



MEETING AGENDA

Public comments are welcome on any topic related to the business of the Village Board at Regular and Special Meetings when received by email or in writing by the Village Clerk prior to 4:30 p.m. on the day of the meeting. Emailed comments may be sent to Village Clerk Christine Bruton at cbruton@villageofhinsdale.org. Written comments may be submitted to the attention of the Village Clerk at 19 E. Chicago Avenue, Hinsdale, Illinois 60521. While emailed or written comments are encouraged, **public comment may also be made using Zoom** following the instructions below:

From a PC, Mac, iPad, iPhone or Android device, please click on the following URL or copy and paste to your browser.

<https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fus02web.zoom.us%2Fj%2F88494360362%3Fpwd%3DUzVxQnRGVHJaMDd1ODVGUHVSek82dz09&data=02%7C01%7Ccbruton%40villageofhinsdale.org%7C4fe4245d39d24568c2a008d8567ef0fd%7C7c4315571a244ebd9a008629446dbc38%7C0%7C637354450502056266&data=UCzIwbbtpagCcaXvhr0I4WbNB0Z0rilihmXHwLRAKb8%3D&reserveid=0>

Or Dial:

US: +1 312 626 6799

Webinar ID: 884 9436 0362

Passcode: 615211

If you have questions regarding communication to the Board during the meeting, please contact Assistant Village Manager/Director of Public Safety Brad Bloom at 630.789.7007.

MEETING OF THE VILLAGE BOARD OF TRUSTEES Tuesday, September 15, 2020 7:30 P.M.

This meeting will be conducted electronically. A live audio stream of the meeting will be available to the public via Channel 6 or on the Village website

(Tentative and Subject to Change)

1. CALL TO ORDER/ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF MINUTES

- a) Regular Meeting of September 1, 2020

4. VILLAGE PRESIDENT'S REPORT

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

6. FIRST READINGS – INTRODUCTION** - None

*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 **.)*

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 August 31, 2020 through September 15, 2020, in the aggregate amount of \$2,179,599.39 as set forth on the list provided by the Village Treasurer, of which a permanent copy is on file with the Village Clerk***

Zoning & Public Safety (Chair Stifflear)

- b) Approve the issuance of a purchase order to AXON Enterprise Inc. in the amount of \$24,384.00 for eight Conductive Energy Weapons (TASER 7), Holsters, and qualification/duty cartridges (*First Reading – September 1, 2020*)

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*****

Zoning & Public Safety (Chair Stifflear)

- a) Approve or deny the request for a Third Major Adjustment to the Site Plan to permit approval of an access drive between 300 and 336 E. Ogden Avenue for the Land Rover/Jaguar dealership; **OR**
Refer the request to the Plan Commission for further hearing and review** (*First Reading – September 1, 2020*)
- b) Approve a purchase order in an amount not to exceed \$60,000 with Cotsirilos, Tighe, Streicker, Poulos and Campbell, LT, Chicago Illinois for independent evaluation****
- c) Refer the application packet to the Plan Commission for a hearing and consideration of a map amendment and concurrent planned development concept plan by Ryan Companies, US Inc.; **OR**
Move to deny the map amendment and concurrent planned development concept plan by Ryan Companies, US Inc.****

9. DISCUSSION ITEMS

- a) Tollway update
- b) Chamber of Commerce – request to extend Farmers Market
- c) Title 14 Historic Preservation draft
- d) 2020 Annual Street Maintenance program

10. DEPARTMENT AND STAFF REPORTS

- a) Community Development
- b) Fire

11. REPORTS FROM ADVISORY BOARDS AND COMMISSIONS

12. CITIZENS' PETITIONS* (Pertaining to any Village issue)

13. TRUSTEE COMMENTS

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

15. 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
September 1, 2020**

The regularly scheduled meeting of the Hinsdale Village Board of Trustees (conducted electronically) was called to order by Village President Tom Cauley on Thursday, September 1, 2020 at 7:33 p.m., roll call was taken.

Present: President Tom Cauley

Participating by telephone: Trustees Matthew Posthuma, Scott Banke, Luke Stifflear, Gerald J. Hughes, Laurel Haarlow and Neale Byrnes

Absent: None

Participating by telephone: Village Manager Kathleen A. Gargano, Assistant Village Manager/Director of Public Safety Brad Bloom, Police Chief Brian King, Finance Director Darrell Langlois, Director of Community Development/Building Commissioner Robb McGinnis, Director of Public Services George Peluso, Village Engineer Dan Deeter, Village Planner Chan Yu, Superintendent of Parks & Recreation Heather Bereckis and Village Clerk Christine Bruton

VILLAGE PRESIDENT - INTRODUCTION

"Good evening. On May 29, 2020, Governor Pritzker entered the latest in a string of emergency declarations related to the COVID-19 pandemic. In light of that declaration, and consistent with various Executive Orders entered by the Governor, and the recent amendments made to the Open Meetings Act in Public Act 101-640, I find that it is not practical or prudent to conduct an in-person meeting, and this Open Regular Meeting of the President and Board of Trustees of the Village of Hinsdale is therefore being conducted remotely.

Public Act 101-640 allows public bodies to meet remotely during public health disasters, so long as the public is able to monitor the meeting, and certain other conditions are met.

Public comment is permitted during the Citizen's Petitions portions of the meeting. When we get to those portions of the meeting, I will ask persons wishing to make public comment to identify themselves."

APPROVAL OF MINUTES

a) Regular Meeting of August 11, 2020

There being no changes to the draft minutes, Trustee Posthuma moved to **approve the draft minutes of the regular meeting of August 11, 2020, as presented.** Trustee Haarlow seconded the motion.

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

NAYS: None

ABSTAIN: None

ABSENT: None

Motion carried.

VILLAGE PRESIDENT'S REPORT

No report.

APPOINTMENTS TO BOARDS OR COMMISSIONS

President Cauley recommended the following individuals for reappointment, and added that he appreciates residents who volunteer to serve, especially those individuals who serve multiple terms.

Economic Development Commission

Mr. Michael Kiyosaki re-appointed to a 3-year term through April 30, 2023

Finance Commission

Mr. Charlie Russ re-appointed to a 3-year term through April 30, 2023

Mr. David Risinger re-appointed to a 3-year term through April 30, 2023

Historic Preservation Commission

Ms. Shannon Weinberger re-appointed to a 3-year term through April 30, 2023

Trustee Byrnes moved to **approve the appointments to boards or commissions as recommended by the Village President**. Trustee Banke seconded the motion.

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

NAYS: None

ABSTAIN: None

ABSENT: None

Motion carried.

CITIZENS' PETITIONS

None.

FIRST READINGS – INTRODUCTION

Zoning & Public Safety (Chair Stifflear)

- a) **Approve the request for a Third Major Adjustment to the Site Plan to permit approval of an access drive between 300 and 336 E. Ogden Avenue for the Land Rover/Jaguar dealership; OR**

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

Trustee Stifflear introduced the item that is the third major adjustment for Land Rover to retroactively approve an access drive between the old and new facility. In February 2018, the Board approved the exterior appearance and site plan to convert the old GM facility to the new dealership. In 2019, the first major adjustment was to include Jaguar, and the second was for fence and landscaping changes. The Village forester confirmed that the final requirement of the landscaping plan was completed, and a permanent Certificate of Occupancy was issued last week. Following the second major adjustment in 2019, Land

Rover installed a 6' foot blacktop driveway between 300 and 336 E. Ogden Avenue. Trustee Stifflear said it is unusual for two properties to have an access drive between them, but there is nothing in the code to prohibit it. Additionally, the Fire Department supports the access drive because it provides access to the east side of the building that otherwise would not exist.

With respect to process, he stated the Board could either move the matter forward for a second reading, or refer the matter to the Plan Commission for further hearing and review. He reported Director of Community Development Robb McGinnis has talked to Plan Commission Chair Steve Cashman, who does not believe the Plan Commission would have anything to add to this discussion.

Mr. Kevin Jacobs of Bill Jacobs Land Rover addressed the Board. He explained his family currently has a business mainly located in Naperville, where they sell pre-owned high-end plug-in electric vehicles. They want to expand this business into the 300 E. Ogden building, noting this is still theirs via a lease. This would be another way to sell more cars, providing more tax revenue to Hinsdale. He noted there is not a huge volume of vehicles, as they are still building the business. He anticipates sales at about 50 cars per month, but does not really know. He also plans to sublet to an outside company to provide new vehicle detailing and pictures. That aspect of the business is very important to promote as many on-line sales as possible. The access drive will eliminate the need for any vehicles to go on Ogden Avenue or through the neighborhood. Mr. Jacobs reported he is still in negotiations with the property owner regarding building and property details.

President Cauley remarked this has less to do with the access drive proposal, and more to do with the use of 300 E. Ogden. Village officials did not want Land Rover to leave the Village, and created a tax agreement to keep them in Hinsdale, but he does not want that property to be a vehicle storage facility only. There should be another sales tax revenue generating business in the building. The agreement states that no later than 90 days, Land Rover shall vacate or use as a business. He said he has no problem conceptually, but he does not want Land Rover cars parked there as a parking lot. His first thought was the access drive was a precursor to a parking lot.

Mr. Jacobs stated he understands, and knows these are the terms of the agreement; however, the business he is describing is a different company with its own dealership license. Technically, a separate ownership. President Cauley wants assurance it will not be a storage site. Mr. Jacobs said they might ask employees to park there, but there is no intent for it be a storage lot. Trustee Stifflear added the storage of vehicles is not a permitted use per the zoning code. Mr. McGinnis confirmed a new dealership is a permitted use in the B3. Mr. Jacobs said there are four years left on the current lease, but they are trying to extend the length of the lease. He added that if an unrelated business went into the 300 E. Ogden site, they would be open to eliminating the drive, but would leave that up to the new business and the Village. Discussion followed regarding regulating language to address President Cauley's concern.

Assistant Village Manager/Director of Public Safety Brad Bloom said the Village received an email at 7:38 p.m. from Mr. Ed Wavak and Mr. Junguo Bian requesting this matter be sent to the Plan Commission. Trustees agreed to forward the matter as a second reading, noting neighbors can make any comments they would like at that time.

Mr. Jacobs confirmed that all employees currently park on the lot, but estimated there would be about six people parking at the new business at 300 E. Ogden.

Discussion followed regarding the collection of sales tax from out of State sales. Trustee Stifflear described his experience, and suggested this be reviewed. Finance Director Darrell Langlois said he would like to research this.

Mr. Scott Selfridge, representing Land Rover, explained sales tax collection for out of State sales depends on the relationship Illinois has with the specific State.

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

- b) **Approve the issuance of a purchase order to AXON Enterprise Inc. in the amount of \$24,384.00 for eight Conductive Energy Weapons (TASER 7), Holsters, and qualification/duty cartridges**

Trustee Stifflear introduced the item to purchase eight new tasers and ancillary equipment for the Police Department. Currently, the department is using 2002 model tasers, four were purchased in 2012 and are inoperable, and the other four are being phased out because they are no longer technically supported. Staff is recommending replacement of the entire inventory so the units are standard for operations and training purposes. Usually the purchase falls under the threshold for the CIP, but due to the deferral of 2020 projects, there are funds available for this purchase. This is a single source item, and not out for bid. Police Chief Brian King said he would try to get money from the sale of the four remaining operable units, but since they are not supported, he is not hopeful. This item is not in the budget because they normally replace the units as they break, but there were four this year.

The Board agreed to move this item to the Consent agenda of their next meeting.

CONSENT AGENDA

Administration & Community Affairs (Chair Hughes)

- a) Trustee Byrnes moved **Approval and payment of the accounts payable for the period of August 8, 2020 through August 28, 2020, in the aggregate amount of \$1,141,718.46 as set forth on the list provided by the Village Treasurer, of which a permanent copy is on file with the Village Clerk.** Trustee Hughes seconded the motion.

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

NAYS: None

ABSTAIN: None

ABSENT: None

Motion carried.

Environment & Public Services (Chair Byrnes)

- b) **Award Holiday Lighting & Decorating Bid #1673 to McFarlane Douglass & Companies, for Village holiday lighting and decorating in the base bid amount of \$21,995 with the intention to utilize the full budget of \$28,000 for purchasing of replacement light strands**

President Cauley introduced the item and acknowledged the Village is trying to keep costs down, but he sees this as a benefit to the Village and the business community, and recommends spending the money. Trustee Byrnes said this is the same as last year. Trustee Hughes recalls when LED lights became available we would purchase the lights, and asked where are we in terms of inventory. Director of Public Services George Peluso

said we have enough lights for the entire town, this item will allow money to replace broken lights. He does not think the full amount will be used for replacement, but he would like to add more lights. President Cauley suggested using the budget for additional lighting; Mr. Peluso said he would keep the Board apprised in Manager's Notes. Discussion followed regarding when to turn on the lights; noting the businesses in the CBD like the lights on earlier and later than the holiday season, per the Chamber of Commerce. They believe it provides a nice feeling to the otherwise dark business district. Mr. Peluso said they request the lights be on for 'Black Wednesday'. However, the lights in Burlington Park are more 'holiday' oriented and can be turned on after Thanksgiving.

Trustee Byrnes moved to **Award Holiday Lighting & Decorating Bid #1673 to McFarlane Douglass & Companies, for Village holiday lighting and decorating in the base bid amount of \$21,995 with the intention to utilize the full budget of \$28,000 for purchasing of replacement light strands.** Trustee Hughes seconded the motion.

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

NAYS: None

ABSTAIN: None

ABSENT: None

Motion carried.

SECOND READINGS / NON-CONSENT AGENDA – ADOPTION

Administration & Community Affairs (Chair Hughes)

- a) **Approve a Resolution Authorizing the Village Manager to Submit an Application for Corona Virus Relief Funds Provided to DuPage County Under the Corona Virus Aid, Relief And Economic Security Act ("Cares Act")** (*First Reading – July 16, 2020*)

Trustee Hughes introduced the item and noted the Board passed an IGA in July with DuPage County to access COVID relief funds. The next step is to authorize entering an application that requires a resolution of the Board.

Trustee Hughes moved to **approve a Resolution Authorizing the Village Manager to Submit an Application for Corona Virus Relief Funds Provided to DuPage County under the Corona Virus Aid, Relief and Economic Security Act ("Cares Act").** Trustee Byrnes seconded the motion.

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

NAYS: None

ABSTAIN: None

ABSENT: None

Motion carried.

DISCUSSION ITEMS

- a) Parking deck update
Mr. Bloom said there is no update at this time.
- b) Tollway update
Mr. Bloom said there is no update at this time.

c) Title 14 Historic Preservation draft

It was noted there is nothing new to present at this time, staff continues to work on the recommendations made previously by the Board.

DEPARTMENT AND STAFF REPORTS

- a) Parks & Recreation
- b) Engineering
- c) Community 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

None.

CITIZENS' PETITIONS

None.

TRUSTEE COMMENTS

Trustee Hughes referenced a petition to stop the removal of the dam at Graue Mill, and asked the Village Manager to find out where Oak Brook stands on this matter. Ms. Gargano said she would get back to the Board with this information.

ADJOURNMENT

There being no further business before the Board, President Cauley asked for a motion to adjourn. Trustee Byrnes moved to **adjourn the regularly scheduled meeting of the Hinsdale Village Board of Trustees of September 1, 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 8:10 p.m.


ATTEST: _____
Christine M. Bruton, Village Clerk

REQUEST FOR BOARD ACTION
Finance

AGENDA SECTION: Consent – ACA

SUBJECT: Accounts Payable-Warrant #1725

MEETING DATE: September 15, 2020

FROM: Darrell Langlois, Finance Director 

Recommended Motion

Approve payment of the accounts payable for the period of August 31, 2020 through September 11, 2020 in the aggregate amount of \$2,179,599.39 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 #1725 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 #1725

VILLAGE OF HINSDALE

ACCOUNTS PAYABLE WARRANT REGISTER #1725

FOR PERIOD August 31, 2020 through September 11, 2020

The attached Warrant Summary by Fund and Warrant Register listing TOTAL DISBURSEMENTS FOR ALL FUNDS of \$2,179,599.39 reviewed and approved by the below named officials.

