, 27w, 27x, 27y, 27z, 28a, 28b, 28c, 28d, 28e, 28f, 28g, 28h, 28i, 28j, 28k, 28l, 28m, 28n, 28o, 28p, 28q, 28r, 28s, 28t, 28u, 28v, 28w, 28x, 28y, 28z, 29a, 29b, 29c, 29d, 29e, 29f, 29g, 29h, 29i, 29j, 29k, 29l, 29m, 29n, 29o, 29p, 29q, 29r, 29s, 29t, 29u, 29v, 29w, 29x, 29y, 29z, 30a, 30b, 30c, 30d, 30e, 30f, 30g, 30h, 30i, 30j, 30k, 30l, 30m, 30n, 30o, 30p, 30q, 30r, 30s, 30t, 30u, 30v, 30w, 30x, 30y, 30z, 31a, 31b, 31c, 31d, 31e, 31f, 31g, 31h, 31i, 31j, 31k, 31l, 31m, 31n, 31o, 31p, 31q, 31r, 31s, 31t, 31u, 31v, 31w, 31x, 31y, 31z, 32a, 32b, 32c, 32d, 32e, 32f, 32g, 32h, 32i, 32j, 32k, 32l, 32m, 32n, 32o, 32p, 32q, 32r, 32s, 32t, 32u, 32v, 32w, 32x, 32y, 32z, 33a, 33b, 33c, 33d, 33e, 33f, 33g, 33h, 33i, 33j, 33k, 33l, 33m, 33n, 33o, 33p, 33q, 33r, 33s, 33t, 33u, 33v, 33w, 33x, 33y, 33z, 34a, 34b, 34c, 34d, 34e, 34f, 34g, 34h, 34i, 34j, 34k, 34l, 34m, 34n, 34o, 34p, 34q, 34r, 34s, 34t, 34u, 34v, 34w, 34x, 34y, 34z, 35a, 35b, 35c, 35d, 35e, 35f, 35g, 35h, 35i, 35j, 35k, 35l, 35m, 35n, 35o, 35p, 35q, 35r, 35s, 35t, 35u, 35v, 35w, 35x, 35y, 35z, 36a, 36b, 36c, 36d, 36e, 36f, 36g, 36h, 36i, 36j, 36k, 36l, 36m, 36n, 36o, 36p, 36q, 36r, 36s, 36t, 36u, 36v, 36w, 36x, 36y, 36z, 37a, 37b, 37c, 37d, 37e, 37f, 37g, 37h, 37i, 37j, 37k, 37l, 37m, 37n, 37o, 37p, 37q, 37r, 37s, 37t, 37u, 37v, 37w, 37x, 37y, 37z, 38a, 38b, 38c, 38d, 38e, 38f, 38g, 38h, 38i, 38j, 38k, 38l, 38m, 38n, 38o, 38p, 38q, 38r, 38s, 38t, 38u, 38v, 38w, 38x, 38y, 38z, 39a, 39b, 39c, 39d, 39e, 39f, 39g, 39h, 39i, 39j, 39k, 39l, 39m, 39n, 39o, 39p, 39q, 39r, 39s, 39t, 39u, 39v, 39w, 39x, 39y, 39z, 40a, 40b, 40c, 40d, 40e, 40f, 40g, 40h, 40i, 40j, 40k, 40l, 40m, 40n, 40o, 40p, 40q, 40r, 40s, 40t, 40u, 40v, 40w, 40x, 40y, 40z, 41a, 41b, 41c, 41d, 41e, 41f, 41g, 41h, 41i, 41j, 41k, 41l, 41m, 41n, 41o, 41p, 41q, 41r, 41s, 41t, 41u, 41v, 41w, 41x, 41y, 41z, 42a, 42b, 42c, 42d, 42e, 42f, 42g, 42h, 42i, 42j, 42k, 42l, 42m, 42n, 42o, 42p, 42q, 42r, 42s, 42t, 42u, 42v, 42w, 42x, 42y, 42z, 43a, 43b, 43c, 43d, 43e, 43f, 43g, 43h, 43i, 43j, 43k, 43l, 43m, 43n, 43o, 43p, 43q, 43r, 43s, 43t, 43u, 43v, 43w, 43x, 43y, 43z, 44a, 44b, 44c, 44d, 44e, 44f, 44g, 44h, 44i, 44j, 44k, 44l, 44m, 44n, 44o, 44p, 44q, 44r, 44s, 44t, 44u, 44v, 44w, 44x, 44y, 44z, 45a, 45b, 45c, 45d, 45e, 45f, 45g, 45h, 45i, 45j, 45k, 45l, 45m, 45n, 45o, 45p, 45q, 45r, 45s, 45t, 45u, 45v, 45w, 45x, 45y, 45z, 46a, 46b, 46c, 46d, 46e, 46f, 46g, 46h, 46i, 46j, 46k, 46l, 46m, 46n, 46o, 46p, 46q, 46r, 46s, 46t, 46u, 46v, 46w, 46x, 46y, 46z, 47a, 47b, 47c, 47d, 47e, 47f, 47g, 47h, 47i, 47j, 47k, 47l, 47m, 47n, 47o, 47p, 47q, 47r, 47s, 47t, 47u, 47v, 47w, 47x, 47y, 47z, 48a, 48b, 48c, 48d, 48e, 48f, 48g, 48h, 48i, 48j, 48k, 48l, 48m, 48n, 48o, 48p, 48q, 48r, 48s, 48t, 48u, 48v, 48w, 48x, 48y, 48z, 49a, 49b, 49c, 49d, 49e, 49f, 49g, 49h, 49i, 49j, 49k, 49l, 49m, 49n, 49o, 49p, 49q, 49r, 49s, 49t, 49u, 49v, 49w, 49x, 49y, 49z, 50a, 50b, 50c, 50d, 50e, 50f, 50g, 50h, 50i, 50j, 50k, 50l, 50m, 50n, 50o, 50p, 50q, 50r, 50s, 50t, 50u, 50v, 50w, 50x, 50y, 50z, 51a, 51b, 51c, 51d, 51e, 51f, 51g, 51h, 51i, 51j, 51k, 51l, 51m, 51n, 51o, 51p, 51q, 51r, 51s, 51t, 51u, 51v, 51w, 51x, 51y, 51z, 52a, 52b, 52c, 52d, 52e, 52f, 52g, 52h, 52i, 52j, 52k, 52l, 52m, 52n, 52o, 52p, 52q, 52r, 52s, 52t, 52u, 52v, 52w, 52x, 52y, 52z, 53a, 53b, 53c, 53d, 53e, 53f, 53g, 53h, 53i, 53j, 53k, 53l, 53m, 53n, 53o, 53p, 53q, 53r, 53s, 53t, 53u, 53v, 53w, 53x, 53y, 53z, 54a, 54b, 54c, 54d, 54e, 54f, 54g, 54h, 54i, 54j, 54k, 54l, 54m, 54n, 54o, 54p, 54q, 54r, 54s, 54t, 54u, 54v, 54w, 54x, 54y, 54z, 55a, 55b, 55c, 55d, 55e, 55f, 55g, 55h, 55i, 55j, 55k, 55l, 55m, 55n, 55o, 55p, 55q, 55r, 55s, 55t, 55u, 55v, 55w, 55x, 55y, 55z, 56a, 56b, 56c, 56d, 56e, 56f, 56g, 56h, 56i, 56j, 56k, 56l, 56m, 56n, 56o, 56p, 56q, 56r, 56s, 56t, 56u, 56v, 56w, 56x, 56y, 56z, 57a, 57b, 57c, 57d, 57e, 57f, 57g, 57h, 57i, 57j, 57k, 57l, 57m, 57n, 57o, 57p, 57q, 57r, 57s, 57t, 57u, 57v, 57w, 57x, 57y, 57z, 58a, 58b, 58c, 58d, 58e, 58f, 58g, 58h, 58i, 58j, 58k, 58l, 58m, 58n, 58o, 58p, 58q, 58r, 58s, 58t, 58u, 58v, 58w, 58x, 58y, 58z, 59a, 59b, 59c, 59d, 59e, 59f, 59g, 59h, 59i, 59j, 59k, 59l, 59m, 59n, 59o, 59p, 59q, 59r, 59s, 59t, 59u, 59v, 59w, 59x, 59y, 59z, 60a, 60b, 60c, 60d, 60e, 60f, 60g, 60h, 60i, 60j, 60k, 60l, 60m, 60n, 60o, 60p, 60q, 60r, 60s, 60t, 60u, 60v, 60w, 60x, 60y, 60z, 61a, 61b, 61c, 61d, 61e, 61f, 61g, 61h, 61i, 61j, 61k, 61l, 61m, 61n, 61o, 61p, 61q, 61r, 61s, 61t, 61u, 61v, 61w, 61x, 61y, 61z, 62a, 62b, 62c, 62d, 62e, 62f, 62g, 62h, 62i, 62j, 62k, 62l, 62m, 62n, 62o, 62p, 62q, 62r, 62s, 62t, 62u, 62v, 62w, 62x, 62y, 62z, 63a, 63b, 63c, 63d, 63e, 63f, 63g, 63h, 63i, 63j, 63k, 63l, 63m, 63n, 63o, 63p, 63q, 63r, 63s, 63t, 63u, 63v, 63w, 63x, 63y, 63z, 64a, 64b, 64c, 64d, 64e, 64f, 64g, 64h, 64i, 64j, 64k, 64l, 64m, 64n, 64o, 64p, 64q, 64r, 64s, 64t, 64u, 64v, 64w, 64x, 64y, 64z, 65a, 65b, 65c, 65d, 65e, 65f, 65g, 65h, 65i, 65j, 65k, 65l, 65m, 65n, 65o, 65p, 65q, 65r, 65s, 65t, 65u, 65v, 65w, 65x, 65y, 65z, 66a, 66b, 66c, 66d, 66e, 66f, 66g, 66h, 66i, 66j, 66k, 66l, 66m, 66n, 66o, 66p, 66q, 66r, 66s, 66t, 66u, 66v, 66w, 66x, 66y, 66z, 67a, 67b, 67c, 67d, 67e, 67f, 67g, 67h, 67i, 67j, 67k, 67l, 67m, 67n, 67o, 67p, 67q, 67r, 67s, 67t, 67u, 67v, 67w, 67x, 67y, 67z, 68a, 68b, 68c, 68d, 68e, 68f, 68g, 68h, 68i, 68j, 68k, 68l, 68m, 68n, 68o, 68p, 68q, 68r, 68s, 68t, 68u, 68v, 68w, 68x, 68y, 68z, 69a, 69b, 69c, 69d, 69e, 69f, 69g, 69h, 69i, 69j, 69k, 69l, 69m, 69n, 69o, 69p, 69q, 69r, 69s, 69t, 69u, 69v, 69w, 69x, 69y, 69z, 70a, 70b, 70c, 70d, 70e, 70f, 70g, 70h, 70i, 70j, 70k, 70l, 70m, 70n, 70o, 70p, 70q, 70r, 70s, 70t, 70u, 70v, 70w, 70x, 70y, 70z, 71a, 71b, 71c, 71d, 71e, 71f, 71g, 71h, 71i, 71j, 71k, 71l, 71m, 71n, 71o, 71p, 71q, 71r, 71s, 71t, 71u, 71v, 71w, 71x, 71y, 71z, 72a, 72b, 72c, 72d, 72e, 72f, 72g, 72h, 72i, 72j, 72k, 72l, 72m, 72n, 72o, 72p, 72q, 72r, 72s, 72t, 72u, 72v, 72w, 72x, 72y, 72z, 73a, 73b, 73c, 73d, 73e, 73f, 73g, 73h, 73i, 73j, 73k, 73l, 73m, 73n, 73o, 73p, 73q, 73r, 73s, 73t, 73u, 73v, 73w, 73x, 73y, 73z, 74a, 74b, 74c, 74d, 74e, 74f, 74g, 74h, 74i, 74j, 74k, 74l, 74m, 74n, 74o, 74p, 74q, 74r, 74s, 74t, 74u, 74v, 74w, 74x, 74y, 74z, 75a, 75b, 75c, 75d, 75e, 75f, 75g, 75h, 75i, 75j, 75k, 75l, 75m, 75n, 75o, 75p, 75q, 75r, 75s, 75t, 75u, 75v, 75w, 75x, 75y, 75z, 76a, 76b, 76c, 76d, 76e, 76f, 76g, 76h, 76i, 76j, 76k, 76l, 76m, 76n, 76o, 76p, 76q, 76r, 76s, 76t, 76u, 76v, 76w, 76x, 76y, 76z, 77a, 77b, 77c, 77d, 77e, 77f, 77g, 77h, 77i, 77j, 77k, 77l, 77m, 77n, 77o, 77p, 77q, 77r, 77s, 77t, 77u, 77v, 77w, 77x, 77y, 77z, 78a, 78b, 78c, 78d, 78e, 78f, 78g, 78h, 78i, 78j, 78k, 78l, 78m, 78n, 78o, 78p, 78q, 78r, 78s, 78t, 78u, 78v, 78w, 78x, 78y, 78z, 79a, 79b, 79c, 79d, 79e, 79f, 79g, 79h, 79i, 79j, 79k, 79l, 79m, 79n, 79o, 79p, 79q, 79r, 79s, 79t, 79u, 79v, 79w, 79x, 79y, 79z, 80a, 80b, 80c, 80d, 80e, 80f, 80g, 80h, 80i, 80j, 80k, 80l, 80m, 80n, 80o, 80p, 80q, 80r, 80s, 80t, 80u, 80v, 80w, 80x, 80y, 80z, 81a, 81b, 81c, 81d, 81e, 81f, 81g, 81h, 81i, 81j, 81k, 81l, 81m, 81n, 81o, 81p, 81q, 81r, 81s, 81t, 81u, 81v, 81w, 81x, 81y, 81z, 82a, 82b, 82c, 82d, 82e, 82f, 82g, 82h, 82i, 82j, 82k, 82l, 82m, 82n, 82o, 82p, 82q, 82r, 82s, 82t, 82u, 82v, 82w, 82x, 82y, 82z, 83a, 83b, 83c, 83d, 83e, 83f, 83g, 83h, 83i, 83j, 83k, 83l, 83m, 83n, 83o, 83p, 83q, 83r, 83s, 83t, 83u, 83v, 83w, 83x, 83y, 83z, 84a, 84b, 84c, 84d, 84e, 84f, 84g, 84h, 84i, 84j, 84k, 84l, 84m, 84n, 84o, 84p, 84q, 84r, 84s, 84t, 84u, 84v, 84w, 84x, 84y, 84z, 85a, 85b, 85c, 85d, 85e, 85f, 85g, 85h, 85i, 85j, 85k, 85l, 85m, 85n, 85o, 85p, 85q, 85r, 85s, 85t, 85u, 85v, 85w, 85x, 85y, 85z, 86a, 86b, 86c, 86d, 86e, 86f, 86g, 86h, 86i, 86j, 86k, 86l, 86m, 86n, 86o, 86p, 86q, 86r, 86s, 86t, 86u, 86v, 86w, 86x, 86y, 86z, 87a, 87b, 87c, 87d, 87e, 87f, 87g, 87h, 87i, 87j, 87k, 87l, 87m, 87n, 87o, 87p, 87q, 87r, 87s, 87t, 87u, 87v, 87w, 87x, 87y, 87z, 88a, 88b, 88c, 88d, 88e, 88f, 88g, 88h, 88i, 88j, 88k, 88l, 88m, 88n, 88o, 88p, 88q, 88r, 88s, 88t, 88u, 88v, 88w, 88x, 88y, 88z, 89a, 89b, 89c, 89d, 89e, 89f, 89g, 89h, 89i, 89j, 89k, 89l, 89m, 89n, 89o, 89p, 89q, 89r, 89s, 89t, 89u,





VILLAGE  
OF HINSDALE

VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT  
DEPARTMENT

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

**Applicant**

Name: Dr. Cara VanWormer-Hartman  
Address: 230 E Ogden Ave  
City/Zip: Hinsdale, IL 60521  
Phone/Fax: (815) 218 / 6110  
E-Mail: caradc@gmail.com

**Owner**

Name: Zreczny, Nicole Trustee  
Address: 43 Cresent Dr  
City/Zip: Glencoe, IL 60022  
Phone/Fax: (312) 521 / 2666  
E-Mail: jlabella@muchlaw.com Jason Labella - Attorney

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

Name: A William Styczynski, Studio21 architects  
Title: Architect  
Address: 5012 Fairview Ave  
City/Zip: Downers Grove, IL 60515  
Phone/Fax: (630) 789 / 2513  
E-Mail: A William Styczynski - Architect

Name: Ed Seifert, Intech Consultants Inc  
Title: Principal  
Address: 1989 University Ln  
City/Zip: Lisle, IL 60532  
Phone/Fax: (630) 964 / 5656  
E-Mail: seifert@intechconsultants.com

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

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



## II. SITE INFORMATION

Address of subject property: 110 E Ogden Ave

Property identification number (P.I.N. or tax number): 09 - 01 - 202 - 202

Brief description of proposed project: The building will be the new home of Therapeutic Health and other wellness type medical offices.

The project includes a second story addition above the existing single story building along with a single story addition to the south of the existing building.

The scope of work will include a change to the facade along with changes to the existing parking lot configuration.

General description or characteristics of the site: The existing site consists of a windowless single story building and a relatively flat parking lot under disrepair. The location of the building is existing but non-conforming regarding the north and east setbacks.

Existing zoning and land use: O-2

Surrounding zoning and existing land uses:

North: R-4

South: R-4

East: O-2

West: O-2

Proposed zoning and land use: O-2

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

☒ Site Plan Approval 11-604

☐ Design Review Permit 11-605E

☒ Exterior Appearance 11-606E

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

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

☐ Planned Development 11-603E

☐ Development in the B-2 Central Business District Questionnaire



# TABLE OF COMPLIANCE

Address of subject property: 110 E OGDEN AVE.

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

| You may write "N/A" if the application does NOT affect the building/subject property | Minimum Code Requirements                      | Existing Development | Proposed Development |
|--|--|----------------------|----------------------|
| Lot Area (SF)  | 25,000 SF                                      | 21,602 SF            | 21,602 S.F.          |
| Lot Depth  | 125'   | 236.28'              | 236.28'              |
| Lot Width  | 100'   | 79'                  | 79'                  |
| Building Height  | 40'  | 12'-8"               | 29'-8"               |
| Number of Stories  | 3  | 1                    | 2                    |
| Front Yard Setback   | 100' FROM CENTER OF OGDEN                      | 72.07'               | 72.07'               |
| Corner Side Yard Setback   | N/A  | N/A                  | N/A                  |
| Interior Side Yard Setback   | 10'  | 3.38'                | 10'-0"               |
| Rear Yard Setback  | 20'-0"   | 125'-5"              | 103'-3"              |
| Maximum Floor Area Ratio (F.A.R.)*   | .50 = 10,801 S.F.                              | .13 = 2,908          | .32 = 6891 S.F.      |
| Maximum Total Building Coverage*   | N/R  | .13 = 2,908          | .17 = 3,690 S.F.     |
| Maximum Total Lot Coverage*  | .80 = 17,282 S.F.                              | .87 = 18,644         | 77.5% = 16,741.5     |
| Parking Requirements   | 1/15 NETS S.F.<br>5,225 NETS S.F.<br>30 SPACES | 15                   | 30 SPACES            |
| Parking front yard setback   | 100' & OF OGDEN                                | 56'                  | 69.3'                |
| Parking corner side yard setback   | N/A  | N/A                  | N/A                  |
| Parking interior side yard setback   | 10'  | 0'                   | 0'                   |
| Parking rear yard setback  | 10'  | 10'                  | 10'                  |
| Loading Requirements   | N/R  | N/R                  | N/R                  |
| Accessory Structure Information  | N/A  | N/A                  | N/A                  |

\* Must provide actual square footage number and percentage.

Where any lack of compliance is shown, state the reason and explain the Village's authority, if any, to approve the application despite such lack of compliance: THE LACK OF COMPLIANCE SHOWN ARE BASED ON

EXISTING CONDITIONS OF BOTH THE PLACEMENT OF THE EXISTING BUILDING ON

THE LOT AND EXISTING PAVED AREA. BASED ON OUR INITIAL REVIEW OF THESE PLANS AND PROPOSED IMPROVEMENTS WITH THE VILLAGE STAFF, IT WAS CONCLUDED THAT NONE OF THE NON COMPLIANCE ISSUES WOULD BE A CAUSE TO REJECT THE PROPOSED IMPROVEMENTS. THE NON COMPLIANCE INCLUDES THE FRONT AND EAST SIDE BUILDING SETBACKS AND SIDE YARD PARKING SETBACKS AND A R/R



## 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 14 day of JANUARY, 2020, I/We have read the above certification, understand it, and agree to abide by its conditions.

Signature of applicant or authorized agent

Cara VanWormer-Hartman  
Name of applicant or authorized agent

Signature of applicant or authorized agent

[Signature]  
Name of applicant or authorized agent

SUBSCRIBED AND SWORN  
to before me this 14 day of  
JANUARY, 2020.

[Signature]  
Notary Public

OLIVIA THERESE MARIA PATRICKUS  
Official Seal  
Notary Public - State of Illinois  
My Commission Expires Sep 7, 2021





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

**Address of proposed request 110 E Ogden**

**REVIEW CRITERIA**

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

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

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

**Standard Application: \$600.00**

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

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

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

The footprint of the existing building remains as is with a second story addition added. The new ground level addition at the rear of the building will conform with all setbacks. The existing paved parking area has been reduced. A ten foot (10'-0") landscape buffer has been maintained along the rear property line. New plantings will be installed around the perimeter of the updated building and around the parking area where possible.

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

Stone veneer, horizontal siding & EFIS are being placed on the exterior of the updated structure. These are all materials used throughout the village. The adjacent building to the west appears to be an EFIS or plaster finish.

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



character of neighborhood.

The addition and façade changes to the structure will greatly improve the design of this outdated structure and will better match both the character and the scale of the surrounding commercial structures.

4. *General site development.* The quality of the site development in terms of landscaping, recreation, pedestrian access, auto access, parking, servicing of the property, and impact on vehicular traffic patterns and conditions on-site and in the vicinity of the site, and the retention of trees and shrubs to the maximum extent possible.

The vehicular access to the site will remain unchanged. However the parking and access arrangement will be updated to provide more landscape area while also providing for the parking requirements of the building.

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

The new structure will be approximately 29' - 8" to the top of the parapet, which although lower than adjacent structures will more closely conform in height.

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

The front facade is proportioned appropriately for the size and use of this building.

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

Windows have been added to all of the facades providing a pleasing amount of building fenestration. The existing building had no windows on the facades.

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

A pleasing rhythm of windows is provided on the front and side facades to avoid massive blank walls. A lower roof was added at the stairway location to reduce the massing and account for the lack of windows in the stairway area.

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

With the existing structure already in place, there is not a lot of flexibility as to the location of the building on the lot. However, the width of the building was not increased allowing for the open space to the west of the existing structure to remain.

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

Since the parking is located to the rear of the building, the entrances to both the first



floor clinic and second floor offices are located toward the rear corner of the structure with a lower, human scale entry.

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

The predominate exterior material relates to the building to the west. This will be an EFIS material with a baton pattern to provide shadow and interest. The building entrance is broken off from the main structure with a wood accent wall and a wood and glass lobby area.

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

The flat roof is compatible with the two adjacent structures which both have flat roofs. A parapet is provided to provide equipment screening with out the need for separate equipment screening. Sloped roofs have been added to accent the entries and stairs.

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

This structure will be of similar character as the adjacent structures, which are independent buildings without a lot of closure using walls.

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

The scale of the building, although relatively smaller than the adjacent structures does provide a pleasant massing, along with a defined building entry.

15. *Directional expression of front elevation.* The buildings shall be visually compatible with the buildings, public ways, and places to which it is visually related in its directional character, whether this be vertical character, horizontal character, or nondirectional character.

The non-directional character of the front elevation is a direct reflection of the limitations of this particular site. The building has been transformed from a windowless squat facade into a light and airy expression of a wellness clinic.

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

This existing building had no redeeming characteristics from which to work from.



Below are the criteria that will be used by the Plan Commission and Board of Trustees in determining if the application does not meet the requirements for Site Plan Approval. Briefly describe how this application will not do the below criteria. Please respond to each criterion as it relates to the application. Please use an additional sheet of paper to respond to questions if needed.

Section 11-604 of the Hinsdale Zoning Code regulates Site Plan Review. The site plan review process recognizes that even those uses and developments that have been determined to be generally suitable for location in a particular district are capable of adversely affecting the purposes for which this code was enacted unless careful consideration is given to critical design elements.

1. The site plan fails to adequately meet specified standards required by the Zoning Code with respect to the proposed use or development, including special use standards where applicable.

The use of the building as a health and wellness clinic is an allowed use in the O-2 zoning district.

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

There have been no changes to any easements or right-of-ways.

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

The proposed changes greatly enhance the site by adding additional landscape area to the otherwise fully paved parking lot and modifications to the structure dramatically add to the visual interest of the property.

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

The proposed changes to the property do not impact the adjacent properties in a negative fashion and only add to an aesthetic improvement.

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

Nothing has been proposed to the site plan that would impose any unreasonable hazards to safety. The access from Odgen Ave. remains unchanged and the flow within the parking lot has been improved. The traffic aisle to the west of the building has been increased in width to allow for proper two way traffic.

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

The property to the east and west are open parking lots and are not being screened. However, there will be an enhanced landscape buffer to the residential property to the south.

7. The proposed structures or landscaping are unreasonably lacking amenity in relation to, or are



incompatible with, nearby structures and uses.

The proposed site development includes adding landscape areas that were not previously there and would be considered compatible to the adjacent commercial properties.

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

This site plan is not in connection with a special use permit.

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

The existing site drainage will remain relatively the same as the existing conditions.

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

The site does not place unreasonable increased in utility needs based on the medical office use proposed.

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

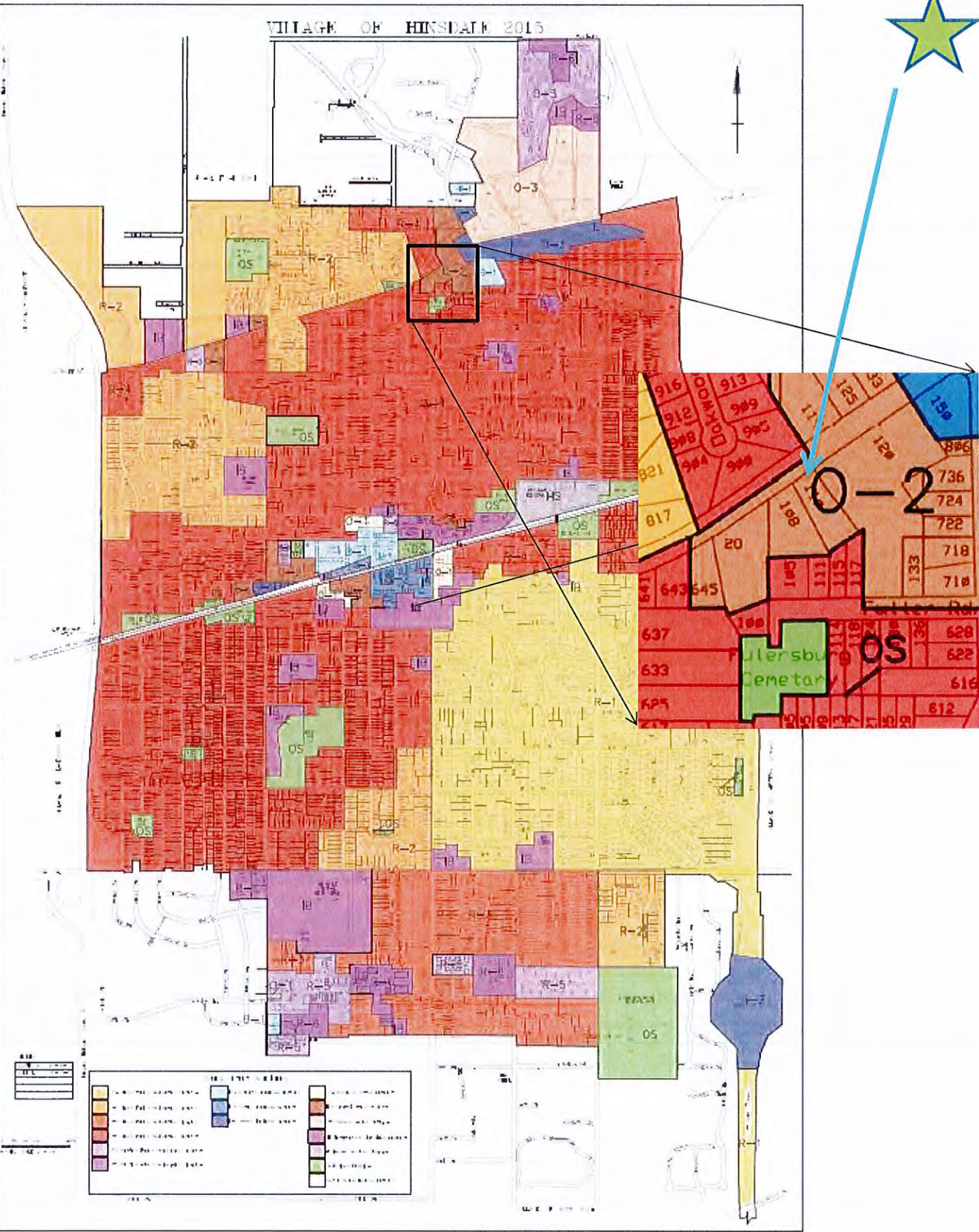
The site remains the same in this respect.

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

There is nothing proposed for this site that has any adverse affect to the public health, safety, or general welfare.