APPROVED BY Daniel J. Langlois DATE 9/10/20
VILLAGE TREASURER/FINANCE DIRECTOR

APPROVED BY _____ DATE _____
VILLAGE MANAGER

APPROVED BY _____ DATE _____
VILLAGE TRUSTEE

Village of Hinsdale
#1725
Summary By Fund

Fund	Fund Number	Actual	Encumbrance	Total
General Fund	100	231,925.61	170,006.26	401,931.87
Capital Project Fund	400	20,927.00	-	20,927.00
Water & Sewer Operations	600	621,249.34	-	621,249.34
Water & Sewer Capital	620	896,495.08	-	896,495.08
Escrow Funds	720	102,135.42	-	102,135.42
Payroll Revolving Fund	740	5,945.76	130,902.17	136,847.93
Library Operating Fund	900	12.75	-	12.75
Total		1,878,690.96	300,908.43	2,179,599.39

Village of Hinsdale
Schedule of Bank Wire Transfers and ACH Payments
1725



Electronic Federal Tax Payment Systems

9/4/2020	Village Payroll #18 - Calendar 2020	FWH/FICA/Medicare	\$ 92,026.07
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Illinois Department of Revenue

9/4/2020	Village Payroll #18 - Calendar 2020	State Tax Withholding	\$ 18,851.90
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ICMA - 457 Plans

9/4/2020	Village Payroll #18 - Calendar 2020	Employee Withholding	\$ 18,734.09
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HSA PLAN CONTRIBUTION

9/4/2020	Village Payroll #18 - Calendar 2020	Employer/Employee Withholding	\$ 1,290.11
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Intergovernmental Personnel Benefit Cooperative

Employee Insurance	\$ 170,006.26
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Illinois Municipal Retirement Fund

Employer/Employee	\$ -
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Total Bank Wire Transfers and ACH Payments	\$ 300,908.43
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Warrant Register 1725

Invoice	Description	Invoice/Amount
AFLAC-FLEXONE		
4842	Payroll Run 1 - Warrant PR18	846.65
	Check Date 9/3/2020 Total For Check # 106959	846.65
COLONIAL LIFE PROCESSING		
4838	Payroll Run 1 - Warrant PR18	92.36
	Check Date 9/3/2020 Total For Check # 106960	92.36
ILLINOIS FRATERNAL ORDER		
4840	Payroll Run 1 - Warrant PR18	864.00
	Check Date 9/3/2020 Total For Check # 106961	864.00
NATIONWIDE RETIREMENT SOL		
4841	Payroll Run 1 - Warrant PR18	309.82
	Check Date 9/3/2020 Total For Check # 106962	309.82
NATIONWIDE TRUST CO FSB		
4843	Payroll Run 1 - Warrant PR18	3,346.16
	Check Date 9/3/2020 Total For Check # 106963	3,346.16
NCPERS GRP LIFE INS#3105		
4839	Payroll Run 1 - Warrant PR18	256.00
	Check Date 9/3/2020 Total For Check # 106964	256.00
STATE DISBURSEMENT UNIT		
4844	Payroll Run 1 - Warrant PR18	230.77
	Check Date 9/3/2020 Total For Check # 106965	230.77
MILLER, DON		
EMPLOYEE #115	PAYROLL 18 FIX	1,767.35
	Check Date 9/3/2020 Total For Check # 106966	1,767.35
A BLOCK MARKETING INC		
LC00031059	LOG DISPOSAL	30.00
LC00031089	LOG DISPOSAL	30.00
LC00031123	LOG DISPOSAL	30.00
LC00031173	LOG DISPOSAL	30.00
	Check Date 9/11/2020 Total For Check # 106967	120.00
AEP ENERGY		
3013129848	53 VILLAGE PL-AUG20 ELECTRIC	243.81
3013129837	2 E N STOUGH ST LIGHTS-AUG20 ELEC	7,923.24
	Check Date 9/11/2020 Total For Check # 106968	8,167.05

**Warrant Register 1725**

Invoice	Description	Invoice/Amount
AIR ONE EQUIPMENT		
159543	REPAIR BREATHING AIR COMPRESSOR	124.50
159542	BREATHING AIR QUALITY TEST	150.00
Check Date 9/11/2020 Total For Check # 106969		274.50
ANDRES MEDICAL BILLING LT		
249708	AUGUST COLLECTIONS	1,611.36
Check Date 9/11/2020 Total For Check # 106970		1,611.36
BALDINELLI'S PIZZA		
200810-07-42	OT MEAL 8/26/20	134.63
Check Date 9/11/2020 Total For Check # 106971		134.63
BEACON SSI INCORPORATED		
93148	WATER PLANT FUEL SYS INSPECT-JULY	125.00
92499	MAY20 FUEL TANK INSPECT WATER PLANT	125.00
92802	JUNE20 FUEL TANK INSPECT WATER PLANT	125.00
93342	AUG20 FUEL TANK INSPECT WATER PLANT	125.00
Check Date 9/11/2020 Total For Check # 106972		500.00
BUILDING & FIRE CODE ACADEMY		
51991	CLASS-FIRE SUPPRESSION SYS	350.00
51989	CLASS-DESIGN FIRE SUPPRESSION	350.00
Check Date 9/11/2020 Total For Check # 106973		700.00
BULLSEYE TELECOM		
37098124	PHONE CHARGES-AUG2020	681.74
37098124	PHONE CHARGES-AUG2020	72.62
37098124	PHONE CHARGES-AUG2020	68.00
37098124	PHONE CHARGES-AUG2020	272.01
37098124	PHONE CHARGES-AUG2020	68.00
37098124	PHONE CHARGES-AUG2020	602.81
37098124	PHONE CHARGES-AUG2020	376.61
37098124	PHONE CHARGES-AUG2020	72.62
37098124	PHONE CHARGES-AUG2020	68.00
37098124	PHONE CHARGES-AUG2020	140.63
37098124	PHONE CHARGES-AUG2020	44.91
Check Date 9/11/2020 Total For Check # 106974		2,467.95
CENTRAL TURF & IRRIGATION		
7659585-00	SPRINKLER HEADS FOR PARK IRRIGATION	1,410.56
Check Date 9/11/2020 Total For Check # 106975		1,410.56

**Warrant Register 1725**

Invoice	Description	Invoice/Amount
CINTAS CORPORATION 769		
5028750822	MEDICAL SUPPLIES RESTOCK	47.51
5028750822	MEDICAL SUPPLIES RESTOCK	47.51
4060520519	MATS & TOWEL SVC	22.85
4060520519	MATS & TOWEL SVC	27.42
4060520519	MATS & TOWEL SVC	21.39
4060520519	MATS & TOWEL SVC	12.15
4060520519	MATS & TOWEL SVC	46.07
4060520519	MATS & TOWEL SVC	42.97
Check Date 9/11/2020 Total For Check # 106976		267.87
COMCAST		
8771201110036757	VILLAGE HALL 9/5 TO 10/4/20	258.35
8771201110036815	WATER 9/5 TO 10/4/20	148.35
8771201110037136	POOL 9/4 TO 10/3/20	148.35
8771201110036807	KLM 9/5 TO 10/4/20	108.35
8771201110036781	POLICE 9/5 TO 10/4/20	162.90
Check Date 9/11/2020 Total For Check # 106977		826.30
COMED		
0015093062	57TH STREET	57.73
0203065105	CHESTNUT PARKING	33.63
0381057101	CLOCK TOWER	25.21
0395122068	STREET LIGHTS	41.29
0417073048	314 SYMONDS DR	87.07
0471095066	FOUNTAIN	191.42
0427019145	CAMERA 989/TAFT RD	29.38
0499147045	BURLINGTON PARK	38.11
0639032045	ROBBINS PARK	34.83
0697168013	STREET LIGHTS	28.64
0795341007	YOUTH CENTER	17.17
0825110049	PD CAMERA-440 E OGDEN	30.87
1107024145	LANDSCAPE LIGHTS 650	26.67
1993023010	RADIO EQUIPMENT FD	73.70
2378029015	WASHINGTON	30.86
3454039030	VEECK PARK-WP	371.83
6583006139	BURLINGTON PARK	40.33
7011157008	NS CBQ RR	28.26
7011378007	PIERCE PARK	372.42
7011481018	WALNUT STREET	25.95


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Invoice	Description	Invoice/Amount
7093551008	KLM LODGE	902.20
7093551008	KLM LODGE	225.55
7261620005	SAFETY TOWN	20.36
8521083007	ROBBINS PARK	217.59
8521342001	TRAIN STATION	109.96
8521400008	WATER PLANT	35.25
Check Date 9/11/2020 Total For Check # 106978		3,096.28
COMED		
8605174005	BROOK PARK	89.01
8605437007	POOL	2,946.93
8689206002	ELEANOR PARK	33.61
8689480008	STOUGH PARK	19.39
8689640004	BURNS FIELD	30.13
Check Date 9/11/2020 Total For Check # 106979		3,119.07
COMED-6112		
1653148069	TRAFFIC SIGNALS-AUG20	99.20
Check Date 9/11/2020 Total For Check # 106980		99.20
CONSTELLATION NEWENERGY		
1814431670	TRANSFORMER 7/17 TO 8/17/20	1,786.75
18144381501	908 ELM 7/17 TO 8/17/20	318.13
Check Date 9/11/2020 Total For Check # 106981		2,104.88
COOK COUNTY TREASURER		
2020-1	TRAFFIC SIGNAL MAINTENANCE	24.00
2020-2	TRAFFIC SIGNAL MAINTENANCE	24.00
Check Date 9/11/2020 Total For Check # 106982		48.00
COURTNEYS SAFETY LANE		
3015622	SAFETY LANE INSPECT M85	40.50
Check Date 9/11/2020 Total For Check # 106983		40.50
DENZ, LARRY		
090420	AUG20 SOFTBALL LEAGUE UMPIRE	37.00
Check Date 9/11/2020 Total For Check # 106984		37.00
DIRECT ADVANTAGE INC		
1919	RETAINER FEE-AUG2020	1,500.00
Check Date 9/11/2020 Total For Check # 106985		1,500.00
DISCOVERY BENEFITS		
0001223020-in	AUG20 FSA MONTHLY	12.75
0001223020-in	AUG20 FSA MONTHLY	25.50

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Invoice	Description	Invoice/Amount
0001223020-in	AUG20 FSA MONTHLY	21.25
0001223020-in	AUG20 FSA MONTHLY	4.25
0001223020-in	AUG20 FSA MONTHLY	4.25
0001223020-in	AUG20 FSA MONTHLY	12.75
	Check Date 9/11/2020 Total For Check # 106986	80.75
DOCU-SHRED, INC.		
46417	DOCUMENT DESTRUCTION	80.00
46544	DOCUMENT DESTRUCTION	40.00
	Check Date 9/11/2020 Total For Check # 106987	120.00
DUDEK, RYAN		
082420	TUITION REIMBURSEMENT	846.29
	Check Date 9/11/2020 Total For Check # 106988	846.29
DUPAGE TOPSOIL, INC.		
050534	DIRT-PARK RESTORATION	345.00
	Check Date 9/11/2020 Total For Check # 106989	345.00
DUPAGE WATER COMMISSION		
01-1200-00-AUG20	WATER CHARGES 7/31-8/31/20	602,617.47
	Check Date 9/11/2020 Total For Check # 106990	602,617.47
ETP LABS, INC		
20-134672	MONTHLY DISTRIBUTION SAMPLES	207.00
	Check Date 9/11/2020 Total For Check # 106991	207.00
FACTORY MOTOR PARTS CO		
50-3005347	OIL M84 & M85 & BATTERIES	195.03
50-3005347	OIL M84 & M85 & BATTERIES	7.60
	Check Date 9/11/2020 Total For Check # 106992	202.63
FCWRD		
008919-000-AUG20	SEWER-AUG20	125.08
	Check Date 9/11/2020 Total For Check # 106993	125.08
FEDEX		
7-104-57834	MISC SHIPPING PACKAGES	42.90
7-104-57834	MISC SHIPPING PACKAGES	26.30
7-104-57834	MISC SHIPPING PACKAGES	26.30
	Check Date 9/11/2020 Total For Check # 106994	95.50
FIRST COMMUNICATIONS, LLC		
120201161	PHONE CHARGES-AUG20	274.03
120201161	PHONE CHARGES-AUG20	94.00
120201161	PHONE CHARGES-AUG20	198.22

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Invoice	Description	Invoice/Amount
120201161	PHONE CHARGES-AUG20	54.66
120201161	PHONE CHARGES-AUG20	377.07
120201161	PHONE CHARGES-AUG20	161.60
120201161	PHONE CHARGES-AUG20	597.99
	Check Date 9/11/2020 Total For Check # 106995	1,757.57
FREEWAY FORD TRUCK SALES		
138471	REPLACE OXYGEN SENSOR M84	869.42
	Check Date 9/11/2020 Total For Check # 106996	869.42
FREY, LYNN		
090420	AUG20 SOFTBALL LEAGUE UMPIRE	296.00
	Check Date 9/11/2020 Total For Check # 106997	296.00
FULLERS SERVICE CENTER IN		
33	CBD & PARKS REFUSE REMOVAL JUNE20	1,560.00
34	CBD & PARKS REFUSE REMOVAL-JUL20	1,560.00
35	CBD & PARKS REFUSE REMOVAL-AUG20	1,950.00
	Check Date 9/11/2020 Total For Check # 106998	5,070.00
G & M CEMENT CONST CO.		
PAYMENT #9	2019 INFRASTRUCTURE PRO VOB 4/23/19	20,927.00
	Check Date 9/11/2020 Total For Check # 106999	20,927.00
GALLAGHER, TOM		
072720	UNIFORM ALLOWANCE	161.26
	Check Date 9/11/2020 Total For Check # 107000	161.26
GIULIANOS PIZZA		
32	MAIN BREAK 8/26/20 OT	38.78
	Check Date 9/11/2020 Total For Check # 107001	38.78
GOVTEMPS USA, LLC		
3570131	MCLAUGHLIN CONSULT HOURS 8/2, 8/9	3,482.78
3570130	PARCH CONSULT HOURS 8/2, 8/9	1,659.00
3577740	PARCH HOURS 8/16, 8/23	1,995.00
3577741	MCLAUGHLIN HOURS 8/16, 8/23	3,234.00
	Check Date 9/11/2020 Total For Check # 107002	10,370.78
GRAINGER, INC.		
9612665993	WATER COOLER VALVE	105.69
9604581430	WATER COOLER	118.40
9604441056	CREDIT WATER COOLER	-118.40
9634374285	JACK STANDS FOR POST OFFICE TRAILER	94.00
	Check Date 9/11/2020 Total For Check # 107003	199.69



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Invoice	Description	Invoice/Amount
GREAT LAKES CONCRETE, LLC		
239226	CATCH BASIN REPAIR MATERIAL	25.00
	Check Date 9/11/2020 Total For Check # 107004	25.00
GREAT LAKES PLUMBING &		
21477	SERVICE TO HOOK UP WATER IN TUNNEL	2,190.00
21477	SERVICE TO HOOK UP WATER IN TUNNEL	2,190.00
	Check Date 9/11/2020 Total For Check # 107005	4,380.00
H. LINDEN & SONS SEWER & WATER INC		
PAYMENT #3	E CHGO DRAINAGE PROJ VOB 5/5/20	595,163.79
	Check Date 9/11/2020 Total For Check # 107006	595,163.79
HAWKINS, INC.		
4774622	CHLORINE FOR POOL	736.40
4777340	CHLORINE FOR POOL	559.30
	Check Date 9/11/2020 Total For Check # 107007	1,295.70
HILDEBRAND SPORTING GOODS		
35465	MEMORIAL AWARD PLAQUES-DARE	120.00
	Check Date 9/11/2020 Total For Check # 107008	120.00
HOME DEPOT CREDIT SERVICE		
JULY2020	MISC HARDWARE/SUPPLIES	126.39
JULY2020	MISC HARDWARE/SUPPLIES	61.82
JULY2020	MISC HARDWARE/SUPPLIES	17.96
JULY2020	MISC HARDWARE/SUPPLIES	37.68
JULY2020	MISC HARDWARE/SUPPLIES	13.94
JULY2020	MISC HARDWARE/SUPPLIES	40.45
	Check Date 9/11/2020 Total For Check # 107009	298.24
HONEY BUCKET		
9849	PORTABLE JOHNS FOR KLM	410.00
	Check Date 9/11/2020 Total For Check # 107010	410.00
HR GREEN INC		
134823	SURVEYING SVCS-POOL PROJECT	3,500.00
	Check Date 9/11/2020 Total For Check # 107011	3,500.00
IL OFC STATE FIRE MARSHAL		
9632293	BOILER INSPECT 8/18/20	35.00
9632293	BOILER INSPECT 8/18/20	35.00
9632293	BOILER INSPECT 8/18/20	70.00
9632293	BOILER INSPECT 8/18/20	70.00

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Invoice	Description	Invoice/Amount
9632293	BOILER INSPECT 8/18/20	70.00
	Check Date 9/11/2020 Total For Check # 107012	280.00
ILCMA		
090120	2020-21 RENEWAL	505.00
	Check Date 9/11/2020 Total For Check # 107013	505.00
ILLINOIS ENVIRONMENTAL		
PROJ L17-4511	PRINCIPAL & INTEREST	11,150.39
PROJ L17-4511	PRINCIPAL & INTEREST	1,718.04
	Check Date 9/11/2020 Total For Check # 107014	12,868.43
ILLINOIS PHLEBOTOMY SVCS		
1141	HIP200-08157	425.00
1099	HIP200-5770	425.00
	Check Date 9/11/2020 Total For Check # 107015	850.00
INDUSTRIAL ELECTRIC SUPPLY		
8288	UNDERGROUND ST LIGHT REPAIR	179.20
8425	FUSES FOR WELL #5	70.50
	Check Date 9/11/2020 Total For Check # 107016	249.70
INTERSTATE BATTERY SYSTEM		
58009227	BATTERY #825	119.95
58009019	BATTERY #2	144.95
24042293	BATTERIES	279.90
24042293	BATTERIES	109.95
24042293	BATTERIES	135.95
	Check Date 9/11/2020 Total For Check # 107017	790.70
JAMES J BENES & ASSOC INC		
PROJ 1209.506	FY2019-20 3RD PTY REVIEWS	800.00
	Check Date 9/11/2020 Total For Check # 107018	800.00
JOHN NERI CONSTRUCTION IN		
PAYMENT #3	2020 WM PROJ PHASE 1 BOT 4/21/20	299,331.29
	Check Date 9/11/2020 Total For Check # 107019	299,331.29
JSN CONTRACTORS SUPPLY		
83941	SEWER HOOKS	59.00
	Check Date 9/11/2020 Total For Check # 107020	59.00
K-FIVE CONSTRUCTION CORP		
24732	HOT PATCH	497.80
	Check Date 9/11/2020 Total For Check # 107021	497.80



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Invoice	Description	Invoice/Amount
KLEIN, THORPE, JENKINS LTD		
212151-212160	LEGAL FEES THRU 7/31/20	26,954.30
	Check Date 9/11/2020 Total For Check # 107022	26,954.30
KRCEK, KRISTIAN		
TENNIS2020B	REIMB PRIVATE TENNIS LESSONS	770.00
	Check Date 9/11/2020 Total For Check # 107023	770.00
KREJCI, MEL		
090420	AUG20 SOFTBALL LEAGUE UMPIRE	179.00
	Check Date 9/11/2020 Total For Check # 107024	179.00
LAKESHORE RECYCLING SYS		
ps334189	STREET SWEEPING	2,080.80
	Check Date 9/11/2020 Total For Check # 107025	2,080.80
MAC SPORTS GROUP		
017156	SKYHAWKS SUMMER JUNE 2020	2,060.10
	Check Date 9/11/2020 Total For Check # 107026	2,060.10
MARTINA, DON		
090420	AUG20 SOFTBALL LEAGUE UMPIRE	148.00
	Check Date 9/11/2020 Total For Check # 107027	148.00
MDG BUILDERS INC		
24626	STMWR-5615 S GARFIELD #24626	8,000.00
	Check Date 9/11/2020 Total For Check # 107028	8,000.00
MENARDS		
032060249	SPOT LIGHT PARTS	19.48
	Check Date 9/11/2020 Total For Check # 107029	19.48
MICRO CENTER A/R		
5084718	SURVEYING SVCS-POOL PROJECT	884.91
5084718	SURVEYING SVCS-POOL PROJECT	-62.97
	Check Date 9/11/2020 Total For Check # 107030	821.94
MIDWEST TIME RECORDER		
174875	AUG20 TIME CLOCK MAINTENANCE	94.60
	Check Date 9/11/2020 Total For Check # 107031	94.60
MINER ELECTRONICS		
269976	INSTALL RADIOS #6 & #27	380.00
	Check Date 9/11/2020 Total For Check # 107032	380.00



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Invoice	Description	Invoice/Amount
MQ FARMS		
FALLFEST2020	FALL FEST PUMPKINS	1,014.00
	Check Date 9/11/2020 Total For Check # 107033	1,014.00
MUNICIPAL CLKS OF S/W SUB		
090220	CLERK DUES-BRUTON	20.00
	Check Date 9/11/2020 Total For Check # 107034	20.00
NAPA AUTO PARTS		
6306-555078	PREMIXED ANTI-FREEZE & DEF	46.95
4343-675833	OIL FILTERS STOCK ORDER	110.01
	Check Date 9/11/2020 Total For Check # 107035	156.96
NATIONAL SOCIETY OF		
841170	PROF ASSOC DUES	299.00
	Check Date 9/11/2020 Total For Check # 107036	299.00
NICOR GAS		
13270110003	350 N VINE-7/17-8/17/20	122.64
12952110000	5905 S COUNTY LINE 7/18-8/17/20	41.00
06677356575	PLATFORM TENNIS-7/18-8/17/20	139.57
38466010006	121 SYMONDS-7/17-8/16/20	75.78
38466010006	121 SYMONDS-7/17-8/16/20	75.78
90077900000	YOUTH CENTER-7/17-8/16/20	48.40
	Check Date 9/11/2020 Total For Check # 107037	503.17
NUCO2 INC		
63834485	CHEMICALS	100.63
63799278	CHEMICALS	222.10
63927901	CHEMICALS	516.79
	Check Date 9/11/2020 Total For Check # 107038	839.52
NUTOYS LEISURE PRODUCTS		
50612	REIMBURSABLE-BENCH DONATION	1,750.00
	Check Date 9/11/2020 Total For Check # 107039	1,750.00
4 WINN CONSTRUCTION		
25171	CONT BD-549 N ELM #25171	10,000.00
	Check Date 9/11/2020 Total For Check # 107040	10,000.00
4 WINN CONSTRUCTION		
25641	CONT BD-533 N ELM #25641	1,500.00
	Check Date 9/11/2020 Total For Check # 107041	1,500.00



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Invoice	Description	Invoice/Amount
4 WINN CONSTRUCTION		
25170	ST MGMT-549 N ELM #25170	3,000.00
	Check Date 9/11/2020 Total For Check # 107042	3,000.00
BERGER, ALAN LEE		
25112	ST MGMT-5515 S ELM #25112	3,000.00
	Check Date 9/11/2020 Total For Check # 107043	3,000.00
DARIUSZ GASIOR CORP		
25835	CONT BD-300 CLAYMOOR #25835	500.00
	Check Date 9/11/2020 Total For Check # 107044	500.00
DINARDO, LAWRENCE		
25246	CONT BD-728 S OAK #25246	10,000.00
	Check Date 9/11/2020 Total For Check # 107045	10,000.00
DOMBROSKI, CHRIS		
217578	CANCEL-POOL RESERV #217578	24.00
	Check Date 9/11/2020 Total For Check # 107046	24.00
FREZADOS, PETER		
25820	CONT BD-640 S ADAMS #25820	552.42
	Check Date 9/11/2020 Total For Check # 107047	552.42
HARTMAN, AMY		
217749	CANCEL-POOL	65.00
	Check Date 9/11/2020 Total For Check # 107048	65.00
KETTELL CUSTOM HOMES		
25845	CONT BD-5772 S GARFIELD #25845	500.00
	Check Date 9/11/2020 Total For Check # 107049	500.00
LASEK, MARK		
1689238	REIMBURSE PKWY TREE	260.00
	Check Date 9/11/2020 Total For Check # 107050	260.00
MARTINO CONCRETE		
25849	CONT BD-830 S CLAY #25849	500.00
	Check Date 9/11/2020 Total For Check # 107051	500.00
MCHUGH, DEBORAH		
217650	CANCEL-CLASS #217650	100.00
	Check Date 9/11/2020 Total For Check # 107052	100.00

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Invoice	Description	Invoice/Amount
MOBERG, BEATA		
26644	KLM SECURITY DEP-EN201010 #26644	500.00
	Check Date 9/11/2020 Total For Check # 107053	500.00
MOHNS, BEN		
217742	CANCEL-POOL MEMBERSHIP #217742	440.00
217742	CANCEL-POOL MEMBERSHIP #217742	8.00
	Check Date 9/11/2020 Total For Check # 107054	448.00
MULLARKEY, SHAWN		
217649	CANCEL POOL RESERV-#217649	30.00
	Check Date 9/11/2020 Total For Check # 107055	30.00
PARK, WOOCHOON		
25741	CONT BD-564 N WASHINGTON #25741	2,850.00
	Check Date 9/11/2020 Total For Check # 107056	2,850.00
PRVULOV, TANJA		
217606	CANCEL-GYMNASTICS #217606	58.00
	Check Date 9/11/2020 Total For Check # 107057	58.00
RIVELLI, MARY		
082720	SPRINKLER REPAIR	200.00
	Check Date 9/11/2020 Total For Check # 107058	200.00
SAEGESSER, NATHAN		
25633	CONT BD-307 S LINCOLN #25633	500.00
	Check Date 9/11/2020 Total For Check # 107059	500.00
SPINAZOLA, SCOTT		
24853	KLM SECURITY DEP-EN201002 #24853	500.00
	Check Date 9/11/2020 Total For Check # 107060	500.00
VERKAIK, BRETT		
217740	CANCEL-POOL RESERV #217740	30.00
	Check Date 9/11/2020 Total For Check # 107061	30.00
WAGENBACH, DIANA		
217515	CANCEL-T-BALL #217515	60.00
	Check Date 9/11/2020 Total For Check # 107062	60.00
WEBB, BRIAN		
217661	CANCEL-TOWN TEAM #217661	470.00
	Check Date 9/11/2020 Total For Check # 107063	470.00



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Invoice	Description	Invoice/Amount
PENTEGRA SYSTEMS		
62043	SURVEILLANCE CAMERA PROJECT	10,600.00
	Check Date 9/11/2020 Total For Check # 107064	10,600.00
PHILLIPS FLORIST		
0565644	FLOWERS	86.95
	Check Date 9/11/2020 Total For Check # 107065	86.95
PLAQUES PLUS		
F0828-32	SOFTBALL TROPHIES	99.98
	Check Date 9/11/2020 Total For Check # 107066	99.98
PRAXAIR DISTRIBUTION, INC		
98457032	CYLINDER RENTAL	116.25
	Check Date 9/11/2020 Total For Check # 107067	116.25
RAY O'HERRON CO INC		
2047559-IN	UNIFORM ALLOW	119.98
	Check Date 9/11/2020 Total For Check # 107068	119.98
ROCK, RICK		
090420	AUG20 SOFTBALL LEAGUE UMPIRE	222.00
	Check Date 9/11/2020 Total For Check # 107069	222.00
ROEHN, RICH		
24800009995	STORM CLEANUP MEAL 9/4/20	56.16
	Check Date 9/11/2020 Total For Check # 107070	56.16
RUSH TRUCK CTR-SPRINGFIEL		
3020579519	RE-FLASH PCM & MAF CALIBRATION	258.88
	Check Date 9/11/2020 Total For Check # 107071	258.88
RYDIN SIGN & DECAL		
0370518	FREIGHT	18.21
	Check Date 9/11/2020 Total For Check # 107072	18.21
SENDRA SERVICES CORP		
17225	REASSEMBLE BOILER SIDES/PLATES	423.75
17225	REASSEMBLE BOILER SIDES/PLATES	423.75
	Check Date 9/11/2020 Total For Check # 107073	847.50
SPRINT		
977740515-223	PHONE CHARGES-AUG20	225.38
977740515-223	PHONE CHARGES-AUG20	45.02
977740515-223	PHONE CHARGES-AUG20	630.35
977740515-223	PHONE CHARGES-AUG20	360.20

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Invoice	Description	Invoice/Amount
977740515-223	PHONE CHARGES-AUG20	45.02
977740515-223	PHONE CHARGES-AUG20	45.02
977740515-223	PHONE CHARGES-AUG20	45.02
977740515-223	PHONE CHARGES-AUG20	90.05
977740515-223	PHONE CHARGES-AUG20	180.10
977740515-223	PHONE CHARGES-AUG20	90.05
977740515-223	PHONE CHARGES-AUG20	90.05
977740515-223	PHONE CHARGES-AUG20	404.97
977740515-223	PHONE CHARGES-AUG20	90.06
	Check Date 9/11/2020 Total For Check # 107074	2,341.29
STANDARD INDUSTRIAL-AUTO		
WO-5951	LIFT INSPECTION	460.00
	Check Date 9/11/2020 Total For Check # 107075	460.00
STEVE PIPER & SONS		
15999	TREE REMOVAL PER CONTRACT	15,773.54
15884	TREE/STUMP REMOVAL SEWER INSTALL	2,000.00
16046	TREE REMOVAL PER CONTRACT	2,080.58
16061	TREE REMOVAL PER CONTRACT	8,274.56
	Check Date 9/11/2020 Total For Check # 107076	28,128.68
SUBURBAN TREE CONSORTIUM		
0007014-IN	MEMBERSHIP DUES 2020-21	575.00
	Check Date 9/11/2020 Total For Check # 107077	575.00
TAMELING INDUSTRIES		
0145297-IN	LINER FOR INLET	18.00
	Check Date 9/11/2020 Total For Check # 107078	18.00
THE HINSDALEAN		
7985	#A-20-2020 & #A-22-2020	1,084.00
7985	#A-20-2020 & #A-22-2020	422.00
	Check Date 9/11/2020 Total For Check # 107079	1,506.00
THE KNOT INC		
590953982	3 MONTHS ADVERTISING	1,200.00
	Check Date 9/11/2020 Total For Check # 107080	1,200.00
THE LIFEGUARD STORE		
950565	LAP LANE WRENCHES	58.50
	Check Date 9/11/2020 Total For Check # 107081	58.50



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Invoice	Description	Invoice/Amount
THE REDMOND COMPANY		
25538	REFUND REMAINING CONTR BOND AMT #25538	61,233.00
	Check Date 9/11/2020 Total For Check # 107082	61,233.00
THREE OAKS GROUND COVER		
76643	PLAYGROUND MULCH	9,884.00
	Check Date 9/11/2020 Total For Check # 107083	9,884.00
TOSHIBA FINANCIAL SERVICE		
422408427	COPIER LEASE AUG2020	193.13
422408427	COPIER LEASE AUG2020	82.77
422408427	COPIER LEASE AUG2020	269.12
422408427	COPIER LEASE AUG2020	275.90
422408427	COPIER LEASE AUG2020	269.12
422408427	COPIER LEASE AUG2020	269.12
422408427	COPIER LEASE AUG2020	269.12
	Check Date 9/11/2020 Total For Check # 107084	1,628.28
TRAFFIC CONTROL & PROTECT		
104806	VINYL NUMBERS	66.00
	Check Date 9/11/2020 Total For Check # 107085	66.00
TRAFFIC SERVICES INC		
88918	SCHOOL ZONE SIGNS	605.00
	Check Date 9/11/2020 Total For Check # 107086	605.00
TRANE		
8697141	JANITORIAL	47.09
8697084	REPLACE FAN DRIVE BELT	13.72
8725852	MOTOR FOR AC UNIT-KLM	588.10
8725964	KLM 181-SERVICE	89.43
	Check Date 9/11/2020 Total For Check # 107087	738.34
TREES R US INC		
24469	ELM AND ASH INJECTION PER CONTRACT	16,038.55
24518	ELM AND ASH INJECTION PER CONTRACT	17,243.55
24519	ELM AND ASH INJECTION PER CONTRACT	14,315.40
	Check Date 9/11/2020 Total For Check # 107088	47,597.50
UNITED STATES POSTAL SVC		
77997582-SEP20	MAIL MACHINE POSTAGE-SEP2020	3,000.00
	Check Date 9/11/2020 Total For Check # 107089	3,000.00

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Invoice	Description	Invoice/Amount
USA BLUE BOOK		
313498	ALUMINUM SHANK COUPLINGS #15	55.74
Check Date 9/11/2020 Total For Check # 107090		55.74
VANNORSDEL, DAVID		
AUG-20	CONSULTING 8/3-28	12,000.00
Check Date 9/11/2020 Total For Check # 107091		12,000.00
VERIZON WIRELESS		
9861371635	IPAD/MODEMS/SECUR CAM AUG2020	115.29
9861371635	IPAD/MODEMS/SECUR CAM AUG2020	38.43
9861371635	IPAD/MODEMS/SECUR CAM AUG2020	115.29
9861371635	IPAD/MODEMS/SECUR CAM AUG2020	153.99
9861417668	MACHINE/MACHINE VOICE & MOBILE	88.05
Check Date 9/11/2020 Total For Check # 107092		511.05
WAREHOUSE DIRECT INC		
4741495-0	JANITORIAL SUPPLIES	69.81
4722310-1	JANITORIAL SUPPLIES	29.34
4734926-0	OFFICE SUPPLIES	18.84
Check Date 9/11/2020 Total For Check # 107093		117.99
WARREN OIL COMPANY		
W1329989	DIESEL FUEL	569.57
Check Date 9/11/2020 Total For Check # 107094		569.57
WEX BANK		
67262539	UNLEADED FUEL AUG2020	123.30
67262539	UNLEADED FUEL AUG2020	274.71
67262539	UNLEADED FUEL AUG2020	3,540.60
67262539	UNLEADED FUEL AUG2020	578.21
67262539	UNLEADED FUEL AUG2020	329.32
67262539	UNLEADED FUEL AUG2020	105.37
67262539	UNLEADED FUEL AUG2020	34.88
67262539	UNLEADED FUEL AUG2020	572.97
67262539	UNLEADED FUEL AUG2020	510.90
67262539	UNLEADED FUEL AUG2020	-95.70
Check Date 9/11/2020 Total For Check # 107095		5,974.56

**Warrant Register 1725**

Invoice	Description	Invoice/Amount
WILLIAMS ASSOC ARCHITECTS		
0020036	COMMUNITY POOL DESIGN SVC-VB APPROVED 3/16/20	5,845.08
Check Date 9/11/2020 Total For Check # 107096		5,845.08
WILLOWBROOK FORD INC		
6329139/1	SQUAD #25 ENGINE LIGHT FIX	135.00
6328203/1	#31 AC REPAIR	246.25
5147058	VALVE-#834	38.80
Check Date 9/11/2020 Total For Check # 107097		420.05
Total For ALL Checks		1,878,690.96

REQUEST FOR BOARD ACTION

Police Department

AGENDA SECTION: Consent Agenda - ZPS

SUBJECT: Replacement of Conductive Energy Weapons

MEETING DATE: September 15, 2020

FROM: Thomas Lillie, Deputy Chief of Police

Recommended Motion

Approve the issuance of a purchase order to AXON Enterprise Inc. in the amount of \$24,384.00 for eight Conductive Energy Weapons (TASER 7), Holsters, and qualification/duty cartridges.

Background

Hinsdale Police Officers have been carrying conductive energy weapons (TASER) since 2002 and consider it an effective less-lethal/de-escalation option. The original inventory in 2002 consisted of five (5) weapons that were shared amongst the patrol and investigations division. The demand for additional units became necessary and staff purchased additional TASERS to bring the total inventory to eight (8) the following years. The purchasing plan consisted of replacing old models with new models but were done two (2) or four (4) at a time, thus not meeting the thresholds of the purchasing policy and the CIP.

As such, the police department currently has an inventory of eight (8) X2 TASER weapons that are shared among 25 certified sworn users. Four (4) of these TASERS were purchased in 2012 and have become inoperable and are deemed "non-repairable – failure mode" by the TASER manufacturer. The four (4) other TASERS that are currently deployed by officers, were purchased between in 2013 and 2016 and are beyond the warranty period and maintenance is no longer supported.

Discussion & Recommendation

Staff is recommending the purchase and replacement of the X2 inventory with the *TASER 7* model, which is the most effective TASER product to date. The X2 model is currently being phased out of manufacturing and service, therefore making it unviable to repurchase. The recommended purchase would include a five (5) year warranty along with add-ons which include HALT training suit, software licensing, and battery docking stations. Since all twenty-five (25) sworn officers will continue to share the inventory of eight (8) TASER weapons, it is recommended that the complete TASER inventory of eight units be replaced to standardize equipment and associated training. Tasers are deployed and carried by officers 24 hours a day and therefore are exposed to the elements, require battery maintenance, and absorb general wear and tear. As such, Staff would like to provide officers with the most reliable, durable and effective equipment to provide an advantage to officers in a use force application.

Budget Impact

The 2020 Budget did not anticipate the need to replace any TASERs through attrition this year. As mentioned previously, because these items were routinely replaced periodically as they fail, this cost was not included 2020-2024 Capital Improvement Plan since this periodic replacement was below the annual \$10,000 threshold for inclusion in the CIP. Due to the deferral of numerous projects to 2021 due to COVID-19, there are sufficient funds in the 2020 Budget to fund this purchase.