Attachment 2: Village of Hinsdale Zoning Map and Project Location





**Attachment 3: Street View of 110 E. Ogden Avenue (facing south)**





Attachment 4: Aerial View of 110 E. Ogden Avenue





## **HINSDALE PLAN COMMISSION**

**Application: Case A-02-2020 – Applicant: Dr. Cara VanWormer-Hartman**

**Request: Exterior Appearance/ Site Plan – 110 E. Ogden Avenue in the O-2 Limited Office District**

**DATE OF PLAN COMMISSION (PC) REVIEW: February 12, 2020**

**DATE OF BOARD OF TRUSTEES 1<sup>ST</sup> READING: March 3, 2020**

### **FINDINGS AND RECOMMENDATION**

#### **I. FINDINGS**

1. The PC heard testimony from the applicant, Dr. Cara VanWormer Hartman. She reviewed her profession and services as a chiropractic physician in Hinsdale, and owns the clinic at 230 E. Ogden Avenue. Due to the growth at her current location, is seeking a larger space and believes the subject property at 110 E. Ogden Avenue is a nice option. The goal of the exterior appearance plan is to provide a modern day wellness center. The second story addition would be helpful by bringing in a like-minded tenant to the site to help with the cost and complement their medical office services ((11-604(F)(1) and 11-606(E)).
2. The project architect, Mr. Bill Styczynski of Studio21 introduced himself and reviewed the proposed architecture and site plan improvements. He reviewed that the lot is a nonconforming size, and the plan is to add a second floor onto the existing building. The nonconforming aspects of the front building setback and lot coverage was also briefly discussed. While reviewing the site plan, it was shown that the parking spaces met the requirements for medical office use and improving lot coverage with landscaping was also achieved. The building material, elevation illustrations, landscape and photometric plans were also presented via PowerPoint. The light fixtures would have internal baffles to shield light from the property line ((11-604(F)(1) and 11-606(E)).
3. The Plan Commission Chair referenced a neighbor's letter, which asked to consider extending the existing white fence along the rear property line. The architect stated that they anticipated that this needed to be addressed as part of the project ((11-604(F)(1)(f)).
4. The Plan Commission Chair asked what the hours of operation are. The applicant stated currently, 9AM to 7PM, Mon., Weds. through Friday, and 9AM to 3 PM on Saturday. However, with this new location, they would be open on Tuesday. A follow-up question was if they will dim the lights after hours. The architect replied that the fixtures are dimmable and programmable. To this end, the Chair stated that the PC would like it dimmed to security levels after hours ((11-604(F)(1)( f)).
5. A Plan Commission asked if the Village allowed EIFS due to the historical issues. Chan replied that he reviewed this with the Building Commissioner and it is permitted ((11-605(E)(2)(g)).
6. A Plan Commission asked if the proposed color of the building, which is a bright white, could be toned down. The applicant replied yes, and referenced a home in the vicinity that is more of an ivory color. On the other hand, they had some renderings done in a grey color but it appeared to be too dark and did not achieve the intended positive bright wellness vibe ((11-606(E)).
7. In general, the Plan Commission commented that the proposed request looks great, a huge improvement, and complimented the easy to follow and thorough application. ((11-604(F) and 11-606(E)).
8. A Plan Commission asked about client rotation and staff, in the context of traffic. The applicant responded that they currently have 5 staff members, and would have 7 at the new location. The patient flow she anticipates would be 3-5 people an hour. The PC Chair mentioned that some of the morning traffic would be less of a concern due to her 9AM opening ((11-604(F)(1)( g)). .
9. A Plan Commission complimented the refuse location per the site plan. The architect provided and reviewed the elevation drawings for the refuse container and paint to match the building ((11-604(F)(1)( h)). .
10. There were no public comments at the Plan Commission public meeting on February 12, 2020 (11-604(E)).



11. The PC Chair complimented the shorter rear design of the building, which is smaller in scale, and faces the residential district (11-606(E)).

## II. RECOMMENDATIONS

Following a motion to recommend approval of the proposed exterior appearance and site plan, with the condition that the applicant consider: a more toned down building color, extending the existing rear residential fence, and dimming the lights to security level after hours, the Village of Hinsdale Plan Commission, on a vote of six (6) "Ayes," and three (3) "Absent," recommends that the President and Board of Trustees approve the application as stated.

THE HINSDALE PLAN COMMISSION By: \_\_\_\_\_, Chairman

Dated this      day of \_\_\_\_\_, 2020.



**Chan Yu**

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**From:** Gregg Peters [REDACTED]  
**Sent:** Wednesday, February 12, 2020 1:52 PM  
**To:** Kathleen Gargano; Chan Yu  
**Subject:** Re: Studio21 Architects / Therapeutic Health Associates 110 E. Ogden

Thanks Kathleen, and hi again Chan!

Chan, thanks for passing along my comments to the commission.

Best,

Gregg Peters  
Director/TD/Engineer  
Principal, Nothing Up My Sleeve, Inc.  
630-531-0214 c  
[REDACTED]

**CANCELLATION POLICY:**

When a show has been confirmed, via email or other form, and then show or my position is canceled, the following cancellation policy takes effect:

Cancellation Within 14 days of first travel day, client agrees to pay HALF DAY rate for entire job, and all expenses incurred for event.

Cancellation 7 days of first travel day, client pays FULL rate for entire job and all expenses incurred for event.

(Only exception to this policy is an arrangement discussed and confirmed by email documenting our arrangement)

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

**From:** Kathleen Gargano <kgargano@villageofhinsdale.org>  
**To:** Gregg Peters [REDACTED]; Emily Wagner <ewagner@villageofhinsdale.org>; Chan Yu <cyu@villageofhinsdale.org>  
**Sent:** Wed, Feb 12, 2020 1:45 pm  
**Subject:** RE: Studio21 Architects / Therapeutic Health Associates 110 E. Ogden

Hi there,

I have copied the Village Planner on this email as he is the Staff liaison to the Plan Commission. He certainly can speak to you and pass along your comments or share an email.

All the best-

**From:** Gregg Peters [REDACTED]  
**Sent:** Wednesday, February 12, 2020 12:58 PM  
**To:** Kathleen Gargano <kgargano@villageofhinsdale.org>; Emily Wagner <ewagner@villageofhinsdale.org>  
**Subject:** Re: Studio21 Architects / Therapeutic Health Associates 110 E. Ogden

Good afternoon to you both!

Do you have the documents for this proposed property improvement that you could email me?

Unfortunately, I won't be able to attend the Plan Commission meeting tonight, but I wanted to review the proposed site plan redevelopment.



With the history of the fencing recommendations we pushed for with 120 W. Ogden and the Land Rover expansion over the years.

In discussions with the neighbors, whose backyards boarder 110 W. Ogden, we wanted to make sure that some consideration for the continuation of the white fence installed a few years ago by Hinsdale Associates at 120 W. Ogden is considered to prevent any egress to these adjacent properties.

What is the best way top communicate these concerns to the Plan Commission if I can't make it this evening?

Thanks, and hope you're all doing well!

Best,

Gregg Peters  
Director/TD/Engineer  
Principal, Nothing Up My Sleeve, Inc.  
630-531-0214 c

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(Only exception to this policy is an arrangement discussed and confirmed by email documenting our arrangement)

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

From: Gregg Peters <[redacted]>  
To: ewagner <[ewagner@villageofhinsdale.org](mailto:ewagner@villageofhinsdale.org)>  
Sent: Thu, Jul 12, 2018 10:15 am  
Subject: Re: Land Rover neighbor meeting Thursday, July 12 at 6:30 p.m. - 7:30 p.m.

Thanks Emily.

Unfortunately, I won't be able to attend, but I'll see you on the next one!

I did let the neighbors know about it, and how appreciative I was for Kathleen to reach out with this.


Best,

Gregg Peters  
Director/TD/Engineer  
Principal, Nothing Up My Sleeve, Inc.  
630-531-0214 c

CANCELLATION POLICY:

When a show has been confirmed, via email or other form, and then show or my position is canceled, the following cancellation policy takes effect:



**AGENDA SECTION:** Consent – ACA  
**SUBJECT:** Accounts Payable-Warrant #1715  
**MEETING DATE:** March 3, 2020  
**FROM:** Darrell Langlois, Finance Director 

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**Recommended Motion**

Approve payment of the accounts payable for the period of February 19, 2020 through March 3, 2020 in the aggregate amount of \$684,162.39 as set forth on the list provided by the Village Treasurer, of which a permanent copy is on file with the Village Clerk.

**Background**

At each Village Board meeting the Village Treasurer submits a warrant register that lists bills to be paid and to ratify any wire transfers that have been made since the last Village Board meeting. Supporting materials for all bills to be paid are reviewed by Village Treasurer and one Village Trustee prior to the Village Board meeting.

**Discussion & Recommendation**

After completion of the review by the Village Treasurer and Village Trustee approval of Warrant #1715 is recommended.

**Budget Impact**

N/A

**Village Board and/or Committee Action**

Village Board agenda policy provides that the Approval of the Accounts Payable should be listed on the Consent Agenda

**Documents Attached**

1. Warrant Register #1715



**VILLAGE OF HINSDALE**

**ACCOUNTS PAYABLE WARRANT REGISTER #1715**

**FOR PERIOD February 19, 2020 through March 3, 2020**

The attached Warrant Summary by Fund and Warrant Register listing TOTAL DISBURSEMENTS FOR ALL FUNDS of \$684,162.39 reviewed and approved by the below named officials.

APPROVED BY *Daniel J. Langin* DATE 2/27/20  
VILLAGE TREASURER/ASSISTANT VILLAGE MANAGER

APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
VILLAGE MANAGER

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



**Village of Hinsdale**  
**#1715**  
**Summary By Fund**

| Rec'd By Fund            | Fund | Regular<br>Checks | ACIB/Wire<br>Transfers | Total             |
|--------------------------|------|-------------------|------------------------|-------------------|
| General Fund             | 100  | 348,225.04        | -                      | 348,225.04        |
| Capital Project Fund     | 400  | 113,541.49        | -                      | 113,541.49        |
| Water & Sewer Operations | 600  | 9,255.97          | -                      | 9,255.97          |
| Payroll Revolving Fund   | 740  | 5,497.50          | 207,217.39             | 212,714.89        |
| Library Operating Fund   | 900  | 425.00            | -                      | 425.00            |
| <b>Total</b>             |      | <b>476,945.00</b> | <b>207,217.39</b>      | <b>684,162.39</b> |



**Village of Hinsdale**  
**Schedule of Bank Wire Transfers and ACH Payments**  
**1715**

| Payee<br>Date                                       | Description                        | Vendor Invoice                | Invoice<br>Amount    |
|---|------------------------------------|-------------------------------|----------------------|
| Electronic Federal Tax Payment Systems<br>2/21/2020 | Village Payroll #4 - Calendar 2020 | FWH/FICA/Medicare             | \$ 91,626.02         |
| Illinois Department of Revenue<br>2/21/2020         | Village Payroll #4 - Calendar 2020 | State Tax Withholding         | \$ 19,109.58         |
| ICMA - 457 Plans<br>2/21/2020                       | Village Payroll #4 - Calendar 2020 | Employee Withholding          | \$ 17,316.73         |
| HSA PLAN CONTRIBUTION<br>2/21/2020                  | Village Payroll #4 - Calendar 2020 | Employer/Employee Withholding | \$ 1,185.94          |
| Intergovernmental Personnel Benefit Cooperative     |                                    | Employee Insurance            | \$ -                 |
| Illinois Municipal Retirement Fund                  |                                    | Employer/Employee             | \$ 77,979.12         |
| <b>Total Bank Wire Transfers and ACH Payments</b>   |                                    |                               | <b>\$ 207,217.39</b> |

|              |                   |
|--------------|-------------------|
| ipbc-general | -                 |
| payroll      | <u>207,217.39</u> |
|              | 207,217.39        |





## Warrant Register 1715

| Invoice                                      | Description        | Invoice/Amount |
|--|--------------------|----------------|
| <b>AMERICAN EXPRESS</b>                      |                    |                |
| 8-03003-021020                               | MISC CHARGES FEB20 | 349.99         |
| 8-03003-021020                               | MISC CHARGES FEB20 | 49.95          |
| 8-03003-021020                               | MISC CHARGES FEB20 | 405.95         |
| 8-03003-021020                               | MISC CHARGES FEB20 | 0.99           |
| 8-03003-021020                               | MISC CHARGES FEB20 | 35.00          |
| 8-03003-021020                               | MISC CHARGES FEB20 | -4.83          |
| Check Date 2/21/2020 Total For Check # 10430 |                    | 837.05         |
| <b>BMO HARRIS BANK N.A. PYMT</b>             |                    |                |
| JAN20  | JAN20 CHARGES      | 36.00          |
| JAN20  | JAN20 CHARGES      | 345.00         |
| JAN20  | JAN20 CHARGES      | 76.47          |
| JAN20  | JAN20 CHARGES      | 144.00         |
| JAN20  | JAN20 CHARGES      | 14.75          |
| JAN20  | JAN20 CHARGES      | 35.62          |
| JAN20  | JAN20 CHARGES      | 13.95          |
| JAN20  | JAN20 CHARGES      | 36.81          |
| JAN20  | JAN20 CHARGES      | 14.75          |
| JAN20  | JAN20 CHARGES      | 265.00         |
| JAN20  | JAN20 CHARGES      | 265.23         |
| JAN20  | JAN20 CHARGES      | 1,800.94       |
| JAN20  | JAN20 CHARGES      | 56.95          |
| JAN20  | JAN20 CHARGES      | 152.20         |
| JAN20  | JAN20 CHARGES      | -105.94        |
| JAN20  | JAN20 CHARGES      | 19.44          |
| JAN20  | JAN20 CHARGES      | 42.50          |
| JAN20  | JAN20 CHARGES      | 16.00          |
| JAN20  | JAN20 CHARGES      | 63.52          |
| JAN20  | JAN20 CHARGES      | 64.99          |
| JAN20  | JAN20 CHARGES      | 239.98         |
| JAN20  | JAN20 CHARGES      | 74.00          |
| JAN20  | JAN20 CHARGES      | 33.18          |
| JAN20  | JAN20 CHARGES      | 41.97          |
| JAN20  | JAN20 CHARGES      | 211.78         |
| JAN20  | JAN20 CHARGES      | 275.56         |
| JAN20  | JAN20 CHARGES      | 7.00           |
| JAN20  | JAN20 CHARGES      | 19.82          |





## Warrant Register 1715

| Invoice                                      | Description   | Invoice/Amount |
|--|---------------|----------------|
| JAN20  | JAN20 CHARGES | 82.61          |
| JAN20  | JAN20 CHARGES | 68.04          |
| JAN20  | JAN20 CHARGES | 15.96          |
| JAN20  | JAN20 CHARGES | 35.38          |
| JAN20  | JAN20 CHARGES | 15.96          |
| JAN20  | JAN20 CHARGES | 88.56          |
| JAN20  | JAN20 CHARGES | 19.49          |
| JAN20  | JAN20 CHARGES | 9.89           |
| JAN20  | JAN20 CHARGES | 63.60          |
| JAN20  | JAN20 CHARGES | 47.99          |
| JAN20  | JAN20 CHARGES | 47.20          |
| JAN20  | JAN20 CHARGES | 15.20          |
| JAN20  | JAN20 CHARGES | 19.99          |
| JAN20  | JAN20 CHARGES | 39.48          |
| JAN20  | JAN20 CHARGES | 1,995.00       |
| JAN20  | JAN20 CHARGES | 56.00          |
| JAN20  | JAN20 CHARGES | 19.99          |
| JAN20  | JAN20 CHARGES | 8.00           |
| JAN20  | JAN20 CHARGES | 60.46          |
| JAN20  | JAN20 CHARGES | 50.05          |
| JAN20  | JAN20 CHARGES | 463.19         |
| JAN20  | JAN20 CHARGES | 7.58           |
| JAN20  | JAN20 CHARGES | 139.96         |
| JAN20  | JAN20 CHARGES | 9.00           |
| JAN20  | JAN20 CHARGES | 85.38          |
| JAN20  | JAN20 CHARGES | 199.00         |
| JAN20  | JAN20 CHARGES | 4.20           |
| JAN20  | JAN20 CHARGES | 89.30          |
| JAN20  | JAN20 CHARGES | 44.46          |
| JAN20  | JAN20 CHARGES | 20.40          |
| JAN20  | JAN20 CHARGES | 24.26          |
| JAN20  | JAN20 CHARGES | 320.00         |
| JAN20  | JAN20 CHARGES | 40.00          |
| JAN20  | JAN20 CHARGES | 250.00         |
| JAN20  | JAN20 CHARGES | 32.49          |
| JAN20  | JAN20 CHARGES | 500.76         |
| Check Date 2/21/2020 Total For Check # 10431 |               | 9,250.30       |





## Warrant Register 1715

| Invoice                                      | Description                   | Invoice/Amount |
|--|-------------------------------|----------------|
| <b>DUDEK, RYAN</b>                           |                               |                |
| 010720                                       | TUITION REIMBURSE             | 846.29         |
| Check Date 2/21/2020 Total For Check # 10432 |                               | 846.29         |
| <b>AFLAC-FLEXONE</b>                         |                               |                |
| 02212020                                     | AFLAC INSURANCE               | 270.51         |
| 02212020                                     | AFLAC INSURANCE               | 190.88         |
| 02212020                                     | AFLAC INSURANCE               | 385.26         |
| Check Date 2/21/2020 Total For Check # 10433 |                               | 846.65         |
| <b>NATIONWIDE RETIREMENT SOL</b>             |                               |                |
| 02212020                                     | 457 RETIREMENT                | 525.00         |
| 02212020                                     | 457 RETIREMENT                | 101.52         |
| Check Date 2/21/2020 Total For Check # 10434 |                               | 626.52         |
| <b>NATIONWIDE TRUST CO FSB</b>               |                               |                |
| 02212020                                     | PEHP CONTRIBUTIONS            | 409.59         |
| 02212020                                     | PEHP CONTRIBUTIONS            | 2,287.77       |
| 02212020                                     | PEHP CONTRIBUTIONS            | 589.76         |
| Check Date 2/21/2020 Total For Check # 10435 |                               | 3,287.12       |
| <b>STATE DISBURSEMENT UNIT</b>               |                               |                |
| 02212020                                     | CHILD SUPPORT PAYMENT         | 230.77         |
| Check Date 2/21/2020 Total For Check # 10436 |                               | 230.77         |
| <b>VSP ILLINOIS - 30048087</b>               |                               |                |
| 022120                                       | VSP VISION INSURANCE          | 141.40         |
| 022120                                       | VSP VISION INSURANCE          | 365.04         |
| Check Date 2/21/2020 Total For Check # 10437 |                               | 506.44         |
| <b>A BLOCK MARKETING INC</b>                 |                               |                |
| LC00015236                                   | WOOD CHIP DISPOSAL            | 30.00          |
| LC00015310                                   | WOOD CHIP DISPOSAL            | 30.00          |
| LC00015374                                   | WOOD CHIP DISPOSAL            | 30.00          |
| Check Date 3/3/2020 Total For Check # 10438  |                               | 90.00          |
| <b>AIR ONE EQUIPMENT</b>                     |                               |                |
| 152993                                       | QTRLY AIR COMPRESSOR TEST     | 145.00         |
| 153094                                       | METER CALIBRATION AND TEST    | 61.39          |
| 152996                                       | TEST AND CALIBRATION 5 SENSIT | 253.00         |
| Check Date 3/3/2020 Total For Check # 10439  |                               | 459.39         |





## Warrant Register 1715

| Invoice                                     | Description                    | Invoice/Amount |
|---|--------------------------------|----------------|
| <b>AMITA HEALTH</b>                         |                                |                |
| 012008-1                                    | DRUG SCREENING                 | 5.00           |
| 012008-1                                    | DRUG SCREENING                 | 60.00          |
| Check Date 3/3/2020 Total For Check # 10440 |                                | 65.00          |
| <b>ANDRES MEDICAL BILLING LT</b>            |                                |                |
| 248397                                      | JAN COLLECTIONS                | 2,965.41       |
| Check Date 3/3/2020 Total For Check # 10441 |                                | 2,965.41       |
| <b>AR SUPPLY INC</b>                        |                                |                |
| 5020763RI                                   | WASH AND WAX VEHICLE SOAP      | 258.50         |
| Check Date 3/3/2020 Total For Check # 10442 |                                | 258.50         |
| <b>ATLAS BOBCAT LLC</b>                     |                                |                |
| BH0710                                      | BOBCAT WINDOW                  | 565.40         |
| Check Date 3/3/2020 Total For Check # 10443 |                                | 565.40         |
| <b>BE PREPARED</b>                          |                                |                |
| 314040-a                                    | FEB20 ACTIVITIES               | 25.00          |
| 314040-a                                    | FEB20 ACTIVITIES               | 25.00          |
| Check Date 3/3/2020 Total For Check # 10444 |                                | 50.00          |
| <b>CARGILL INCORPORATED</b>                 |                                |                |
| 290525348                                   | BULK ROCK SALT                 | 8,185.37       |
| Check Date 3/3/2020 Total For Check # 10445 |                                | 8,185.37       |
| <b>CBC RESTAURANT CORP</b>                  |                                |                |
| 1495479                                     | OT PLOW MEAL 2/3/20            | 216.00         |
| 1544126                                     | OT PLOW MEAL 2/13/20           | 288.00         |
| Check Date 3/3/2020 Total For Check # 10446 |                                | 504.00         |
| <b>CDW-GOVERNMENT INC.</b>                  |                                |                |
| 5850945                                     | MONITOR REPLACE-INVESTIGATIONS | 1,737.00       |
| Check Date 3/3/2020 Total For Check # 10447 |                                | 1,737.00       |
| <b>CINTAS CORPORATION 769</b>               |                                |                |
| 4041957635                                  | MAT SERVICE                    | 22.85          |
| 4041957635                                  | MAT SERVICE                    | 27.42          |
| 4041957635                                  | MAT SERVICE                    | 21.39          |
| 4041957635                                  | MAT SERVICE                    | 12.15          |
| 4041957635                                  | MAT SERVICE                    | 46.07          |
| 4041957635                                  | MAT SERVICE                    | 42.97          |
| 4043149952                                  | MAT SERVICE                    | 22.85          |
| 4043149952                                  | MAT SERVICE                    | 27.42          |
| 4043149952                                  | MAT SERVICE                    | 21.39          |





## Warrant Register 1715

| Invoice                                     | Description              | Invoice/Amount |
|---|--------------------------|----------------|
| 4043149952                                  | MAT SERVICE              | 12.15          |
| 4043149952                                  | MAT SERVICE              | 46.07          |
| 4043149952                                  | MAT SERVICE              | 42.97          |
| Check Date 3/3/2020 Total For Check # 10448 |                          | 345.70         |
| <b>CITY ELECTRIC SUPPLY-CES</b>             |                          |                |
| ROM/051230                                  | POLICE CAMERA POLES      | 2,071.92       |
| Check Date 3/3/2020 Total For Check # 10449 |                          | 2,071.92       |
| <b>CLARK BAIRD SMITH LLP</b>                |                          |                |
| 12266                                       | LEGAL FEES-JAN           | 2,890.00       |
| Check Date 3/3/2020 Total For Check # 10450 |                          | 2,890.00       |
| <b>COMCAST</b>                              |                          |                |
| 8771201110009242-<br>FEB                    | PD/FIRE 2/16-3/15        | 69.78          |
| 8771201110009242-<br>FEB                    | PD/FIRE 2/16-3/15        | 69.77          |
| Check Date 3/3/2020 Total For Check # 10451 |                          | 139.55         |
| <b>COMED</b>                                |                          |                |
| 8521400008-JAN20                            | WATER PLANT              | 35.56          |
| 8605174005-JAN20                            | BROOK PARK               | 385.78         |
| 8689206002-JAN20                            | ELEANOR PARK             | 38.25          |
| 8689480008-JAN20                            | STOUGH PARK              | 19.40          |
| 8689640004-JAN20                            | BURNS FIELD              | 24.30          |
| 0015093062-JAN20                            | 57TH STREET              | 464.47         |
| 0203017056-JAN20                            | WARMING HOUSE/PADDLE HUT | 345.81         |
| 0203065105-JAN20                            | CHESTNUT PARKING         | 44.53          |
| 0381057101-JAN20                            | CLOCK TOWER              | 25.69          |
| 0395122068-JAN20                            | STREET LIGHTS            | 66.19          |
| 0471095066-JAN20                            | FOUNTAIN                 | 119.68         |
| 0499147045-JAN20                            | BURLINGTON PARK          | 91.86          |
| 0639032045-JAN20                            | ROBBINS PARK             | 19.83          |
| 0697168013-JAN20                            | STREET LIGHTS            | 42.53          |
| 0795341007-JAN20                            | YOUTH CENTER             | 113.88         |
| 0825110049-JAN20                            | PD CAMERA-440 E OGDEN    | 32.19          |
| 1107024145-JAN20                            | LANDSCAPE LIGHTS 650     | 27.50          |
| 1653148069-JAN20                            | TRAFFIC SIGNALS          | 101.13         |
| 1993023010-JAN20                            | RADIO EQUIPMENT FD       | 226.34         |
| 2378029015-JAN20                            | WASHINGTON               | 41.53          |
| 6583006139-JAN20                            | BURLINGTON PARK          | 25.23          |





## Warrant Register 1715

| Invoice                                     | Description                        | Invoice/Amount |
|---|------------------------------------|----------------|
| 7011157008-JAN20                            | NS CBQ RR                          | 31.86          |
| 7011378007-JAN20                            | PIERCE PARK                        | 220.62         |
| 7011481018-JAN20                            | WALNUT STREET                      | 26.24          |
| 7261620005-JAN20                            | SAFETY TOWN                        | 20.39          |
| Check Date 3/3/2020 Total For Check # 10452 |                                    | 2,590.79       |
| <b>COMED</b>                                |                                    |                |
| 8521083007-JAN20                            | ROBBINS PARK                       | 751.29         |
| 8521342001-JAN20                            | TRAIN STATION                      | 882.06         |
| 8605437007-JAN20                            | POOL                               | 571.77         |
| 0075151076-JAN20                            | ELEANOR PARK                       | 1,074.54       |
| 0417073048-JAN20                            | 314 SYMONDS DR                     | 525.71         |
| 2425068008-JAN20                            | VEECK PARK                         | 476.35         |
| 3454039030-JAN20                            | VEECK PARK-WP                      | 1,202.39       |
| 7093551008-JAN20                            | KLM LODGE                          | 961.01         |
| 7093551008-JAN20                            | KLM LODGE                          | 240.25         |
| Check Date 3/3/2020 Total For Check # 10453 |                                    | 6,685.37       |
| <b>COMMERCIAL COFFEE SERVICE</b>            |                                    |                |
| 157087                                      | BREAKFAST COFFEE                   | 39.00          |
| 157087                                      | BREAKFAST COFFEE                   | 39.00          |
| 157088                                      | COFFEE PS BREAK ROOM               | 117.00         |
| Check Date 3/3/2020 Total For Check # 10454 |                                    | 195.00         |
| <b>CONRAD POLYGRAPH, INC</b>                |                                    |                |
| 3817  | POLYGRAPHS EXAMS                   | 1,440.00       |
| Check Date 3/3/2020 Total For Check # 10455 |                                    | 1,440.00       |
| <b>CONSTELLATION NEWENERGY</b>              |                                    |                |
| 16633515401                                 | STREET LIGHT-12/20-1/24 1653148050 | 8,221.41       |
| 16606371801                                 | 908 ELM 12/17-1/21/20              | 441.61         |
| 16622797701                                 | 53 VILLAGE PL-12/16-1/17/20        | 836.50         |
| Check Date 3/3/2020 Total For Check # 10456 |                                    | 9,499.52       |
| <b>CORE &amp; MAIN LP</b>                   |                                    |                |
| L801643                                     | 1 1/2" OMNI WATER METERS           | 1,515.00       |
| Check Date 3/3/2020 Total For Check # 10457 |                                    | 1,515.00       |
| <b>COURTNEYS SAFETY LANE</b>                |                                    |                |
| 301158741                                   | SAFETY INSPECTION #12              | 40.50          |
| 301158742                                   | SAFETY INSPECTION #16              | 40.50          |
| Check Date 3/3/2020 Total For Check # 10458 |                                    | 81.00          |





## Warrant Register 1715

| Invoice                                     | Description                          | Invoice/Amount |
|---|--------------------------------------|----------------|
| <b>DAILY HERALD PADDOCK PUB</b>             |                                      |                |
| 42011                                       | LEGAL AD'S                           | 78.20          |
| 42011                                       | LEGAL AD'S                           | 87.40          |
| Check Date 3/3/2020 Total For Check # 10459 |                                      | 165.60         |
| <b>DAVE SOLTWISCH PLUMBING</b>              |                                      |                |
| 6   | REPLACE 1970 GROUND WATER SUMP PUMPS | 1,982.75       |
| 6   | REPLACE 1970 GROUND WATER SUMP PUMPS | 2,320.25       |
| Check Date 3/3/2020 Total For Check # 10460 |                                      | 4,303.00       |
| <b>DEETER, DAN</b>                          |                                      |                |
| 8AA0D5E878D                                 | EDUCATION TRAINING                   | 45.00          |
| Check Date 3/3/2020 Total For Check # 10461 |                                      | 45.00          |
| <b>DUPAGE COUNTY ANIMAL SVCS</b>            |                                      |                |
| 5788  | EUTHANSIZE A CAT                     | 75.00          |
| Check Date 3/3/2020 Total For Check # 10462 |                                      | 75.00          |
| <b>DUPAGE COUNTY RECORDER</b>               |                                      |                |
| R2020-004408-004419                         | RECORDING FEES-JAN20                 | 792.00         |
| Check Date 3/3/2020 Total For Check # 10463 |                                      | 792.00         |
| <b>ENHANCED PERFORMANCE</b>                 |                                      |                |
| 180582                                      | PROMO ITEMS 2020                     | 1,476.58       |
| Check Date 3/3/2020 Total For Check # 10464 |                                      | 1,476.58       |
| <b>ETP LABS, INC</b>                        |                                      |                |
| 20-134276                                   | MONTHLY DISTRIBUTION SAMPLES         | 204.00         |
| Check Date 3/3/2020 Total For Check # 10465 |                                      | 204.00         |
| <b>EXPERT CHEMICAL &amp; SUPPLY</b>         |                                      |                |
| 851082                                      | UNIFORM ALLOW-MCGINNIS               | 93.00          |
| Check Date 3/3/2020 Total For Check # 10466 |                                      | 93.00          |
| <b>FACTORY MOTOR PARTS CO.</b>              |                                      |                |
| 50-2708848                                  | FILTERS AND OIL                      | 136.14         |
| 50-2708848                                  | FILTERS AND OIL                      | 108.48         |
| 50-2708848                                  | FILTERS AND OIL                      | 13.96          |
| 50-2708848                                  | FILTERS AND OIL                      | 13.96          |
| 50-2708848                                  | FILTERS AND OIL                      | 13.96          |
| 50-2718248                                  | RADIATOR HOSE                        | 60.19          |
| 50-2718261                                  | DEF FLUID/WIPER BLADES               | 172.72         |
| 50-2721093                                  | BLOWER MOTOR/RESISTOR #825           | 142.01         |
| Check Date 3/3/2020 Total For Check # 10467 |                                      | 661.42         |