Village Board and/or Committee Action

At their meeting of September 1, 2020, the Village Board agreed to move this item to the Consent Agenda of their next meeting.

Documents Attached

1. Two quotes from Axon Enterprises Inc. totaling \$24,384.00



Axon Enterprise, Inc.
17800 N 85th St
Scottsdale, Arizona 85255
United States
Phone: (800) 978-2737

Q-265093-44061.950DE

Issued: 08/18/2020

Quote Expiration: 09/30/2020

Account Number: 115596

Payment Terms: Net 30
Delivery Method: FedEx - Ground

SHIP TO

Thomas Lillie
Hinsdale Police Dept. - IL
121 Symonds Dr
Hinsdale, IL 60521
US

BILL TO

Hinsdale Police Dept. - IL
121 Symonds Dr
Hinsdale, IL 60521
US

SALES REPRESENTATIVE

Dan Effinger
Phone: 480-502-6254
Email: deffinger@axon.com
Fax:

PRIMARY CONTACT

Thomas Lillie
Phone: 6307897070
Email: tlillie@villageofhinsdale.org

Year 1

Item	Description	Term (Months)	Quantity	List Unit Price	Net Unit Price	Total (USD)
Axon Plans & Packages						
20248	TASER 7 EVIDENCE.COM ACCESS LICENSE	60	1	0.00	0.00	0.00
20248	TASER 7 EVIDENCE.COM ACCESS LICENSE	60	8	0.00	0.00	0.00
Hardware						
20050	HOOK-AND-LOOP TRAINING (HALT) SUIT		1	750.00	0.00	0.00
20160	TASER 7 HOLSTER - SAFARILAND, RH+CARD CARRIER		8	0.00	0.00	0.00
80090	TARGET FRAME, PROFESSIONAL, 27.5 IN. X 75 IN., TASER 7		1	0.00	0.00	0.00
20008	TASER 7 HANDLE, YLW, HIGH VISIBILITY (GREEN LASER), CLASS 3R		8	0.00	0.00	0.00
20040	TASER 7 HANDLE WARRANTY, 4-YEAR		8	0.00	0.00	0.00
20042	TASER 7 DOCK & CORE WARRANTY, 4-YEAR		1	0.00	0.00	0.00
70033	WALL MOUNT BRACKET, ASSY, EVIDENCE.COM DOCK		1	0.00	0.00	0.00
74200	TASER 7 6-BAY DOCK AND CORE		1	0.00	0.00	0.00
20018	TASER 7 BATTERY PACK, TACTICAL		9	0.00	0.00	0.00
20041	TASER 7 BATTERY PACK WARRANTY, 4-YEAR		9	0.00	0.00	0.00
Other						
20240	TASER 7 BASIC BUNDLE PAYMENT	60	8	2,400.00	2,280.00	18,240.00

Q-265093-44061.950DE

Protect Life.

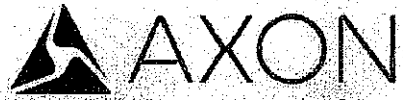
Year 1 (Continued)

Item	Description	Term (Months)	Quantity	List Unit Price	Net Unit Price	Total (USD)
Other (Continued)						
20247	TASER 7 ONLINE TRAINING CONTENT ACCESS LICENSE	60	8	0.00	0.00	0.00
80087	TASER 7 TARGET, CONDUCTIVE, PROFESSIONAL (RUGGEDIZED)		1	0.00	0.00	0.00
Subtotal						18,240.00
Estimated Shipping						0.00
Estimated Tax						0.00
Total						18,240.00

Trade In Credit

Item	Description	Term (Months)	Quantity	List Unit Price	Net Unit Price	Total (USD)
Other						
20104	TASER 7 TRADE-IN UPFRONT PURCHASE		8	0.00	0.00	0.00
Subtotal						0.00
Estimated Tax						0.00
Total						0.00

Grand Total 18,240.00



Discounts (USD)

Quote Expiration: 09/30/2020

List Amount	19,950.00
Discounts	1,710.00
Total	18,240.00

**Total excludes applicable taxes*

Tax is subject to change at order processing with valid exemption.

Axon's Sales Terms and Conditions

This Quote is limited to and conditional upon your acceptance of the provisions set forth herein and Axon's Master Services and Purchasing Agreement (posted at www.axon.com/legal/sales-terms-and-conditions), as well as the attached Statement of Work (SOW) for Axon Fleet and/or Axon Interview Room purchase, if applicable. Any purchase order issued in response to this Quote is subject solely to the above referenced terms and conditions. By signing below, you represent that you are lawfully able to enter into contracts. If you are signing on behalf of an entity (including but not limited to the company, municipality, or government agency for whom you work), you represent to Axon that you have legal authority to bind that entity. If you do not have this authority, please do not sign this Quote.

Signature: _____ Date: _____
Name (Print): _____ Title: _____
PO# (Or write N/A): _____

Please sign and email to Dan Effinger at deffinger@axon.com or fax to

Thank you for being a valued Axon customer. For your convenience on your next order, please check out our online store buy.axon.com

The trademarks referenced above are the property of their respective owners.

Axon Internal Use Only		
		SFDC Contract#:
		Order Type:
		RMA#:
		Address Used:
		SO#:
Review 1	Review 2	
Comments:		

Q-265093-44061.950DE



Axon Enterprise, Inc.
17800 N 85th St
Scottsdale, Arizona 85255
United States
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Dan Effinger
Phone: 480-502-6254
Email: deffinger@axon.com
Fax:

PRIMARY CONTACT

Thomas Lillie
Phone: 6307897070
Email: tlillie@villageofhinsdale.org

Group1

Item	Description	Term (Months)	Quantity	List Unit Price	Net Unit Price	Total (USD)
Hardware						
20160	TASER 7 HOLSTER - SAFARILAND, RH+CART CARRIER		16	80.00	80.00	1,280.00
22175	TASER 7 LIVE CARTRIDGE, STANDOFF (3.5-DEGREE) NS		16	38.00	38.00	608.00
22176	TASER 7 LIVE CARTRIDGE, CLOSE QUARTERS (12-DEGREE) NS		16	38.00	38.00	608.00
22177	TASER 7 HOOK-AND-LOOP TRN (HALT) CARTRIDGE, STANDOFF NS		48	38.00	38.00	1,824.00
22178	TASER 7 HOOK-AND-LOOP TRN (HALT) CARTRIDGE, CLOSE QUART NS		48	38.00	38.00	1,824.00
20186	SAFARILAND HOLSTER MOLLE ADAPTER W/MLS16 FORK		16	22.50	0.00	0.00
Subtotal						6,144.00
Estimated Shipping						0.00
Estimated Tax						0.00
Total						6,144.00

Grand Total 6,144.00

Q-265069-44061.954DE

Protect Life.



Discounts (USD)

Quote Expiration: 08/31/2020

List Amount	6,504.00
Discounts	360.00
Total	6,144.00

**Total excludes applicable taxes*

Tax is subject to change at order processing with valid exemption.

Axon's Sales Terms and Conditions

This Quote is limited to and conditional upon your acceptance of the provisions set forth herein and Axon's Master Services and Purchasing Agreement (posted at www.axon.com/legal/sales-terms-and-conditions), as well as the attached Statement of Work (SOW) for Axon Fleet and/or Axon Interview Room purchase, if applicable. Any purchase order issued in response to this Quote is subject solely to the above referenced terms and conditions. By signing below, you represent that you are lawfully able to enter into contracts. If you are signing on behalf of an entity (including but not limited to the company, municipality, or government agency for whom you work), you represent to Axon that you have legal authority to bind that entity. If you do not have this authority, please do not sign this Quote.

Signature: _____ Date: _____
Name (Print): _____ Title: _____
PO# (Or write N/A): _____

Please sign and email to Dan Effinger at deffinger@axon.com or fax to

Thank you for being a valued Axon customer. For your convenience on your next order, please check out our online store buy.axon.com

The trademarks referenced above are the property of their respective owners.

Axon Internal Use Only		
		SFDC Contract #:
		Order Type:
		RMA #:
		Address Used:
		SO #:
Review 1	Review 2	
Comments:		

Q-265069-44061.954DE

Community Development

AGENDA SECTION: Second Reading – ZPS

SUBJECT: Third Major Adjustment to approved Exterior Appearance and Site Plan of Bill Jacobs Land Rover/Jaguar Dealership to retroactively permit approval of an Access Drive between 300 and 336 E. Ogden Avenue in the B-3 General Business District - Case A-15-2020

MEETING DATE: September 15, 2020

FROM: Chan Yu, Village Planner

Recommended Motion

Approve or deny the request for a Third Major Adjustment to the Site Plan to permit approval of an access drive between 300 and 336 E. Ogden Avenue for the Land Rover/Jaguar dealership.

OR

Move to refer the request to the Plan Commission for further hearing and review.

Background

The Village of Hinsdale received a major adjustment to the site plan application to retroactively permit an access drive to connect the 300 E. Ogden Avenue parking lot and 336 E. Ogden Avenue parking lot. The applicant, Bill Jacobs Land Rover, was formerly located at 300 E. Ogden Avenue and has moved next door to 336 E. Ogden Avenue to expand and include the Jaguar brand. Bill Jacobs Land Rover continues to control 300 E. Ogden Avenue and plans to operate an independent company, Current Automotive, to sell used electric vehicles and provide vehicle detailing and photography for its inventory at 336 E. Ogden Avenue.

A burning bush would be added to the landscape plan to replace the bush removed for the drive aisle. The Hinsdale Fire Department has noted its preference to keep/permit the access drive to reach the existing building at 300 E. Ogden Avenue from several sides due to the location of the existing canopy on the east side.

On February 6, 2018, the Board of Trustees (BOT) approved Ordinance O2018-02, approving an Exterior Appearance and Site Plan for Bill Jacobs Land Rover to redevelop the former GM training facility at 336 E. Ogden Avenue for a Land Rover dealership.

On November 20, 2018, the BOT approved Land Rover's 1st Major Adjustment Ordinance O2018-45 to permit various changes to the exterior appearance and site plan to include a Jaguar dealership at the same location.

On November 5, 2019, the BOT approved Land Rover's 2nd Major Adjustment Ordinance O2019-38 to permit changes also approved by the neighbors to:

- Relocate the west section of the fence further north and the south section of the fence (parallel to Franklin Street) further east.

- In relation to the aforementioned fence relocation, minimize the extent of tree removals to extent possible along the south section of the fence (parallel to Franklin Street).
- Reduction of one (1) parking space as a result of the fence relocation.
- Relocation of one (1) light pole eastward to the southwest corner of the subject property as a result of the fence relocation.

Discussion & Recommendation

N/A

Village Board and/or Committee Action

At the September 1, 2020, Board of Trustees meeting, the Village Board requested language in the ordinance to (1) prevent 300 E. Ogden to be used as an auto storage site for 336 E. Ogden Avenue, and (2) for the driveway connection to be tied to the lease agreement and/or the auto use of the site.

Documents Attached

The following related materials were provided for the Board of Trustees of this item on September 1, 2020, and can be found on the Village website at:

https://www.villageofhinsdale.org/document_center/VillageBoard/2020/09%20SEP/VBOT%20packet%2009%2001%2020.pdf

Major Adjustment and Exterior Appearance Application

Approved 1st Major Adjustment to Exterior Appearance O2018-45 (Nov. 20, 2018)

Approved 2nd Major Adjustment to Exterior Appearance O2019-38 (Nov. 5, 2019)

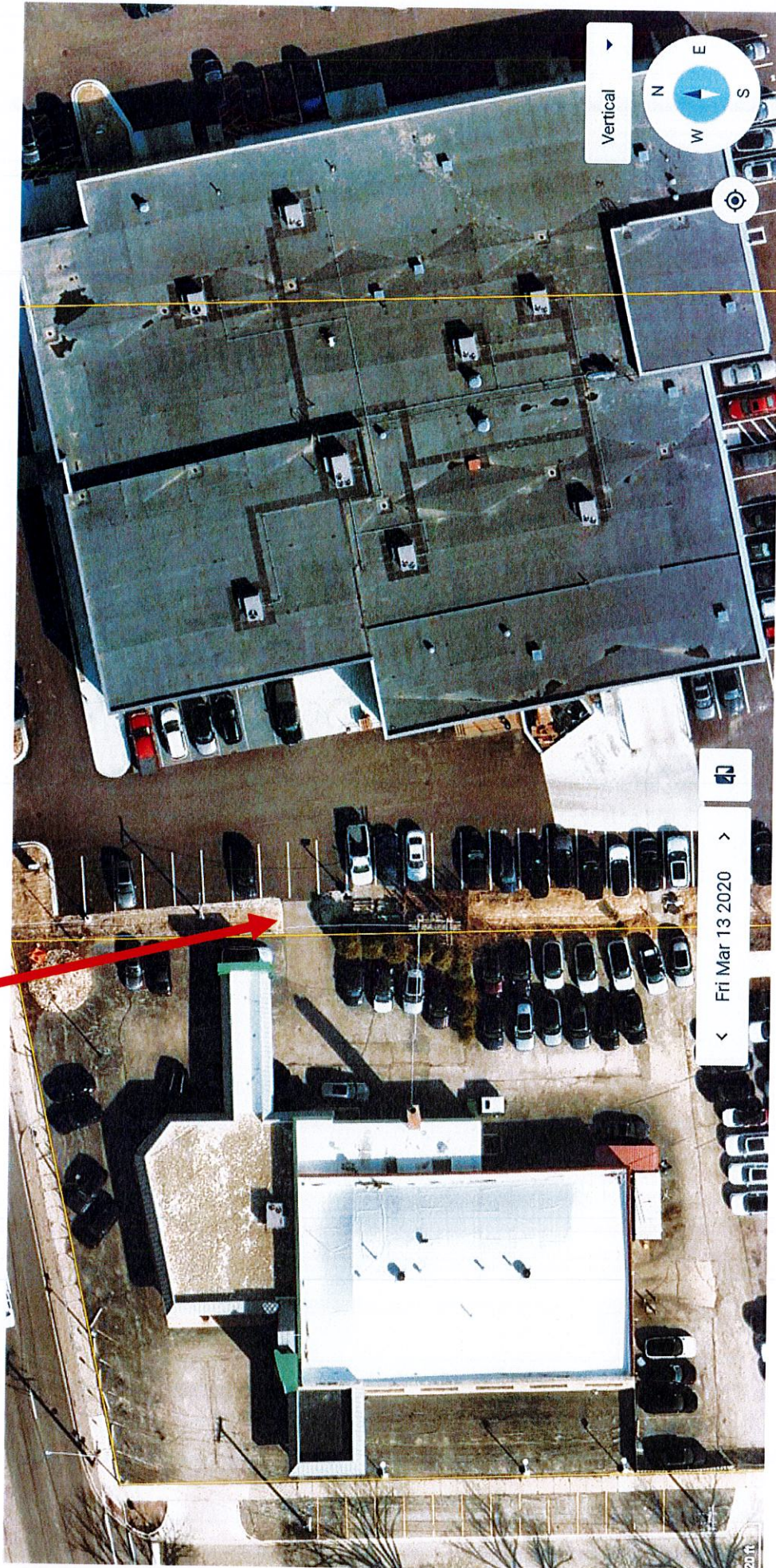
Zoning Map and Subject Property

Definition of "Substantial Conformity" per the Zoning Code Section 12-206

Attachment 1: Street View of Access Drive (facing East and West, respectively)



Attachment 1: Aerial View of Access Drive





**MAJOR ADJUSTMENT TO PLANNED
DEVELOPMENT
COMMUNITY DEVELOPMENT
DEPARTMENT**

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

Address of proposed request: 336 E Ogden Ave

Proposed Planned Development request:

Amendment to Adopting Ordinance Number:

REVIEW CRITERIA:

Paragraph 11-603K2 of the Hinsdale Zoning Code regulates Major Adjustments to a Final Planned Development that are under construction and Subsection 11-603L regulates Amendments to Final Plan Developments Following Completion of Development and refers to Subsection 11-603K. Any adjustment to the Final Plan not authorized by Paragraph 11-603K1 shall be considered to be a Major Adjustment and shall be granted only upon application to, and approval by, the Board of Trustees. The Board of Trustees may, by ordinance duly adopted, grant approval for a Major Adjustment without a hearing upon finding that any changes in the Final Plans as approved will be in substantial conformity with said Final Plan. If the Board of Trustees determines that a Major Adjustment is not in substantial conformity with the Final Plan as approved, then the Board of Trustees shall refer the request to the Plan Commission for further hearing and review.

1. Explain how the proposed major adjustment will be in substantial conformity with said plan.

There will be no substantial changes to the building, site usage, site capacity, or landscaping. The addition of the access drive will not substantially change/alter the site in any way.

2. Explain the reason for the proposed major adjustment.

The major adjustment would add access between the two contiguous sites that would allow for fire vehicle access to the backside of 300 E Ogden and would also decrease the amount of residential traffic.

The assistant fire chief visited the site and specifically noted that a fire lane in this area would be beneficial, by providing better access for fire vehicles to the 300 property.

Additionally, the access drive would enable access for traffic between the two businesses at 300 and 336 Ogden. While there will be two different, independent companies operating on the two sites, there is a need for access for various sublet services. These services will include but not be limited to: vehicle pictures, detailing, and other "get-ready" work.



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

Address of proposed request: 336 E Ogden Ave

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.

No change

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

Pavement: matching materials used on site

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

No change

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.

Will increase fire vehicle access to 300 E Ogden site and also decrease traffic flow on public streets. No trees or plantings will be removed. Current site plan shows to leave area as existing (rock/gravel).

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

No change

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.

No change

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.

No change

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

No change

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.

No change

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.

No change

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

No change

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

No change

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.

No change

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.

No change

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.

No change

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.

No change

REVIEW CRITERIA – Site Plan Review

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

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

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

No change

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

There would be a private single-lane access drive between 300 E Ogden and 336 E Ogden

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

No change

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

No change

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

The change would help decrease traffic congestion, keeping vehicle circulation on private properties.

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

No change

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

No change

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

No change

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.

No change

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.

No change

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

No change

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

The access drive would increase public safety by allowing for better fire vehicle access to the 300 E Ogden site

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: Land Rover Hinsdale LLC

Owner's name (if different): _____

Property address: 336 Ogden Ave

Property legal description: [attach to this form]

Present zoning classification: B-3, General Business District

Square footage of property: _____

Lot area per dwelling: _____

Lot dimensions: _____ x _____

Current use of property: Car Dealership

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

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

Brief description of request and proposal:

To add an access drive between 300 E Ogden Ave and 336 E Ogden Ave (contiguous properties)

Plans & Specifications: [submit with this form]

Provided: Required by Code:

Yards:

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

Provided:

Required by Code:

corner side _____

rear _____

Setbacks (businesses and offices):

front: _____

interior side(s) _____ / _____

corner side _____

rear _____

others: _____

Ogden Ave. Center: _____

York Rd. Center: _____

Forest Preserve: _____

Building heights:

principal building(s): _____

accessory building(s): _____

Maximum Elevations:

principal building(s): _____

accessory building(s): _____

Dwelling unit size(s): _____

Total building coverage: _____

Total lot coverage: _____

Floor area ratio: _____

Accessory building(s): _____

Spacing between buildings: [depict on attached plans]

principal building(s): _____

accessory building(s): _____

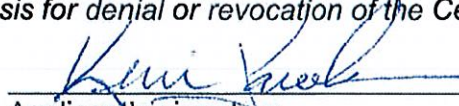
Number of off-street parking spaces required: _____

Number of loading spaces required: _____

Statement of applicant:

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

By:


Applicant's signature

Kevin Jacobs

Applicant's printed name

Dated: May 18, 2020.

A-34-18

VILLAGE OF HINSDALE

ORDINANCE NO. O2018-45

**AN ORDINANCE APPROVING A FIRST MAJOR ADJUSTMENT TO A SITE PLAN
AND EXTERIOR APPEARANCE PLAN FOR PROPERTY LOCATED AT 336 E.
OGDEN AVENUE - BILL JACOBS GROUP D/B/A BILL JACOBS JAGUAR/LAND
ROVER HINSDALE**

WHEREAS, the Village has previously, through adoption of Ordinance No. O2018-02 on February 6, 2018 (the "Original Ordinance"), approved a Site Plan/Exterior Appearance Plan submitted by Applicant Mr. Peter Nagel, Project Designer on behalf of the Bill Jacobs Group for the site located at 336 E. Ogden Avenue, Hinsdale, Illinois (the "Subject Property"); and

WHEREAS, the Village has received an application (the "Application") for approval of a first major adjustment to the final approved Site Plan/Exterior Appearance Plan. The Application seeks to revise the floorplan, front façade plans, and showroom to add the Jaguar brand to the existing Land Rover brand on the subject property, remove various garage doors, reduce parking spaces on the property from 285 to 261, and seeks construction of a two-way circulation aisle along the north side of the building (the "Proposed Modifications"). The Proposed Modifications are indicated in the revised plans from the Applicant attached hereto as **Group Exhibit A** and made a part hereof; and

WHEREAS, the President and Board of Trustees, upon initial consideration of the Application, referred it to the Plan Commission for consideration and review; and

WHEREAS, the Plan Commission, on September 25, 2018, held a meeting at which the Application was discussed. Following presentations and discussion, the Plan Commission recommended approval of the Proposed Modifications to the site plan and exterior appearance plans for the site as submitted. The revised site plan and exterior appearance plan incorporating the Proposed Modifications (the "Approved Plans"), are attached hereto and incorporated herein as **Group Exhibit A**; and

WHEREAS, the Application was recommended for approval by the Plan Commission on a vote of six (6) ayes, zero (0) nays, and three (3) absent. The Findings and Recommendation of the Plan Commission are attached hereto as **Exhibit B** and made a part hereof; and

WHEREAS, the Board of Trustees of the Village have duly considered the Application and all of the materials, facts and circumstances affecting the Application and Proposed Modifications, including the Findings and Recommendation of the Plan Commission, and find the Application and Proposed Modifications satisfy the standards set forth in Section 11-604 and 11-606 of the Zoning Code relating to exterior appearance and major adjustments to previously approved site plans..

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 a First Major Adjustment to the Site Plan/Exterior Appearance Plan. The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and the Hinsdale Zoning Code, hereby approves the Proposed Modifications as a First Major Adjustment to the previously approved Site Plan/Exterior Appearance Plan for the Subject Property at 336 E. Ogden Avenue, as depicted in the revised plans attached hereto as **Group Exhibit A** and made a part hereof. Said First Major Adjustment is approved subject to the conditions set forth in Section 4 of this Ordinance. The Original Ordinance and Site Plan and Exterior Appearance Plans previously approved by Ordinance No. O2018-02, are hereby amended to the extent provided, but only to the extent provided, by the approvals granted herein.

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

- A. **No Authorization of Work.** This Ordinance does not authorize the commencement of any work on the Subject Property. Except as otherwise specifically provided in writing in advance by the Village, no work of any kind shall be commenced on the Subject Property until all conditions of this Ordinance, or the Original Ordinance, precedent to such work have been fulfilled and after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law.
- B. **Compliance with Plans.** All development work on the Subject Property shall be undertaken only in strict compliance with the approval granted herein, and the approved plans and specifications, including the revised plans attached hereto as **Group Exhibit A** and made a part hereof.
- C. **Compliance with Codes, Ordinances, and Regulations.** Except as specifically set forth in this Ordinance and the Original Ordinance, the provisions of the Hinsdale Municipal Code and the Hinsdale Zoning Code shall apply and govern the development of the Subject Property. All such development shall comply with all Village codes, ordinances, and regulations at all times.
- D. **Building Permits.** The Applicant shall submit all required building permit applications and other materials in a timely manner to the appropriate parties, which materials shall be prepared in compliance with all applicable Village codes and ordinances.

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

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

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

ADOPTED this 20th day of November, 2018, pursuant to a roll call vote as follows:

AYES: Trustees Elder, Ripani, Stifflear, Hughes, Posthuma

NAYS: None

ABSENT: Trustee Byrnes

APPROVED by me this 20th day of November, 2018, and attested to by the Village Clerk this same day.



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

Christine M. Bruton
Christine M. Bruton, Village Clerk

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

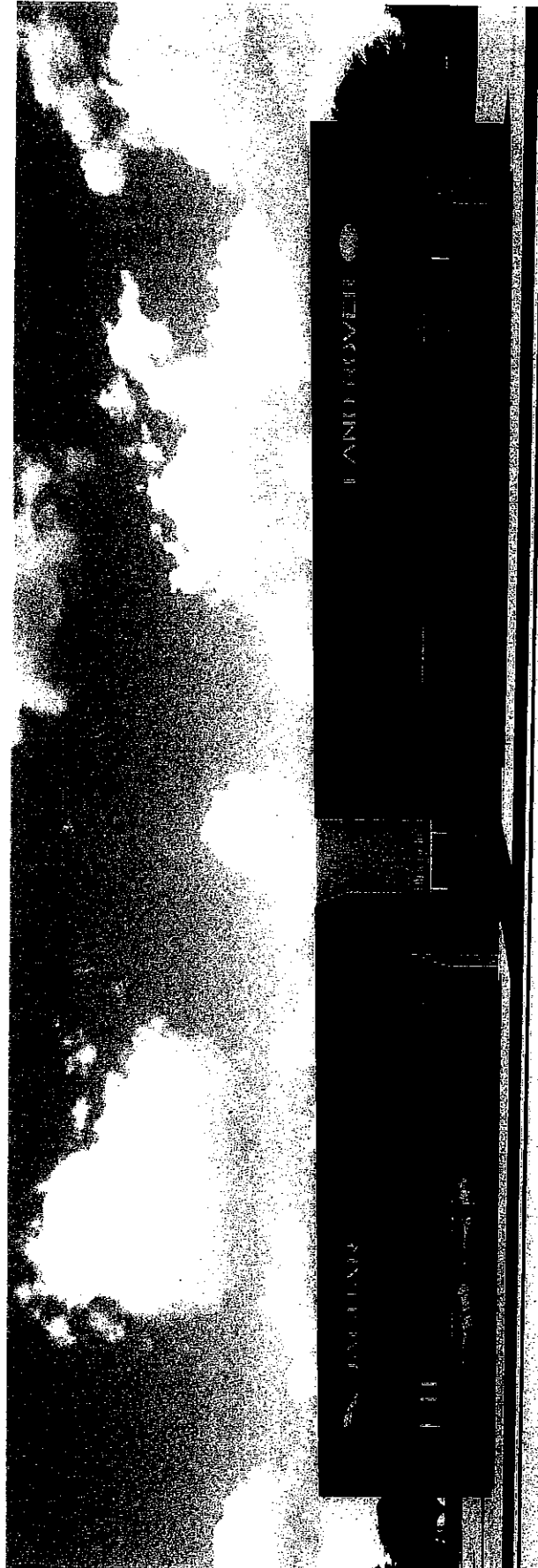
By: Kevin Paul

Its: OPERATOR

Date: NOVEMBER 19, 2018

GROUP EXHIBIT A

**SITE PLAN/EXTERIOR APPEARANCE PLAN REVISIONS
(ATTACHED)**

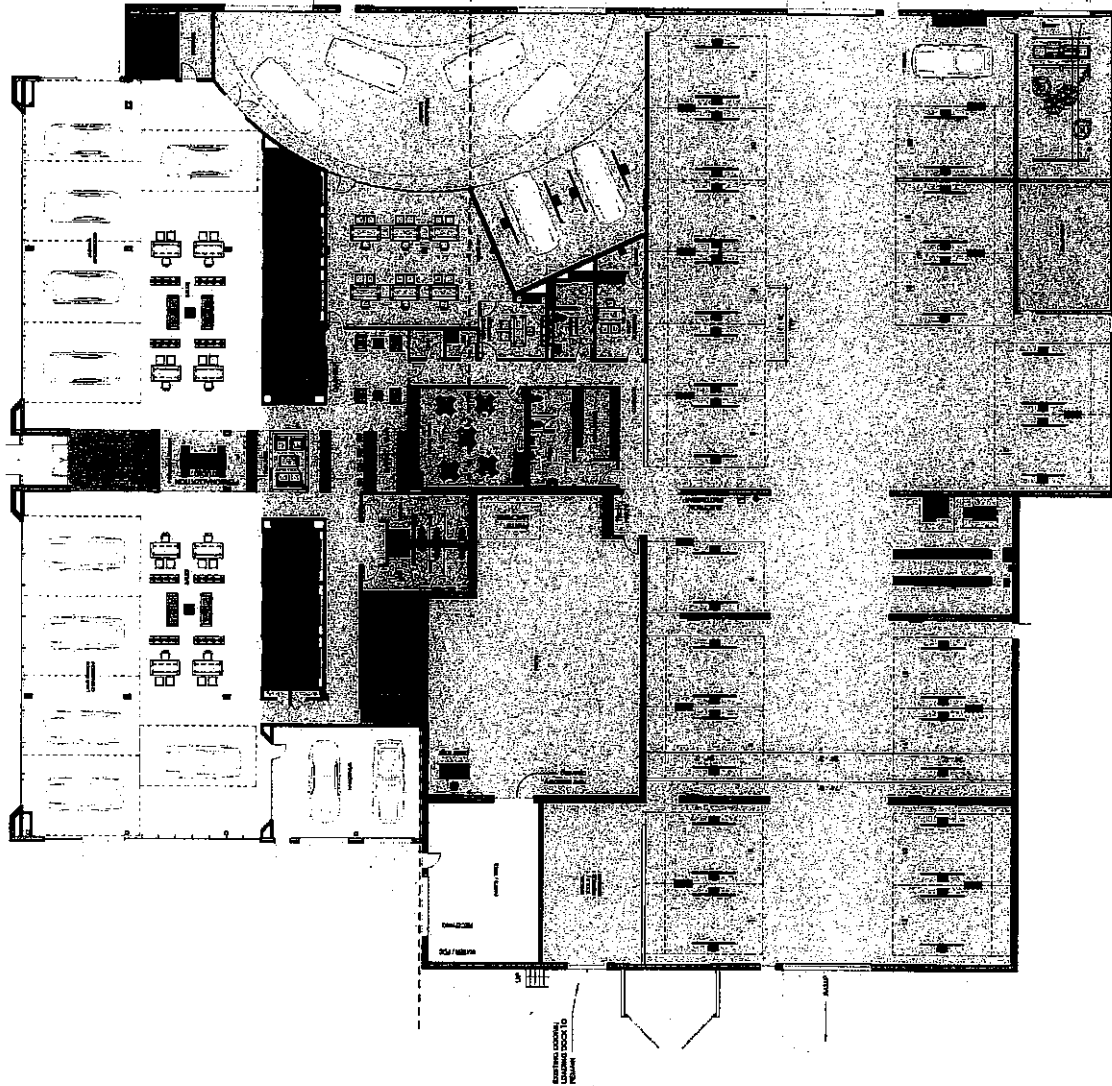


THE REMOND COMPANY
 - DESIGN - CONSTRUCTION
 - CONSULTING - MANAGEMENT
 10000 Highway 100, Suite 100
 Dallas, Texas 75243
 Tel: (214) 343-1000
 Fax: (214) 343-1001
 www.remond.com

Jaguar Land Rover Hinsdale

Exterior Rendering

Arch.
 Attachment 1



THE REDMOND COMPANY
 • DESIGN • CONSTRUCTION
 • GENERAL CONTRACTOR
 10000 N. 10th Avenue, Suite 100
 Greenwood Village, CO 80111
 Tel: 303.751.1000
 Fax: 303.751.1001
 www.redmondco.com



Jaguar Land Rover Hinsdale

First Floor

Attachment 1



AGENDA ITEM # _____
REQUEST FOR BOARD ACTION

Administration

AGENDA SECTION: Second Reading - ZPS

SUBJECT: Approval of purchase order for service provided by Cotsirilos, Tighe, Streicker, Poulos and Campbell, LTD.

MEETING DATE: September 15, 2020

FROM: Kathleen A. Gargano, Village Manager

Recommended Motion

Approve a purchase order in an amount not to exceed \$60,000 with Cotsirilos, Tighe, Streicker, Poulos and Campbell, LT, Chicago Illinois for independent evaluation.

Background

At the end of July, the Village retained the services of Eric Pruitt from Cotsirilos, Tighe, Streicker, Poulos and Campbell, LTD to perform an independent internal evaluation on behalf of the Village. The investigation started in July and is ongoing.

Discussion & Recommendation

The work of Mr. Pruitt was authorized under the Village Manager's budget authority of \$20,000. At this time, the work of Mr. Pruitt will exceed the Village Manager's authority and will require Village Board approval.

Budget Impact

This is an unbudgeted expense as the 2020 Budget did not include funds for an independent evaluation.

Village Board and/or Committee Action

None

Documents Attached

None

Community Development

AGENDA SECTION: Second Reading – ZPS

SUBJECT: Map Amendment and Planned Development Concept Plan to develop 32.5 Acre “IBLP” Site at 707 W. Ogden Ave (Northwest and Northeast corner of W. Ogden Ave. and Adams St.) for a New 3-story, 330,000 SF, 240-unit Senior and Assisted Living Development (west side of Adam St.) and 27 single story villas for Independent Living Seniors 4S010 Madison Street (east side of Adam St.)
Request by Ryan Companies, US Inc. – Case A-24-2020

MEETING DATE: September 15, 2020

FROM: Chan Yu, Village Planner

Recommended Motion

Move to refer the application packet to the Plan Commission for a hearing and consideration for a map amendment and concurrent planned development concept plan by Ryan Companies, US Inc.;

or

Move to deny the map amendment and concurrent planned development concept plan by Ryan Companies, US Inc.

Background

The Village received a new Concept Plan application, as well as related map amendment and special use permit applications, submitted by Ryan Companies US (Ryan), seeking approvals to develop the 32.5 acre site at the Northwest corner of the Village, to Northwest and Northeast of Ogden Avenue and Adams Street, commonly referred to as the “IBLP site”.

The change from the previous application includes the following:

The new application removes the previous plan for 8 duplex villas and 1 single villa structures for 17 independent senior living homes on Cheval Drive, which included land in the Village of Oak Brook on the west side of Adams Street. Instead, the new proposal includes 27 new 1-story senior living villas east of Adams Street, with an emphasis to protect and enhance the existing berm along Ogden Avenue.

The new plan also includes intersection updates at Ogden Avenue and Adams Street to address community concerns. First the intersection of Adams Street and Ogden Avenue will be widened to incorporated designated left and right turn lanes onto Ogden Avenue. However, noted this is subject to Illinois Department of Transportation (IDOT) approval and per the request by the applicant, the Village permits shall not be contingent on this approval (meaning, if IDOT does not approve, the Village still provides approvals/permits). Secondly, a sign has been added adjacent to the main entrance off of Adams Street, which indicates no left turns from 3 PM to 6 PM on weekdays. Per the applicant, this should help alleviate some concerns

that vehicles during this peak hour will travel north on Adams Street to Spring Road, east on Spring Road, and south on Madison Street to the Madison/Ogden signalized intersection.

This new application proposes to develop a 330,000 SF, 240 unit senior living building to provide independent living (130 units), assisted living (70 units), and memory care (40 units) services. Ryan will be a co-owner, general contractor and developer, and Life Care Services (LCS) will be a co-owner and operator for the assisted living services, to be called Hinsdale Senior Residences. The assisted living component of the request has not changed since Ryan's initial application (Case A-40-2019), withdrawn on August 27, 2020 (Attachment 2).