**Warrant Register 1715**

| Invoice  | Description                 | Invoice/Amount |
|--|-----------------------------|----------------|
| <b>FULLERS HOME &amp; HARDWARE</b>                 |                             |                |
| 173-JAN20  | MISCELLANEOUS HARDWARE      | 107.46         |
| 173-JAN20  | MISCELLANEOUS HARDWARE      | 5.02           |
| 173-JAN20  | MISCELLANEOUS HARDWARE      | 16.17          |
| 173-JAN20  | MISCELLANEOUS HARDWARE      | 4.56           |
| 173-JAN20  | MISCELLANEOUS HARDWARE      | 22.99          |
| <b>Check Date 3/3/2020 Total For Check # 10468</b> |                             | <b>156.20</b>  |
| <b>FULLERS SERVICE CENTER IN</b>                   |                             |                |
| 175-JAN20  | JANUARY CAR WASHES          | 144.00         |
| <b>Check Date 3/3/2020 Total For Check # 10469</b> |                             | <b>144.00</b>  |
| <b>GALLS</b>                                       |                             |                |
| 014842092  | EAR PIECE-SUSMARSKI         | 99.99          |
| <b>Check Date 3/3/2020 Total For Check # 10470</b> |                             | <b>99.99</b>   |
| <b>GRAINGER, INC.</b>                              |                             |                |
| 9427132759   | BATTERIES JULIE LOCATOR     | 14.46          |
| <b>Check Date 3/3/2020 Total For Check # 10471</b> |                             | <b>14.46</b>   |
| <b>HEALTH INSPECT PROF INC</b>                     |                             |                |
| 372  | COOK COUNTY HLT INSP        | 515.00         |
| <b>Check Date 3/3/2020 Total For Check # 10472</b> |                             | <b>515.00</b>  |
| <b>HOME DEPOT CREDIT SERVICE</b>                   |                             |                |
| JAN20  | MISC SUPPLIES               | 39.70          |
| JAN20  | MISC SUPPLIES               | 279.00         |
| JAN20  | MISC SUPPLIES               | 23.39          |
| JAN20  | MISC SUPPLIES               | 13.10          |
| JAN20  | MISC SUPPLIES               | 8.96           |
| JAN20  | MISC SUPPLIES               | 24.98          |
| JAN20  | MISC SUPPLIES               | 35.12          |
| JAN20  | MISC SUPPLIES               | 23.88          |
| JAN20  | MISC SUPPLIES               | 21.97          |
| JAN20  | MISC SUPPLIES               | 4.18           |
| <b>Check Date 3/3/2020 Total For Check # 10473</b> |                             | <b>474.28</b>  |
| <b>HR GREEN INC</b>                                |                             |                |
| 132345   | 2019 E CHGO DRAINAGE DESIGN | 14,012.06      |
| 132215   | 2019 INFRASTRUCTURE PROJ    | 5,619.24       |
| 132346   | 2020 INFRASTRUCTURE DESIGN  | 13,026.00      |
| 131564   | 2019 INFRASTRUCTURE PROJ    | 24,486.64      |
| 129754   | 2020 INFRASTRUCTURE DESIGN  | 25,338.50      |





## Warrant Register 1715

| Invoice                          | Description                                 | Invoice/Amount |
|----------------------------------|---|----------------|
| 131625                           | 2020 INFRASTRUCTURE DESIGN                  | 5,108.84       |
| 131626                           | 2019 E CHGO DRAINAGE CORRIDOR               | 22,125.21      |
|                                  | Check Date 3/3/2020 Total For Check # 10474 | 109,716.49     |
| <b>ILLCO, INC.</b>               |   |                |
| 2493579                          | BUILDINGS MAINTENANCE                       | 77.43          |
|                                  | Check Date 3/3/2020 Total For Check # 10475 | 77.43          |
| <b>ILLINOIS ASSOCIATION OF</b>   |   |                |
| 4421                             | MEMBERSHIP DUES-KING                        | 95.00          |
|                                  | Check Date 3/3/2020 Total For Check # 10476 | 95.00          |
| <b>INDUSTRIAL ELECTRIC</b>       |   |                |
| 5411                             | 1" COUPLING FOR PD LPR                      | 21.74          |
|                                  | Check Date 3/3/2020 Total For Check # 10477 | 21.74          |
| <b>INDUSTRIAL SYSTEMS, LTD</b>   |   |                |
| 22351                            | THERMAL POINT-PRE TREAT                     | 4,860.00       |
|                                  | Check Date 3/3/2020 Total For Check # 10478 | 4,860.00       |
| <b>INTERNATIONAL EXTERMINATO</b> |   |                |
| 02-2008                          | FEB PEST CONTROL                            | 40.00          |
| 02-2008                          | FEB PEST CONTROL                            | 40.00          |
| 02-2008                          | FEB PEST CONTROL                            | 113.00         |
| 02-2008                          | FEB PEST CONTROL                            | 40.00          |
| 02-2008                          | FEB PEST CONTROL                            | 40.00          |
|                                  | Check Date 3/3/2020 Total For Check # 10479 | 273.00         |
| <b>IRMA</b>                      |   |                |
| SALES0018115                     | JAN DEDUCTIBLE                              | 33.45          |
| SALES0018115                     | JAN DEDUCTIBLE                              | 2,760.00       |
| IVC0011574                       | VOLUNTEER COVERAGE                          | 425.00         |
| IVC0011574                       | VOLUNTEER COVERAGE                          | 425.00         |
| IVC0011558                       | IRMA TRAINING                               | 300.00         |
| IVC0011626                       | UNDERGROUND STORAGE TANK                    | 354.50         |
| IVC0011626                       | UNDERGROUND STORAGE TANK                    | 677.09         |
| IVC0011626                       | UNDERGROUND STORAGE TANK                    | 677.09         |
|                                  | Check Date 3/3/2020 Total For Check # 10480 | 5,652.13       |
| <b>J &amp; L ENGRAVING</b>       |   |                |
| 2728                             | PASSPORT TAGS & RADO TAGS                   | 21.25          |
|                                  | Check Date 3/3/2020 Total For Check # 10481 | 21.25          |





## Warrant Register 1715

| Invoice                                     | Description                   | Invoice/Amount |
|---|-------------------------------|----------------|
| <b>J.G. UNIFORMS</b>                        |                               |                |
| 68059                                       | UNIFORM ALLOW-WODKA           | 175.00         |
| 68057                                       | UNIFORM ALLOW-RODRIGUEZ       | 188.06         |
| Check Date 3/3/2020 Total For Check # 10482 |                               | 363.06         |
| <b>JAMES J BENES &amp; ASSOC INC</b>        |                               |                |
| PAY #9 JAN20                                | FY19-20 3RD PARTY REVIEWS     | 2,400.00       |
| Check Date 3/3/2020 Total For Check # 10483 |                               | 2,400.00       |
| <b>KLEIN, THORPE, JENKINS LTD</b>           |                               |                |
| 208341-208349                               | LEGAL FEES THRU 1/31/20       | 15,781.10      |
| Check Date 3/3/2020 Total For Check # 10484 |                               | 15,781.10      |
| <b>LANDMARK ENGINEERING LLC</b>             |                               |                |
| 112544                                      | BOUNDARY SURVEY W/TREES       | 2,250.00       |
| Check Date 3/3/2020 Total For Check # 10485 |                               | 2,250.00       |
| <b>LINCHPIN SEO</b>                         |                               |                |
| 16093                                       | KLM MARKETING FEB20           | 400.00         |
| Check Date 3/3/2020 Total For Check # 10486 |                               | 400.00         |
| <b>MARATHON SPORTSWEAR</b>                  |                               |                |
| 45756                                       | SPRING T-BALL LEAGUE T-SHIRTS | 556.09         |
| Check Date 3/3/2020 Total For Check # 10487 |                               | 556.09         |
| <b>MCR MEDICAL SUPPLY INC</b>               |                               |                |
| 7968  | NEW CPR MANNEQUINS            | 567.94         |
| Check Date 3/3/2020 Total For Check # 10488 |                               | 567.94         |
| <b>MENARDS</b>                              |                               |                |
| 43123                                       | STORM SEWER PIPE              | 87.00          |
| 43277                                       | MISCELLANEOUS HARDWARE        | 14.94          |
| 43277                                       | MISCELLANEOUS HARDWARE        | 55.98          |
| 43277                                       | MISCELLANEOUS HARDWARE        | 8.99           |
| 43277                                       | MISCELLANEOUS HARDWARE        | 8.99           |
| Check Date 3/3/2020 Total For Check # 10489 |                               | 175.90         |
| <b>MENNON RUBBER &amp; SAFETY</b>           |                               |                |
| 38047                                       | RAIN JACKET PPE               | 157.43         |
| Check Date 3/3/2020 Total For Check # 10490 |                               | 157.43         |
| <b>MINER ELECTRONICS</b>                    |                               |                |
| 15193                                       | LOADER RADIO INSTALL          | 493.00         |
| Check Date 3/3/2020 Total For Check # 10491 |                               | 493.00         |





## Warrant Register 1715

| Invoice                         | Description                                  | Invoice/Amount |
|---------------------------------|--|----------------|
| <b>MUNICIPAL EMERGENCY SVCS</b> |  |                |
| IN1423555                       | PER BID DOCUMENT #1665 VOB APPROVED 1/7/2020 | 168,287.00     |
|                                 | Check Date 3/3/2020 Total For Check # 10492  | 168,287.00     |
| <b>MUNICIPAL FLEET MANAGERS</b> |  |                |
| 20-040                          | ANNUAL MEMBERSHIP                            | 30.00          |
|                                 | Check Date 3/3/2020 Total For Check # 10493  | 30.00          |
| <b>NAPA AUTO PARTS</b>          |  |                |
| 4343-647425                     | BACK-UP ALARM #12                            | 38.77          |
| 4343-647553                     | PURPLE POWER CAR WASH                        | 14.58          |
|                                 | Check Date 3/3/2020 Total For Check # 10494  | 53.35          |
| <b>NELS J JOHNSON TREE EXPT</b> |  |                |
| 131508                          | TREE PRUNING                                 | 7,677.25       |
|                                 | Check Date 3/3/2020 Total For Check # 10495  | 7,677.25       |
| <b>BARADARAN-AMINI, SAHAR</b>   |  |                |
| 210672                          | CLASS CANCEL                                 | 9.00           |
| 210672                          | CLASS CANCEL                                 | 46.00          |
|                                 | Check Date 3/3/2020 Total For Check # 10496  | 55.00          |
| <b>DRISCOLL, SEAN</b>           |  |                |
| 210644                          | SKI TRIP CANCEL-#210644                      | 79.00          |
|                                 | Check Date 3/3/2020 Total For Check # 10497  | 79.00          |
| <b>MACDIARMID, ANN</b>          |  |                |
| 210642                          | SKI TRIP CANCEL-#210642                      | 117.00         |
|                                 | Check Date 3/3/2020 Total For Check # 10498  | 117.00         |
| <b>ORTEGA, ADELA</b>            |  |                |
| 26698                           | KLM SECURITY DEP-EN200130 #26698             | 200.00         |
|                                 | Check Date 3/3/2020 Total For Check # 10499  | 200.00         |
| <b>SCHMIDT, BOB</b>             |  |                |
| 26695                           | KLM SEC DEP-EN200712 #26695                  | 250.00         |
|                                 | Check Date 3/3/2020 Total For Check # 10500  | 250.00         |
| <b>SHINING SMILES</b>           |  |                |
| 26697                           | KLM SEC DEP-EN200208 #26697                  | 500.00         |
|                                 | Check Date 3/3/2020 Total For Check # 10501  | 500.00         |
| <b>SMITH, GALE</b>              |  |                |
| 210653                          | SKI TRIP CANCEL-#210653                      | 117.00         |
|                                 | Check Date 3/3/2020 Total For Check # 10502  | 117.00         |





## Warrant Register 1715

| Invoice                             | Description                                 | Invoice/Amount |
|-------------------------------------|---|----------------|
| <b>ORACLE AMERICA INC</b>           |   |                |
| 44659128                            | SQL   | 43.31          |
|                                     | Check Date 3/3/2020 Total For Check # 10503 | 43.31          |
| <b>ORBIS SOLUTIONS</b>              |   |                |
| 5569861                             | EMERG IT SUPPORT                            | 875.00         |
|                                     | Check Date 3/3/2020 Total For Check # 10504 | 875.00         |
| <b>PRAXAIR DISTRIBUTION, INC</b>    |   |                |
| 94362662                            | CYLINDER RENTAL                             | 116.25         |
|                                     | Check Date 3/3/2020 Total For Check # 10505 | 116.25         |
| <b>PREMIER OCCUPATIONAL HLTH</b>    |   |                |
| 85226                               | DRUG SCREENING                              | 200.00         |
|                                     | Check Date 3/3/2020 Total For Check # 10506 | 200.00         |
| <b>RAILROAD MANAGEMENT CO</b>       |   |                |
| 411315                              | 6" STORM PIPE RR EASEMENT RENT              | 691.54         |
|                                     | Check Date 3/3/2020 Total For Check # 10507 | 691.54         |
| <b>RED WING BUSINESS ADVANTA</b>    |   |                |
| 20200210019991                      | UNIFORM BOOTS                               | 220.49         |
| 81103                               | STATION BOOTS FOR JASMEET                   | 267.78         |
|                                     | Check Date 3/3/2020 Total For Check # 10508 | 488.27         |
| <b>REILLY GREEN MOUNTAIN</b>        |   |                |
| 16026                               | COURT IMPROVEMENTS BURNS                    | 9,203.74       |
| 16025                               | KLM PARK IMPROVEMENTS VOB APPROVED 7/16/19  | 29,475.81      |
|                                     | Check Date 3/3/2020 Total For Check # 10509 | 38,679.55      |
| <b>ROEHN, RICH</b>                  |   |                |
| 004300003727                        | SUPPLIES                                    | 50.48          |
|                                     | Check Date 3/3/2020 Total For Check # 10510 | 50.48          |
| <b>RYAN AND RYAN</b>                |   |                |
| 020520                              | LEGAL SVCS 9/3-2/3                          | 5,225.00       |
|                                     | Check Date 3/3/2020 Total For Check # 10511 | 5,225.00       |
| <b>SAFETY-KLEEN SYSTEMS, INC</b>    |   |                |
| 82195459                            | PARTS CLEANER/WASTE OIL                     | 269.31         |
|                                     | Check Date 3/3/2020 Total For Check # 10512 | 269.31         |
| <b>SERVICE FORMS &amp; GRAPHICS</b> |   |                |
| 82891                               | BUSINESS CARDS                              | 131.96         |
|                                     | Check Date 3/3/2020 Total For Check # 10513 | 131.96         |





## Warrant Register 1715

| Invoice                          | Description                                 | Invoice/Amount |
|----------------------------------|---|----------------|
| <b>SIKICH, LLP</b>               |   |                |
| 422605                           | AUDIT OF FINANCIAL STATEMENT                | 4,500.00       |
|                                  | Check Date 3/3/2020 Total For Check # 10514 | 4,500.00       |
| <b>SOIL AND MATERIAL CONSULT</b> |   |                |
| 45020                            | QA/QC MATERIALS TESTING FOR DECK            | 3,825.00       |
|                                  | Check Date 3/3/2020 Total For Check # 10515 | 3,825.00       |
| <b>STEVE PIPER &amp; SONS</b>    |   |                |
| 14561                            | STUMP GRINDING                              | 340.20         |
|                                  | Check Date 3/3/2020 Total For Check # 10516 | 340.20         |
| <b>STREICHERS</b>                |   |                |
| I1410266                         | GO BAG SUPPLIES                             | 71.85          |
|                                  | Check Date 3/3/2020 Total For Check # 10517 | 71.85          |
| <b>SUBURBAN BLDG OFF CONF</b>    |   |                |
| 022020                           | SBOC SPRING SCHOOL                          | 2,375.00       |
| 021320                           | INTL BUILDING CODE SEMINAR                  | 60.00          |
|                                  | Check Date 3/3/2020 Total For Check # 10518 | 2,435.00       |
| <b>SUBURBAN DOOR CHECK</b>       |   |                |
| IN523308                         | VH MAINTENANCE                              | 332.80         |
| IN523308                         | VH MAINTENANCE                              | 319.80         |
|                                  | Check Date 3/3/2020 Total For Check # 10519 | 652.60         |
| <b>THE HINSDALEAN</b>            |   |                |
| 7169                             | PUBLIC HEARING                              | 70.00          |
| 7204                             | #HPC-01-2020                                | 176.00         |
| 7204-1                           | #HPC-02-2020                                | 176.00         |
| 7204-2                           | #HPC-03-2020                                | 168.00         |
|                                  | Check Date 3/3/2020 Total For Check # 10520 | 590.00         |
| <b>THE KNOT INC</b>              |   |                |
| INV01181502                      | FEB-AUG 20 KNOT SERVICE                     | 2,490.00       |
|                                  | Check Date 3/3/2020 Total For Check # 10521 | 2,490.00       |
| <b>THE LAW OFFICES OF</b>        |   |                |
| H-2-20-2020                      | ADMIN HEARINGS-TOWINGS                      | 150.00         |
|                                  | Check Date 3/3/2020 Total For Check # 10522 | 150.00         |
| <b>THIRD MILLENIUM</b>           |   |                |
| 24392                            | VEHICLE STICKER MAR-APR-MAY                 | 450.00         |
|                                  | Check Date 3/3/2020 Total For Check # 10523 | 450.00         |




**Warrant Register 1715**

| Invoice                        | Description                                 | Invoice/Amount |
|--------------------------------|---|----------------|
| <b>THOMSON REUTERS WEST</b>    |   |                |
| 841750757                      | JAN CLEAR CHARGES                           | 201.75         |
|                                | Check Date 3/3/2020 Total For Check # 10524 | 201.75         |
| <b>TOSHIBA BUSINESS</b>        |   |                |
| 5192108                        | MAINT COPIER-11/1-1/31/20                   | 211.91         |
| 5192887                        | MAINT COPIER PW 11/1-1/31/20                | 73.08          |
|                                | Check Date 3/3/2020 Total For Check # 10525 | 284.99         |
| <b>TOTAL PARKING SOLUTIONS</b> |   |                |
| 104848                         | PAYBOX PAPER                                | 320.00         |
|                                | Check Date 3/3/2020 Total For Check # 10526 | 320.00         |
| <b>TRANE</b>                   |   |                |
| 7643840                        | V-BELTS S WATER PLANT                       | 17.54          |
| 7660328                        | NORTH UNIT FILTER PADS                      | 69.60          |
|                                | Check Date 3/3/2020 Total For Check # 10527 | 87.14          |
| <b>TRESSLER, LLP</b>           |   |                |
| 413746                         | PROF FEES THRU 1/31/20                      | 1,500.00       |
| 413747                         | PROF FEES THRU 1/31/20                      | 1,440.00       |
|                                | Check Date 3/3/2020 Total For Check # 10528 | 2,940.00       |
| <b>TRUSTWORTHY CLEANING</b>    |   |                |
| 13                             | LODGE CLEANINGS                             | 1,485.00       |
|                                | Check Date 3/3/2020 Total For Check # 10529 | 1,485.00       |
| <b>TYLER TECHNOLOGIES, INC</b> |   |                |
| 045-291474                     | AP CHECKS CONVERSION                        | 3,000.00       |
| 045-292676                     | SAAS CONTRACT IMPLEMENT                     | 5,462.44       |
|                                | Check Date 3/3/2020 Total For Check # 10530 | 8,462.44       |
| <b>ULINE</b>                   |   |                |
| 116646206                      | CONVEX MIRROR                               | 148.43         |
|                                | Check Date 3/3/2020 Total For Check # 10531 | 148.43         |
| <b>UNDERGROUND PIPE</b>        |   |                |
| 40538                          | 6" FILTER SOCK                              | 100.00         |
|                                | Check Date 3/3/2020 Total For Check # 10532 | 100.00         |
| <b>VANNORSDEL, DAVID</b>       |   |                |
| FEB-20                         | CONSULTING 2/1-2/28                         | 8,000.00       |
|                                | Check Date 3/3/2020 Total For Check # 10533 | 8,000.00       |
| <b>VERIZON WIRELESS</b>        |   |                |
| 9847263855                     | MACHINE TO MACHINE ACTIVITY                 | 38.01          |



**Warrant Register 1715**

| Invoice                                     | Description                   | Invoice/Amount |
|---|-------------------------------|----------------|
| 9847263855                                  | MACHINE TO MACHINE ACTIVITY   | 50.04          |
| 9846972197                                  | PHONE CHARGES                 | 189.01         |
| 9846972197                                  | PHONE CHARGES                 | 379.06         |
| 9846972197                                  | PHONE CHARGES                 | 122.90         |
| Check Date 3/3/2020 Total For Check # 10534 |                               | 779.02         |
| <b>WAREHOUSE DIRECT INC</b>                 |                               |                |
| 4569152-0                                   | OFFICE SUPPLIES               | 89.50          |
| 4565972-0                                   | OFFICE SUPPLIES               | 360.94         |
| 4565972-0                                   | OFFICE SUPPLIES               | 176.81         |
| 4565972-0                                   | OFFICE SUPPLIES               | 122.04         |
| 4567081-0                                   | KLM OFFICE SUPPLIES           | 5.29           |
| 4564546-0                                   | JANITORIAL SUPPLIES           | 478.47         |
| 4566818-0                                   | JANITORIAL SUPPLIES           | 74.00          |
| 4547443-0                                   | TONER FOR JULIE PRINTER       | 92.70          |
| 4551993-0                                   | JANITORIAL SUPPLIES           | 46.16          |
| 4573124-0                                   | OFFICE SUPPLIES               | 272.31         |
| Check Date 3/3/2020 Total For Check # 10535 |                               | 1,718.22       |
| <b>WESTMONT PARK DISTRICT</b>               |                               |                |
| 19022020                                    | JAN 20 GYMNASTICS             | 210.00         |
| Check Date 3/3/2020 Total For Check # 10536 |                               | 210.00         |
| <b>WESTSIDE TRACTOR</b>                     |                               |                |
| N89639                                      | 4&1 TONE HOOKS FOR ENDLOADER  | 207.39         |
| N89680                                      | 1 TON HOOK FOR THE END LOADER | 72.24          |
| Check Date 3/3/2020 Total For Check # 10537 |                               | 279.63         |
| <b>WILLOWBROOK FORD INC</b>                 |                               |                |
| 5144193                                     | UNIT #32 BODY INSULATOR       | 50.89          |
| 5144042                                     | UNIT #843 GLOVE BOX DOOR STOP | 20.16          |
| 5144041                                     | #U84 VACUUM TUBES             | 54.70          |
| Check Date 3/3/2020 Total For Check # 10538 |                               | 125.75         |
| <b>YIAYIAS PANCAKE HOUSE</b>                |                               |                |
| 219894                                      | OT PLOW MEAL                  | 27.46          |
| 219038                                      | OT PLOW MEAL 2/6/20           | 42.73          |
| 219048                                      | OT PLOW MEAL 2/6/20           | 121.26         |
| 219145                                      | OT PLOW MEAL 2/7/20           | 124.11         |
| Check Date 3/3/2020 Total For Check # 10539 |                               | 315.56         |
| Total For ALL Checks                        |                               | 476,945.00     |





**REQUEST FOR BOARD ACTION**  
Administration

**AGENDA SECTION:** Consent Agenda – ACA  
**SUBJECT:** Approval of street closures for 2020 Fuelfed coffee and classics car events  
**MEETING DATE:** March 3, 2020  
**FROM:** Heather Bereckis, Superintendent of Parks & Recreation

---

**Recommended Motion**

Approve a street closure on Chicago Avenue and Burlington Drive from Washington Street to Garfield Street on Sunday, May 17, 2020, Sunday, July 12, 2020, and Sunday, September 13, 2020 for a Fuelfed coffee and classics car event.

**Background**

Staff is in receipt of a request from Lorraine Hughes who is the Vice President of Fuelfed, Inc. regarding an event called Fuelfed Coffee and Classics. The event consists of Fuelfed members gathering with their classic European vehicles. The proposed dates of the event are Sunday, May 17, 2020, Sunday, July 12, 2020, and Sunday, September 13, 2020, from 9:00 a.m. to 11:00 a.m. It is requested that set-up begins at 8:00 a.m. and tear down begins at 11:00 a.m. If approved, the event would take place on Chicago Avenue and Burlington Drive in between Washington Street and Garfield Street. The event is open to the public and free of charge.

Fuelfed requests that a coffee cart and a car book author be allowed to sell coffee/pastries and books respectively at the event. Fuelfed estimates between fifty and seventy cars at the event.

With prior approval from the Village Board of Trustees, the applicant started Fuelfed Coffee and Classics in downtown Hinsdale in 2017. Two events were held on Sundays in 2017, and three events were held on Sundays in 2018 and 2019. All events were well attended and positive feedback was received from the community.

**Discussion & Recommendation**

Staff recommends using Chicago Avenue and Burlington Drive for pedestrian safety and convenience as was done in 2017, 2018 and 2019. The event would take place during off-peak business hours and would have little impact on the traffic flow. In the event that Chicago Avenue and Burlington Drive are not approved by the Village Board, the Village parking lot on Washington Street just south of the Mobil station would be a second option.

Staff has verified that these events will not impact any scheduled Parks & Recreation activities in Burlington Park. As a backup location, staff has recommended the usage of the Village parking lot, to which Fuelfed representatives are amenable.

**Budget Impact**

The applicant is not requesting Village staff or resources for the event. Barriers to close streets will already be available for the weekly Farmer's Market events, and Fuelfed



staff indicated that they will move barriers as needed. Police staff will be available in the event that FuelFed requires assistance with moving the barriers.

**Village Board and/or Committee Action**

Trustee Hughes removed this item from the February 18, 2020 consent agenda, and the Board reviewed the item as a first read. Future FuelFed items will have two readings to allow community members time to review.

**Documents Attached**

1. FuelFed Coffee and Classics event application
2. Certificate of Insurance



**Village of Hinsdale  
Park Special Use Request**

Organization Making Request\*: Fuelfed, Inc.

Contact Information Name\*: Lorraine Hughes

Address\*: 5225 N Ravenswood Ave, Suite 201, Chicago, IL 60640

Daytime Phone\*: 312.401.1975

☐ FAX Number: 773.878.1940 You will need to phone first so we change the setting

☐ E-mail address\*: fuelfed2@gmail.com

***Application must include a schedule of events and a detailed site plan.***

**Facility/Park:** 1st choice: Street parking on E. Chicago Avenue / Burlington Avenue.

2nd choice (if construction): downtown Washington/Lincoln Hinsdale Metra Station Village commuter parking lot

**Location within Facility (Specific)\*:** 1st choice: E. Chicago Avenue / Burlington Avenue (Washington Street to Garfield Street, along Burlington Park). 2nd choice in case of construction: The Hinsdale Metra Station Village commuter parking lot in downtown Hinsdale between Lincoln and Washington Streets.

**Name of Event\*:** Fuelfed Coffee & Classics Hinsdale

**Event Description\*:** Fuelfed member gathering of classic European vehicles (prior to 1995) with a minor portion driving more recent European cars. The public is welcome to attend as spectators. Non-members may park in the event space if they meet the classic European vehicle criteria, and will be charged an entry fee.

**Date(s) of Event\*:** 5/17/2020, 7/12/2020, 9/13/2020

**Requested Time Period\*:** 9:00-11:00a (Setup begins at 8:15a.m./Tear Down @ 11:00a.m.)

Is your agency ☐ Non-Profit (provide Tax ID # \_\_\_\_\_)  
☒ For Profit

\* Required information

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*To be completed by the Village of Hinsdale*

Signature Approval of the Village Manager (or designee) \_\_\_\_\_

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

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***Important Notes for Applicants:*** This completed form must be received in the Superintendent of Parks & Recreation office a minimum of six weeks prior to the requested time period. Requests will be approved on an individual basis. ***Submitting a request does not guarantee the approval of said request.*** You will receive confirmation of approval. The fee is \$250 for park usage. The fee may increase based on scheduled activities or time frame of the event. If event is approved, a certificate of insurance from the host agency and vendors will be required.

Village of Hinsdale Parks and Recreation  
19 East Chicago Avenue, Hinsdale, IL 60521  
Phone: (630) 789-7090 Fax: (630) 789-7016





# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

02/07/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER  
Hagerty Insurance Agency LLC  
141 River's Edge Drive  
Traverse City MI 49684-3265

CONTACT  
NAME:PHONE  
(A/C, No, Ext): (800) 922-4050FAX  
(A/C, No):E-MAIL  
ADDRESS:

INSURER(S) AFFORDING COVERAGE

NAIC #

INSURER A: Markel Insurance Company

38970

INSURER B:

INSURER C:

INSURER D:

INSURER E:

INSURER F:

INSURED  
Fuelfed

5225 N Ravenswood Ave #201

Chicago IL 60640

## COVERAGES

CERTIFICATE NUMBER: Cert ID 4792

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR<br>LTR | TYPE OF INSURANCE   | ADDL<br>INSR | SUBR<br>WVD | POLICY NUMBER | POLICY EFF<br>(MM/DD/YYYY) | POLICY EXP<br>(MM/DD/YYYY) | LIMITS   |
|-------------|---|--------------|-------------|---------------|----------------------------|----------------------------|--|
| A           | <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY  |              |             |               |                            |                            |  |
|             | <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR                            |              |             | CVG1593-03    | 01/01/2020                 | 01/01/2021                 | EACH OCCURRENCE \$ 1,000,000                         |
|             |   |              |             |               |                            |                            | DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 |
|             |   |              |             |               |                            |                            | MED EXP (Any one person) \$ 10,000                   |
|             |   |              |             |               |                            |                            | PERSONAL & ADV INJURY \$ 1,000,000                   |
|             |   |              |             |               |                            |                            | GENERAL AGGREGATE \$ 3,000,000                       |
|             |   |              |             |               |                            |                            | PRODUCTS - COMP/OP AGG \$ 1,000,000                  |
|             |   |              |             |               |                            |                            | \$   |
|             | GEN'L AGGREGATE LIMIT APPLIES PER:  |              |             |               |                            |                            |  |
|             | <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC |              |             |               |                            |                            |  |
|             | OTHER:  |              |             |               |                            |                            |  |
|             | AUTOMOBILE LIABILITY  |              |             |               |                            |                            |  |
|             | <input type="checkbox"/> ANY AUTO   |              |             |               |                            |                            | COMBINED SINGLE LIMIT (Ea accident) \$               |
|             | <input type="checkbox"/> OWNED AUTOS ONLY   |              |             |               |                            |                            | BODILY INJURY (Per person) \$                        |
|             | <input type="checkbox"/> HIRED AUTOS ONLY   |              |             |               |                            |                            | BODILY INJURY (Per accident) \$                      |
|             | <input type="checkbox"/> SCHEDULED AUTOS  |              |             |               |                            |                            | PROPERTY DAMAGE (Per accident) \$                    |
|             | <input type="checkbox"/> NON-OWNED AUTOS ONLY   |              |             |               |                            |                            | \$   |
|             | UMBRELLA LIAB   |              |             |               |                            |                            | EACH OCCURRENCE \$                                   |
|             | EXCESS LIAB   |              |             |               |                            |                            | AGGREGATE \$   |
|             | DED   |              |             |               |                            |                            | \$   |
|             | RETENTIONS  |              |             |               |                            |                            |  |
|             | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY   |              |             |               |                            |                            |  |
|             | ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)                               |              |             |               |                            |                            | PER STATUTE \$                                       |
|             | If yes, describe under DESCRIPTION OF OPERATIONS below  |              |             |               |                            |                            | OTH-ER \$  |
|             |   |              |             |               |                            |                            | E.L. EACH ACCIDENT \$                                |
|             |   |              |             |               |                            |                            | E.L. DISEASE - EA EMPLOYEE \$                        |
|             |   |              |             |               |                            |                            | E.L. DISEASE - POLICY LIMIT \$                       |
|             |   |              |             |               |                            |                            | \$   |
|             |   |              |             |               |                            |                            | \$   |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Include as additional insured: Certificate Holder but only with respects to the named insured's actions and / or negligence with regards to the Fuelfed Coffee & Classics to be held On Chicago Ave. and Burlington Dr (from Washington to Garfield) in downtown Hinsdale on 05/17/20, 07/12/20, and 09/13/20.