On the west side of Adams Street, the proposed 330,000 SF, 240 unit senior living building ranges in height from 2 to 3 stories. Per the applicant, the design of the building layout was driven by a 2-story height along Ogden Avenue, with an increase in height from 2 to 3 stories as the project moves north from Ogden Avenue. The setback distance from the 2-story portion and south property line ranges from 39.5 feet and 58.5 feet (although the 39.5 feet measurement is skewed due to an angled lot line and is over 58.5 feet from Ogden Avenue). The 3-story portion of the building ranges between 146 feet and 166 feet from the south lot line, adjacent to Ogden Avenue. To the north of the senior living building, 2.1 acres of the IBLP open space in Oak Brook would be used for floodplain compensatory storage to improve storm water management.

The new request reflects feedback from the community over the course of several meetings, as summarized below from Ryan's initial application, Case A-40-2019:

- 1/7/20 Village Board meeting #1 – Concept Plan Presentation
- 1/28/20 Village Board meeting #2 – Concept Plan Presentation incorporating Board feedback
- 6/10/20 Plan Commission meeting - Public Hearing Concept Plan Presentation
- 8/4/20 Community Open House hosted by Ryan to gather community feedback

This is a preliminary consideration by the Board of Trustees (BOT) for a determination as to whether the application packet merits a hearing and consideration by the Plan Commission (PC). The Map Amendment application is a request to change a 7.6 acre parcel from IB Institutional Buildings District to a R-2 Single Family Residential District to be contiguous with the rest of the R-2 zoning of the proposed development and area north of Ogden Avenue. The initially proposed text amendment to amend Section 3-106(B)(1), to allow applications for planned developments in the residential districts with a minimum lot area of 15 acres, versus the current 20 acre lot minimum is not requested in the new application as the new site plan is 32.5 acres in area.

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

the Concept Plan. It should be noted that the applicant has included an updated traffic impact study (dated 09.04.20), fiscal impact summary (dated 09.08.20), and a market feasibility report summary (dated 09.08.20).

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

Discussion & Recommendation

Should the Board feel the request merits a hearing and consideration by the PC, the Board should refer the application packet for the PC to schedule a public hearing for review and recommendation.

Should the Board find the request does not merit a hearing and consideration by the PC, the vote of four (4) members of the Board shall be necessary to summarily deny the application.

Village Board and/or Committee Action

N/A

Documents Attached

1. Planned Development Concept Plan, Map Amendment and Special Use applications
2. Initial Application withdraw letter from Ryan Companies, dated August 27, 2020



September 8, 2020

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

Re: Hinsdale Senior Residences Development

Ryan Companies US, Inc. (Ryan) is pleased to present a new application for the Hinsdale Senior Residences development at the northwest and northeast corner of Adams Street and Ogden Avenue. After listening to the Village and the community over the past 8+ months, it became clear that Ryan needed to provide clarity to our vision for the east side of Adams (which the previous application did not include). The new application includes area east of Adams, includes 11.45 acres west of Adams (was 16.8 acres in previous application), and excludes plans to construct villas along Cheval Drive. Ryan believes this new application addresses much of the feedback we have heard throughout the process.

Sincerely,
Ryan Companies US, Inc.

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

Dave Erickson
Vice President of Real Estate Development

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

p: 630-328-1100
ryancompanies.com

CHICAGO, IL LICENSE TGC04631
Equal Opportunity Employer

HINSDALE SENIOR RESIDENCES

HINSDALE, ILLINOIS

PROJECT NARRATIVE



September 8, 2020



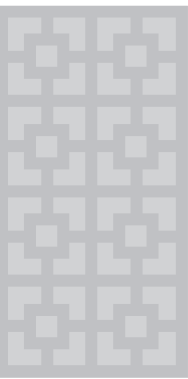
THE NEW DEVELOPMENT

- 32.5 acres at NW & NE corner of Ogden Ave & Adams St
- \$110M investment in Hinsdale
- 240 residences: 130 independent living, 70 assisted living and 40 memory care; plus 27 senior villas
- New public open space north of Ogden Ave
- Significant increase in property taxes that will benefit the community
- Revenue to school with no additional kids



APPROX. 20-YEAR ECONOMIC IMPACT

- **\$8.1M** additional to School District 86
- **\$12.9M** additional to School District 181
- **\$1.5M** additional to Village
- **95** full time equivalent jobs
- **400+** construction jobs



PUBLIC BENEFIT

- Introducing new public open space north of Ogden Ave
- Addressing market demand for senior housing continuum not currently available in Hinsdale
- Improving the stormwater management in the area
- Replacing the current aging building with substantially improved architecture from Ogden Ave
- Investing \$110M into a property with development challenges
- Additional revenue to village & schools
- Creating 400+ jobs during construction & 95 full time equivalent
- "Welcome to Hinsdale" monument sign



THE COMMUNITY

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

I. PROJECT DESCRIPTION

Ryan Companies US, Inc. (Ryan) is pleased to present a new application to the Village of Hinsdale that addresses feedback from the community, Village Trustees, Village Plan Commissioners, and Village staff. The location at Ogden Avenue and Adams Street in Hinsdale is currently owned and operated by the not-for-profit organization Institute of Basic Life Principles (IBLP). Show below is a timeline of the process to-date:

12/9/19	Submit concept plan, supporting documents & applications to Village
1/7/20	Village Board meeting #1 – concept plan presentation & feedback
1/28/20	Village Board meeting #2 – concept plan presentation & feedback
March '20	Ryan goes under contract with seller for 21 acres east side of Adams
3/10/20	Submit updated concept plan, supporting documents & applications to Village
6/10/20	Village Plan Commission meeting #1 - concept plan presentation & feedback
7/1/20	Submit updated concept plan, supporting documents & applications to Village
7/8/20	Village Plan Commission meeting #2 – request continuation
8/4/20	Community Open House hosted by Ryan to gather community feedback
8/12/20	Village Plan Commission meeting #3 – request continuation
8/27/20	Ryan withdraws zoning applications for 16.8 acres
9/8/20	Ryan submits new application for 32.5 acres

Two of the consistent concerns we heard from the community the past few months is traffic and the unknown of what will be developed east of Adams. The new application address both of these concerns, along with others we heard over the past 8+ months. With the changes, the overall investment into the Village for the Hinsdale Senior Residences development will be \$110M. Shown below are a few notable items regarding the new application.

1. New Boundaries: The boundaries of the proposed Planned District have changed significantly. The previous plan included 16.8 acres in Hinsdale at the northwest corner of Adams Street and Ogden Avenue (plus approximately 5 acres in Oak Brook west of Adams Street). The new boundaries include 32.45 acres in Hinsdale: 11.45 acres at the northwest corner of Ogden Avenue and Adams Street, and 21 acres at the northeast corner of Ogden Avenue (plus 2.1 acres in Oak Brook). The new boundaries and plan exclude any new villas along Cheval Drive.
2. New Location for Senior Living Villas: The previous plan included 31 new senior living villas (14 in Oak Brook & 17 in Hinsdale) along and to the west of Cheval Drive. Instead of new villas along Cheval Drive, the plan is to provide 27 new senior living villas east of Adams. Many of these villas will have scenic views of the adjacent open space and wooded areas.
3. Improved Intersection: Senior living is a relatively low traffic generator, especially during peak hours. Nonetheless, a couple of updates have been made to the plan to address community concerns. First the intersection of Adams Street and Ogden Avenue will be widened to incorporate designated left and right turn lanes onto Ogden Avenue. This is subject to Illinois Department of Transportation (IDOT) approval and Village permits shall not be contingent on this approval (meaning, if IDOT does not approve, the Village still provides approvals/permits). Secondly, a sign has been added adjacent to the main entrance off of Adams Street, which indicates no left turns from 3pm-6pm on weekdays. This should help alleviate some concerns that vehicles during this peak hour will travel north on Adams Street to Spring Road, east on Spring Road, and south on Madison Street to the Madison/Ogden signalized intersection (total of 2.3 miles).
4. Public Benefit: The new plan incorporates new scenic open space for nearby residents to enjoy. There is currently no public park north of Ogden within Hinsdale for Village residents. This Open Space Parcel will provide a public benefit for them and other nearby residents.

5. Listening & Adjusting: The building and site design at the northwest corner of Adams Street and Ogden Avenue has evolved over the past 8 months. Since the Village Board meeting in January, the architecture style has been updated, architectural details have been added, setback have been increased, maximum building height has been reduced from 4-stories to 3-stories, building height along Ogden has been reduced to 2-stories, parking has been updated to meet Village Code, the unit count has been reduced by five units in the main building, 31 proposed villas west of Adams have been shifted to 27 proposed villas east of Adams, property boundaries have changed and the park/public benefit has been enhanced.
6. Market Need: The market need for new market-rate senior housing at this location remains strong. The market has been met with challenges over the past few months due to the COVID virus. This condition has temporarily slowed down the velocity of residents moving into our communities, but there have still been net positive move-ins through this unique period. It is a fair assumption that this unique challenge is temporary and will not exist at this magnitude when we open in 2023. Nonetheless, we have adjusted expenses and lease-up projections, and there still is significant local demand.

II. OWNERSHIP

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

III. DAY-TO-DAY OPERATIONS

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

IV. BUILDING DESCRIPTION

The IBLP regional office is located at the northwest corner of Ogden Avenue and Adams Street. This existing maximum 3-story building consists of 28,000 square feet over the top two floors and an additional 63,680 over the first floor. The entire building will be removed as part of the development. The proposed maximum 3-story senior living community will consist of 240 units (130 independent living, 70 assisted living and 40 memory care), along with an additional 27 villas at the east side of

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

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

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

V. SITE DESIGN

The 32.5-acre property in Hinsdale is located at the northwest and northeast corner of Ogden Avenue and west of Adams Street. The 11.45 acres west of Adams Street currently includes a building with an existing footprint of 63,680 square foot. A notable site restriction is that floodplain/floodway/wetland buffers include approximately 20% of the 11.45 acres. In addition, the site topography varies from 715 elevation to 683 elevation, which creates engineering challenges.

The subject property does not incorporate any intentional stormwater detention under existing conditions. The proposed development will include stormwater best management practices and detention, which will reduce and improve the water quality runoff. The plan includes an additional 2.1 acres in Oak Brook, which will be used for floodplain compensatory storage which will further improve the stormwater management in the area. Additionally, currently there is a stormwater culvert with flowing water beneath the building. The plan includes improving this by re-routing the stormwater around the proposed building. As part of the permitting process, the site will be engineered to have no negative upstream or downstream impacts.

Based on our experience, sufficient parking is being proposed for the senior residents, visitors and staff. The amount of proposed parking exceeds Village code requirements.

There are currently two curb cuts along Adams Street for the 11.45 property west of Adams and no curb cuts for the 21-acre property east of Adams. The northern curb cut along the west side of Adams Street will used, and the southern curb cut will be vacated. A new curb cut will be provided along the east side of Adams Street. Very few assisted living residents will drive, and memory care residents do not drive. Many of the independent seniors do not drive during peak traffic hours and tend to carpool with other residents. The traffic count and peak traffic flow from the development should have very limited impacts. A traffic impact study was prepared by V3 Companies on March 13, 2020 to assess the potential traffic impacts of the new development and a memorandum analyzing the updated design

was provided in September 2020. It was determined by V3 per actual traffic counts that the peak hour in the morning is 7:45am to 8:45am and the peak hour in the afternoon is 4:30pm to 5:30pm. The study concludes that intersection improvements are not warranted per the IDOT manual. Nonetheless, a couple of updates have been made to the plan to address community concerns. First the intersection of Adams Street and Ogden Avenue will be widened to incorporated designated left and right turn lanes onto Ogden Avenue. This is subject to Illinois Department of Transportation (IDOT) approval and Village permits shall not be contingent on this approval (meaning, if IDOT does not approve, the Village still provides approvals/permits). Secondly, a sign has been added adjacent to the main entrance off of Adams Street, which indicates no left turns from 3pm-6pm on weekdays. This should help alleviate some concerns that vehicles during this peak hour will travel north on Adams Street to Spring Road, east on Spring Road, and south on Madison Street to the Madison/Ogden signalized intersection (total of 2.3 miles).

V3 also provided a plan included in this submittal that shows what could be constructed per current zoning classification and code (As-Of-Right Plan). Conclusions are shown below. It notable that the proposed senior living development generates less traffic during peak hours than what could be built per current zoning classifications and code.

As-of-Right Zoning Trip Generation

LUC	Land Use	Size		AM			PM		
				In	Out	Total	In	Out	Total
710	General Office	82,100	SF	89	15	104	15	79	94
210	Single Family Detached Housing (East of Adams Street)	6	Units	2	7	9	4	3	7
210	Single Family Detached Housing (West of Adams Street)	10	Units	3	9	12	7	4	11
Total Trips Generated				94	31	125	26	86	112

Proposed Senior Living

LUC	Land Use	Size		AM			PM		
				In	Out	Total	In	Out	Total
252	Senior Adult Living - Attached	130	Dwelling Units	9	17	26	19	15	34
254	Assisted Living	128	Beds	15	9	24	12	21	33
Sub-Total:				24	26	50	31	36	67
252	Senior Adult Living - Attached	27	Dwelling Units	2	3	5	5	4	9
Sub-Total:				2	3	5	5	4	9
Total Trips Generated				26	29	55	36	40	76

VI. ZONING

Ryan will be purchasing approximately 32.5 acres within the Village of Hinsdale. Approximately 7.5 acres west of Adams street is currently zoned I-B institutional building, 3.95 acres west of Adams is zoned R-2 single-family residential and 21 acres east of Adams Street is zoned R-2 single-family residential (of which 12 acres is the Open Space Parcel). The plan is to provide a senior living community with villas; therefore, requiring a Planned District. It is proposed to rezone the property to be an R-2 PD. A letter dated September 8, 2020 from Ryan is included in this submittal, which clarifies that McNaughton has shared development rights over the Open Space Parcel. For FAR and density calculations, the Ryan plan includes 50% of the Open Space Parcel.

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

VII. PUBLIC BENEFIT

The Hinsdale Senior Residences development will be an asset to the Hinsdale community, which will be the first senior living community in Hinsdale that provides the independent living/assisted living/memory care continuum. Shown below are a list of public benefits:

1. New public open space east of Adams Street. There currently is not a park north of Ogden Avenue for Village residents to enjoy. This beautiful park setting will provide a meaningful public benefit.
2. Allowing the Village to place a Hinsdale sign at the corner of Ogden Avenue and Route 83 interchange, which is a visible and gateway location entering the Village.
3. Adds approximately 400 construction jobs and a variety of 95 full time equivalent permanent jobs.
4. Provides a continuum of care housing stock not currently available in Hinsdale to meet market demand of aging population.
5. Improves stormwater management in the area. Currently, the property does not have any intentional stormwater management in-place and includes an undersized stormwater pipe beneath the existing building.
6. Replaces the current building with substantially improved architecture from Ogden Avenue.
7. Invests \$110M into a property with development challenges.
8. Adds revenue to the Village and schools, without increased kids in schools.
 - a. Approx. \$8.1M additional to School District 86 over 20 years
 - b. Approx. \$12.9M additional to School District 181 over 20 years
 - c. Approx. \$1.5M additional to Village of 20 years

VIII. CONCLUSION

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



September 8, 2020

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

Re: Hinsdale Senior Residences Development – Open Space Parcel

Ryan Companies US, Inc. (Ryan) appreciates you considering our updated zoning application for the Hinsdale Senior Residences development at the northwest and northeast corner of Adams Street and Ogden Avenue. The Ryan plans show a 12-acre parcel designated as "Open Space Parcel" that is part of an overall approximate 20-acre "Total Open Space Parcel" combined with McNaughton Development, which is being proposed for a public purpose use and park as recommended in the Village code. It was clearly voiced during our community open house on August 4th that there is no public park within Hinsdale north of Ogden Avenue. This beautiful piece of property will be a benefit for the community to enjoy. Under an agreement between the companies, McNaughton Development is required and has the shared development rights to improve and maintain the Total Open Space Parcel, which is agreed to by Ryan.

We look forward to delivering this amenity to the Village of Hinsdale residents.

Sincerely,
Ryan Companies US, Inc.

A handwritten signature in blue ink, appearing to read "Dave Erickson".

Dave Erickson
Vice President of Real Estate Development

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

p: 630-328-1100
ryancompanies.com

CHICAGO, IL LICENSE TGC04631
Equal Opportunity Employer

Hinsdale Senior Residences

R2 PD

Bulk Regs. Concept Level Modifications

9/8/2020

	R2 Requirements	Modifications for Proposed R2-PD for Senior Living Development
Minimum Lot Area	20,000SF	No modifications requested
Minimum Lot Area Per Unit	20,000SF	4,300SF ((20.45 acre * 43560sf/ac) + (12/2 acre * 43560sf/ac))/267 units
Minimum Lot Width (interior or corner lots)	100'	No modifications requested
Minimum Lot Depth	125'	No modifications requested
Minimum Front Yard	35'	No modifications requested
Minimum Corner Side Yard	35'	No modifications requested
Minimum Interior Side Yard	10'	No modifications requested
Minimum Total Side Yard	30% of lot width	50'
Minimum Rear Yard (interior or corner lots)	50' and 25', respectively	No modifications requested
Maximum FAR	.20 of Lot Area + 2,000SF	0.30 (including 50% of Open Space Parcel), 0.38 (excluding Open Space Parcel)
Maximum Building Coverage	25%	No modifications requested
Maximum Lot Coverage	50%	No modifications requested
Maximum Height (Max Mean Roof Height)	33' with 34' side setback 34' with 44' side setback	39' with 50' eastern side setback for main building; 39' with 115' western side setback for main building; No modifications for villas
Maximum Stories	3	No modifications requested
Maximum Elevation	43' with 34' side setback 44' with 44' side setback	46' for main building; No modifications for villas

TAB 2 SITE PLANS

HINSDALE SENIOR RESIDENCES HINSDALE, ILLINOIS



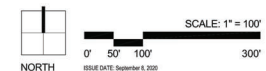


RYAN COMPANIES
SENIOR LIVING
OGDEN AVENUE & ADAMS STREET
HINSDALE, IL



Conceptual Site Landscape Plan Hinsdale / Oak Brook, Illinois

Issue Date: 9/8/2020





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SITE SUMMARY

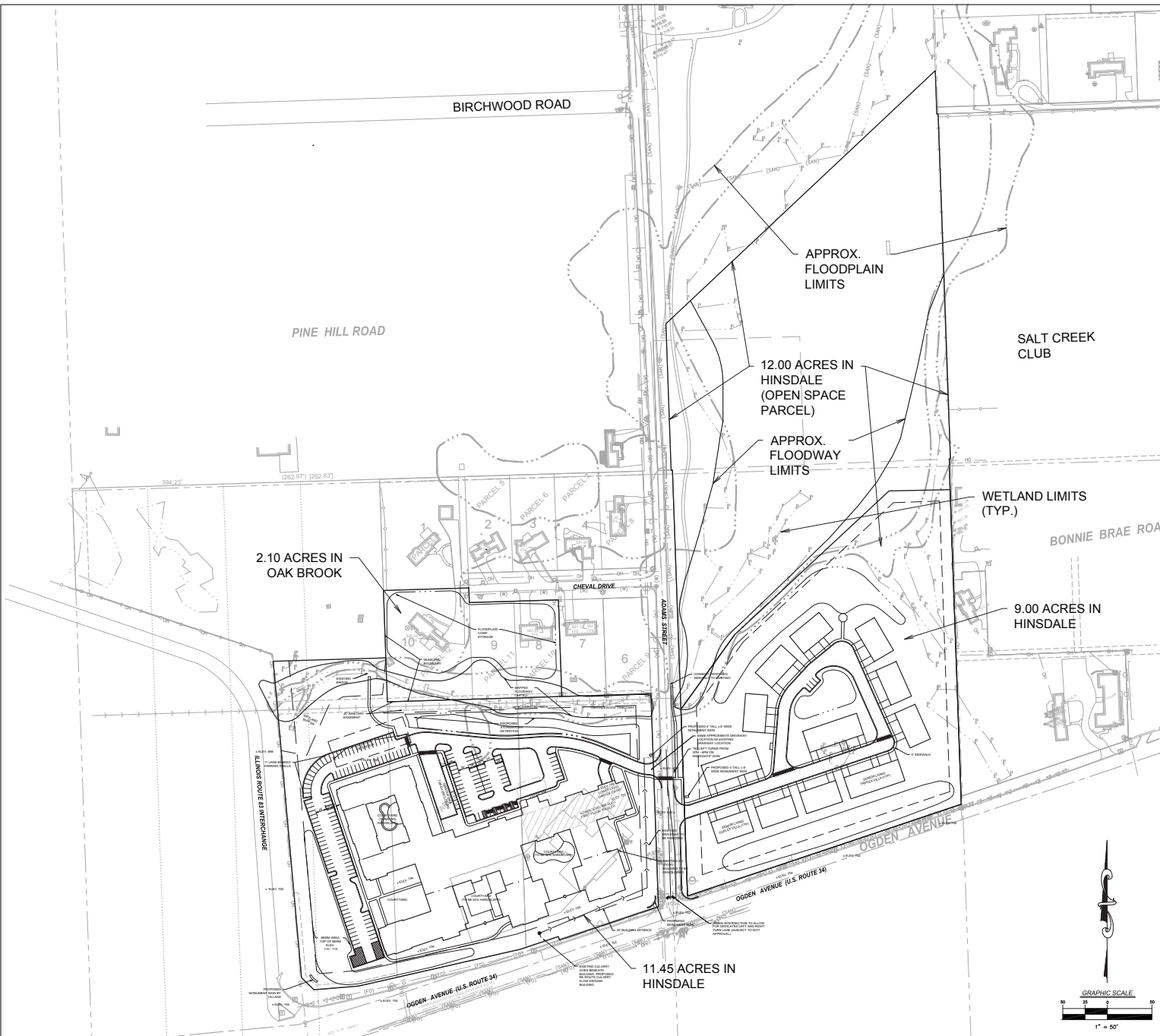
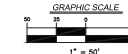
EXISTING PROPERTY AREA	= 32.45 ACRES
PROPERTY AREA (OUTSIDE OPEN SPACE PARCEL)	= 20.45 ACRES
PROPERTY AREA (OUTSIDE FLOODPLAIN POST DEVELOPMENT)	= 20.35 ACRES
EXISTING IMPERVIOUS AREA	= 3.16 ACRES
PERVIOUS AREA	= 29.29 ACRES
GREEN SPACE RATIO	= 90%
PROPOSED IMPERVIOUS AREA	= 7.66 ACRES
PERVIOUS AREA	= 24.79 ACRES
GREEN SPACE RATIO	= 76%
MAIN BUILDING GROSS FLOOR SIZE W/ GARAGE	= 325,000 SF
GROSS FLOOR SIZE W/O GARAGE	= 295,000 SF
SENIOR LIVING VILLA GROSS FLOOR SIZE W/ GARAGE (EXCLUDING BASEMENTS)	= 57,375 SF
GROSS FLOOR SIZE W/O GARAGE (EXCLUDING BASEMENTS)	= 41,810 SF
TOTAL BUILDINGS GROSS FLOOR SIZE W/ GARAGE	= 382,375 SF
GROSS FLOOR SIZE W/O GARAGE	= 336,810 SF
FLOOR AREA RATIO (F.A.R.) GROSS FLOOR AREA / TOTAL PROPERTY AREA (336,810 SF / 25.87 ACRES = 0.38)	= 0.38
FLOOR AREA RATIO (F.A.R.) GROSS FLOOR AREA / PROPERTY OUTSIDE OPEN (336,810 SF / 20.45 ACRES = 0.38)	= 0.38
UNIT BREAKDOWN MAIN BUILDING UNITS	= 130
INDEPENDENT LIVING	= 70
ASSISTED LIVING	= 40
MEMORY CARE	= 20
TOTAL MAIN BUILDING UNITS	= 260
SENIOR LIVING VILLAS	= 27
TOTAL UNITS IN PROPERTY	= 267

PARKING SUMMARY

PARKING STALLS PROVIDED (8' x 18'0")	
WEST OF ADAMS	
STANDARD SURFACE STALLS	= 160
LAND BANK SURFACE STALLS	= 11
ACCESSIBLE STALLS	= 6
PARKING GARAGE	= 41
SUBTOTAL	= 218
EAST OF ADAMS	
STANDARD SURFACE STALLS	= 4
GARAGE PARKING IN END VILLAS (2 CAR GARAGE)	= 48
GARAGE PARKING IN INTERIOR VILLAS (1 CAR GARAGE)	= 6
VILLA DRIVEWAY PARKING	= 27
SUBTOTAL	= 85
TOTAL PROJECT PARKING	
TOTAL PARKING PROVIDED (218+85)	= 303
TOTAL PARKING REQUIRED (222+27)	= 249

CONCEPTUAL SITE PLAN OVERALL

9/8/2020





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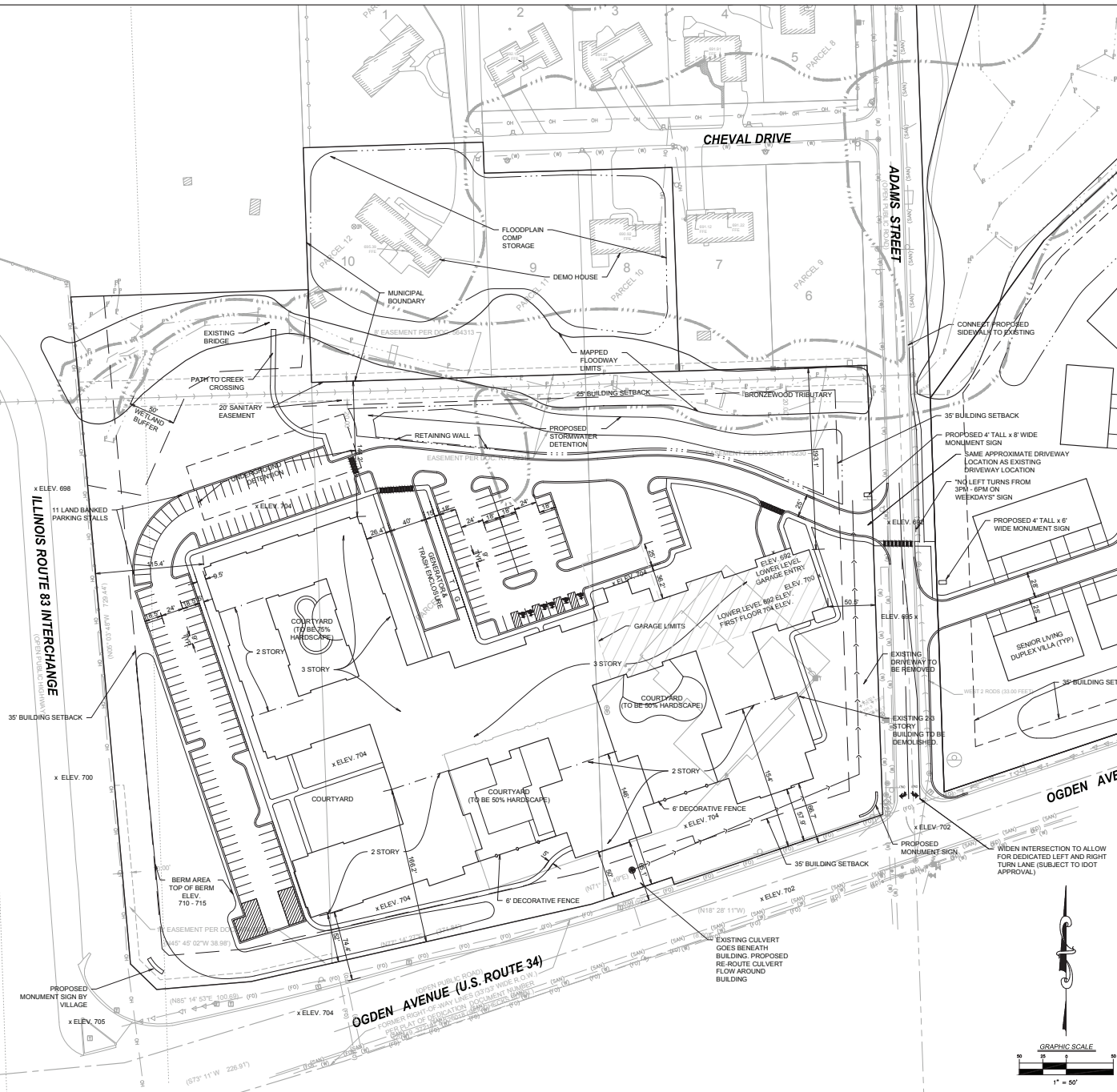
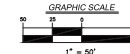


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**CONCEPTUAL
SITE PLAN
WEST**
9/8/2020





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CONCEPTUAL
SITE PLAN
EAST
9/8/2020

Village Code Requirements Per Current Zoning
(Shown Plan Meets All Requirements)
9/3/2020

	West of Adams Street Zoning Code for 7.5 Acres of IB Zoning	Zoning Code for 3.95 Acres of R-2 Zoning	East of Adams Street Zoning Code for 21.0 Acres of R-2 Zoning	
Minimum Lot Area	50,000sf	20,000sf	20,000sf	
Minimum Lot Area Per Unit	-	20,000sf	20,000sf	
Minimum Lot Width	200'	100'	100'	
Minimum Lot Depth	250'	125'	125'	
Minimum Front Yard	35'	35'	35'	
Minimum Corner Side Yard	35'	35'	35'	
Minimum Interior Side Yard	25'	10'	10'	
Minimum Total Side Yard	25'	30% of lot width	30% of lot width	
Min. Rear Yard (interior lots)	25'	50'	50'	
Min. Rear Yard (corner lots)	25'	25'	25'	
Maximum FAR	0.25; 82,108sf	.20 of Lot Area + 2,000sf; 46,412sf	.20 of Lot Area + 2,000sf; 202,952sf	
Maximum Building Coverage	25%	25%	25%	
Maximum Lot Coverage %	50%	50%	50%	
Maximum Height	40'-50' with 25'-75' setback (44' with 45' setback)	33' with 34' side setback, 34' with 44' side setback	33' with 34' side setback, 34' with 44' side setback	
Maximum Stories	3	3	3	
Maximum Elevation	43' with 34' side setback, 44' with 44' side setback	43' with 34' side setback, 44' with 44' side setback	43' with 34' side setback, 44' with 44' side setback	
Parking Stalls	1 for every 2000sf of net floor area (for building 50,000sf - 100,000sf)	3 for each dwelling unit	3 for each dwelling unit	
# of Residential Lots After Engineering	N/A	6	10	TOTAL TRIP GENERATION
Traffic in AM Peak Hour (7:45am-9:45am)	104	9	12	125
Traffic in PM Peak Hour (4:30pm-5:30pm)	94	7	11	112

RESIDENTIAL LOTS

ILLINOIS ROUTE 83 INTERCHANGE

R-2/IB BOUNDARY
(R-2 = 3.95 ACRES, IB=7.5 ACRES)

361 AT-GRADE PARKING STALLS

3 STORY BUILDING
82,100 SF TOTAL FLOOR AREA
BUILDING HEIGHT = 44'

- NOTES:
1. 361 PARKING STALLS PROVIDED FOR IB USE AND AN ADDITIONAL 48 SPACES FOR R-2 USE.



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IBLP PROPERTY

HINSDALE

ILLINOIS

CONCEPTUAL SITE PLAN - NOT BEING PROPOSED
(PROVIDED FOR PERSPECTIVE - PER CURRENT ZONING)

DATE: 9/8/2020



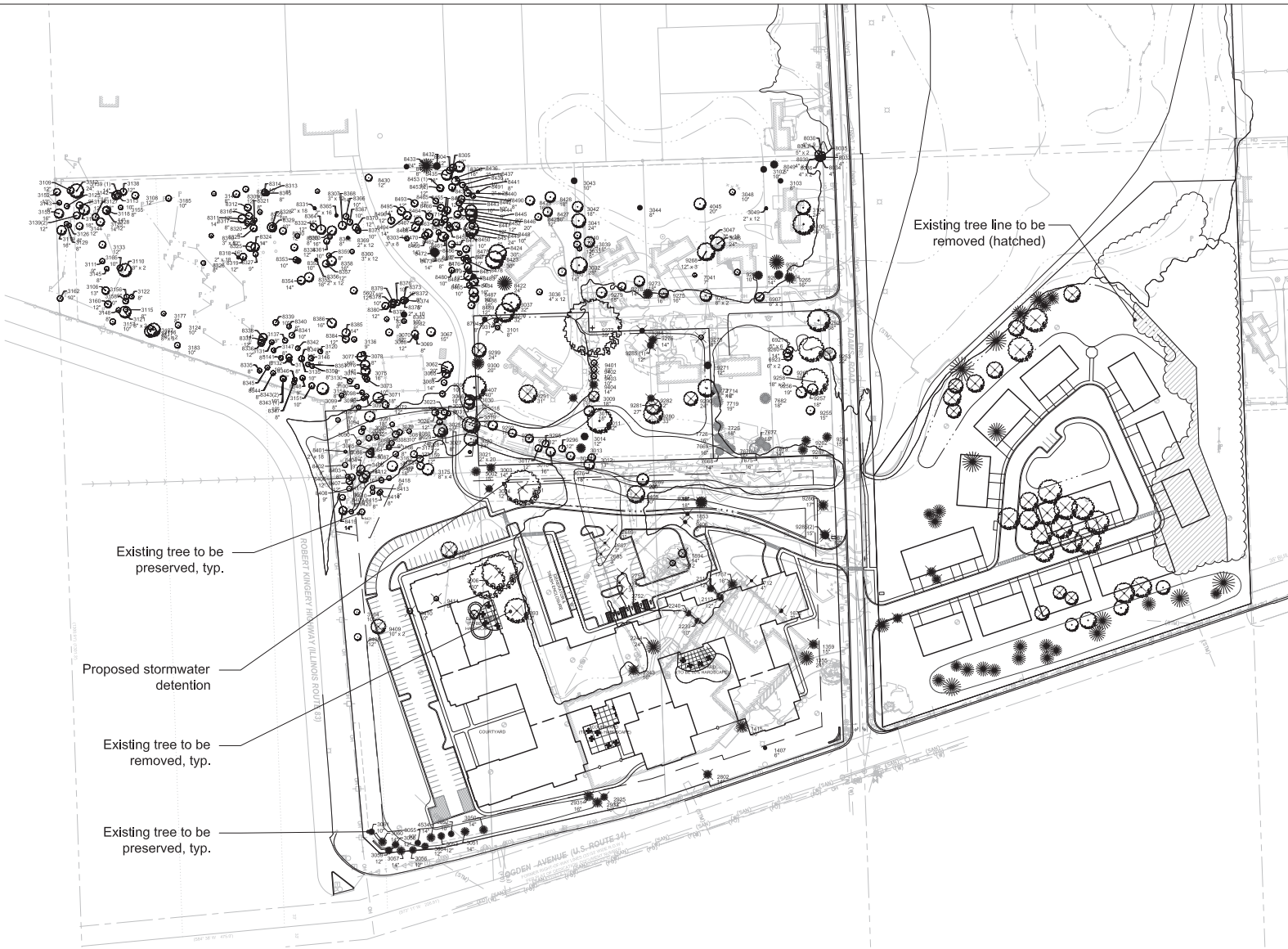
0 75 150
SCALE: 1"=150'

N:\2019\19187\19187.RYAN\Drawings\ACAD\LD\S03\Misc Drawings\Concept Zoning Site Plan Study.dwg 9/8/2020

Hinsdale Senior Residences

Preliminary Tree Removal Plan

Hinsdale / Oak Brook, Illinois



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NORTH
 SCALE: 1" = 80'
 0' 40' 80' 240'
 ISSUE DATE: September 8, 2020



Indicates existing trees to be removed (with an X)

[illegible]

1. Trees to be removed are marked with an "X" in the above list.
2. There is not currently a detailed tree survey for the property east of Adams Street. The tree symbols shown on the plan are approximate locations determined from an aerial image.