## CERTIFICATE HOLDER

## CANCELLATION

Village of Hinsdale  
19 E. Chicago Ave  
Hinsdale IL 60521

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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Public Services & Engineering

**AGENDA SECTION:** Consent Agenda – EPS

**SUBJECT:** Capital Equipment Purchase – Replacement Unit # 65 Utility Truck

**MEETING DATE:** March 3, 2020

**FROM:** Rich Roehn, Superintendent of Public Services  
Garrett Hummel, Administrative Analyst

---

**Recommended Motion**

Approve the purchase of a new Unit 65 utility truck (Roadway Division vehicle) utilizing the Suburban Purchasing Cooperative Agreement – Contract #178 with Currie Motors Commercial Center in the amount not to exceed \$49,201.

**Background**

The Village purchased the current Unit #65 utility truck in 2008. This piece of equipment has a useful life of between seven and ten (7-10) years. The current unit will be approximately twelve (12) years old at the time of replacement.

The new utility truck will be assigned to the Roadway Division. Unit #65 handles primarily snow operations, such as plowing parking lots, cul-de-sacs, and alleys. Public Services staff will also use the new truck for other tasks such as trailer hauling, special events and asphalt work.

**Discussion & Recommendation**

Public Services staff recommends purchasing the new utility truck to replace Unit #65 through the Suburban Purchasing Cooperative Agreement – Contract #178 with Currie Motors Commercial Center for an amount not to exceed \$49,201.

**Budget Impact**

Included in the CY 2020 Capital Budget (4200-7907) is \$60,000 to replace Unit #65. The purchase price for the new utility truck is \$49,201, which is \$10,799 under budget. The competitive bidding process is waived, as the Village will utilize the Suburban Purchasing Cooperative Agreement – Contract #178. The current Unit #65 will be transferred for use by the Fire Department.

Public Services will utilize an estimated \$3,000 of the \$10,799 remaining budget to equip the truck with a highway construction light and tools.

**Village Board and/or Committee Action**

Per the Village's approved meeting policy, this award is included on the Consent Agenda without the benefit of a First Reading because it meets the definition for a routine item: it is included in the approved budget, is under budget, and is less than \$500,000.

**Documents Attached**

1. Currie Motors Commercial Center Utility Truck Quote
2. Suburban Purchasing Cooperative Agreement Contract #178
3. Unit #65 Capital Improvement Project Budget Page

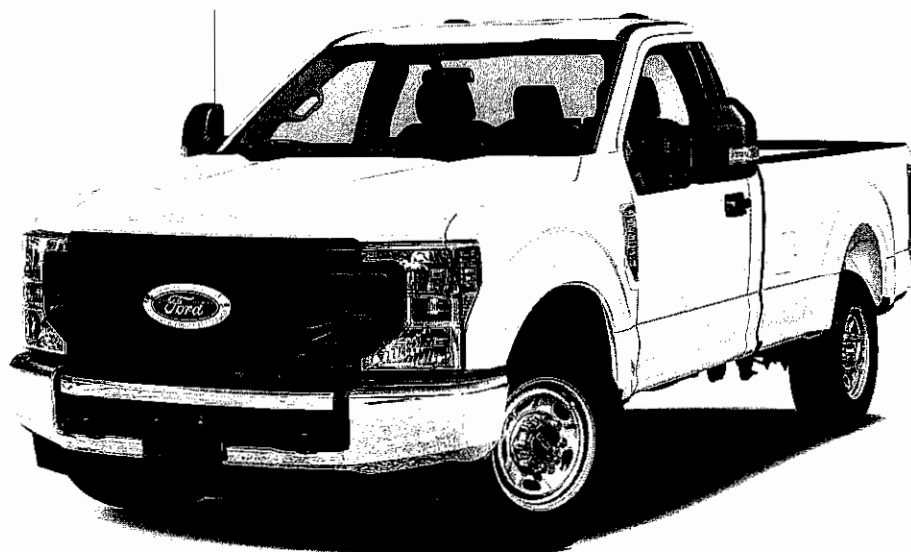


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2020 F-250 4x4 SD Super Cab 6.75' box 148" WB SRW XL (X2B)

Price Level: 35

---



**Client Proposal**

Prepared by:

Tom Colgan

Office: 630-877-5076

Email: [tom@curriemotors.com](mailto:tom@curriemotors.com)

Quote ID: F250HinsR

Date: 02/03/2020



Currie Commercial Center | 10125 W. Laraway, Frankfort, Illinois, 60423

Office: 815-464-9200





Prepared by: Tom Colgan  
02/03/2020

Currie Commercial Center | 10125 W. Laraway Frankfort Illinois | 60423

2020 F-250 4x4 SD Super Cab 6.75' box 148" WB SRW XL (X2B)

Price Level: 35 | Quote ID: F250HinsR

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Re: Quote ID F250HinsR 02/03/2020

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To Whom It May Concern,

Thank you very much for your interest in acquiring a vehicle from our dealership. We concur that your interest is well deserved. We hope that an outstanding product lineup and our dedication to customer service will enhance your ownership experience should you decide to buy a vehicle from us.

Attached, please find additional information that I hope will assist you in making a more informed decision. Please feel free to contact me at any time as I would truly appreciate the opportunity to be of service to you.

Sincerely,

**Tom Colgan**  
Fleet Consultant  
630-877-5076  
tom@curriemotors.com





Prepared by: Tom Colgan  
02/03/2020

Currie Commercial Center | 10125 W. Laraway Frankfort Illinois | 60423

2020 F-250 4x4 SD Super Cab 6.75' box 148" WB SRW XL (X2B)

Price Level: 35 | Quote ID: F250HinsR

## Warranty

### Standard Warranty

#### *Basic*

|          |              |        |           |
|----------|--------------|--------|-----------|
| Distance | 36,000 miles | Months | 36 months |
|----------|--------------|--------|-----------|

#### *Powertrain*

|          |              |        |           |
|----------|--------------|--------|-----------|
| Distance | 60,000 miles | Months | 60 months |
|----------|--------------|--------|-----------|

#### *Corrosion Perforation*

|          |                 |        |           |
|----------|-----------------|--------|-----------|
| Distance | Unlimited miles | Months | 60 months |
|----------|-----------------|--------|-----------|

#### *Roadside Assistance*

|          |              |        |           |
|----------|--------------|--------|-----------|
| Distance | 60,000 miles | Months | 60 months |
|----------|--------------|--------|-----------|





Prepared by: Tom Colgan  
02/03/2020

Currie Commercial Center | 10125 W. Laraway Frankfort Illinois | 60423

2020 F-250 4x4 SD Super Cab 6.75' box 148" WB SRW XL (X2B)

Price Level: 35 | Quote ID: F250HinsR

## Pricing Summary - Single Vehicle

### MSRP

#### Vehicle Pricing

|                    |                    |
|--------------------|--------------------|
| Base Vehicle Price | \$38,830.00        |
| Options & Colors   | \$4,350.00         |
| Upfitting          | \$17,163.00        |
| Destination Charge | \$1,595.00         |
| <b>Subtotal</b>    | <b>\$61,938.00</b> |

#### Pre-Tax Adjustments

| Code            | Description                                   |                    |
|-----------------|---|--------------------|
| M-001           | Municipal Discount thru the NWMC Contract 178 | -\$12,940.00       |
| <b>Subtotal</b> |   | <b>\$48,998.00</b> |

#### Post-Tax Adjustments

| Code         | Description      |                    |
|--------------|------------------|--------------------|
| M Plates     | Municipal Plates | \$203.00           |
| <b>Total</b> |                  | <b>\$49,201.00</b> |

Customer Signature

Acceptance Date

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Prepared by: Tom Colgan

02/03/2020

Currie Commercial Center | 10125 W. Laraway Frankfort Illinois | 60423

2020 F-250 4x4 SD Super Cab 6.75' box 148" WB SRW XL (X2B)

Price Level: 35 | Quote ID: F250HinsR

## As Configured Vehicle

| Code                         | Description   | MSRP        |
|------------------------------|---|-------------|
| <b>Base Vehicle</b>          |   |             |
| X2B                          | Base Vehicle Price (X2B)  | \$38,830.00 |
| <b>Packages</b>              |   |             |
| 600A                         | Order Code 600A<br><i>Includes:</i><br>- Engine: 6.2L 2-Valve SOHC EFI NA V8 Flex-Fuel<br>- Transmission: TorqShift-G 6-Spd Auto w/SelectShift<br>- GVWR: 10,000 lb Payload Package<br>- Wheels: 17" Argent Painted Steel<br>Includes painted hub covers/center ornaments.<br>- Radio: AM/FM Stereo w/MP3 Player<br>Includes 4 speakers.<br>- SYNC Communications & Entertainment System<br>Includes enhanced voice recognition with 911 Assist, 4.2" LCD center stack screen, AppLink and 1 smart-charging USB-C port. | N/C         |
| <b>Powertrain</b>            |   |             |
| 996                          | Engine: 6.2L 2-Valve SOHC EFI NA V8 Flex-Fuel   | Included    |
| 44S                          | Transmission: TorqShift-G 6-Spd Auto w/SelectShift  | Included    |
| X3E                          | Electronic-Locking w/3.73 Axle Ratio  | \$390.00    |
| STDGV                        | GVWR: 10,000 lb Payload Package   | Included    |
| <b>Wheels &amp; Tires</b>    |   |             |
| TBM                          | Tires: LT245/75Rx17E BSW A/T<br><i>Includes LT245/75Rx17E BSW A/S spare tire.</i>   | \$165.00    |
| 64A                          | Wheels: 17" Argent Painted Steel<br><i>Includes painted hub covers/center ornaments.</i>  | Included    |
| <b>Seats &amp; Seat Trim</b> |   |             |
| 1                            | Cloth 40/20/40 Split Bench Seat<br><i>Includes center armrest, cupholder, storage and driver's side manual lumbar.</i>  | \$100.00    |
| <b>Other Options</b>         |   |             |
| 148WB                        | 148" Wheelbase  | STD         |
| 90L                          | Power Equipment Group   | \$915.00    |

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Prepared by: Tom Colgan

02/03/2020

Currie Commercial Center | 10125 W. Laraway Frankfort Illinois | 60423

**2020 F-250 4x4 SD Super Cab 6.75' box 148" WB SRW XL (X2B)**

Price Level: 35 | Quote ID: F250HinsR

**As Configured Vehicle (cont'd)**

| <b>Code</b> | <b>Description</b>   | <b>MSRP</b>     |
|-------------|--|-----------------|
|             | <i>Deletes passenger-side lock cylinder. Includes upgraded door trim panel.</i><br><i>Includes:</i><br>- Accessory Delay<br>- Manual Telescoping/Folding Trailer Tow Mirrors<br>- Includes power heated glass, heated convex spotter mirror and integrated clearance lights and turn signal indicators.<br>- Advanced Security Pack<br>- Includes SecuriLock Passive Anti-Theft System (PATS) and inclination/intrusion sensors.<br>- Power Locks<br>- Power Tailgate Lock<br>- Power Front & Rear Seat Windows<br>- Includes 1-touch up/down driver/passenger window.<br>- Remote Keyless Entry |                 |
| 473         | <b>Snow Plow Prep Package</b>  | <b>\$250.00</b> |
|             | <b>Requires Extra Extra Heavy-Duty Alternator (67E) when ordered with Upfitter Switches (66S) and 110V/400W Outlet (43C).</b><br><br><i>Includes computer selected springs for snowplow application. NOTE 1: Restrictions apply; see Supplemental Reference or Body Builders Layout Book for details. NOTE 2: May result in deterioration of ride quality when vehicle is not equipped with snowplow.</i><br><i>Includes:</i><br>- 200 Amp Alternator  |                 |
| 66B         | <b>BoxLink</b>   | <b>\$75.00</b>  |
|             | <i>Includes 4 premium locking cleats.</i>  |                 |
| 52B         | <b>Trailer Brake Controller</b>  | <b>\$270.00</b> |
|             | <i>Verified to be compatible with select electric over hydraulic brakes. Includes smart trailer tow connector.</i>   |                 |
| 18B         | <b>Platform Running Boards</b>   | <b>\$445.00</b> |
| 873         | <b>Rear CHMSL Camera</b>   | <b>\$200.00</b> |
|             | <i>Display in center stack screen. Includes LED Center High-Mounted Stop Lamp (CHMSL) with cargo light and rear video camera.</i>  |                 |
| 592         | <b>LED Roof Clearance Lights</b>   | <b>\$95.00</b>  |
| 85S         | <b>Tough Bed Spray-In Bedliner</b>   | <b>\$595.00</b> |
|             | <i>Includes tailgate-guard, black box bed tie-down hooks and black bed attachment bolts.</i>   |                 |
| PAINT       | <b>Monotone Paint Application</b>  | <b>STD</b>      |
| 43B         | <b>Fixed Rear-Window w/Defrost</b>   | <b>\$60.00</b>  |
| 924         | <b>Privacy Glass</b>   | <b>\$30.00</b>  |
| 43C         | <b>110V/400W Outlet</b>  | <b>\$175.00</b> |
|             | <b>Requires Extra Extra Heavy-Duty Alternator (67E) when ordered with Upfitter Switches (66S) and Snow Plow Pkg. (473) or Snow Plow/Camper Pkg. (47B).</b><br><br><i>Includes 1 in-dash mounted outlet.</i><br><i>Includes:</i><br>- 200 Amp Alternator  |                 |
| 66S         | <b>Upfitter Switches (6)</b>   | <b>\$165.00</b> |

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Prepared by: Tom Colgan

02/03/2020

Currie Commercial Center | 10125 W. Laraway Frankfort Illinois | 60423

2020 F-250 4x4 SD Super Cab 6.75' box 148" WB SRW XL (X2B)

Price Level: 35 | Quote ID: F250HinsR

**As Configured Vehicle (cont'd)**

| Code                   | Description   | MSRP     |
|------------------------|---|----------|
|                        | Requires Extra Extra Heavy-Duty Alternator (67E) when ordered with 110V/400W Outlet (43C) and Snow Plow Pkg. (473) or Snow Plow/Camper Pkg. (47B) and 6.2L Gas engine (996); or Dual Alternators (67A) when ordered with 110V/400W Outlet (43C) and Snow Plow Pkg. (473) or Snow Plow/Camper Pkg. (47B) and Diesel engine (99T); or Dual Extra Heavy-Duty Alternator (67B) when ordered with 110V/400W Outlet (43C) and Snow Plow Pkg. (473) or Snow Plow/Camper Pkg. (47B) and 7.3L Gas engine (99N).<br><i>Located in overhead console.</i> |          |
| 587                    | Radio: AM/FM Stereo w/MP3 Player<br><i>Includes 4 speakers.</i><br><i>Includes:</i><br>- SYNC Communications & Entertainment System<br><i>Includes enhanced voice recognition with 911 Assist, 4.2" LCD center stack screen, AppLink and 1 smart-charging USB-C port.</i>   | Included |
| 61S                    | Front Splash Guards/Mud Flaps (Pre-Installed)   | \$130.00 |
| 62S                    | Rear Splash Guards/Mud Flaps (Pre-Installed)  | N/C      |
| <b>Fleet Options</b>   |   |          |
| 942                    | Daytime Running Lamps (DRL) (LPO)<br><br>Requires valid FIN code.<br><i>The non-controllable 942 Daytime Running Lamps (DRL) replace the standard Daytime Running Lamps (DRL) on/off cluster controllable.</i>  | \$45.00  |
| 76R                    | Reverse Sensing System (Fleet)  | \$245.00 |
| <b>Emissions</b>       |   |          |
| 425                    | 50-State Emissions System   | STD      |
| <b>Interior Colors</b> |   |          |
| 1S_02                  | Medium Earth Gray   | N/C      |
| <b>Primary Colors</b>  |   |          |
| Z1_01                  | Oxford White  | N/C      |
| <b>Upfit Options</b>   |   |          |
| CD                     | CDROM   | \$295.00 |
| WG-001                 | Weather Tech Front Row Liners   | \$150.00 |

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02/03/2020

Currie Commercial Center | 10125 W. Laraway Frankfort Illinois | 60423

2020 F-250 4x4 SD Super Cab 6.75' box 148" WB SRW XL (X2B)

Price Level: 35 | Quote ID: F250HinsR

## As Configured Vehicle (cont'd)

| Code               | Description   | MSRP        |
|--------------------|---|-------------|
| AFTER1             | Aftermarket Accessory Equipment<br>Install<br><br><i>Western 8 1/2' MVP Plus Steel Plow<br/>Western Steel MVP-Plus V-plow, 29" tall blade wings, Night-Hawk headlamps, power bar on rear of wings, double acting cylinders, T-frame design, Handheld Controller.<br/>CRJR 142 Cover<br/>Soundoff EPL9000 54" Lightbar.<br/>16 Amber LED flashers<br/>Directional Arrow Stick with Control<br/>2 Forward facing take downs<br/>LED Alley Lights<br/>4 Corner LED Strobes Front Strobes placed in Grill.<br/>ARC Air and Road Condition Sensor<br/>Under Cover Swing Cases, Both Driver and Passenger sides.<br/>Pintle Hook with Pintle Hook adapter for tube hitch.</i> | \$13,753.00 |
| ES-01              | Extended Warranty<br><br><i>6 Year / 100,000 Premium Care Warranty 4x4 Gasoline Motor with Snow Plow Prep</i>   | \$2,965.00  |
| SUBTOTAL           |   | \$60,343.00 |
| Destination Charge |   | \$1,595.00  |
| TOTAL              |   | \$61,938.00 |

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Prepared by: Tom Colgan

02/03/2020

Currie Commercial Center | 10125 W. Laraway Frankfort Illinois | 60423

## 2020 F-250 4x4 SD Super Cab 6.75' box 148" WB SRW XL (X2B)

Price Level: 35 | Quote ID: F250HinsR

### Major Equipment

(Based on selected options, shown at right)

6.2L V-8 SOHC w/SMPI 385hp

TorqShift-G 6 speed automatic w/OD

- \* Rear locking differential driver selectable
- \* Brake assistance
- \* LT 245/75R17 E BSW AT S-rated tires
- \* Firm suspension
- \* Air conditioning
- \* AM/FM stereo with seek-scan, external memory control
- \* Daytime running
- \* Variable intermittent wipers
- \* Dual front airbags w/passenger cancel

\* SecuriLock immobilizer

\* Tachometer

\* Underseat ducts

\* 60-40 folding rear split-bench

\* Audio control on steering wheel

\* Front axle capacity: 6000 lbs.

\* Front spring rating: 5600 lbs.

\* Frame section modulus: 10.7 cu.in.

\* Cab to axle: 39.9"

Exterior: Oxford White

Interior: Medium Earth Gray

- \* 4-wheel ABS
- \* Traction control
- \* Battery with run down protection
- \* Advance Trac w/Roll Stability Control
- \* Tinted glass
- \* Bluetooth streaming audio
- \* Dual power remote heated mirrors
- \* 17 x 7.5 steel wheels
- \* Driver and front passenger seat mounted side airbags
- \* Rear window defroster
- \* Message Center
- \* Reclining front split-bench seats
- \* Running boards
- \* Class V hitch
- \* Rear axle capacity: 6200 lbs.
- \* Rear spring rating: 6340 lbs.
- \* Frame Yield Strength 50000 psi

### Fuel Economy

### As Configured Vehicle

MSRP

|   |             |
|---|-------------|
| STANDARD VEHICLE PRICE                        | \$38,830.00 |
| Order Code 600A                               | N/C         |
| 148" Wheelbase                                | STD         |
| Monotone Paint Application                    | STD         |
| 50-State Emissions System                     | STD         |
| Electronic-Locking w/3.73 Axle Ratio          | \$390.00    |
| Tires: LT245/75Rx17E BSW A/T                  | \$165.00    |
| LED Roof Clearance Lights                     | \$95.00     |
| Tough Bed Spray-In Bedliner                   | \$595.00    |
| Fixed Rear-Window w/Defrost                   | \$60.00     |
| Privacy Glass                                 | \$30.00     |
| Power Equipment Group                         | \$915.00    |
| Trailer Brake Controller                      | \$270.00    |
| Snow Plow Prep Package                        | \$250.00    |
| Front Splash Guards/Mud Flaps (Pre-Installed) | \$130.00    |
| Rear Splash Guards/Mud Flaps (Pre-Installed)  | N/C         |
| Upfitter Switches (6)                         | \$165.00    |
| 110V/400W Outlet                              | \$175.00    |
| Rear CHMSL Camera                             | \$200.00    |

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Prepared by: Tom Colgan

02/03/2020

Currie Commercial Center | 10125 W. Laraway Frankfort Illinois | 60423

## 2020 F-250 4x4 SD Super Cab 6.75' box 148" WB SRW XL (X2B)

Price Level: 35 | Quote ID: F250HinsR

| City |  | Hwy | As Configured Vehicle                              | MSRP     |
|------|---|-----|--|----------|
| N/A  |   | N/A | Platform Running Boards                            | \$445.00 |
|      |   |     | Cloth 40/20/40 Split Bench Seat                    | \$100.00 |
|      |   |     | BoxLink  | \$75.00  |
|      |   |     | Daytime Running Lamps (DRL) (LPO)                  | \$45.00  |
|      |   |     | Reverse Sensing System (Fleet)                     | \$245.00 |
|      |   |     | Oxford White                                       | N/C      |
|      |   |     | Medium Earth Gray                                  | N/C      |
|      |   |     | Engine: 6.2L 2-Valve SOHC EFI NA V8 Flex-Fuel      | Included |
|      |   |     | Transmission: TorqShift-G 6-Spd Auto w/SelectShift | Included |
|      |   |     | GVWR: 10,000 lb Payload Package                    | Included |
|      |   |     | Wheels: 17" Argent Painted Steel                   | Included |
|      |   |     | Radio: AM/FM Stereo w/MP3 Player                   | Included |
|      |   |     | SYNC Communications & Entertainment System         | Included |
|      |   |     | Accessory Delay                                    | Included |
|      |   |     | Manual Telescoping/Folding Trailer Tow Mirrors     | Included |
|      |   |     | Advanced Security Pack                             | Included |
|      |   |     | Power Locks  | Included |
|      |   |     | Power Tailgate Lock                                | Included |
|      |   |     | Power Front & Rear Seat Windows                    | Included |

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Prepared by: Tom Colgan  
02/03/2020

Currie Commercial Center | 10125 W. Laraway Frankfort Illinois | 60423

2020 F-250 4x4 SD Super Cab 6.75' box 148" WB SRW XL (X2B)

Price Level: 35 | Quote ID: F250HinsR

| <i>As Configured Vehicle</i> | MSRP               |
|------------------------------|--------------------|
| Remote Keyless Entry         | Included           |
| 200 Amp Alternator           | Included           |
| <hr/>                        |                    |
| SUBTOTAL                     | \$43,180.00        |
| Destination Charge           | \$1,595.00         |
| <hr/>                        |                    |
| <b>TOTAL</b>                 | <b>\$44,775.00</b> |

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## *A Joint Purchasing Program For Local Government Agencies*

September 9, 2019

Mr. Thomas Sullivan  
Currie Motors  
10125 W. Laraway Road  
Frankfort, IL 60423

Dear Mr. Sullivan,

This letter confirms that the Suburban Purchasing Cooperative has agreed to the first of three possible one-year contract extensions and price increases on the following SPC contracts for model year 2020:

| Model                | SPC Contract # | \$ Increase | New Price   | Effective         |
|----------------------|----------------|-------------|-------------|-------------------|
| F-250 XL Regular Cab | 178            | \$849.00    | \$22,760.00 | 7/18/19 – 7/17/20 |
| F-350 XL Chassis Cab | 184            | \$849.00    | \$24,365.00 | 8/22/18 – 8/21/20 |
| F-450 XL Chassis Cab | 181            | \$1,841.00  | \$31,366.00 | 7/18/19 – 7/17/20 |

With acceptance of these contract extension, Currie Motors agrees to all terms and conditions set forth in the specifications contained within the Request for Proposals to which you responded.

Currie Motors will handle all billing. Each vehicle purchased will be assessed a \$120.00 administrative fee per vehicle which shall be paid directly by the vendor to the SPC on a quarterly basis.

The SPC looks forward to another productive year working with Currie Motors. Please sign and date this agreement below, retaining copies for your files and returning the original to my attention. basis.

Sincerely,

Ellen Dayan, CPPB  
Purchasing Director  
Northwest Municipal Conference

09.06.19

Name: Ellen Dayan  
Northwest Municipal Conference

Date

*Thomas F. Sullivan*

09/10/19

Name:  
Currie Motors

Date

**DuPage Mayors &  
Managers Conference**  
1220 Oak Brook Road  
Oak Brook, IL 60523  
Suzette Quintell  
Phone: (630) 571-0480  
Fax: (630) 571-0484

**Northwest Municipal  
Conference**  
1600 East Golf Rd., Suite 0700  
Des Plaines, IL 60016  
Ellen Dayan, CPPB  
Phone: (847) 296-9200  
Fax: (847) 296-9207

**South Suburban Mayors  
And Managers Association**  
1904 West 174<sup>th</sup> Street  
East Hazel Crest, IL 60429  
Kristi DeLaurentiis  
Phone: (708) 206-1155  
Fax: (708) 206-1133

**Will County  
Governmental League**  
3180 Theodore Street, Suite 101  
Joliet, IL 60435  
Cherie Belom  
Phone: (815) 729-3535  
Fax: (815) 729-3536



## Public Services

Roadway Maintenance

2020

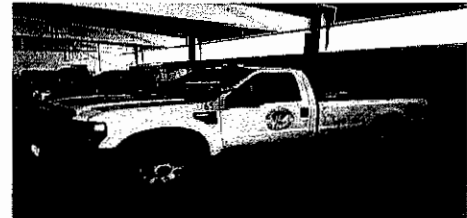
**Replace Roadway Truck Unit #65**

**\$60,000**

### Vehicle Description

|                           |                 |
|---------------------------|-----------------|
| <i>Make</i>               | Ford            |
| <i>Model</i>              | F-250 XL Pickup |
| <i>Year</i>               | 2008            |
| <i>Useful Life</i>        | 7 - 10 Years    |
| <i>Mileage</i>            | 53,207          |
| <i>Maintenance Costs*</i> | \$4,015         |

\*Cost is **estimated** based upon current records.



Truck Unit #65

### Project Description & Justification

This item is for the replacement of a 2008 utility body pickup truck with plow, which is used primarily by the Roadway Division. In the winter months, this vehicle is used for plowing parking lots, cul-de-sacs and alleys. It is also used for sign and banner installation, moving barricades and hauling a trailer for painting. The Department's vehicle replacement policy calls for pick-up trucks to be replaced on a 7-10 year schedule; the current unit will be 12 years old at the time of replacement.

**The vehicle will be closely evaluated at the time of recommended replacement and reprioritized if needed. Depending on condition at the time of recommended replacement, the determination will be made to keep, auction, or trade in this vehicle.**

### Project Update

There are no updates to this project.

### Project Alternative

The alternative is to delay the purchase and reschedule during later years.



Public Services & Engineering

**AGENDA SECTION:** Consent Agenda – EPS

**SUBJECT:** Capital Equipment Purchase – Replacement Unit #94 Utility Truck

**MEETING DATE:** March 3, 2020

**FROM:** John Finnell, Superintendent of Parks and Forestry  
Garrett Hummel, Administrative Analyst

---

**Recommended Motion**

Approve the purchase of a new Unit 94 utility truck (Parks & Forestry Division vehicle) utilizing the Suburban Purchasing Cooperative Agreement – Contract #178 with Currie Motors Commercial Center in the amount not to exceed \$32,547

**Background**

The current Unit #94 utility truck was purchased in 2011. This piece of equipment has a useful life of between seven and ten (7-10) years. The current unit will be approximately nine (9) years old at the time of replacement.

The replacement Unit #94 utility truck will be used extensively by the Parks and Forestry Division. The ladder rack mounted on the vehicle allows for transportation of pole saws, barricades and ladders, which are routinely used by Public Services staff.

**Discussion & Recommendation**

Public Services staff recommends purchasing the new utility truck to replace Unit #94 through the Suburban Purchasing Cooperative Agreement – Contract #178 with Currie Motors Commercial Center and approve the purchase of a new utility truck not to exceed \$32,547.00.

**Budget Impact**

Included in the CY 2000 Capital Budget (4300-7907) is \$38,000 to replace Unit #94. The current Unit #94 will be traded in for \$5,500. Including trade-in, the purchase price for the new utility truck is \$32,547.00, which is \$5,453.00 under budget. The competitive bidding process is waived as the Village will utilize the Suburban Purchasing Cooperative Agreement – Contract #178.

Public Services will utilize an estimated \$1,000.00 of the \$5,453.00 remaining budget to equip the truck with emergency equipment and tools.

**Village Board and/or Committee Action**

Per the Village's approved meeting policy, this award is included on the Consent Agenda without the benefit of a First Reading because it meets the definition for a routine item: it is included in the approved budget, is under budget, and is less than \$500,000.

**Documents Attached**

1. Currie Motors Commercial Center Utility Truck Quote
2. Unit #94 Capital Improvement Project Budget Page

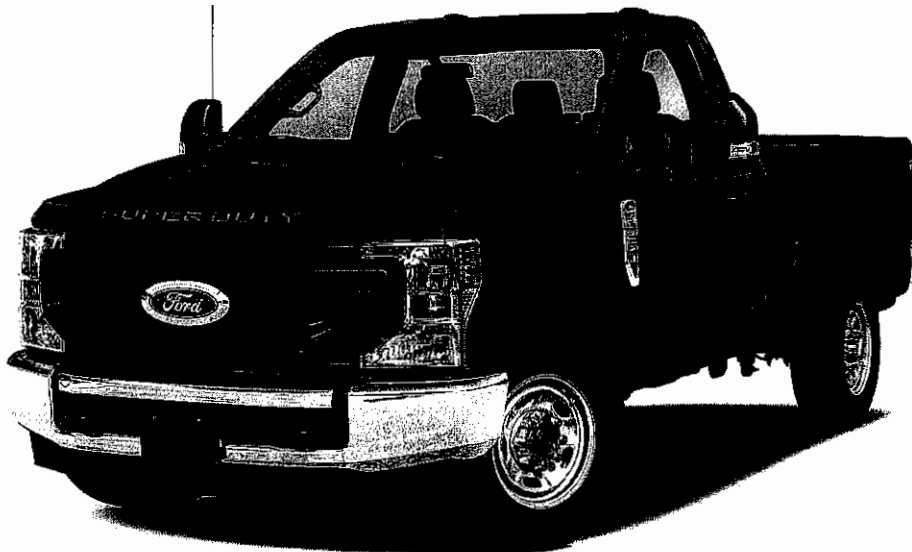


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2020 F-250 4x4 SD Regular Cab 8' box 142" WB SRW XL (F2B)

Price Level: 35

---



### **Client Proposal**

Prepared by:

Tom Colgan

Office: 630-877-5076

Email: [tom@curriemotors.com](mailto:tom@curriemotors.com)

Quote ID: F250Hins

Date: 02/19/2020



Currie Commercial Center | 10125 W. Laraway, Frankfort, Illinois, 60423

Office: 815-464-9200





Prepared by: Tom Colgan

02/19/2020

Currie Commercial Center | 10125 W. Laraway Frankfort Illinois | 60423

2020 F-250 4x4 SD Regular Cab 8' box 142" WB SRW XL (F2B)

Price Level: 35 | Quote ID: F250Hins

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Re: Quote ID F250Hins 02/19/2020

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To Whom It May Concern,

Thank you very much for your interest in acquiring a vehicle from our dealership. We concur that your interest is well deserved. We hope that an outstanding product lineup and our dedication to customer service will enhance your ownership experience should you decide to buy a vehicle from us.

Attached, please find additional information that I hope will assist you in making a more informed decision. Please feel free to contact me at any time as I would truly appreciate the opportunity to be of service to you.

Sincerely,

**Tom Colgan**  
Fleet Consultant  
630-877-5076  
tom@curriemotors.com





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02/19/2020

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2020 F-250 4x4 SD Regular Cab 8' box 142" WB SRW XL (F2B)

Price Level: 35 | Quote ID: F250Hins

## Warranty

### Standard Warranty

#### *Basic*

|          |              |        |           |
|----------|--------------|--------|-----------|
| Distance | 36,000 miles | Months | 36 months |
|----------|--------------|--------|-----------|

#### *Powertrain*

|          |              |        |           |
|----------|--------------|--------|-----------|
| Distance | 60,000 miles | Months | 60 months |
|----------|--------------|--------|-----------|

#### *Corrosion Perforation*

|          |                 |        |           |
|----------|-----------------|--------|-----------|
| Distance | Unlimited miles | Months | 60 months |
|----------|-----------------|--------|-----------|

#### *Roadside Assistance*

|          |              |        |           |
|----------|--------------|--------|-----------|
| Distance | 60,000 miles | Months | 60 months |
|----------|--------------|--------|-----------|

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.





Prepared by: Tom Colgan

02/19/2020

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2020 F-250 4x4 SD Regular Cab 8' box 142" WB SRW XL (F2B)

Price Level: 35 | Quote ID: F250Hins

## Pricing Summary - Single Vehicle

### MSRP

#### Vehicle Pricing

|                    |             |
|--------------------|-------------|
| Base Vehicle Price | \$36,495.00 |
| Options & Colors   | \$2,375.00  |
| Upfitting          | \$9,993.00  |
| Destination Charge | \$1,595.00  |

**Subtotal** \$50,458.00

#### Pre-Tax Adjustments

| Code  | Description                                   |              |
|-------|---|--------------|
| M-001 | Municipal Discount thru the NWMC Contract 178 | -\$12,616.00 |
| t-001 | Trade In Truck                                | -\$5,500.00  |

2012 F150  
Vin # 1FTMF1EM5CKD58981  
Miles 43,878

**Subtotal** \$32,342.00

#### Sales Taxes

| Code    | Description      |          |
|---------|------------------|----------|
| MPlates | Municipal Plates | \$205.00 |

M-Plates

**Total** \$32,547.00

Customer Signature

Acceptance Date

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Prepared by: Tom Colgan

02/19/2020

Currie Commercial Center | 10125 W. Laraway Frankfort Illinois | 60423

2020 F-250 4x4 SD Regular Cab 8' box 142" WB SRW XL (F2B)

Price Level: 35 | Quote ID: F250Hins

## As Configured Vehicle

| Code                         | Description   | MSRP        |
|------------------------------|---|-------------|
| <b>Base Vehicle</b>          |   |             |
| F2B                          | Base Vehicle Price (F2B)  | \$36,495.00 |
| <b>Packages</b>              |   |             |
| 600A                         | Order Code 600A<br><i>Includes:</i><br>- Engine: 6.2L 2-Valve SOHC EFI NA V8 Flex-Fuel<br>- Transmission: TorqShift-G 6-Spd Auto w/SelectShift<br>- GVWR: 10,000 lb Payload Package<br>- Tires: LT245/75Rx17E BSW A/S (4)<br>- Wheels: 17" Argent Painted Steel<br>Includes painted hub covers/center ornaments.<br>- HD Vinyl 40/20/40 Split Bench Seat<br>Includes center armrest, cupholder, storage and driver's side manual lumbar.<br>- Radio: AM/FM Stereo w/MP3 Player<br>Includes 4 speakers.<br>- SYNC Communications & Entertainment System<br>Includes enhanced voice recognition with 911 Assist, 4.2" LCD center stack screen, AppLink and 1 smart-charging USB-C port. | N/C         |
| <b>Powertrain</b>            |   |             |
| 996                          | Engine: 6.2L 2-Valve SOHC EFI NA V8 Flex-Fuel   | Included    |
| 44S                          | Transmission: TorqShift-G 6-Spd Auto w/SelectShift  | Included    |
| X3E                          | Electronic-Locking w/3.73 Axle Ratio  | \$390.00    |
| STDGV                        | GVWR: 10,000 lb Payload Package   | Included    |
| <b>Wheels &amp; Tires</b>    |   |             |
| TD8                          | Tires: LT245/75Rx17E BSW A/S (4)  | Included    |
| 64A                          | Wheels: 17" Argent Painted Steel<br><i>Includes painted hub covers/center ornaments.</i>  | Included    |
| 512                          | Spare Tire, Wheel, Carrier & Jack<br><br>Required in RI. Spare tire is standard equipment; becomes optional when (66D) Pickup Box Delete is ordered.  | \$295.00    |
| <b>Seats &amp; Seat Trim</b> |   |             |
| A                            | HD Vinyl 40/20/40 Split Bench Seat<br><i>Includes center armrest, cupholder, storage and driver's side manual lumbar.</i>   | Included    |

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.





Prepared by: Tom Colgan

02/19/2020

Currie Commercial Center | 10125 W. Laraway Frankfort Illinois | 60423

2020 F-250 4x4 SD Regular Cab 8' box 142" WB SRW XL (F2B)

Price Level: 35 | Quote ID: F250Hins

## As Configured Vehicle (cont'd)

| Code                 | Description  | MSRP      |
|----------------------|--|-----------|
| <b>Other Options</b> |  |           |
| 142WB                | 142" Wheelbase   | STD       |
| PAINT                | Monotone Paint Application   | STD       |
| 90L                  | Power Equipment Group<br><i>Deletes passenger-side lock cylinder. Includes upgraded door trim panel.</i><br><i>Includes:</i><br>- Accessory Delay<br>- Manual Telescoping/Folding Trailer Tow Mirrors<br>- Includes power heated glass, heated convex spotter mirror and integrated clearance lights and turn signal indicators.<br>- Advanced Security Pack<br>- Includes SecuriLock Passive Anti-Theft System (PATS) and inclination/intrusion sensors.<br>- Power Locks<br>- Power Tailgate Lock<br>- Power Front Seat Windows<br>- Includes 1-touch up/down driver/passenger window.<br>- Remote Keyless Entry | \$915.00  |
| 63R                  | Heavy-Service Package for Pickup<br>Box Delete<br><i>Includes heavy-service front springs (200 lbs. upgrade above the spring computer selected as a consequence of options chosen. Not included if maximum springs have been computer selected as standard equipment) and rear auxiliary springs. Note: Salesperson's Source Book or Ford RV Trailer Towing Guide should be consulted for specific trailer towing or camper limits and corresponding required equipment, axle ratios and model availability.</i><br><i>Includes:</i><br>- Rear Stabilizer Bar  | \$125.00  |
| 66D                  | Pickup Box Delete<br><i>Deletes tie-down hooks, tailgate, rearview camera, 7/4 pin connector and center high-mounted stop lamp (CHMSL) (only on vehicles over 10,000 lbs. GVWR). Incomplete vehicle package - requires further manufacture and certification by a final stage manufacturer. In addition, Ford urges manufacturers to follow the recommendations of the Ford Incomplete Vehicle Manual and the Ford Truck Body Builder's Layout Book (and applicable supplements).</i><br><i>Includes:</i><br>- Rear Bumper Delete<br>- Spare Wheel, Tire, Carrier & Jack Delete                                    | -\$625.00 |
| 67E                  | 240 Amp Alternator   | \$85.00   |
| 18B                  | Platform Running Boards  | \$320.00  |
| 66S                  | Upfitter Switches (6)<br><br>Requires Extra Extra Heavy-Duty Alternator (67E) when ordered with 110V/400W Outlet (43C) and Snow Plow Pkg. (473) or Snow Plow/Camper Pkg. (47B).<br><br><i>Located in overhead console.</i>   | \$165.00  |
| 587                  | Radio: AM/FM Stereo w/MP3 Player<br><i>Includes 4 speakers.</i><br><i>Includes:</i><br>- SYNC Communications & Entertainment System<br>- Includes enhanced voice recognition with 911 Assist, 4.2" LCD center stack screen, AppLink and 1 smart-charging USB-C port.   | Included  |

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.





Prepared by: Tom Colgan

02/19/2020

Currie Commercial Center | 10125 W. Laraway Frankfort Illinois | 60423

2020 F-250 4x4 SD Regular Cab 8' box 142" WB SRW XL (F2B)

Price Level: 35 | Quote ID: F250Hins

## As Configured Vehicle (cont'd)

| Code                   | Description   | MSRP        |
|------------------------|---|-------------|
| <b>Fleet Options</b>   |   |             |
| 942                    | Daytime Running Lamps (DRL)<br>(LPO)<br><br>Requires valid FIN code.<br><i>The non-controllable 942 Daytime Running Lamps (DRL) replace the standard Daytime Running Lamps (DRL) on/off cluster controllable.</i> | \$45.00     |
| GR_02                  | Green<br><br>Requires valid FIN code.   | \$660.00    |
| <b>Emissions</b>       |   |             |
| 425                    | 50-State Emissions System   | STD         |
| <b>Interior Colors</b> |   |             |
| AS_01                  | Medium Earth Gray   | N/C         |
| <b>Upfit Options</b>   |   |             |
| 4CS                    | 4 Corner Strobes  | \$895.00    |
| CD                     | CDROM   | \$295.00    |
| WFM                    | WeatherTech Front Floor Liners  | \$150.00    |
| WLR                    | Weather Guard Single Side Ladder Rack<br><br><i>Aluminum Single Side Ladder Rack, White</i>   | \$750.00    |
| P-001                  | Paint Service Body<br><br><i>Paint Service Body Green Gem to Match Cab</i>  | \$1,275.00  |
| K-001                  | 8' Knapheide Steel Service Body w/<br>Rhino Lined Rear Bumper   | \$6,628.00  |
| SUBTOTAL               |   | \$48,863.00 |
| Destination Charge     |   | \$1,595.00  |
| TOTAL                  |   | \$50,458.00 |

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.





Prepared by: Tom Colgan

02/19/2020

Currie Commercial Center | 10125 W. Laraway Frankfort Illinois | 60423

## 2020 F-250 4x4 SD Regular Cab 8' box 142" WB SRW XL (F2B)

Price Level: 35 | Quote ID: F250Hins

### Major Equipment

(Based on selected options, shown at right)

6.2L V-8 SOHC w/SMPI 385hp

TorqShift-G 6 speed automatic w/OD

\* Rear locking differential driver selectable

\* Brake assistance

\* LT 245/75R17 E BSW AS S-rated tires

\* Firm suspension

\* Air conditioning

\* AM/FM stereo with seek-scan, external memory control

\* Daytime running

\* Variable intermittent wipers

\* Dual front airbags w/passenger cancel

\* SecuriLock immobilizer

\* Message Center

\* Running boards

\* Class V hitch

\* Rear axle capacity: 6200 lbs.

\* Rear spring rating: 6340 lbs.

\* Frame Yield Strength 50000 psi

\* Axle to end of frame: 47.6"

Exterior: Green

Interior: Medium Earth Gray

\* 4-wheel ABS

\* Traction control

\* Battery with run down protection

\* Advance Trac w/Roll Stability Control

\* Tinted glass

\* Bluetooth streaming audio

\* Dual power remote heated mirrors

\* 17 x 7.5 steel wheels

\* Driver and front passenger seat mounted side airbags

\* Tachometer

\* Reclining front split-bench seats

\* Audio control on steering wheel

\* Front axle capacity: 6000 lbs.

\* Front spring rating: 4800 lbs.

\* Frame section modulus: 10.7 cu.in.

\* Cab to axle: 56.1"

### As Configured Vehicle

MSRP

STANDARD VEHICLE PRICE \$36,495.00

Order Code 600A N/C

142" Wheelbase STD

Monotone Paint Application STD

50-State Emissions System STD

Electronic-Locking w/3.73 Axle Ratio \$390.00

240 Amp Alternator \$85.00

Spare Tire, Wheel, Carrier & Jack \$295.00

Pickup Box Delete -\$625.00

Heavy-Service Package for Pickup Box Delete \$125.00

Upfitter Switches (6) \$165.00

Platform Running Boards \$320.00

Daytime Running Lamps (DRL) (LPO) \$45.00

Green \$660.00

Medium Earth Gray N/C

Power Equipment Group \$915.00

Engine: 6.2L 2-Valve SOHC EFI NA V8 Flex-Fuel Included

Transmission: TorqShift-G 6-Spd Auto w/SelectShift Included

GVWR: 10,000 lb Payload Package Included

### Fuel Economy

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.





Prepared by: Tom Colgan

02/19/2020

Currie Commercial Center | 10125 W. Laraway Frankfort Illinois | 60423

2020 F-250 4x4 SD Regular Cab 8' box 142" WB SRW XL (F2B)

Price Level: 35 | Quote ID: F250Hins

**City**

N/A



**Hwy**

N/A

***As Configured Vehicle***

**MSRP**

|  |          |
|--|----------|
| Tires: LT245/75Rx17E BSW A/S (4)               | Included |
| Wheels: 17" Argent Painted Steel               | Included |
| HD Vinyl 40/20/40 Split Bench Seat             | Included |
| Radio: AM/FM Stereo w/MP3 Player               | Included |
| SYNC Communications & Entertainment System     | Included |
| Rear Bumper Delete                             | Included |
| Spare Wheel, Tire, Carrier & Jack Delete       | Included |
| Rear Stabilizer Bar                            | Included |
| Accessory Delay                                | Included |
| Manual Telescoping/Folding Trailer Tow Mirrors | Included |
| Advanced Security Pack                         | Included |
| Power Locks                                    | Included |
| Power Tailgate Lock                            | Included |
| Power Front Seat Windows                       | Included |
| Remote Keyless Entry                           | Included |

**SUBTOTAL** \$38,870.00

**Destination Charge** \$1,595.00

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Prepared by: Tom Colgan

02/19/2020

Currie Commercial Center | 10125 W. Laraway Frankfort Illinois | 60423

2020 F-250 4x4 SD Regular Cab 8' box 142" WB SRW XL (F2B)

Price Level: 35 | Quote ID: F250Hins

| <i>As Configured Vehicle</i> | MSRP               |
|------------------------------|--------------------|
| <b>TOTAL</b>                 | <b>\$40,465.00</b> |

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.



*Public Services*

Tree Maintenance

2020

**Replace Forestry Pick-Up Truck #94**

**\$38,000**

**Vehicle Description**

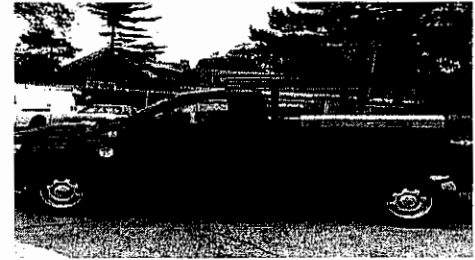
*Make* Ford  
*Model* F150  
*Year* 2011

*Useful Life* 7 - 10 Years  
*Mileage* 40,920

*Maintenance*

*Costs\** \$1,815

\*Cost is **estimated** based upon current records.



**Project Description & Justification**

Unit #94 is primarily used by the Forestry Division. The ladder rack mounted on the vehicle allows for transportation of pole saws, barricades and ladders, which are routinely used by Public Services staff. The Department's vehicle replacement policy calls for pick-up trucks to be replaced on a seven to ten year schedule; the current unit will be nine years old at the time of replacement.

**The vehicle will be closely evaluated at the time of recommended replacement and reprioritized if needed. Depending on condition at the time of recommended replacement, the determination will be made to keep, auction, or trade in this vehicle.**

**Project Update**

There are no updates to this project.

**Project Alternative**

The alternative is to delay the project and reschedule during later years.



REQUEST FOR BOARD ACTION  
Finance

**AGENDA SECTION:** Second Reading – ACA

**SUBJECT:** Annual Appropriations Ordinance

**MEETING DATE:** March 3, 2020

**FROM:** Darrell Langlois, Finance Director

---

**Recommended Motion**

Approve the Annual Appropriations Ordinance for the Year January 1, 2020 to December 31, 2020.

**Background**

Attached is the proposed Annual Appropriation Ordinance for January 1, 2020 to December 31, 2020. The ordinance represents the legal spending authority for Calendar Year 2020 and is required by State statutes to be adopted by March 31, 2020. It should be noted that although the appropriation ordinance represents the Village's legal spending authority, the Village's budget, which was adopted in December 2019, is the financial plan which the Village operates under throughout the year.

Prior to adopting the ordinance, statutes require that the Village hold a public hearing on the ordinance and that notice of the public hearing be published in the newspaper. The notice of the public hearing was published in the *Hinsdalean* on February 6, 2020, and the legally required public hearing on the proposed appropriation ordinance will be held on February 18, 2020 prior to first reading of the ordinance.

**Discussion & Recommendation**

The line items contained in the proposed appropriation ordinance are identical to the Village's Calendar Year 2020 Budget. In addition to the line item budget amounts, a contingency amount is added for unforeseen expenses in each department. The contingency amount is to ensure that the Village has spending authority in case of unforeseen emergencies such as severe weather or fire. If the contingency amount is not available, the Village would be legally precluded from procuring needed services to the citizens in a timely manner. As to the amounts for the Hinsdale Public Library, these amounts were approved by a separate resolution of the Hinsdale Public Library Board.

**Budget Impact**

There is no impact to the original budget. The Appropriations Ordinance sets the legal spending limit for the Village.

**Village Board and/or Committee Action**

At their meeting of February 18, the Village Board agreed to move this item forward for a second reading at their next scheduled meeting.

**Documents Attached**

1. Annual Appropriations Ordinance for the Year January 1, 2020 to December 31, 2020



**VILLAGE OF HINSDALE**

**ORDINANCE NO. O2020-**

**ANNUAL APPROPRIATION ORDINANCE  
FOR THE YEAR JANUARY 1, 2020, TO DECEMBER 31, 2020**

WHEREAS, a proposed appropriation ordinance for the Village of Hinsdale for the year ending December 31, 2020, upon which this Annual Appropriation Ordinance is based, was heretofore duly prepared and made conveniently available to the public for at least 10 days prior to the public hearing described below and for at least 10 days prior to the adoption of this Annual Appropriation Ordinance, all in accordance with the requirements of Section 8-2-9 of the Illinois Municipal Code, 65 ILCS 5/8-2-9; and

WHEREAS, the Board of Trustees of the Village of Hinsdale, pursuant to notice duly published on February 6, 2020 in the Hinsdalan in accordance with the requirements of said Section 8-2-9 held a public hearing on February 18, 2020, at the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois, for the purpose of hearing and considering testimony regarding the proposed appropriation ordinance; and

WHEREAS, all required or necessary revisions, alternations, increases, or decreases in the proposed appropriation ordinance have since been made and are reflected in this Annual Appropriation Ordinance;



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

Section 1.      Recitals. The foregoing recitals are incorporated herein as findings of the President and Board of Trustees.

Section 2.      General Corporate Appropriations. The following sums of money, or so much thereof as may be authorized by law, are deemed necessary to defray all necessary expenses and liabilities of the Village of Hinsdale for the year commencing on January 1, 2020, and ending December 31, 2020, and the same shall be, and they are hereby, appropriated for the objects and purposes hereinafter specified:



Section 3.     Unexpended Prior Appropriations.     Any sum of money heretofore appropriated for any object or purpose and not expended that is now in the Treasury of the Village of Hinsdale or that may hereafter come into the Treasury of the Village of Hinsdale is hereby re-appropriated by this Annual Appropriation Ordinance for such object or purpose.

Section 4.     Allotment of Funds.     Any funds derived from sources other than the 2019 tax levy and other than revenue pledged for specific purposes may be allotted by the Village President and Board of Trustees to such appropriations and in such amounts, respectively, as the Board of Trustees may determine, within the limits of said appropriations, respectively, insofar as the doing of same does not conflict with law.

Section 5.     Repealer.     All ordinances or parts of ordinances inconsistent with the provisions of this Annual Appropriation Ordinance shall be, and they are hereby, repealed.

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

PASSED this 3<sup>rd</sup> day of March 2020.

AYES:

NAYS:

ABSENT:

APPROVED this 3<sup>rd</sup> day of March 2020.

---

Thomas Cauley, Village President

ATTEST:

---

Christine Bruton, Village Clerk



## CY 2020 Appropriation Ordinance

### Corporate Fund - 100

#### Finance and Administration-Department 11

#### Appropriation

|      |                                     |           |
|------|-------------------------------------|-----------|
| 7001 | Full-Time Salaries                  | 1,173,451 |
| 7003 | Part-Time Salaries                  | 40,616    |
| 7005 | Longevity Pay                       | 1,300     |
| 7009 | Vehicle Allowance                   | 14,000    |
| 7011 | Overtime                            | 10,000    |
| 7023 | Water Fund Cost Allocation          | (837,643) |
| 7101 | Social Security                     | 68,904    |
| 7103 | Medicare                            | 17,971    |
| 7105 | IMRF                                | 140,491   |
| 7111 | Health Insurance                    | 151,212   |
| 7113 | Dental Insurance                    | 3,955     |
| 7115 | Life Insurance                      | 2,838     |
| 7131 | Tuition Reimbursement               | 11,500    |
| 7133 | Mileage Reimbursement               | 200       |
| 7135 | Brd of Police/Fire Comm.            | 11,850    |
| 7137 | Employment Advertising              | 3,500     |
| 7139 | Personnel Expenses                  | 2,900     |
| 7141 | Staff Development & Training        | 25,700    |
| 7143 | Membership Dues/Subscriptions       | 25,475    |
| 7149 | Village-Wide Employee Relations     | 11,800    |
| 7201 | Legal Expenses                      | 250,000   |
| 7207 | Auditing Services                   | 33,463    |
| 7209 | Accounting Services                 | 5,000     |
| 7211 | Actuarial Services                  | 16,400    |
| 7213 | Consulting Services                 | 15,600    |
| 7215 | Tollway /Lobbying Expenditures      | 146,500   |
| 7221 | IT Service Contract                 | 180,000   |
| 7223 | IT Contracts & Service Agreements   | 120,096   |
| 7225 | Utility Billing Expenses            | 15,600    |
| 7227 | Vehicle License Expenses            | 13,300    |
| 7231 | Telecommunications                  | 15,270    |
| 7233 | Cable/Internet                      | 18,800    |
| 7249 | Record Retention & Doc Mgmt         | 1,500     |
| 7251 | Recording Fees-County               | 3,000     |
| 7269 | Parking System Expenses             | 2,200     |
| 7299 | Other Services                      | 10,840    |
| 7301 | Postage                             | 16,500    |
| 7303 | Office Supplies                     | 12,700    |
| 7305 | Breakroom Supplies                  | 1,500     |
| 7307 | Printing and Publications           | 12,650    |
| 7391 | Computer Hrdwre, Software, Supplies | 101,600   |



**Corporate Fund - 100****Finance and Administration-Department 11 (cont)****Appropriation**

|                                  |                               |           |
|----------------------------------|-------------------------------|-----------|
| 7405                             | Comp./Off. Equip. Maint.      | 21,576    |
| 7501                             | Plan Commission               | 1,000     |
| 7503                             | Historical Preservation Comm. | 10,000    |
| 7505                             | Economic Development Comm.    | 90,000    |
| 7507                             | Ceremonial & Special Events   | 1,500     |
| 7513                             | Bank Fees                     | 65,550    |
| 7523                             | IRMA Premiums                 | 21,198    |
| 7525                             | Self-Insured Deductible       | 10,000    |
| 7591                             | Contingency                   | 150,000   |
| 7740                             | Transfer to MIP Projects Fund | 1,920,000 |
| 7901                             | General Equipment             | 63,500    |
| 7903                             | Computer Equipment            | 436,990   |
| 7909                             | Buildings                     | 167,000   |
| Total Finance and Administration |                               | 4,830,852 |

**Corporate Fund - 100****Police Department - Department 21****Appropriation**

|      |                               |           |
|------|-------------------------------|-----------|
| 7001 | Full-Time Salaries            | 2,619,275 |
| 7003 | Part-Time Salaries            | 127,891   |
| 7005 | Longevity Pay                 | 6,900     |
| 7009 | Vehicle Allowance             | 1,400     |
| 7011 | Overtime                      | 250,000   |
| 7013 | Reimbursable Overtime         | 50,000    |
| 7023 | Water Fund Cost Allocation    | (20,168)  |
| 7101 | Social Security               | 23,340    |
| 7103 | Medicare                      | 44,304    |
| 7105 | IMRF                          | 36,464    |
| 7107 | Police Pension Contributions  | 669,252   |
| 7111 | Health Insurance              | 411,571   |
| 7113 | Dental Insurance              | 12,795    |
| 7115 | Life Insurance                | 5,183     |
| 7133 | Mileage Reimbursement         | 1,100     |
| 7139 | Personnel Expenses            | 500       |
| 7141 | Staff Development & Training  | 25,500    |
| 7143 | Membership Dues/Subscriptions | 14,700    |
| 7145 | Uniforms                      | 34,417    |
| 7149 | Employee Recog & Relations    | 1,000     |
| 7213 | Consulting Services           | 2,300     |
| 7223 | Data Processing Services      | 47,082    |
| 7231 | Telecommunications            | 38,000    |
| 7233 | Cable/Internet                | 2,840     |
| 7235 | Electric                      | 650       |



**Corporate Fund - 100****Police Department - Department 21 (cont)****Appropriation**

|                         |                                     |           |
|-------------------------|-------------------------------------|-----------|
| 7237                    | Natural Gas                         | 6,220     |
| 7239                    | FLAGG Creek Sewer Charge            | 300       |
| 7241                    | Custodial Services                  | 28,791    |
| 7247                    | Licenses & Permits                  | 1,400     |
| 7249                    | Record Retention & Doc Mgmt         | 3,200     |
| 7263                    | Dispatch Services                   | 306,392   |
| 7269                    | Parking System Expenses             | 17,500    |
| 7277                    | Contribution to Other Agencies      | 23,120    |
| 7276                    | CALEA Accreditation Fee             | 4,745     |
| 7301                    | Postage                             | 1,000     |
| 7303                    | Office Supplies                     | 7,600     |
| 7307                    | Printing and Publications           | 4,200     |
| 7311                    | Gasoline & Oil                      | 47,500    |
| 7327                    | Building & Maintenance Supplies     | 2,400     |
| 7341                    | Citizen's Police Academy            | 250       |
| 7343                    | Range Supplies                      | 8,800     |
| 7351                    | Emergency Management Supplies       | 1,250     |
| 7353                    | Medical/Safety Supplies             | 2,100     |
| 7359                    | Police Department Supplies          | 9,850     |
| 7391                    | Computer Hrdwre, Software, Supplies | 11,383    |
| 7401                    | Building Maintenance                | 18,750    |
| 7403                    | General Equipment Maintenance       | 2,000     |
| 7405                    | Comp./Off. Equip. Maint.            | 8,440     |
| 7407                    | Motor Vehicle Maintenance           | 19,000    |
| 7409                    | Radio Maintenance                   | 1,408     |
| 7417                    | Parking System Maintenance          | 1,000     |
| 7523                    | IRMA Premiums                       | 42,205    |
| 7525                    | Self-Insured Deductible             | 40,000    |
| 7901                    | General Equipment                   | 270,000   |
| 7903                    | Computer Equipment                  | 89,500    |
| 7907                    | Motor Vehicles                      | 88,000    |
| 7591                    | Contingency                         | 273,730   |
| Total Police Department |                                     | 5,748,329 |

**Corporate Fund - 100****Fire Department - Department 31****Appropriation**

|      |                            |           |
|------|----------------------------|-----------|
| 7001 | Full-Time Salaries         | 2,444,519 |
| 7003 | Part-Time Salaries         | 47,712    |
| 7005 | Longevity Pay              | 11,100    |
| 7009 | Vehicle Allowance          | 5,600     |
| 7011 | Overtime                   | 213,000   |
| 7013 | Reimbursable Overtime      | 10,000    |
| 7023 | Water Fund Cost Allocation | (20,168)  |



**Corporate Fund - 100****Fire Department - Department 31 (cont)****Appropriation**

|                              |                                     |                  |
|------------------------------|-------------------------------------|------------------|
| 7101                         | Social Security                     | 16,073           |
| 7103                         | Medicare                            | 39,468           |
| 7105                         | IMRF                                | 20,403           |
| 7109                         | Firefighters' Pension Contributions | 1,127,027        |
| 7111                         | Health Insurance                    | 356,167          |
| 7113                         | Dental Insurance                    | 10,153           |
| 7115                         | Life Insurance                      | 4,944            |
| 7139                         | Personnel Expenses                  | 600              |
| 7141                         | Staff Development & Training        | 22,150           |
| 7143                         | Membership Dues/Subscriptions       | 8,910            |
| 7145                         | Uniforms                            | 20,500           |
| 7149                         | Employee Recog and Relations        | 500              |
| 7231                         | Telecommunications                  | 16,000           |
| 7233                         | Cable/Internet                      | 840              |
| 7235                         | Electric                            | 300              |
| 7237                         | Natural Gas                         | 6,720            |
| 7241                         | Custodial Services                  | 3,000            |
| 7247                         | Licenses & Permits                  | 800              |
| 7249                         | Record Retention & Doc Mgmt         | 320              |
| 7263                         | Dispatch Services                   | 166,900          |
| 7301                         | Postage                             | 1,000            |
| 7303                         | Office Supplies                     | 4,900            |
| 7305                         | Breakroom Supplies                  | 700              |
| 7307                         | Printing and Publications           | 900              |
| 7311                         | Gasoline & Oil                      | 11,800           |
| 7313                         | Motor Vehicle Supplies              | 250              |
| 7327                         | Building & Maintenance Supplies     | 6,950            |
| 7329                         | Tools & Hardware                    | 8,000            |
| 7351                         | Emergency Management Supplies       | 2,000            |
| 7353                         | Medical/Safety Supplies             | 10,885           |
| 7355                         | Hazmat Supplies                     | 4,350            |
| 7357                         | Fire Department Supplies            | 8,145            |
| 7391                         | Computer Hrdwre, Software, Supplies | 9,800            |
| 7401                         | Building Maintenance                | 15,000           |
| 7403                         | General Equipment Maintenance       | 10,195           |
| 7405                         | Comp./Off. Equip. Maint.            | 4,812            |
| 7407                         | Motor Vehicle Maintenance           | 47,650           |
| 7409                         | Radio Maintenance                   | 10,000           |
| 7423                         | Water System Maintenance            | 19,700           |
| 7523                         | IRMA Premiums                       | 38,908           |
| 7525                         | Self-Insured Deductible             | 20,000           |
| 7901                         | General Equipment                   | 200,000          |
| 7907                         | Motor Vehicles                      | 43,000           |
| 7591                         | Contingency                         | 250,624          |
| <b>Total Fire Department</b> |                                     | <b>5,263,106</b> |



**Corporate Fund - 100****Public Services Department - Department 41****Appropriation**

|      |                               |           |
|------|-------------------------------|-----------|
| 7001 | Full-Time Salaries            | 1,321,200 |
| 7003 | Part-Time Salaries            | 59,697    |
| 7005 | Longevity Pay                 | 4,200     |
| 7009 | Vehicle Allowance             | 8,400     |
| 7011 | Overtime                      | 65,000    |
| 7023 | Water Fund Cost Allocation    | (139,819) |
| 7101 | Social Security               | 85,055    |
| 7103 | Medicare                      | 20,206    |
| 7105 | IMRF                          | 156,179   |
| 7111 | Health Insurance              | 210,734   |
| 7113 | Dental Insurance              | 7,264     |
| 7115 | Life Insurance                | 2,797     |
| 7139 | Personnel Expenses            | 500       |
| 7141 | Staff Development & Training  | 7,220     |
| 7143 | Membership Dues/Subscriptions | 8,915     |
| 7145 | Uniforms                      | 14,140    |
| 7147 | Overtime Meals                | 2,200     |
| 7203 | Engineering & Architects      | 10,000    |
| 7205 | Biennial Bridge Inspections   | 5,000     |
| 7213 | Consulting Services           | 5,000     |
| 7231 | Telecommunications            | 8,600     |
| 7235 | Electric                      | 105,600   |
| 7237 | Natural Gas                   | 31,000    |
| 7239 | Flagg Creek Sewer Charge      | 1,500     |
| 7241 | Custodial Services            | 55,750    |
| 7245 | Dumping/Refuse Removal        | 17,490    |
| 7247 | Licenses & Permits            | 260       |
| 7253 | Street Sweeping               | 57,000    |
| 7255 | Mosquito Abatement            | 55,496    |
| 7257 | Tree Removals                 | 74,717    |
| 7259 | Tree Pruning                  | 73,906    |
| 7261 | Elm/Ash Tree Treatments       | 172,130   |
| 7267 | Third Party Review            | 55,000    |
| 7271 | Equipment Rental              | 1,000     |
| 7275 | Holiday Decorating            | 10,060    |
| 7299 | Other Services                | 4,300     |
| 7301 | Postage                       | 1,100     |
| 7303 | Office Supplies               | 2,825     |
| 7305 | Breakroom Supplies            | 1,100     |
| 7307 | Printing and Publications     | 875       |
| 7311 | Gasoline & Oil                | 21,025    |
| 7313 | Motor Vehicle Supplies        | 1,300     |
| 7323 | Chemicals                     | 111,500   |
| 7325 | Laboratory Supplies           | 75        |
| 7327 | Building Maintenance Supplies | 6,200     |



**Corporate Fund - 100****Public Services Department - Department 41 (cont)****Appropriation**

|                                  |                                     |           |
|----------------------------------|-------------------------------------|-----------|
| 7329                             | Tools & Hardware                    | 12,460    |
| 7331                             | Trees                               | 107,055   |
| 7353                             | Medical/Safety Supplies             | 600       |
| 7391                             | Computer Hrdwre, Software, Supplies | 4,500     |
| 7401                             | Building Maintenance                | 62,880    |
| 7403                             | General Equipment Maintenance       | 5,100     |
| 7405                             | Comp./Off. Equip. Maint.            | 5,240     |
| 7407                             | Motor Vehicle Maintenance           | 32,720    |
| 7409                             | Radio Maintenance                   | 1,800     |
| 7411                             | Landscaping & Grounds Maint         | 66,735    |
| 7413                             | Street & Sidewalk Maintenance       | 56,974    |
| 7415                             | Traffic & Street Light Maint        | 52,500    |
| 7427                             | Parking Deck Maintenance            | 20,000    |
| 7523                             | IRMA Premiums                       | 30,064    |
| 7525                             | Self-Insured Deductible             | 40,000    |
| 7901                             | General Equipment                   | 12,500    |
| 7907                             | Motor Vehicles                      | 173,000   |
| 7909                             | Buildings                           | 395,000   |
| 7913                             | Parking Lots                        | 40,000    |
| 7591                             | Contingency                         | 192,141   |
| Total Public Services Department |                                     | 4,034,966 |

**Corporate Fund - 100****Community Dev. Department - Department 51****Appropriation**

|      |                               |           |
|------|-------------------------------|-----------|
| 7001 | Full-Time Salaries            | 599,519   |
| 7003 | Part-Time Salaries            | 94,083    |
| 7005 | Longevity Pay                 | 1,900     |
| 7009 | Vehicle Allowance             | 4,200     |
| 7011 | Overtime                      | 5,000     |
| 7023 | Water Fund Cost Allocation    | (159,793) |
| 7101 | Social Security               | 42,218    |
| 7103 | Medicare                      | 10,218    |
| 7105 | IMRF                          | 62,064    |
| 7111 | Health Insurance              | 97,291    |
| 7113 | Dental Insurance              | 2,360     |
| 7115 | Life Insurance                | 275       |
| 7133 | Mileage Reimbursement         | 100       |
| 7139 | Personnel Expenses            | 216       |
| 7141 | Staff Development & Training  | 3,250     |
| 7143 | Membership Dues/Subscriptions | 2,275     |
| 7145 | Uniforms                      | 850       |
| 7149 | Employee Recog and Relations  | 250       |
| 7213 | Consulting Services           | 20,000    |
| 7223 | Data Processing Services      | 10,950    |
| 7231 | Telecommunications            | 6,500     |



**Corporate Fund - 100****Community Dev. Department - Department 51 (cont)****Appropriation**

|                             |                             |         |
|-----------------------------|-----------------------------|---------|
| 7249                        | Record Retention & Doc Mgmt | 6,000   |
| 7265                        | Outside Inspectors          | 31,750  |
| 7267                        | Third Party Review          | 10,000  |
| 7301                        | Postage                     | 3,500   |
| 7303                        | Office Supplies             | 6,250   |
| 7305                        | Breakroom Supplies          | 200     |
| 7307                        | Printing and Publications   | 1,550   |
| 7311                        | Gasoline & Oil              | 1,700   |
| 7329                        | Tools & Hardware            | 2,050   |
| 7405                        | Comp./Off. Equip. Maint.    | 6,900   |
| 7407                        | Motor Vehicle Maintenance   | 1,000   |
| 7523                        | IRMA Premiums               | 6,657   |
| 7525                        | Self-Insured Deductible     | 2,500   |
| 7591                        | Contingency                 | 44,189  |
| Total Community Development |                             | 927,972 |

**Corporate Fund - 100****Parks & Recreation Department - Department 61****Appropriation**

|      |                               |          |
|------|-------------------------------|----------|
| 7001 | Full-Time Salaries            | 434,102  |
| 7003 | Part-Time Salaries            | 287,191  |
| 7005 | Longevity Pay                 | 1,000    |
| 7009 | Vehicle Allowance             | 4,200    |
| 7011 | Overtime                      | 6,800    |
| 7023 | Water Fund Cost Allocation    | (19,677) |
| 7101 | Social Security               | 45,464   |
| 7103 | Medicare                      | 12,971   |
| 7105 | IMRF                          | 57,583   |
| 7111 | Health Insurance              | 83,229   |
| 7113 | Dental Insurance              | 3,065    |
| 7115 | Life Insurance                | 845      |
| 7133 | Mileage Reimbursement         | 350      |
| 7137 | Employment Advertising        | 150      |
| 7139 | Personnel Expenses            | 200      |
| 7141 | Staff Development & Training  | 7,565    |
| 7143 | Membership Dues/Subscriptions | 2,385    |
| 7145 | Uniforms                      | 7,940    |
| 7223 | Data Processing Services      | 15,250   |
| 7231 | Telecommunications            | 9,600    |
| 7233 | Cable/Internet                | 3,100    |
| 7235 | Electric                      | 62,800   |
| 7237 | Natural Gas                   | 24,500   |
| 7239 | Flagg Creek Sewer Charge      | 3,200    |
| 7241 | Custodial Services            | 21,500   |
| 7245 | Dumping/Refuse Removal        | 15,000   |
| 7247 | Licenses & Permits            | 3,775    |



**Corporate Fund - 100****Parks & Recreation Department - Department 61 (cont)****Appropriation**

|                                     |                                     |           |
|-------------------------------------|-------------------------------------|-----------|
| 7271                                | Equipment Rental                    | 7,050     |
| 7273                                | Recreation Programming              | 249,550   |
| 7301                                | Postage                             | 3,200     |
| 7303                                | Office Supplies                     | 4,450     |
| 7307                                | Printing and Publications           | 47,530    |
| 7311                                | Gasoline & Oil                      | 8,600     |
| 7323                                | Chemicals                           | 20,250    |
| 7327                                | Building Maintenance Supplies       | 9,500     |
| 7329                                | Tools & Hardware                    | 2,000     |
| 7353                                | Medical/Safety Supplies             | 2,050     |
| 7363                                | KLM Event Supplies                  | 4,050     |
| 7361                                | Recreation Supplies                 | 40,200    |
| 7391                                | Computer Hrdwre, Software, Supplies | 1,000     |
| 7399                                | Non-Capitalized Equipment           | 17,000    |
| 7401                                | Building Maintenance                | 57,918    |
| 7403                                | General Equipment Maintenance       | 8,850     |
| 7405                                | Comp./Off. Equip. Maint.            | 3,600     |
| 7407                                | Motor Vehicle Maintenance           | 1,950     |
| 7411                                | Landscaping & Grounds Maint         | 189,300   |
| 7419                                | Parks Maintenance                   | 2,000     |
| 7513                                | Bank Fees                           | 11,600    |
| 7523                                | IRMA Premiums                       | 17,626    |
| 7525                                | Self-Insured Deductible             | 5,000     |
| 7901                                | General Equipment                   | 10,000    |
| 7909                                | Buildings                           | 1,056,000 |
| 7911                                | Land/Grounds                        | 291,500   |
| 7591                                | Contingency                         | 158,293   |
| Total Parks & Recreation Department |                                     | 3,324,155 |

**Foreign Fire Insurance Fund - 210****Appropriation**

|       |                                     |        |
|-------|-------------------------------------|--------|
| 7141  | Staff Development and Training      | 13,000 |
| 7145  | Uniforms                            | 5,000  |
| 7391  | Comp Hardware, Software, & Supplies | 6,000  |
| 7399  | Non-Capitalized Equipment           | 37,000 |
| 7521  | Officials Bonds                     | 600    |
| 7591  | Contingency for Unforeseen Expenses | 6,160  |
| Total |                                     | 67,760 |

**Debt Service Funds - 300-308****Appropriation**

|       |                                     |           |
|-------|-------------------------------------|-----------|
| 7601  | Bond Principal Payment              | 1,975,000 |
| 7605  | Interest Expense                    | 1,202,758 |
| 7607  | Bond Paying Agent Fees              | 2,625     |
| 7591  | Contingency for Unforeseen Expenses | 159,019   |
| Total |                                     | 3,339,402 |



**MIP Infrastructure Projects Fund-400**

|  | <b><u>Appropriation</u></b> |
|--|-----------------------------|
| 7203 Engineering & Architects            | 794,500                     |
| 7730 Transfer to Debt Service Funds      | 2,762,299                   |
| 7762 Transfer to Water Capital           | 2,750,000                   |
| 7913 Parking Lots                        | 5,035,000                   |
| 7915 Street Improvements                 | 2,265,600                   |
| 7921 Sidewalks                           | 105,000                     |
| 7591 Contingency for Unforeseen Expenses | 685,620                     |
| Total                                    | <u>14,398,019</u>           |

**Water & Sewer Oper. Fund - 600**

|                                    | <b><u>Appropriation</u></b> |
|------------------------------------|-----------------------------|
| 7001 Full-Time Salaries            | 624,075                     |
| 7005 Longevity Pay                 | 3,700                       |
| 7011 Overtime                      | 80,000                      |
| 7023 Water Fund Cost Allocation    | 1,197,761                   |
| 7101 Social Security               | 43,882                      |
| 7103 Medicare                      | 10,263                      |
| 7105 IMRF                          | 62,709                      |
| 7111 Health Insurance              | 74,471                      |
| 7113 Dental Insurance              | 2,804                       |
| 7115 Life Insurance                | 1,059                       |
| 7141 Staff Development & Training  | 1,250                       |
| 7143 Membership Dues/Subscriptions | 8,070                       |
| 7145 Uniforms                      | 4,200                       |
| 7147 Overtime Meals                | 600                         |
| 7201 Legal Expenses                | 2,500                       |
| 7203 Engineering & Architects      | 4,000                       |
| 7223 Data Processing Services      | 11,100                      |
| 7231 Telecommunications            | 31,000                      |
| 7233 Cable/Internet                | 1,800                       |
| 7235 Electric                      | 56,125                      |
| 7237 Natural Gas                   | 3,000                       |
| 7239 FLAGG Creek Sewer Charges     | 1,000                       |
| 7241 Custodial Services            | 12,150                      |
| 7245 Dumping                       | 18,800                      |
| 7299 Other Services                | 6,209                       |
| 7301 Postage                       | 13,873                      |
| 7303 Office Supplies               | 600                         |
| 7305 Breakroom Supplies and Coffee | 250                         |
| 7307 Printing and Publications     | 2,750                       |
| 7311 Gasoline & Oil                | 10,000                      |
| 7321 DWC Cost                      | 4,350,000                   |
| 7323 Chemicals                     | 6,500                       |
| 7325 Laboratory Supplies           | 350                         |



**Water & Sewer Oper. Fund - 600 (cont)****Appropriation**

|      |                                     |                  |
|------|-------------------------------------|------------------|
| 7327 | Building and Maintenance Supplies   | 650              |
| 7329 | Tools & Hardware                    | 10,490           |
| 7353 | Medical/Safety Supplies             | 550              |
| 7391 | Comp Hardware, Software, & Supplies | 100              |
| 7399 | Non-Capitalized Equipment           | 25,000           |
| 7401 | Building Maintenance                | 15,231           |
| 7403 | General Equipment Maintenance       | 11,075           |
| 7405 | Comp & Off Equipment Maintenance    | 450              |
| 7407 | Motor Vehicle Maintenance           | 6,601            |
| 7423 | Water System Maintenance            | 139,768          |
| 7425 | Sewer System Maintenance            | 78,974           |
| 7511 | Utility Tax                         | 390,000          |
| 7523 | IRMA Premiums                       | 78,152           |
| 7525 | Self-Insured Deductible             | 2,500            |
| 7599 | Miscellaneous Expense               | 1,500            |
| 7603 | Loan Principal Payment              | 186,903          |
| 7605 | Interest Expense                    | 31,697           |
| 7762 | Transfer to Water Capital           | 800,000          |
| 7763 | Transfer to Water Alt Bond          | 168,738          |
| 7901 | General Equipment                   | 40,000           |
| 7591 | Contingency for Unforeseen Expenses | 431,762          |
|      | Total                               | <u>9,066,992</u> |

**Water & Sewer Capital Fund - 620****Appropriation**

|      |                                     |                  |
|------|-------------------------------------|------------------|
| 7917 | Water Mains                         | 2,006,000        |
| 7919 | Sewers                              | 1,544,000        |
| 7591 | Contingency for Unforeseen Expenses | 177,500          |
|      | Total                               | <u>3,727,500</u> |

**Water & Sewer 2014A Bond Fund-632****Appropriation**

|      |                                     |                |
|------|-------------------------------------|----------------|
| 7601 | Bond Principal Payment              | 125,000        |
| 7605 | Interest Expense                    | 41,238         |
| 7607 | Bank & Bond Fees                    | 475            |
| 7591 | Contingency for Unforeseen Expenses | 8,336          |
|      | Total                               | <u>175,049</u> |



**Police Pension Fund - 700**

|  | <b><u>Appropriation</u></b> |
|--|-----------------------------|
| 7031 Pension Payments                    | 2,133,098                   |
| 7033 Disability Payments                 | 122,626                     |
| 7141 Staff Development and Training      | 3,500                       |
| 7143 Membership Dues/Subscriptions       | 795                         |
| 7201 Legal Expenses                      | 10,000                      |
| 7209 Accounting Services                 | 13,700                      |
| 7211 Actuarial Services                  | 3,500                       |
| 7299 Other Services                      | 147,025                     |
| 7513 Bank fees                           | 1,000                       |
| 7591 Contingency for Unforeseen Expenses | 243,524                     |
| Total                                    | <u>2,678,768</u>            |

**Firefighters' Pension Fund - 710**

|  | <b><u>Appropriation</u></b> |
|--|-----------------------------|
| 7031 Pension Payments                    | 1,550,588                   |
| 7033 Disability Payments                 | 285,352                     |
| 7141 Staff Development and Training      | 2,500                       |
| 7143 Membership Dues/Subscriptions       | 795                         |
| 7201 Legal Expenses                      | 10,000                      |
| 7209 Accounting Services                 | 16,500                      |
| 7211 Actuarial Services                  | 3,500                       |
| 7299 Other Services                      | 43,900                      |
| 7513 Bank fees                           | 1,000                       |
| 7521 Officials Bonds                     | 4,400                       |
| 7591 Contingency for Unforeseen Expenses | 191,854                     |
| Total                                    | <u>2,110,389</u>            |

**Library Operations Fund - 900**

|                                     | <b><u>Appropriation</u></b> |
|-------------------------------------|-----------------------------|
| 7001 Full-Time Salaries             | 1,036,000                   |
| 7003 Part-Time Salaries             | 475,000                     |
| 7005 Longevity Pay                  | 400                         |
| 7101 Social Security                | 94,312                      |
| 7103 Medicare                       | 21,881                      |
| 7105 IMRF                           | 151,000                     |
| 7111 Health Insurance               | 178,000                     |
| 7115 Life Insurance                 | 2,000                       |
| 7139 Personnel Expenses             | 1,000                       |
| 7513 Bank Fees                      | 600                         |
| 7523 IRMA Premiums                  | 36,200                      |
| 7525 Self-Insured Deductible        | 10,000                      |
| 7730 Transfer to Debt Service Funds | 247,112                     |
| 7791 Transfer to Library Capital    | 220,000                     |
| 7801 Staff Development              | 28,000                      |
| 7803 Staff Recognition              | 3,000                       |



**Library Operations Fund - 900 (cont)**

|                                      | <b><u>Appropriation</u></b> |
|--------------------------------------|-----------------------------|
| 7807 Marketing and Outreach          | 36,000                      |
| 7809 Library Programs-Youth          | 24,000                      |
| 7811 Library Programs-Adult          | 9,000                       |
| 7813 Youth Materials                 | 70,000                      |
| 7815 Adult Materials                 | 110,000                     |
| 7817 Databases                       | 70,000                      |
| 7819 Periodicals                     | 19,000                      |
| 7821 EBooks                          | 63,000                      |
| 7823 Materials Management Supplies   | 17,000                      |
| 7825 Catalog Services                | 39,000                      |
| 7827 Hardware                        | 30,000                      |
| 7829 Computer Support & Software     | 35,000                      |
| 7831 Custodial                       | 32,000                      |
| 7833 Utilities                       | 13,000                      |
| 7835 Janitorial-Maintenance Supplies | 6,500                       |
| 7837 Building Maintenance Contract   | 10,000                      |
| 7839 Misc Repairs-Improvements       | 37,000                      |
| 7841 Legal Expenses                  | 5,500                       |
| 7845 Misc Contractual Services       | 5,000                       |
| 7847 Postage                         | 2,000                       |
| 7849 Telephone                       | 7,000                       |
| 7851 Accounting                      | 45,000                      |
| 7853 Vending Supplies and Services   | 2,000                       |
| 7855 Office Supplies                 | 10,000                      |
| 7857 Copier Service and Supplies     | 25,000                      |
| 7859 Misc Supplies                   | 1,400                       |
| 7861 Board Development               | 2,500                       |
| 7863 Special Events                  | 6,000                       |
| 7865 Hellen O'Neill Scholarship      | 500                         |
| 7867 Art Expenditures                | 1,000                       |
| 7868 Donations Expenses              | 50,000                      |
| 7869 Friends Pledges Expense         | 50,000                      |
| 7870 Foundation Expenses             | 20,000                      |
| 7873 Misc Expense                    | 1,400                       |
| 7591 Contingency                     | 335,931                     |
| Total                                | <u><u>3,695,236</u></u>     |

**Library Capital Projects Fund - 910**

|  | <b><u>Appropriation</u></b> |
|--|-----------------------------|
| 7909 Buildings                           | 290,000                     |
| 7591 Contingency for Unforeseen Expenses | 100,000                     |
| Total                                    | <u><u>390,000</u></u>       |



**All Funds Summary****Appropriation**

|                                       |                   |
|---------------------------------------|-------------------|
| Corporate Fund - 100                  |                   |
| Departments - 11 thru 61              | 24,129,380        |
| Motor Fuel Tax Fund - 200             | 0                 |
| Foreign Fire Insurance Fund - 210     | 67,760            |
| Debt Service Funds - 300-308          | 3,339,402         |
| MIP Infrastructure Project Fund - 400 | 14,398,019        |
| Water & Sewer Operations Fund - 600   | 9,066,992         |
| Water & Sewer Capital Fund - 620      | 3,727,500         |
| Water & Sewer Debt Service Fund - 632 | 175,049           |
| Police Pension Fund - 700             | 2,678,768         |
| Firefighters' Pension Fund - 710      | 2,110,389         |
| Library Funds - 900 & 910             | 4,085,236         |
| Total All Funds                       | <u>63,778,495</u> |





## Public Services &amp; Engineering

**AGENDA SECTION:** Second Read–EPS

**SUBJECT:** ComEd Green Region Grant Application Resolution

**MEETING DATE:** March 3, 2020

**FROM:** John Finnell, Superintendent of Parks & Forestry  
Garrett Hummel, Administrative Analyst

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**Recommended Motion**

Approve a Resolution Authorizing Submission of a Grant Application to the ComEd Green Region Grant Program for a Woodland Rain Garden Revitalization Project.

**Background**

Established in 2013, the ComEd Green Region Program awards grant funding to public agencies for projects that protect and improve natural areas. Openlands partners with ComEd to administer the program, which provides grants of up to \$10,000.

Village staff reviewed possible projects for submission and identified a rain garden rehabilitation project in the Woodlands that would be eligible. Starting in 2015, a three (3)-phase infrastructure improvement project began, eventually resulting in the construction of seventy-eight (78) rain gardens. Rain gardens are an area of native shrubs, perennials, and flowers planted in a small depression that collects rainwater and allows it to soak into the ground.

Residents of the Woodlands have provided feedback, which has been incorporated into a new program to provide maintenance to the hardscape and plant materials in selected rain gardens. The program identifies one to three rain gardens each year that will undergo restoration of the hardscape, rejuvenation of the existing plants and installation of new plants. Between 2018 and 2019, three (3) rain gardens underwent restorations. Staff intends to continue this program in 2020 with restorations of the rain gardens at 706 McKinley Lane and 700 Cleveland Road.

**Discussion & Recommendation**

Village staff has been searching for grant funding opportunities for scheduled projects. The ComEd Green Region Grant Program would allow the Village to apply for funding to offset costs associated with the rain garden revitalization program. The grant is a 50/50 match grant program. The attached Resolution authorizes Village staff to submit an application on the Village's behalf as well as commits to the expenditure of at least \$10,000 in matching funds. Village staff recommends approval of the attached Resolution.

**Budget Impact**

If the Village is awarded a grant, the Village would need to spend at least \$10,000 to satisfy the 50/50 match requirement. While the Village has not budgeted for a match to this grant opportunity in the CY 2020 Budget, the recently awarded Landscape Maintenance contract





## REQUEST FOR BOARD ACTION

was roughly \$20,000 under budget. Staff's recommendation is to use those funds as the required match. This will keep the project budget neutral.

### **Village Board and/or Committee Action**

Due to staff recently discovering this grant opportunity, there is a time sensitive aspect to the grant application. The application is due March 13, which does not allow for a first and second read of the attached Resolution. Therefore, staff is requesting approval of the attached Resolution at the March 3 Village Board of Trustees Meeting.

### **Documents Attached**

1. ComEd Green Region Program Resolution
2. 2020 ComEd Green Region Program Guidelines
3. Rain Garden Photos



VILLAGE OF HINSDALE

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE VILLAGE OF HINSDALE, DUPAGE AND COOK  
COUNTIES, ILLINOIS, AUTHORIZING PARTICIPATION IN THE COMED  
GREEN REGION PROGRAM FOR THE WOODLAND RAIN GARDENS  
PROJECT**

**WHEREAS**, the Village of Hinsdale ("Applicant") desires to undertake the Woodland Rain Gardens project as part of the 2020 ComEd Green Region Program; and

**WHEREAS**, the Applicant desires to apply to the ComEd Green Region Program for a grant for the purpose of carrying out this project; and

**WHEREAS**, the Applicant has received and understands the current ComEd Green Region Program Guidelines.

**THEREFORE, BE IT RESOLVED THAT** the Village Board hereby approves this project and authorizes application to the ComEd Green Region Program in the amount of \$10,000, and

**BE IT FURTHER RESOLVED, THAT** the Applicant commits to the expenditure of matching funds in the amount of \$10,000 necessary for the project's success.

**ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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

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

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

**APPROVED** by me this \_\_\_\_\_ day of \_\_\_\_\_, 2020, and attested to by the Village Clerk this same day.

\_\_\_\_\_  
Village President

**ATTEST:**

\_\_\_\_\_  
Village Clerk





powering lives

## The ComEd Green Region Program

### 2020 PROGRAM GUIDELINES

#### Purpose

The Chicago metropolitan region is rich in diversity – both in our landscapes that include native prairies, wetlands, woodlands, and a vast network of streams and rivers, as well as in the 10 million people who call this region home.

Recognizing that open space in our communities is crucial to the quality of our lives, ComEd has committed to supporting municipalities, townships, counties, park districts, conservation districts and forest preserve districts in northern Illinois with their ongoing efforts to protect or improve public spaces for the benefit of all. ComEd designed the [ComEd Green Region Program](#) to assist local communities in these efforts by providing funding for some expenses towards these goals.

**Underlying the program is ComEd's endorsement of deliberate planning for open space protection as a means to encourage the wisest use of scarce resources.**

#### Using this Document

These Program Guidelines, along with the [Program FAQ](#) available at [www.openlands.org/greenregion](http://www.openlands.org/greenregion), are intended to be a comprehensive resource for both prospective and current grantees in the ComEd Green Region Program. It is the responsibility of all applicants and grantees to review and utilize the information in the Program Guidelines and the FAQ. Please reach out to the Green Region Program Administrator at [greenregion@openlands.org](mailto:greenregion@openlands.org) if you have any questions.

#### Key Dates

|                       |  |
|-----------------------|--|
| Grant Cycle Opens:    | January 17, 2020, 9:00 a.m. Central Time |
| Application Deadline: | March 13, 2020, 5:00 p.m. Central Time   |

#### 2020 Special Program Focus: Pollinator Conservation

Pollinator species – such as bees, butterflies, bats, and birds – play important roles in the reproduction of flowering plants, including crops that people depend on for food. In Illinois alone, more than 2,500 species of bees, butterflies, and moths contribute to this vital ecological service. Yet over the past few decades, threats posed by habitat loss, disease, parasites, climate change, and environmental contaminants have all contributed to the global decline of many pollinator species.





Additionally, as we think about climate change as it relates to natural landscapes, the Green Region grant program encourages applicants to think of the benefit of their project with a climate lens, and how it will aid in addressing nature-based solutions for climate change. The Chicago region has an opportunity to pioneer solutions based in nature that can dramatically reduce our carbon footprint and positively impact the climate. We have resilient landscapes and the knowledge, but we need visions, imagination, and leadership to address this crisis not just today, but over the next 10 years and through the century.

ComEd recognizes the importance of the many programs, partnerships, and individual actions that residents of Illinois are taking to conserve pollinators, support their habitat, and protect pollinator-dependent plants and food crops. As a response to this growing awareness, in 2017 ComEd piloted the first ever special program focus on pollinator conservation in the Green Region Program. The response was overwhelmingly positive and many exciting new pollinator projects were funded.

**Building upon this exciting momentum, ComEd has decided to designate 2020 as the fourth year for a special focus on pollinator conservation.**

Special consideration will be given to project applications that show a demonstrable benefit for pollinator conservation. Depending on the volume of applications received, this may be accomplished by designating a special pool of funding within the 2020 grant cycle that will be applied specifically to pollinator-focused projects. The Green Region Program Administrator and ComEd reserve the right to modify this approach.

Examples of demonstrable benefits for pollinator conservation include, but are not limited to, projects that 1) establish or enhance pollinator habitat, and 2) incorporate interpretation components, such as educational site signage, that inform the public about pollinators and pollinator conservation.



Additionally, applicants are encouraged to think about how pollinators in their project are nature-based solutions to climate change. The Chicago region has an opportunity to pioneer solutions based in nature that can dramatically reduce our carbon footprint and positively impact the climate. We have resilient landscapes and the knowledge to address this crisis, but we need visions, imagination, and leadership to take impactful action-not just today, but over the next 10 years and through the century.

Please note that 2020 grant cycle applications are not required to have a pollinator focus. However, all applicants are encouraged to consider how pollinators might be supported by their particular project. Eligible applications for projects that meet regular Program Guidelines will still be accepted for consideration, regardless of whether they focus on pollinator conservation.

For more information, visit [www.openlands.org/planning/greenregion/focus](http://www.openlands.org/planning/greenregion/focus).

### Eligible Applicants

Eligible Applicants are municipalities, townships, counties, park districts, conservation districts and forest preserve districts within ComEd's service territory in the following counties: Boone, Bureau,



Carroll, Cook, DeKalb, DuPage, Ford, Grundy, Henry, Iroquois, Jo Daviess, Kane, Kankakee, Kendall, Lake, LaSalle, Lee, Livingston, Marshall, McHenry, Ogle, Rock Island, Stephenson, Whiteside, Will, Winnebago and Woodford.

**Before applying, please check ComEd's [service territory map](#) to ensure your proposed project is located within the service territory boundaries and that you are a ComEd customer.** ComEd is unable to fund projects that are located outside the service territory boundaries. For more information, please contact [greenregion@openlands.org](mailto:greenregion@openlands.org).

Past grantees are eligible to reapply only if they have fully completed their grant requirements, including, but not limited to, submitting their final grant report with all required attachments (resolution, expense reports, etc.). Preference will be given to projects that have not previously received funding.

**\*\*Please note that though past grantees are eligible to reapply, new project applications cannot be a continuation of a previously funded project. For example: An applicant received funding in 2015 for the planned Phase 1 ecological restoration of a certain area in a public park. Upon completing this work and submitting their final grant report, this applicant cannot submit a new grant application for the 2020 grant cycle to fund a related Phase 2 ecological restoration project in a different area of the same park.**

**Non-profit organizations and all other units of government not listed above (such as schools, school districts, and housing authorities) are not eligible to apply, but are strongly encouraged to partner on joint projects with an Eligible Applicant.** Please see the [Program FAQ](#) for answers to some common questions about eligibility.

Eligible Applicants must be in good standing with ComEd related to provision of utilities.

### Eligible Activities

Priority is given to projects that demonstrate a) significant impact on the surrounding community by increasing the public's access to open space and encouraging their engagement with the project; and b) active partnerships within the community. Additional preference may be given to projects that support a special focus area that has been designated for the particular grant cycle. Eligible activities include:

- **Developing or updating open space plans.** Expenses may include consultant fees, costs associated with obtaining public input (hall rental, advertising, etc.), and publication costs.
- **Improving applicant-owned open spaces, including planning costs.** Funds may be used for habitat improvements such as installing or improving natural areas such as prairies, woodlands, wetlands, associated buffers, and other native natural communities. **The plans also may include the installation of capital improvements for passive recreation**, such as trails, boardwalks, kiosks, and observation platforms. Parking lots are not eligible for funding. Expenses related to capital improvements may include consultant fees for landscape architects, park designers, botanists, restoration specialists, engineers, etc.



- **Acquisition (by purchase or donation) of parcels of land to be used for open space.** Expenses may include land cost, legal or consultant fees, survey, environmental assessments, appraisals, etc.
- **Acquisition (by purchase or donation) of conservation easements** (also known as “development rights”) on parcels of land to be used for open space. Eligible expenses include legal costs to purchase development rights, consultant fees, survey, environmental assessments, appraisals, etc.

### Ineligible Expenses

- **Staff time and ancillary expenses for applicant’s employees or interns, for any aspect of the project.** To avoid your application being marked as ineligible, please clearly describe any contractor expenses involved in your project, both in the application form and your budget attachments, to show these are not staff or intern expenses.
- **Relocation of owner or tenant, condemnation, or building repair or demolition.**
- **Expenses not directly related to the use of land for open space and/or passive recreation.** For example, construction of a parking lot or a public works garage on municipal parkland would not be considered an eligible expense.
- **Active recreation amenities** such as ball fields, golf courses, tennis courts, playgrounds, swimming pools, etc.
- **Any activities that are required in connection with regulatory compliance.**

### Grant Amounts and Timing

- Grants will be for amounts up to \$10,000 and may be used to pay for **up to 50% of eligible activities.**
- The grantee must have either secured a source of matching funds or have submitted a pending application for such funds. **Matching funds must be in cash. In-kind services cannot be submitted as match.** The status of all matching funds, whether secured or pending, must be indicated on both the application form and in the required budget attachments.
- Grants will be awarded once per year.
- The online application system will close at 5:00 p.m. Central Time on March 13, 2020. **Incomplete or late applications will not be considered.**
- Applicants awarded funds for their projects will be expected to fully expend the grant award within 18 months of its receipt. A final grant report is due within two months of the full expenditure of funds. Please see the “Grant Conditions” section below and the [Program FAQ](#) for important information about final grant report requirements.



- Retroactive reimbursement for costs accrued between the application deadline and the grant award may be allowed on a case-by-case basis. All requests for such reimbursement must be made in writing to [greenregion@openlands.org](mailto:greenregion@openlands.org). It is not guaranteed that such requests will be approved.
- Awards are made based on the project presented in the application. Any major changes to the scope of a project must first be approved by ComEd to avoid forfeiting the grant award. Contact [greenregion@openlands.org](mailto:greenregion@openlands.org) if you anticipate there will be a major change to your project scope.

### Grant Conditions

- The facility or property where the project is located must be open to the general public on a regular basis.
- If grant funds are used for acquisition of an interest in land, the applicant must demonstrate that a restrictive covenant, deed restriction, or similar instrument will be recorded against the property, stating that the property must be held in perpetuity for open space purposes. If the property is diverted from open space use, the grant recipient shall return to ComEd all Green Region funds received.
- **Within two months of the final expenditure of grant funds, the applicant must submit a final report summarizing the work accomplished with the grant.** Accompanying the final report will be photographs or other documentation of the project.. **\*\*Please note: The resolution must be completed and approved BEFORE the project begins and submitted along with the other grant materials.** A resolution template can be found on the Grantee Resources page located at <https://openlands.org/planning/greenregion/resources/>.

The report must also include an explanation of accounting justifying the use of the grant funds, such as documentation of invoices, cancelled checks, recorded deeds, settlement sheets, etc., as necessary for the particular project.

Failure to submit a final grant report with all of the required attachments by the posted deadline may prohibit applicants from participating in any future grant cycles. If you have questions about the final grant report and its attachments, please reach out to the Green Region Program Administrator at [greenregion@openlands.org](mailto:greenregion@openlands.org).

- During the grant period, award recipients will agree to participate in press conferences or events, to be quoted in ComEd literature describing the ComEd Green Region Program, and to identify ComEd as a funder in any materials produced to explain or promote the funded project.
- Recipients will agree to acknowledge the use of ComEd Green Region Program funds for the project, either through signage for capital projects or written acknowledgement in documents. Contact [greenregion@openlands.org](mailto:greenregion@openlands.org) for more information about signage.

### Applications



Applications are accepted on-line via <http://openlands.submittable.com/submit>. You will be asked to create a free profile to begin the submission process. For additional information regarding the submission process, please refer to the [Program FAQ](#). Upon submission of your application, you will receive a receipt confirming that your application has been successfully submitted.

The online application is the primary method for submitting an application. If for some reason you are unable to submit your application online, please contact the Green Region Program Administrator at [greenregion@openlands.org](mailto:greenregion@openlands.org).

### Advisory Committee

Completed and eligible applications will be reviewed and ranked by a geographically-diverse advisory committee composed of county government officials and members of the region's land conservation community. Final decisions on award recipients and amounts are at the discretion of ComEd.

### Time for Decisions

Decisions on grant awards will be announced between late June and early July 2020. All communication regarding your application, including notification of awards and distribution of grant funds, will be directed to the contact person listed on your application.

To avoid delays in receiving your notification of award or other important correspondence, **please contact [greenregion@openlands.org](mailto:greenregion@openlands.org) right away if your contact person, address, or other important information changes after you submit your application.**

### Administrator

The administrator of the ComEd Green Region Program is Openlands, a non-profit conservation land trust protecting open space in the greater Chicago region for over 55 years.

**We encourage you to review all available information for the 2020 grant cycle at [www.openlands.org/greenregion](http://www.openlands.org/greenregion) before starting your application.** If you are unable to locate an answer to your question on the website, please reach out to the Green Region Administrator at [greenregion@openlands.org](mailto:greenregion@openlands.org).







REQUEST FOR BOARD ACTION  
Administration

**AGENDA SECTION:** Second Reading – ZPS

**SUBJECT:** Consideration of a Resolution to amend or repeal the Small Wireless Facility Deployment Act to return control of local right-of-ways to municipalities, and a Resolution to support Federal Bills for the same purpose

**MEETING DATE:** March 3, 2020

**FROM:** Kathleen A. Gargano, Village Manager

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**Recommended Motions**

Approve a Resolution Calling for an Amendment of the Illinois Small Wireless Facility Deployment Act to Return Control of Local Right-of Ways to Local Municipalities or, in the Alternative, Repeal of the Act; and

Approve a Resolution Supporting Federal Bills H.R. 530 and S. 2012 to Restore Local Control in 5G/Broadband Deployment

**Background**

Public Act 100-585 known as the Illinois Small Wireless Facilities Deployment Act (50 ILCL 840/1 et seq.) and the Federal Communications Commission on September 26, 2018 adopted a Declaratory Ruling and Third Report and Order in the matter of Accelerating Wireless Broadband Deployment by Removing Barriers to Investment ("the FCC Declaratory Ruling"). Both the Illinois Small Wireless Facility Deployment Act as well as the FCC Declaratory Ruling severely limit municipal authority to regulate small wireless antennas located on the municipal rights-of-way.

**Discussion & Recommendation**

Staff recommends the Board approve a Resolution advocating changes to the Illinois Small Wireless Facilities Act and the Declaratory Act that would allow for greater local control of wireless facilities and structures located within municipalities and on public rights-of-ways.

**Budget Impact**

N/A

**Village Board and/or Committee Action**

At their meeting of February 18, 2020, the Board directed that certain language in the resolutions be reviewed and corrected.

**Documents Attached**

1. Resolution Supporting amending the IL Small Wireless Facility Deployment Act Returning Local Control (Red line version and final document)
2. Resolution Supporting Federal Bills H.R. 530 and S. 2012 to Restore Local Control (Red line version and final document)



**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION CALLING FOR AN AMENDMENT OF THE ILLINOIS SMALL WIRELESS FACILITY DEPLOYMENT ACT TO RETURN CONTROL OF LOCAL RIGHT-OF-WAYS TO LOCAL MUNICIPALITIES OR, IN THE ALTERNATIVE, REPEAL OF THE ACT**

**WHEREAS**, the Village of Hinsdale (the "Village"), an Illinois non-home rule municipality, supports the goal of ensuring reliable cellular coverage throughout our community, and supports technological enhancements, such as "smart" technology and 5G wireless communications, as long as the local impacts of such technology are not detrimental to the aesthetics of the Village or undermine the Village's use of its rights of way or impact the number of trees in parkway areas or reduce the tree canopy areas or present the potential negative impacts on the health, welfare and safety of Village residents, property owners, businesses and the public; and

**WHEREAS**, Public Act 100-585, known as the Illinois Small Wireless Facilities Deployment Act (50 ILCS 840/1 et seq.) (the "Act"), acts to impose certain limitations, restrictions and additional requirements on municipalities, including the Village, regarding the permitting, construction, deployment, regulation, operation, maintenance, repair and removal of certain defined small wireless facilities both within public rights-of-way and in other locations within the jurisdiction of the Village; and

~~**WHEREAS**, the Act permits private business entities to take and use public property without reasonable regulation or fair compensation, amounting to an illegal taking that is an unprecedented use of public property with no basis in law; and~~

**WHEREAS**, the Act usurps traditional municipal zoning authority, mandating that installations in all rights-of-way and in certain zoning districts be permitted uses, setting



an unusual and troubling precedent for future legislation relative to local government control; and

**WHEREAS**, the Act usurps traditional municipal proprietary control over its own infrastructure ~~by allowing private business entities to attach to Village utility poles and other Village infrastructure of the business entities choosing, over which the Village had previously maintained proprietary control, at State-capped rates, and with little ability for the Village to say no, thereby setting another~~ which also sets an unusual and troubling precedent for future legislation relative to local government control; and

**WHEREAS**, allows wireless providers to locate equipment where it may potentially interfere with critical municipal systems used by police, firefighting, water, and other critical local operations, and, without enhanced local regulations, there will be a negative impact on the number of trees in parkway areas and reductions in the tree canopy areas. Further, the Act's failure to mandate collocation of equipment on existing utility poles and light poles in public rights of way will lead to a unanticipated proliferation of new poles within public rights of way that will have an extremely detrimental impact on the aesthetics within residential areas of the Village and may cause property values to decline; and

~~**WHEREAS**, the Act fails to provide municipalities with adequate recourse to address unsafe installations or dangerous equipment; and~~

**WHEREAS**, the Act creates an automatic approval timeline, which is one-sided and detrimental to the public, presuming that municipalities are negligent and providers are not ~~when a permit is incomplete or inadequate~~; and



~~WHEREAS, the Act provides unfettered and unsupervised access to commercial entities that have only their own profitability as their guide, going against a critical public interest to assure that wireless facilities are installed and maintained in a way that safeguards the public's connection to the wireless world in an era of heightened awareness of cyber security risks; and~~

WHEREAS, it is the responsibility of local authorities to protect the public health, safety, and welfare of its citizens, and the Act undermines this responsibility; and

WHEREAS, it is vital that local authorities be able to hold ~~for-profit, commercial~~private business entities to an appropriate standard of responsibility for their use of a public asset; and

WHEREAS, Illinois municipalities are diverse and each one must be given a chance to develop reasonable regulations that will protect their community's specific needs; and

WHEREAS, the President and Board of Trustees of the Village of Hinsdale make the following findings and statements:

A. The President and Board of Trustees oppose the Act and encourages the Illinois Legislature and Governor to amend the Act to return control of the local right-of-ways to local municipalities or, in the alternative, to repeal the Act; and

B. The President and Board of Trustees encourage the telecommunications industry to look to alternative methods of deploying small wireless facilities in a manner that better protects the rights of local governments in their own infrastructure and public property; and



C. The President and Board of Trustees are committed to developing reasonable regulations for the deployment of wireless technology and is eager to work with all interested parties and stakeholders to develop regulations that ensure reliable cellular coverage while preventing the unfettered ~~taking and~~ use of public property by private business concerns.

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

**SECTION 1:** Each of the recitals in the Whereas paragraphs set forth above are incorporated into Section 1 of this Resolution.

**SECTION 2:** The President and Board of Trustees of the Village of Hinsdale find that it is in the best interests of the Village and its residents, property owners, businesses and the public to express its opposition to the Act as approved, to urge its amendment or repeal, and to work with all interested parties and stakeholders to develop regulations that ensure reliable cellular coverage while preventing the unfettered ~~taking and~~ use of public property by private business concerns.

**SECTION 3:** This Resolution shall be in full force and effect from and after its passage and approval.



**ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2020,  
pursuant to a roll call vote as follows:

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

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

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

**APPROVED** by me this \_\_\_\_\_ day of \_\_\_\_\_, 2020,  
and attested to by the Village Clerk this same day.

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

ATTEST:

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



**VILLAGE OF HINSDALE**

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION CALLING FOR AN AMENDMENT OF THE ILLINOIS SMALL  
WIRELESS FACILITY DEPLOYMENT ACT TO RETURN CONTROL OF LOCAL  
RIGHT-OF-WAYS TO LOCAL MUNICIPALITIES OR, IN THE ALTERNATIVE,  
REPEAL OF THE ACT**

**WHEREAS**, the Village of Hinsdale (the "Village"), an Illinois non-home rule municipality, supports the goal of ensuring reliable cellular coverage throughout our community, and supports technological enhancements, such as "smart" technology and 5G wireless communications, as long as the local impacts of such technology are not detrimental to the aesthetics of the Village or undermine the Village's use of its rights of way or impact the number of trees in parkway areas or reduce the tree canopy areas or present the potential negative impacts on the health, welfare and safety of Village residents, property owners, businesses and the public; and

**WHEREAS**, Public Act 100-585, known as the Illinois Small Wireless Facilities Deployment Act (50 ILCS 840/1 et seq.) (the "Act"), acts to impose certain limitations, restrictions and additional requirements on municipalities, including the Village, regarding the permitting, construction, deployment, regulation, operation, maintenance, repair and removal of certain defined small wireless facilities both within public rights-of-way and in other locations within the jurisdiction of the Village; and

**WHEREAS**, the Act usurps traditional municipal zoning authority, mandating that installations in all rights-of-way and in certain zoning districts be permitted uses, setting an unusual and troubling precedent for future legislation relative to local government control; and



**WHEREAS**, the Act usurps traditional municipal proprietary control over its own infrastructure by allowing private business entities to attach to Village utility poles and other Village infrastructure of the business entities choosing, over which the Village had previously maintained proprietary control, at State-capped rates, and with little ability for the Village to say no, thereby setting another unusual and troubling precedent for future legislation relative to local government control; and

**WHEREAS**, allows wireless providers to locate equipment where it may potentially interfere with critical municipal systems used by police, firefighting, water, and other critical local operations, and, without enhanced local regulations, there will be a negative impact on the number of trees in parkway areas and reductions in the tree canopy areas. Further, the Act's failure to mandate collocation of equipment on existing utility poles and light poles in public rights of way will lead to a unanticipated proliferation of new poles within public rights of way that will have an extremely detrimental impact on the aesthetics within residential areas of the Village and may cause property values to decline; and

**WHEREAS**, the Act creates an automatic approval timeline, which is one-sided and detrimental to the public, presuming that municipalities are negligent and providers are not; and

**WHEREAS**, it is the responsibility of local authorities to protect the public health, safety, and welfare of its citizens, and the Act undermines this responsibility; and

**WHEREAS**, it is vital that local authorities be able to hold private business entities to an appropriate standard of responsibility for their use of a public asset; and



**WHEREAS**, Illinois municipalities are diverse and each one must be given a chance to develop reasonable regulations that will protect their community's specific needs; and

**WHEREAS**, the President and Board of Trustees of the Village of Hinsdale make the following findings and statements:

A. The President and Board of Trustees oppose the Act and encourages the Illinois Legislature and Governor to amend the Act to return control of the local right-of-ways to local municipalities or, in the alternative, to repeal the Act; and

B. The President and Board of Trustees encourage the telecommunications industry to look to alternative methods of deploying small wireless facilities in a manner that better protects the rights of local governments in their own infrastructure and public property; and

C. The President and Board of Trustees are committed to developing reasonable regulations for the deployment of wireless technology and is eager to work with all interested parties and stakeholders to develop regulations that ensure reliable cellular coverage while preventing the unfettered use of public property by private business concerns.

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

**SECTION 1:** Each of the recitals in the Whereas paragraphs set forth above are incorporated into Section 1 of this Resolution.

**SECTION 2:** The President and Board of Trustees of the Village of Hinsdale find that it is in the best interests of the Village and its residents, property owners,



businesses and the public to express its opposition to the Act as approved, to urge its amendment or repeal, and to work with all interested parties and stakeholders to develop regulations that ensure reliable cellular coverage while preventing the unfettered use of public property by private business concerns.

**SECTION 3:** This Resolution shall be in full force and effect from and after its passage and approval.



**ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2020,  
pursuant to a roll call vote as follows:

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

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

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

**APPROVED** by me this \_\_\_\_\_ day of \_\_\_\_\_, 2020,  
and attested to by the Village Clerk this same day.

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

ATTEST:

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



**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION SUPPORTING FEDERAL BILLS H.R. 530 AND S. 2012 TO  
RESTORE LOCAL CONTROL IN 5G/BROADBAND DEPLOYMENT**

**WHEREAS**, the Village of Hinsdale (the "Village"), an Illinois non-home rule municipality, supports the goal of ensuring reliable cellular coverage throughout our community, and supports technological enhancements, such as "smart" technology and 5G wireless communications, as long as the local impacts of such technology are not detrimental to the aesthetics of the Village or undermine the Village's use of its rights of way or impact the number of trees in parkway areas or reduce the tree canopy areas or present the potential for negative impacts on the health, welfare and safety of Village residents, property owners, businesses and the public; and

**WHEREAS**, the Federal Communications Commission, on September 26, 2018, adopted a Declaratory Ruling and Third Report and Order in the matter of Accelerating Wireless Broadband Deployment by Removing Barriers to Infrastructure Investment and Accelerating Wireline Broadband Deployment by Removing Barriers to Infrastructure Investment ("the FCC Declaratory Ruling"); and

**WHEREAS**, the FCC Declaratory Ruling favors wireless providers by specifically limiting the ability of local governments to negotiate or regulate in the public interest in key areas regarding small wireless facility deployment. Such limitations include, but are not limited to, the imposition of shot clocks, restrictions on fees, and the imposition on limitations on local governments to act in a proprietary capacity in controlling their own infrastructure; and



~~WHEREAS, the FCC Declaratory Ruling provides unfettered and unsupervised access to commercial entities that have only their own profitability as their guide, going against a critical public interest to assure that wireless facilities are installed and maintained in a way that safeguards the public's connection to the wireless world in an era of heightened awareness of cyber security risks; and~~

WHEREAS, it is the responsibility of local authorities to protect the public health, safety, and welfare of its citizens, and the FCC Declaratory Ruling undermines this responsibility; and

WHEREAS, it is vital that local authorities be able to hold ~~for-profit, commercial~~private business entities to an appropriate standard of responsibility for their use of ~~a~~public assets and infrastructure; and

WHEREAS, on January 14, 2019, Representative Anna Eshoo (D-CA) introduced H.R. 530, Accelerating Broadband Development by Empowering Local Communities Act of 2019, which would nullify the FCC Declaratory Ruling and therefore help restore local control in 5G/broadband deployment; and

WHEREAS, on June 27, 2019, Senator Dianne Feinstein (D-CA), introduced a companion bill to H.R. 530 in the Senate, S. 2012, Restoring Local Control Over Public Infrastructure Act of 2019, which would similarly nullify the FCC Declaratory Ruling and therefore help restore local control in 5G/broadband deployment; and

WHEREAS, the President and Board of Trustees of the Village of Hinsdale make the following findings and statements:



A. The President and Board of Trustees support H.R. 530, Accelerating Broadband Development by Empowering Local Communities Act of 2019, and S. 2012, Restoring Local Control Over Public Infrastructure Act of 2019, which would nullify the FCC Declaratory Ruling and therefore help restore local control in 5G/broadband deployment; and

B. The President and Board of Trustees encourage its residents, property owners, businesses and the public and state and federal representatives to support this proposed legislation and other similar efforts to return control of local right-of-ways to municipalities; and

C. The President and Board of Trustees are committed to developing reasonable regulations for the deployment of wireless technology and is eager to work with all interested parties and stakeholders to develop regulations that ensure reliable cellular coverage while preventing the unfettered ~~taking and~~ use of public property by private business concerns.

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

**SECTION 1:** Each of the recitals in the Whereas paragraphs set forth above are incorporated into Section 1 of this Resolution.

**SECTION 2:** The President and Board of Trustees of the Village of Hinsdale find that it is in the best interests of the Village and its residents, property owners, businesses and the public to support H.R. 530, Accelerating Broadband Development by Empowering Local Communities Act of 2019, and S. 2012, Restoring Local Control Over Public Infrastructure Act of 2019, and to continue to work with all interested parties



and stakeholders to develop regulations that ensure reliable cellular coverage while preventing the unfettered ~~taking and~~ use of public property by private business concerns.

**SECTION 3:** This Resolution shall be in full force and effect from and after its passage and approval.



**ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2020, pursuant to a roll call vote as follows:

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

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

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

**APPROVED** by me this \_\_\_\_\_ day of \_\_\_\_\_, 2020, and attested to by the Village Clerk this same day.

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

ATTEST:

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



**VILLAGE OF HINSDALE**

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION SUPPORTING FEDERAL BILLS H.R. 530 AND S. 2012 TO  
RESTORE LOCAL CONTROL IN 5G/BROADBAND DEPLOYMENT**

**WHEREAS**, the Village of Hinsdale (the "Village"), an Illinois non-home rule municipality, supports the goal of ensuring reliable cellular coverage throughout our community, and supports technological enhancements, such as "smart" technology and 5G wireless communications, as long as the local impacts of such technology are not detrimental to the aesthetics of the Village or undermine the Village's use of its rights of way or impact the number of trees in parkway areas or reduce the tree canopy areas or present the potential for negative impacts on the health, welfare and safety of Village residents, property owners, businesses and the public; and

**WHEREAS**, the Federal Communications Commission, on September 26, 2018, adopted a Declaratory Ruling and Third Report and Order in the matter of Accelerating Wireless Broadband Deployment by Removing Barriers to Infrastructure Investment and Accelerating Wireline Broadband Deployment by Removing Barriers to Infrastructure Investment ("the FCC Declaratory Ruling"); and

**WHEREAS**, the FCC Declaratory Ruling favors wireless providers by specifically limiting the ability of local governments to negotiate or regulate in the public interest in key areas regarding small wireless facility deployment. Such limitations include, but are not limited to, the imposition of shot clocks, restrictions on fees, and the imposition on limitations on local governments to act in a proprietary capacity in controlling their own infrastructure; and



**WHEREAS**, it is the responsibility of local authorities to protect the public health, safety, and welfare of its citizens, and the FCC Declaratory Ruling undermines this responsibility; and

**WHEREAS**, it is vital that local authorities be able to hold private business entities to an appropriate standard of responsibility for their use of public assets and infrastructure; and

**WHEREAS**, on January 14, 2019, Representative Anna Eshoo (D-CA) introduced H.R. 530, Accelerating Broadband Development by Empowering Local Communities Act of 2019, which would nullify the FCC Declaratory Ruling and therefore help restore local control in 5G/broadband deployment; and

**WHEREAS**, on June 27, 2019, Senator Dianne Feinstein (D-CA), introduced a companion bill to H.R. 530 in the Senate, S. 2012, Restoring Local Control Over Public Infrastructure Act of 2019, which would similarly nullify the FCC Declaratory Ruling and therefore help restore local control in 5G/broadband deployment; and

**WHEREAS**, the President and Board of Trustees of the Village of Hinsdale make the following findings and statements:

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B. The President and Board of Trustees encourage its residents, property owners, businesses and the public and state and federal representatives to support this proposed legislation and other similar efforts to return control of local right-of-ways to municipalities; and

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**ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2020, pursuant to a roll call vote as follows:

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

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

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

**APPROVED** by me this \_\_\_\_\_ day of \_\_\_\_\_, 2020, and attested to by the Village Clerk this same day.

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

ATTEST:

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





DATE: February 15, 2020

TO: Thomas K. Cauley, Village President  
Village Board of Trustees  
Kathleen A. Gargano, Village Manager

FROM: John Giannelli, Fire Chief

RE: Executive Summary - Fire Department Activities for January 2020

In summary, the Fire Department activities for January 2019 included responding to a total of **203** emergency incidents. There were **54** fire-related incidents, **116** emergency medical-related incidents, and **33** emergency/service-related incidents.

This month, the average response time from receiving a call to Department crews responding, averaged **1** minute and **14** seconds. Response time from receiving a call to Department crews arriving on the scene was **4** minutes and **29** seconds.

In the month of January, there was **\$50,000** of dollar loss due to fires. Members assisted Clarendon Hills and Western Springs on various calls.

In the month of January, Chief Giannelli covered short shifts due to shift staffing shortages. The total hours covered were **72**, thereby saving the Village an estimated **\$4,320** in overtime.

Chief Giannelli and AC McElroy attended MABAS 10 Chief's, DuPage Chief's, and DUCOMM meetings.





Hinsdale Fire Department – Monthly Report  
January 2020



## **Emergency Response**

In **January**, the Hinsdale Fire Department responded to a total of **203** requests for assistance, for a total of **203** responses this calendar year. There were **22** simultaneous responses and **three (3)** train delays this month. The responses are divided into three basic response categories (Fire, Ambulance, and Emergency):

| <b><i>Type of Response</i></b>   | <b><i>January<br/>2019</i></b> | <b><i>% of<br/>Total</i></b> | <b><i>Three Year Average<br/>January<br/>2017-2018-2019</i></b> |
|--|--------------------------------|------------------------------|---|
| <b>Fire:</b><br>(Includes incidents that involve fire, either in a structure, in a vehicle or outside of a structure, along with activated fire alarms and/or reports of smoke)  | <b>54</b>                      | <b>27%</b>                   | <b>56</b>   |
| <b>Ambulance:</b><br>(Includes ambulance requests, vehicle accidents and patient assists)  | <b>116</b>                     | <b>57%</b>                   | <b>107</b>  |
| <b>Emergency:</b><br>(Includes calls for leaks and spills, hazardous material response, power lines down, carbon monoxide alarms, trouble fire alarms, house lock outs, elevator rescues, and other service related calls) | <b>33</b>                      | <b>16%</b>                   | <b>49</b>   |
| <b>Simultaneous:</b><br>(Responses while another call is on-going. Number is included in total)  | <b>22</b>                      | <b>11%</b>                   | <b>34</b>   |
| <b>Train Delay:</b><br>(Number is included in total)   | <b>3</b>                       | <b>1%</b>                    | <b>3</b>  |
| <b>Total:</b>  | <b>203</b>                     | <b>100%</b>                  | <b>212</b>  |

### **Year to Date Totals**

|                        |                            |                      |
|------------------------|----------------------------|----------------------|
| <b>Fire: 54</b>        | <b>Ambulance: 116</b>      | <b>Emergency: 33</b> |
| <b>2020 Total: 203</b> | <b>2017-18-19 Average:</b> | <b>212</b>           |

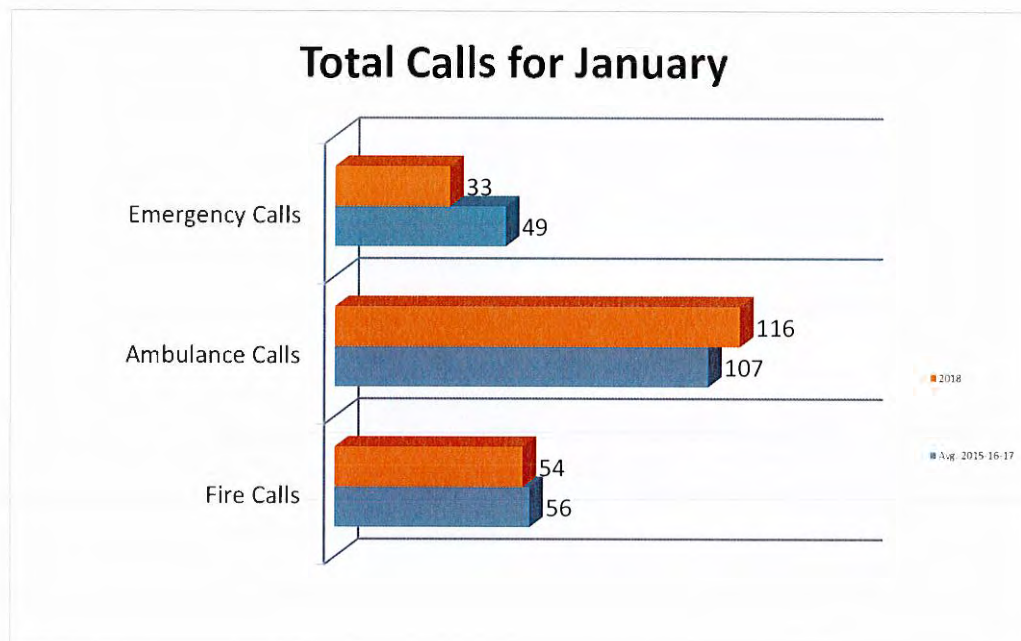
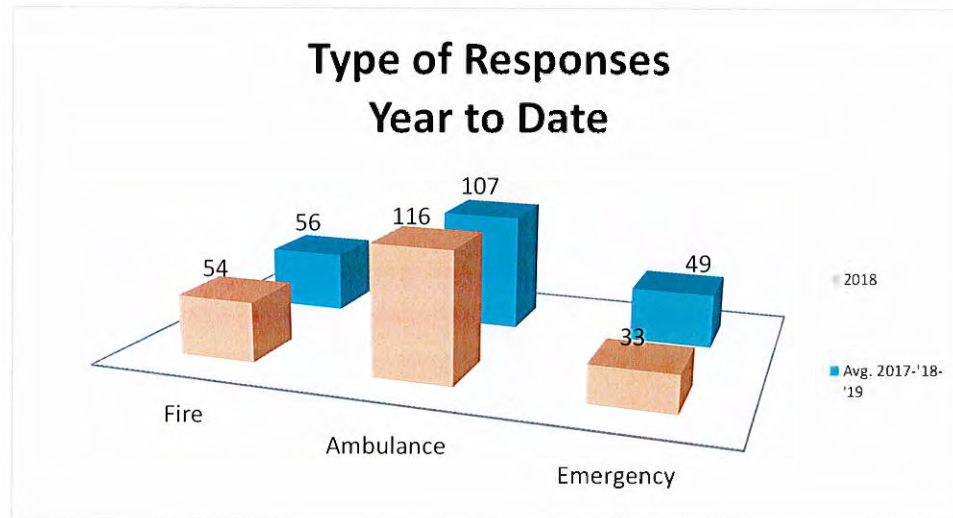




# Hinsdale Fire Department – Monthly Report January 2020



## Emergency Response





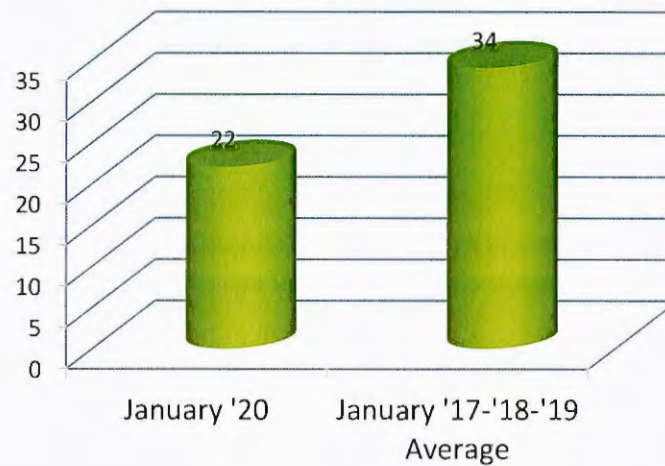


## Hinsdale Fire Department – Monthly Report January 2020

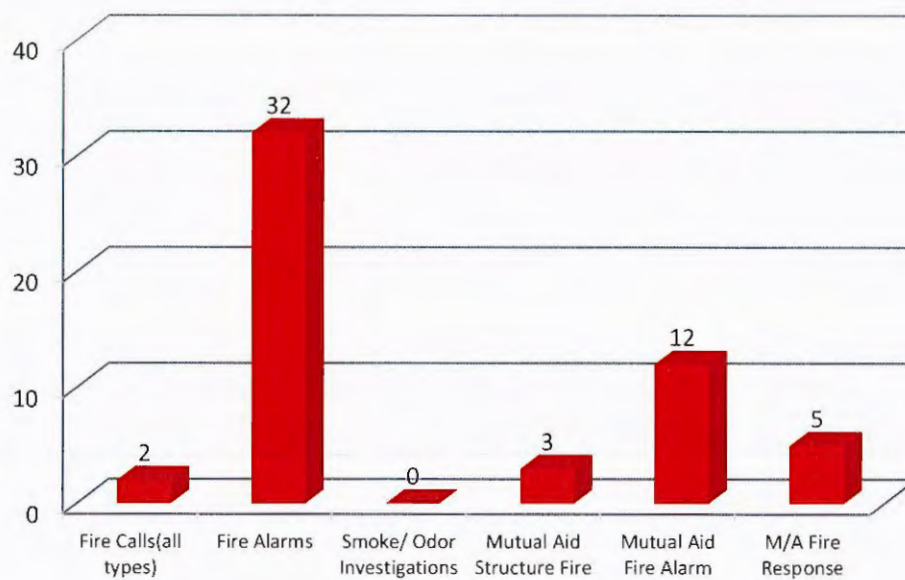


### **Emergency Response**

#### Simultaneous Calls



#### Distribution of Fire Related Calls





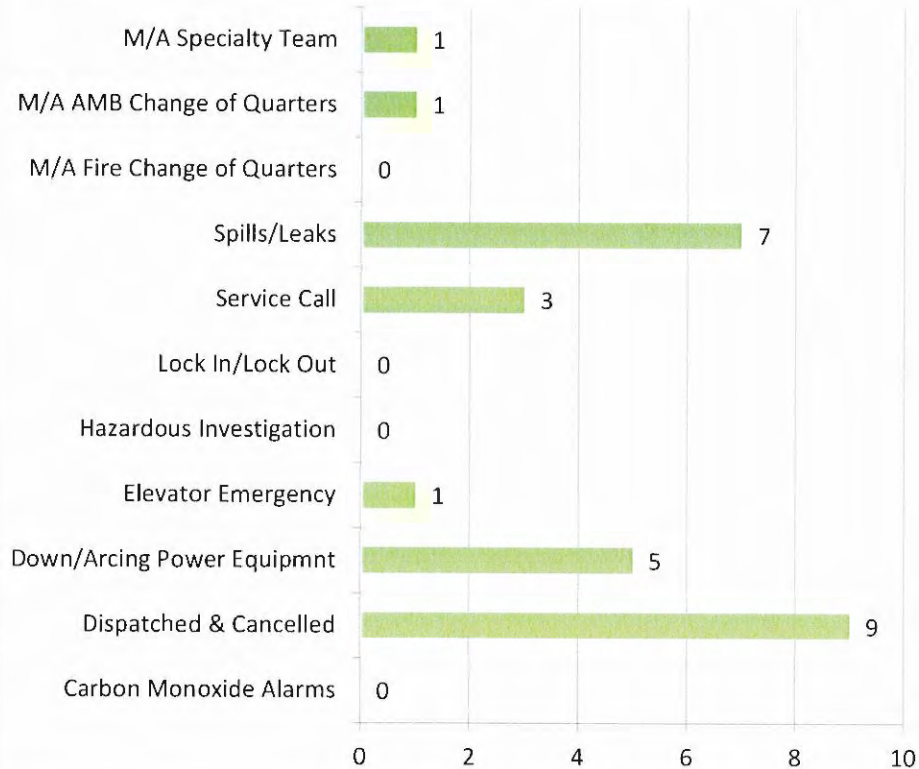


Hinsdale Fire Department – Monthly Report  
January 2020

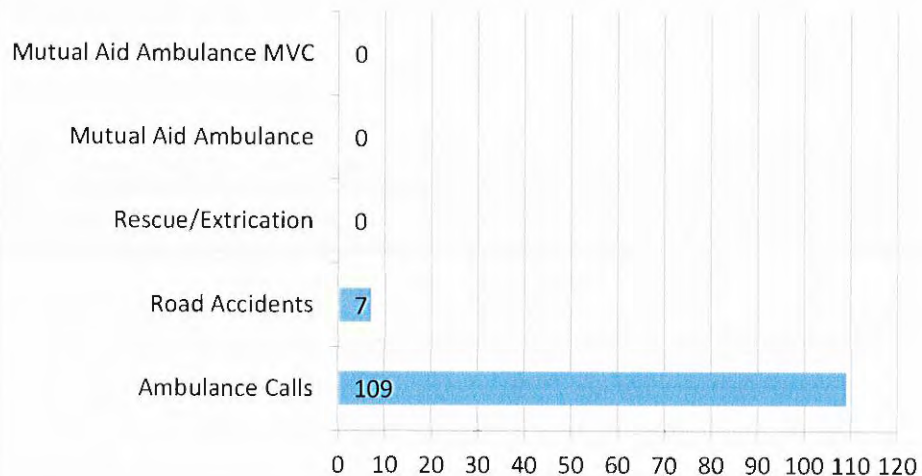


## Emergency Response

### Distribution of Emergency Related Calls



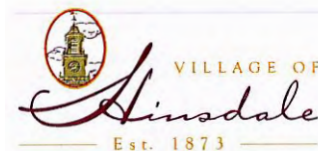
### Distribution of EMS Related Calls







## Hinsdale Fire Department – Monthly Report January 2020



### **Incidents of Interest**

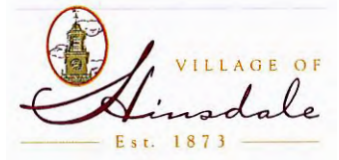
#### **Call #**

- #20-0027** – Members and Station 84 responded to a full arrest at Manor Care. The patient was treated ALS, and transported to Hinsdale Hospital.
- #20-0032** – Members and engine 84 responded for an ambulance assist into Western Springs at Wolf and Ogden. While responding to the call, dispatch advised incoming units that extrication was needed. Lt. Ziemer took Command and FFs Wilson and Hladik gained access to the patient by removing the driver's side door to remove the patient.
- #20-0042** – Members and Station 84, along with mutual-aid companies, responded to the structure fire at 427 Justina. Engine 84 and Medic 84 quickly extinguished the fire before it extended fully into the home. The fire was an exterior shed fire that had little communication into the home. FF/PM Karban, Baker, and Schaberg completed the Fire Investigation. FF/PM Pat Schaberg served as Lead Investigator.
- #20-0066** – Members and Engine 84 responded to the alarm investigation at 54 S. Washington. Upon arrival, the alarm was caused by a leak in the CO2 system for the soda machine. The system was shut down and building owner and manager of the business were handling the repairs.
- #20-0087** – Members of the Hinsdale Fire Department's Hazardous Materials Team responded to McCook, 7601 47<sup>th</sup> St. for the Hazardous Materials on fire in a semi-trailer. Members assisted in sampling to identify the contents and extinguish the fire.
- #20-0092** – Members and Station 84 responded to 1 Salt Creek Lane for the fire alarm at the AMITA Cancer Treatment center. Crew members found that the dry sprinkler system had been activated, likely due to a switch malfunction. The system was isolated and drained with permission from AMITA maintenance staff.
- #20-0135** – Members and Engine 84 respond auto-aid to Clarendon Hills for the structure fire at 275 Churchill Place. Capt. Neville and FF/PM Baker assist with the cause and origin investigation.
- #20-0149** – Members and Station 84 responded to a full arrest at Manor Care. The patient was treated ALS, and transported to Hinsdale Hospital.
- #20-0168** – Members and Engine 84 responded to 26 E. Third St. for the fire alarm at this location, finding a smoke filled coach house. After gaining entry via the unlocked door crew members discovered a small fire that had been left in the fireplace with the chimney flue closed. The fire was extinguished and the coach house was ventilated. The property owner and resident later arrived on scene and were informed of the situation.





## Hinsdale Fire Department – Monthly Report January 2020



### **Training/Events**

In addition to the daily training in EMS, Technical Rescue, Hazardous Materials, Firefighting, and vehicle checks, members completed the following specialized training:

Jan. 8<sup>th</sup> Lt. Tullis and FF Skibbens assist the Hinsdale PD with a lockdown drill at St. Isaacs.

Jan. 9<sup>th</sup> FF/PM Schaberg is elected to the MABAS Division 10 Origin and Cause Executive Board. Pat will serve a two year term as the team's Vice President.

Jan. 15-17 Lt. McCarthy attends the Dale Carnegie Leadership for Managers Program.

Jan. 17<sup>th</sup> Capt. Carlson attends online Dale Carnegie Adjust to Change course.

Jan. 22<sup>nd</sup> Capt. Carlson attends the D181 Crisis Plan Meeting.

Jan. 22<sup>nd</sup> FF/PM Majewski completes an online Drone Training program.

Jan. 28<sup>th</sup> Lt. McCarthy and FF/PM Majewski distribute smoke detectors to the resident at 499 Old Surrey. They are educated on proper placement. This resident had sustained a small fire the day prior where it was noted that no working detectors were present.

Jan. 29<sup>th</sup> FF/PM Karban attends a meeting at the Rosecrance Florian Institute as part of the Illinois Firefighter Peer Support Program.

Jan. 31<sup>st</sup> Lt. McCarthy reached his fifteen year anniversary with the Department.

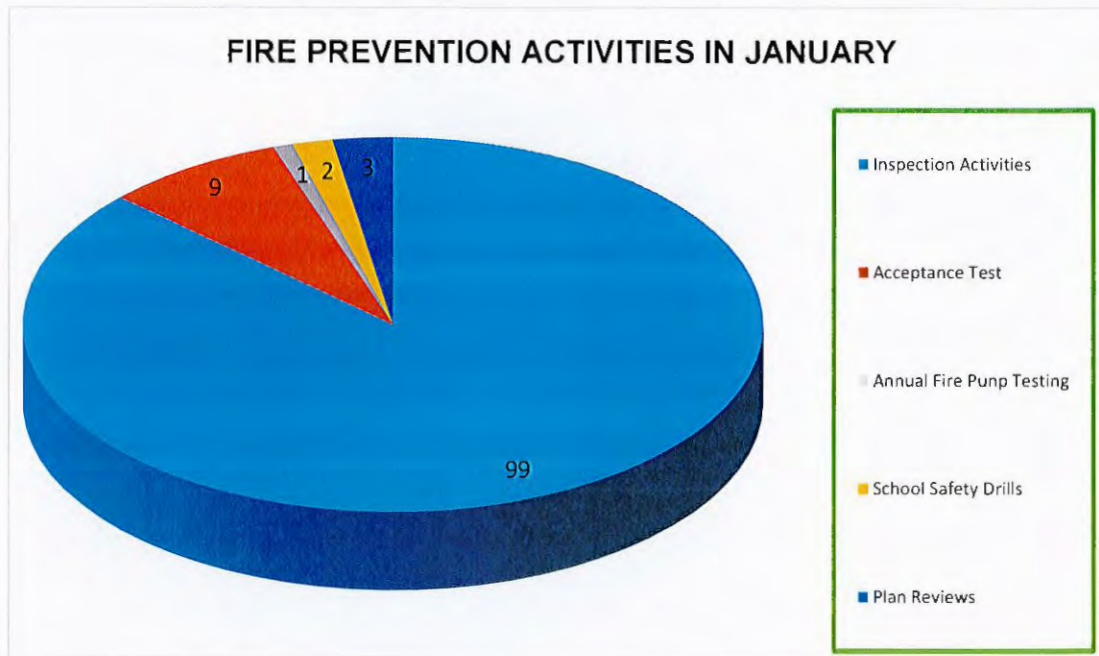
All monthly drills were completed including the required IRMA training as well as the Reading Smoke and Building Construction drills.





## **Public Education**

The fire prevention bureau is responsible for conducting a variety of activities designed to educate the public, to prevent fires and emergencies, and to better prepare the public in the event a fire or medical emergency occurs.



## **Fire Prevention/Safety Education**

- Attended DuComm Chief Operations meeting to review operational challenges with the new CAD system and to discuss the new station alerting system which went live in October for the fire east talk group.
- Captain Carlson participated in a tabletop drill at Madison School with Officer Karen to review safety decisions based on their Crisis Plan.
- Participated in the AMITA health system emergency management meeting.
- Attended the IL-CATT meeting.





Hinsdale Fire Department – Monthly Report  
January 2020



## **Inspection Activities**

**January 2020 had a total of 114 Fire Inspection Activities:**

**Inspections 79**

- Initial (42)
- Fire Alarm (30)
- Hazardous Operations (2)
- Occupancy (4)
- Sprinkler (1)

**Re-inspections 18**

**Acceptance Test 9**

- Fire Alarm (5)
- Sprinkler (4)

**Plan Reviews 3**

- Fire Alarm (1)
- General (1)
- Sprinkler (1)

**Consultation 2**

- Fire Alarm (2)

**Annual Fire Pump Test 1**

**School Safety Drills**

- Lockdown (2)

**There was \$7,265.00 of inspection fees forwarded to the Finance Department for the month of January.**

***The total inspection fees forwarded to the finance department for the 2020 calendar year total year to date (YTD) is \$7,265.00.***





## MEMORANDUM

**DATE:** March 3, 2020

**TO:** President Cauley and the Village Board of Trustees

**FROM:** Heather Bereckis, Superintendent of Parks & Recreation

**RE:** February Staff Report

The following is a summary of activities completed by the Parks & Recreation Department during the month of February.

### The Lodge at KLM Park

Preliminary gross rental and catering revenue for the calendar year-to-date is \$10,425. Rental revenue for the second month of the 2020 calendar year is \$1,750. In February, there were two events held at The Lodge, which was the same as the prior year. Expenses for February are lower than the previous year due to timing of invoices.

| REVENUES              | February      |                 | YTD           |                 | Change<br>Over the<br>Prior year | 2020<br>Annual<br>Budget | CY 20<br>% of<br>budget | 2019-20<br>Annual<br>Budget | FY 19-20<br>% of<br>budget |
|-----------------------|---------------|-----------------|---------------|-----------------|----------------------------------|--------------------------|-------------------------|-----------------------------|----------------------------|
|                       | Prior<br>Year | Current<br>Year | Prior<br>Year | Current<br>Year |                                  |                          |                         |                             |                            |
| The Lodge Rentals     | \$1,725       | \$1,750         | \$8,580       | \$9,925         | \$1,345                          | \$145,000                | 7%                      | \$150,000                   | 6%                         |
| Caterer's Licenses    | \$0           | \$500           | \$0           | \$500           | \$500                            | \$15,000                 | 3%                      | \$15,000                    | 0%                         |
| <b>Total Revenues</b> | \$1,725       | \$2,250         | \$8,580       | \$10,425        | \$1,845                          | \$160,000                | 7%                      | \$165,000                   | 5%                         |

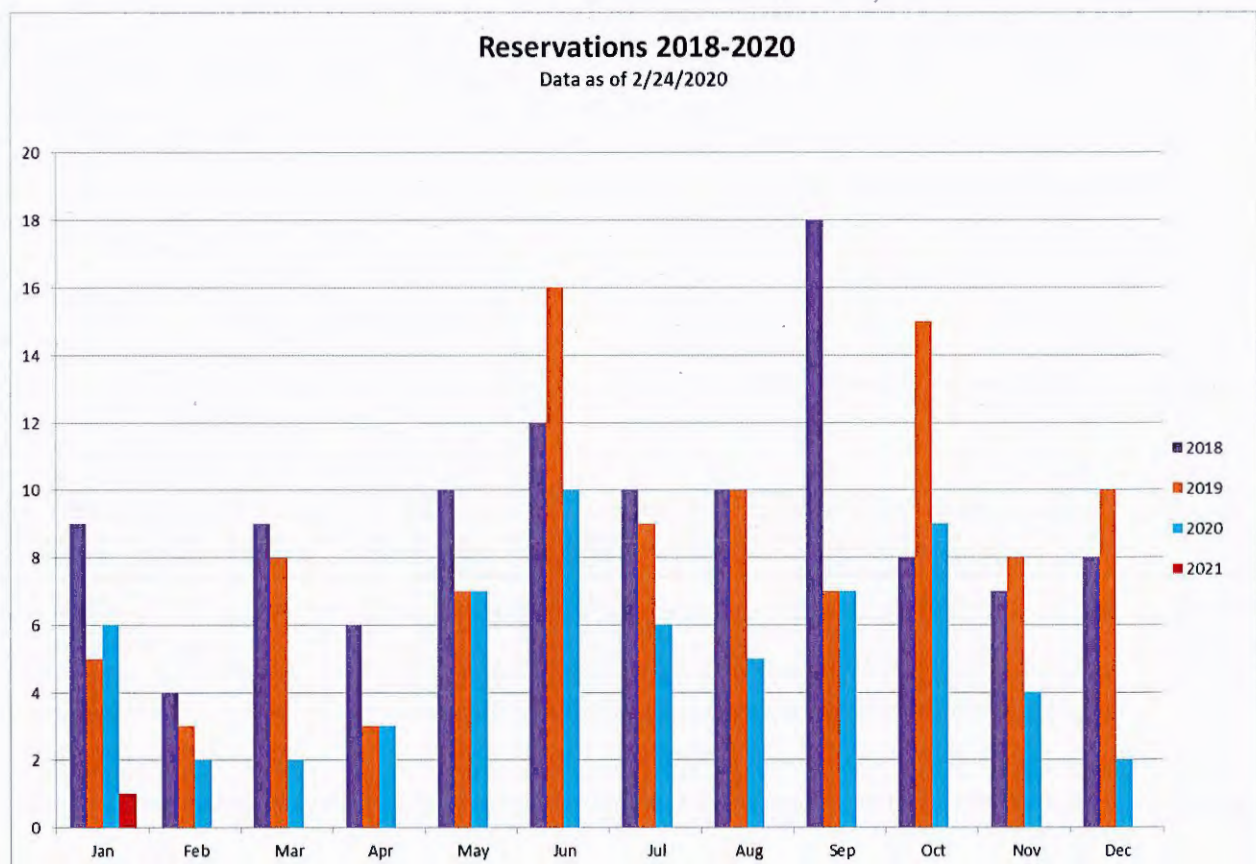
| EXPENSES              | February      |                 | YTD           |                 | Change<br>Over the<br>Prior year | 2020<br>Annual<br>Budget | CY 20<br>% of<br>budget | 2019-20<br>Annual<br>Budget | FY 19-20<br>% of<br>budget |
|-----------------------|---------------|-----------------|---------------|-----------------|----------------------------------|--------------------------|-------------------------|-----------------------------|----------------------------|
|                       | Prior<br>Year | Current<br>Year | Prior<br>Year | Current<br>Year |                                  |                          |                         |                             |                            |
| <b>Total Expenses</b> | \$13,503      | \$10,735        | \$27,006      | \$14,966        | (\$12,040)                       | \$167,220                | 9%                      | \$236,243                   | 11%                        |
| <b>Net</b>            | (\$11,778)    | (\$8,485)       | (\$18,426)    | (\$4,541)       | \$13,885                         |                          |                         |                             |                            |



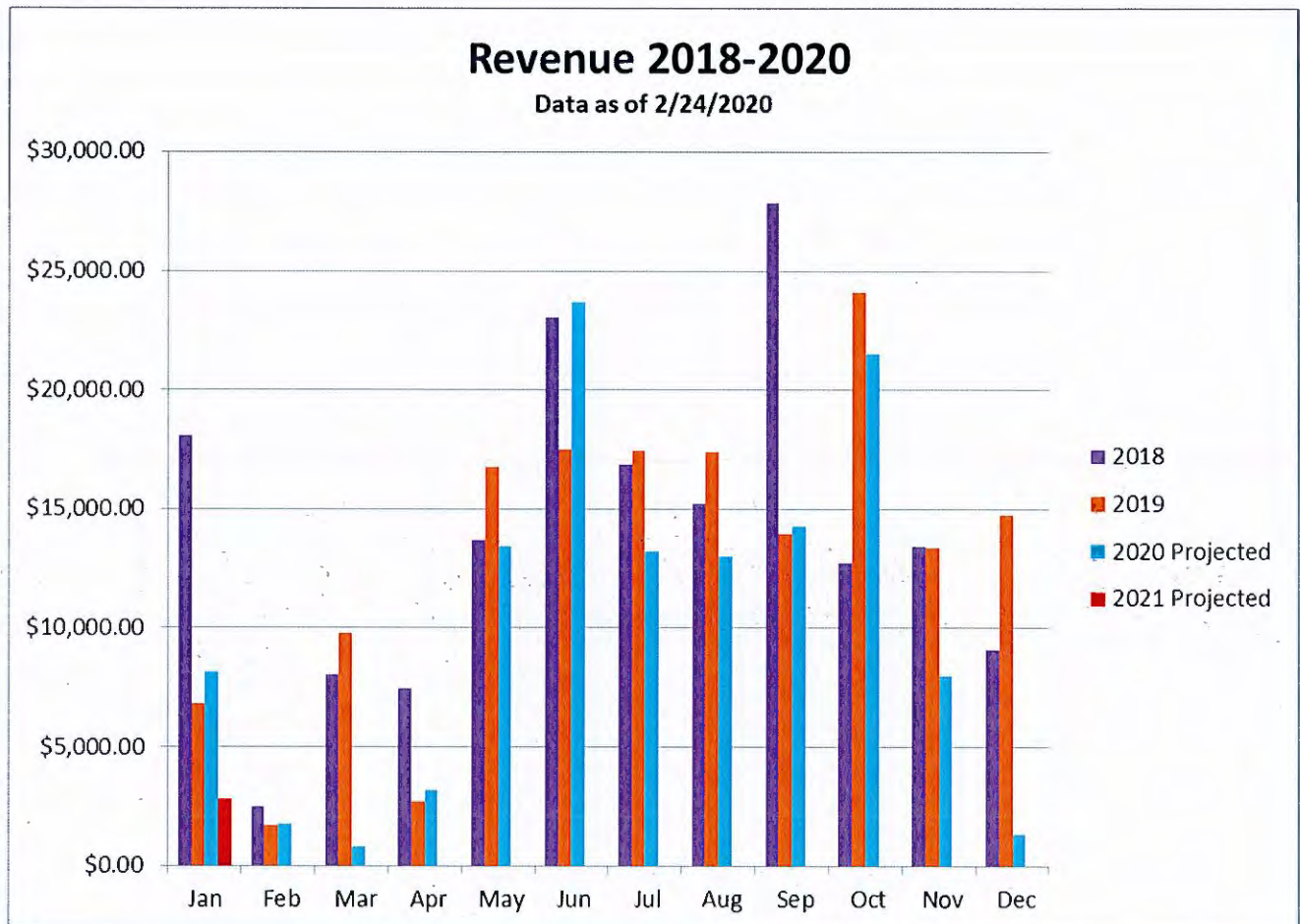
## MEMORANDUM

| The Lodge Gross Monthly Revenues |            |            |            |            |            |            |            |            |            |          |
|----------------------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|----------|
| Month                            | 2011/12 FY | 2012/13 FY | 2013/14 FY | 2014/15 FY | 2015/16 FY | 2016/17 FY | 2017/18 FY | 2018/19 FY | 2019/20 FY | 2020 CY  |
| May                              | \$ 8,561   | \$ 8,801   | \$ 16,796  | \$ 13,745  | \$ 16,000  | \$ 12,200  | \$ 9,725   | \$ 13,675  | \$ 16,744  |          |
| June                             | \$ 11,156  | \$ 10,745  | \$ 26,818  | \$ 17,450  | \$ 22,770  | \$ 22,845  | \$ 12,495  | \$ 23,045  | \$ 17,494  |          |
| July                             | \$ 13,559  | \$ 9,786   | \$ 18,650  | \$ 12,909  | \$ 27,475  | \$ 12,550  | \$ 15,000  | \$ 16,874  | \$ 17,466  |          |
| August                           | \$ 17,759  | \$ 18,880  | \$ 19,579  | \$ 25,350  | \$ 24,775  | \$ 11,500  | \$ 18,555  | \$ 15,205  | \$ 17,395  |          |
| September                        | \$ 14,823  | \$ 14,498  | \$ 12,137  | \$ 24,510  | \$ 15,250  | \$ 12,645  | \$ 15,410  | \$ 27,860  | \$ 13,980  |          |
| October                          | \$ 16,347  | \$ 15,589  | \$ 14,825  | \$ 23,985  | \$ 25,580  | \$ 21,045  | \$ 15,180  | \$ 12,770  | \$ 24,085  |          |
| November                         | \$ 8,256   | \$ 11,612  | \$ 8,580   | \$ 14,724  | \$ 14,825  | \$ 6,700   | \$ 12,500  | \$ 13,450  | \$ 13,365  |          |
| December                         | \$ 8,853   | \$ 10,265  | \$ 13,366  | \$ 17,290  | \$ 17,200  | \$ 13,457  | \$ 8,125   | \$ 9,125   | \$ 14,774  |          |
| January                          | \$ 1,302   | \$ 4,489   | \$ 250     | \$ 8,450   | \$ 2,850   | \$ 4,624   | \$ 18,089  | \$ 6,855   |            | \$ 8,175 |
| February                         | \$ 2,301   | \$ 6,981   | \$ 7,575   | \$ 3,120   | \$ 2,400   | \$ 4,550   | \$ 2,495   | \$ 1,725   |            | \$ 1,750 |
| March                            | \$ 2,506   | \$ 7,669   | \$ 4,245   | \$ 6,725   | \$ 8,945   | \$ 5,944   | \$ 8,045   | \$ 9,804   |            |          |
| April                            | \$ 2,384   | \$ 4,365   | \$ 3,600   | \$ 12,695  | \$ 9,125   | \$ 4,300   | \$ 7,482   | \$ 2,700   |            |          |
| total                            | \$ 107,807 | \$ 123,680 | \$ 146,421 | \$ 180,953 | \$ 187,195 | \$ 132,360 | \$ 143,101 | \$ 153,088 | \$ 135,303 | \$ 9,925 |

The graph below shows the past three years of Lodge revenue and the upcoming years' projections. Future projections are based on what is currently booked. Also included is a graph indicating the number of monthly reservations. Typically events are booked 6-18 months in advance of the rentals; however, if there are vacancies, staff will accept reservations within 5 days of an event. These tracking devices will be updated monthly.







Staff is currently working with the approved marketing plan for the 2019/20 FY, including the addition of Search Engine Optimization (SEO) and progressive marketing through The Knot. The committee is now working on reviewing charges for caterers and single use vendors.

## Upcoming Brochure & Activities

### Brochure & Programming

The winter/spring brochure was delivered to residents on December 2<sup>nd</sup>. Registration began on December 9<sup>th</sup>. Programs for winter/spring began in late December. The summer brochure is in the planning process, with delivery to residents scheduled for March 16<sup>th</sup>, 2020





## MEMORANDUM

### **Special Events**

Spring special events for the upcoming months will include the Egg Hunt and Park Clean-up Day.

The new event, Corks & Forks held February 21<sup>st</sup> at The Lodge, was hugely successful; the event sold out and had a waitlist of 20 people. The event included twelve wine tastings with six food pairings, as well as a bit of wine education. It was sponsored by Hinsdale Wine Academy and Taste of Home Catering.

### **Field & Park Updates**

#### **Fields/Parks**

Staff is now booking field space for spring 2020. Staff will begin prepping spring fields the first week of March 4<sup>th</sup>. Peirce Park bathrooms had new flooring installed; an epoxy similar to that of the Pool and KLM bathrooms. New flooring at Burns is scheduled for March.

#### **Ice Rink**

The ice rink frame was removed the week of February 24<sup>th</sup>. Requirements for a rink of this size to freeze are six consecutive days of day time temps below 30 degrees, with no major weather (rain/snow) events. This winter did not see more than 3 days at a time below these temperatures. Staff will be recommending alternatives to the large rink at future Parks & Recreation Commission meetings for consideration.

### **Grant Updates**

In August, staff applied for the Open Space and Land Acquisition Development (OSLAD) Grant. On Friday, January 17<sup>th</sup>, Governor Pritzker announced that Hinsdale was one of 85 recipient of the OSLAD grant. The Village will be awarded \$400,000 for the Community Pool Redevelopment project.

Staff submitted an application on behalf of the Village for the Park and Recreational Facility Construction (PARC) Grant on January 21<sup>st</sup>. Notification of awards for this grant are expected in August 2020.

### **Pool Updates**

Pool passes go on sale March 1<sup>st</sup> online, and March 2<sup>nd</sup> for in-person registration. Super passes will be awarded via a lottery system again this year.