Hinsdale / Oak Brook, Illinois

TAB 3 ARCHITECTURE

HINSDALE SENIOR RESIDENCES HINSDALE, ILLINOIS





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**BUILDING RENDERING VIEW
 FROM OGDEN & ADAMS**
 9/8/2020



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**BUILDING RENDERING VIEW
 FROM OGDEN & ROUTE 83**
 9/8/2020



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**BUILDING RENDERING VIEW
OF MAIN ENTRY**
9/8/2020



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



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



5 TYPICAL VILLA ELEVATION
SCALE: 1/8" = 1'-0"



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



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

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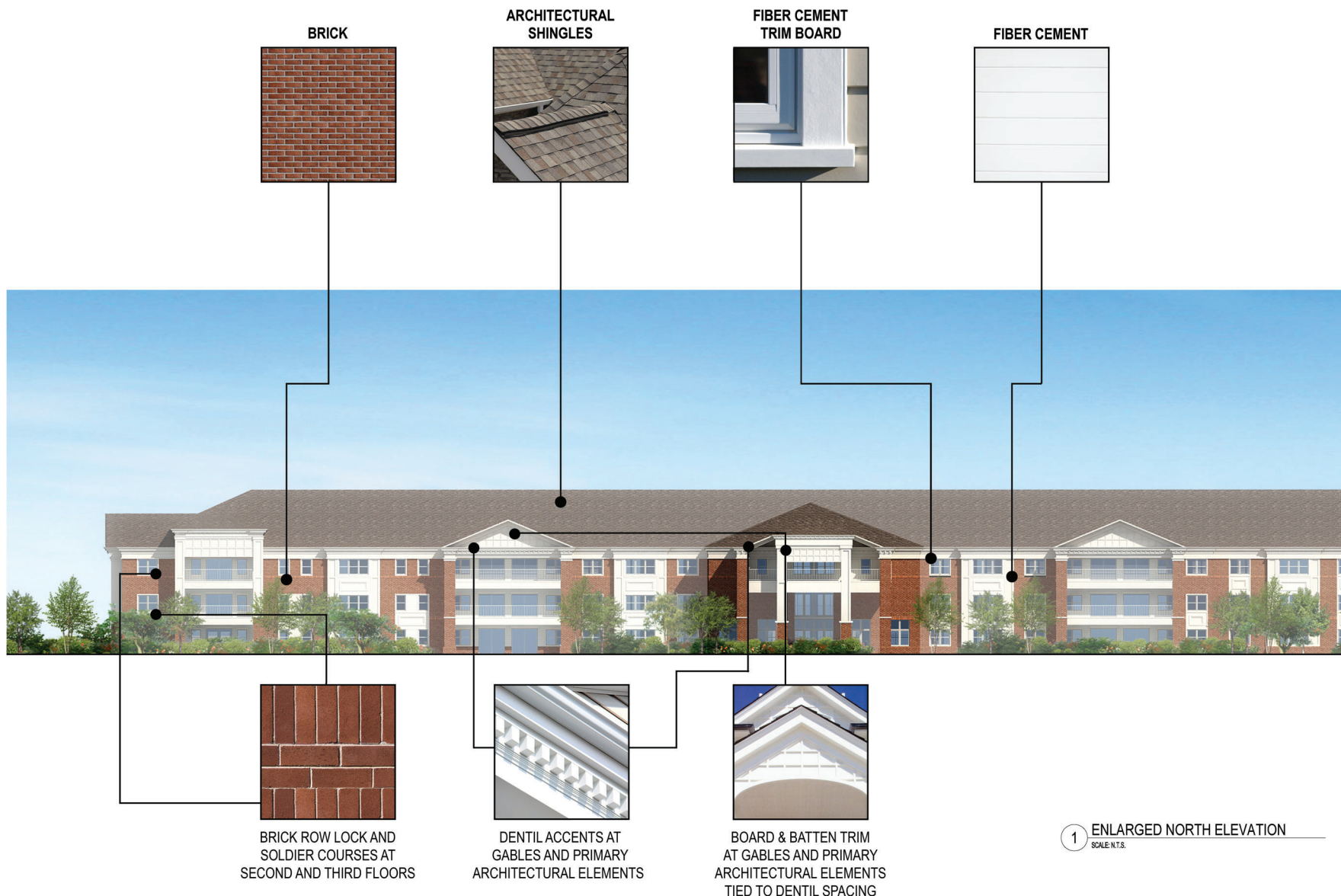
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**EXTERIOR BUILDING
ELEVATIONS**
9/8/2020



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

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MATERIAL SELECTIONS
9/8/2020

TAB 4 MARKET DEMAND

HINSDALE SENIOR RESIDENCES HINSDALE, ILLINOIS





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

September 8, 2020

MEMORANDUM

TO: Brandon Raymond
Ryan Companies US, Inc.

FROM: Peter Baum
CliftonLarsonAllen LLP

RE: Hinsdale, Illinois Market Feasibility Report Summary

Introduction

Ryan Companies US, Inc. (“Ryan,” “you”) engaged CliftonLarsonAllen (“CLA,” “we”) in June 2020 to conduct a market feasibility study for senior housing at a site in Hinsdale, Illinois. That study, completed in August 2020, found significant demand for all levels of care in the defined primary market area (“PMA”).

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

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

The Project

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

Demographic Analysis

Seniors age 65-and-over are estimated to total 53,840 persons in 2020, representing an increase of 11,919 persons, or 28 percent, from 2010. By 2025, seniors age 65-and-over are projected to total 60,452, a 12 percent increase from 2020 estimates.

The proportion of seniors age 75-and-over in the PMA, compared to the overall population, is estimated to have increased from 2010 to 2020 from 8.1 percent to 9.3 percent. It is projected to increase further to 9.8 percent by 2025. For comparison, the proportion of seniors age 75-and-over in the Chicago Metro Area was 5.3 percent in 2010, estimated to be 6.2 percent in 2020, and projected to be 6.8 percent in 2025 (The Chicago, IL Metro Area includes Cook, DeKalb, DuPage, Grundy, Kane, Kendall, McHenry, and Will counties in Illinois, Jasper, Lake, Newton, and Porter Counties in Indiana, and Lake and Kenosha Counties in Wisconsin).

The estimated median incomes in the PMA were also significantly higher than the Chicago, IL Metro Area. Seniors age 65-to-74 in the PMA had an estimated median income of \$83,326 in 2020. For seniors age 75-to-84, the estimated median income in 2020 was \$54,043, and for seniors age 85-and-over the estimated 2020 median income was \$38,720.

Real estate data from the Chicago Association of Realtors shows that in the Village of Hinsdale, the median sales price was \$854,641 in 2017, \$880,000 in 2018, and \$827,567 in 2019.

Competitive Market Analysis

CLA identified 7 market-rate independent living communities with a total of 1,271 units in the PMA. The weighted average occupancy rate at the time of research was 91.3 percent, excluding one community in the initial lease-up phase.

There were 14 assisted living communities identified with 889 total units in the PMA. The weighted average occupancy at those communities was 91.6 percent at the time of research, excluding new communities in their initial lease-up phase.

There were also 13 memory care assisted living communities identified in the PMA, with a total of 485 units. The weighted average occupancy rate at the time of research was 89.7 percent, excluding new communities in the initial lease-up phase.

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

Demand Analysis

- Demand for market-rate independent living units with anticipated resident rates was estimated at 388 units in 2023 and 391 units in 2025.
- Demand for market-rate villa units with anticipated resident rates was estimated at 87 units in 2023 and 121 units in 2025.
- Demand for market-rate assisted living units with anticipated resident rates was estimated at 421 units in 2023 and 449 units in 2025.
- Demand for market-rate memory care assisted living units with anticipated resident rates was estimated at 123 units in 2023 and 132 units in 2025.

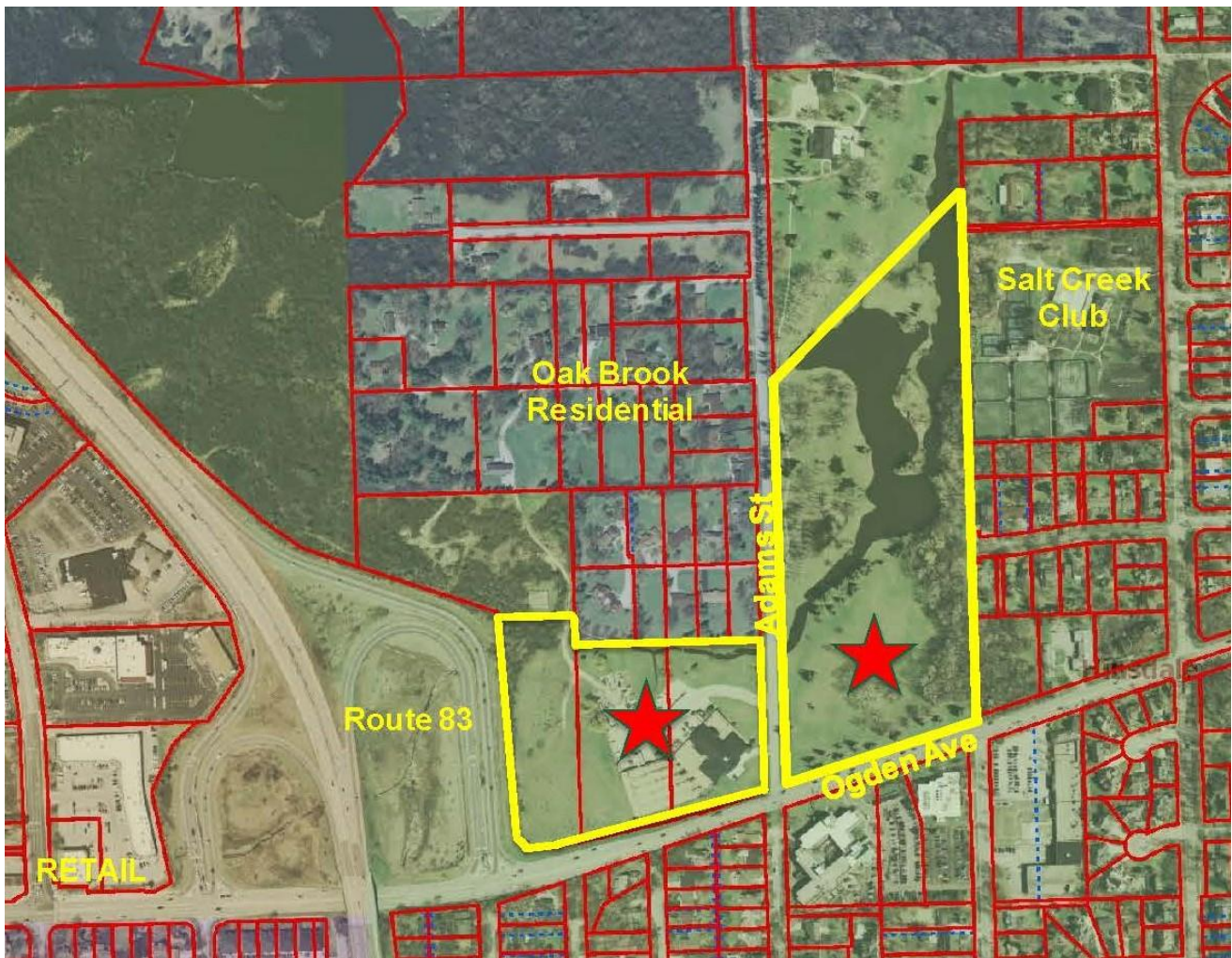
The estimated demand shown for each level of care is net of existing units; that is, demand for new development.

Recommendation

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

TAB 5 TRAFFIC ANALYSIS

HINSDALE SENIOR RESIDENCES HINSDALE, ILLINOIS



TECHNICAL MEMORANDUM



DATE: September 4, 2020
TO: David Erickson, Ryan Companies
FROM: Peter Reinhofer, P.E., V3 Companies
RE: IBLP Traffic Impact Memorandum Update

V3 Companies has been conducting traffic analyses and studies for Ryan Companies for the proposed redevelopment of the IBLP property located at the northwest corner of Adams Street and Ogden Avenue which falls within the Villages of Oak Brook and Hinsdale, Illinois. The proposed redevelopment consists of tearing down the existing IBLP building and constructing senior housing, including independent living, assisted living, memory care, and independent living senior villas. Access to the site will use the existing driveways on Adams Street.

Ryan Companies has modified the proposed development plan to include less development on the west side of Adams Street and new development on the east side of Adams Street. The purpose of this Technical Memorandum is to compare the traffic impacts from the last submittal of the Traffic Impact Study to the updated development plan.

March 13, 2020 Proposed Development and Traffic Impact Study

A Traffic Impact Study was submitted to the Village of Hinsdale dated March 13, 2020 that analyzed the impacts of the redevelopment on the local roadway network. The redevelopment plan presented in that study consisted of up to 135 residential units of attached senior independent living housing and an assisted living/memory care facility with 128 total beds at the location of the demolished IBLP building. Additionally, 31 independent living senior villas were proposed along an extension of Cheval Drive west of Adams Street. Table 1 provides a summary of the trip generation for this redevelopment.

Table 1: March 2020 Plan – Project Trip Generation

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

Ryan Companies was not proposing any development on the east side of Adams Street. However, the traffic study and analysis did include additional development for the future scenarios to account for potential development along these undeveloped properties. This area is currently zoned for R-2 Residential, which will allow for the construction of single-family homes. For the purposes of this March 13, 2020 traffic study, it was assumed that 42 single family homes will be constructed in this area. Additional background growth to account for other local and regional developments was calculated on projections from the Chicago Metropolitan Agency for Planning (CMAP) and was applied to the traffic counts, which were collected on Thursday, August 22, 2019, along Ogden Avenue. A summary of the trip generation associated with the assumed single-family homes on the east side of Adams Street is provided in Table 2.

Table 2: March 2020 Plan – Additional Development on the East Side of Adams Street

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

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

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

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

It was concluded that no modifications are necessary at the intersection of Ogden Avenue and Adams Street and that no auxiliary turn lanes are necessary at the proposed driveways on Adams Street.

Updated September 2020 Plan

As previously stated, Ryan Companies is modifying the proposed development plan, decreasing the number of independent living units from 135 units to 130 units and removing the 31 independent living senior villas proposed along an extension of Cheval Drive west of Adams Street. Additionally, the proposed plan includes the development of the 27 independent living senior villas on the east side of Adams Street at the intersection

with Ogden Avenue. Table 3 illustrates the March development to the currently proposed September development plan.

Table 3: March 2020 and September 2020 Development Plan Comparison

Development Plan	Independent Living Units West of Adams Street	Assisted Living / Memory Care Beds West of Adams Street	Independent Living Senior Villas West of Adams Street	Independent Living Senior Villas East of Adams Street
March 2020	135	128	31	0
September 2020	130	128	0	27

As illustrated, the updated development plan reduces the number of independent living units by five and the number of independent living senior villas by four. Table 4 illustrates the projected trip generation of the updated development plan.

Table 4: September 2020 Plan – Project Trip Generation

LUC	Land Use	Size		AM			PM		
				In	Out	Total	In	Out	Total
252	Senior Adult Living - Attached	130	Dwelling Units	9	17	26	19	15	34
254	Assisted Living	128	Beds	15	9	24	12	21	33
Sub-Total:				24	26	50	31	36	67
252	Senior Adult Living - Attached	27	Dwelling Units	2	3	5	5	4	9
Sub-Total:				2	3	5	5	4	9
Total Trips Generated				26	29	55	36	40	76

The updated plan will generate two less outbound trips during the weekday am peak hour and two less outbound trips during the weekday pm peak hour. Additionally, a portion of the trips generated by the 42 single family homes where the 27 independent living senior villas are proposed will not be constructed and will not be adding trips to the local roadway network. Therefore, there will be less vehicle trips on Adams Street at the intersection with Ogden Avenue than the March 2020 Traffic Impact Study assumed for the capacity analysis. It is anticipated that the delay times at Ogden Avenue will be less than those reported in the March 2020 Traffic Impact Study and therefore no intersection improvements are warranted. In addition, a traffic signal warrant analysis was conducted at the intersection of Ogden Avenue and Adams Street and a traffic signal is not warranted.

As-of-Right Zoning

V3 has prepared an as-of-right plan, which is a development plan that presents what can be developed on the IBLP property with the current approved zoning. The existing IBLP building can accommodate 82,100 square feet of office space. Additionally, the existing undeveloped properties west of Adams Street can be developed

with six single family homes and the undeveloped property east of Adams Street where the independent living senior villas are planned can be developed with ten single family homes. Table 5 illustrates the proposed trip generation of the as-of-right zoning.

Table 5: As-of-Right Zoning Trip Generation

LUC	Land Use	Size		AM			PM		
				In	Out	Total	In	Out	Total
710	General Office	82,100	SF	89	15	104	15	79	94
210	Single Family Detached Housing (East of Adams Street)	6	Units	2	7	9	4	3	7
210	Single Family Detached Housing (West of Adams Street)	10	Units	3	9	12	7	4	11
Total Trips Generated				94	31	125	26	86	112

As illustrated in Table 5, the as-of-right zoning plan would generate 125 vehicle trips during the weekday am peak hour and 112 vehicle trips during the weekday pm peak hour. When compared to the updated September 2020 development plan which will generate 55 and 76 vehicle trips during the weekday am and pm peak hours, respectively, the as-of-right zoning plan would generate 70 additional vehicle trips during the weekday am peak hour and 36 additional vehicle trips during the weekday pm peak hour.

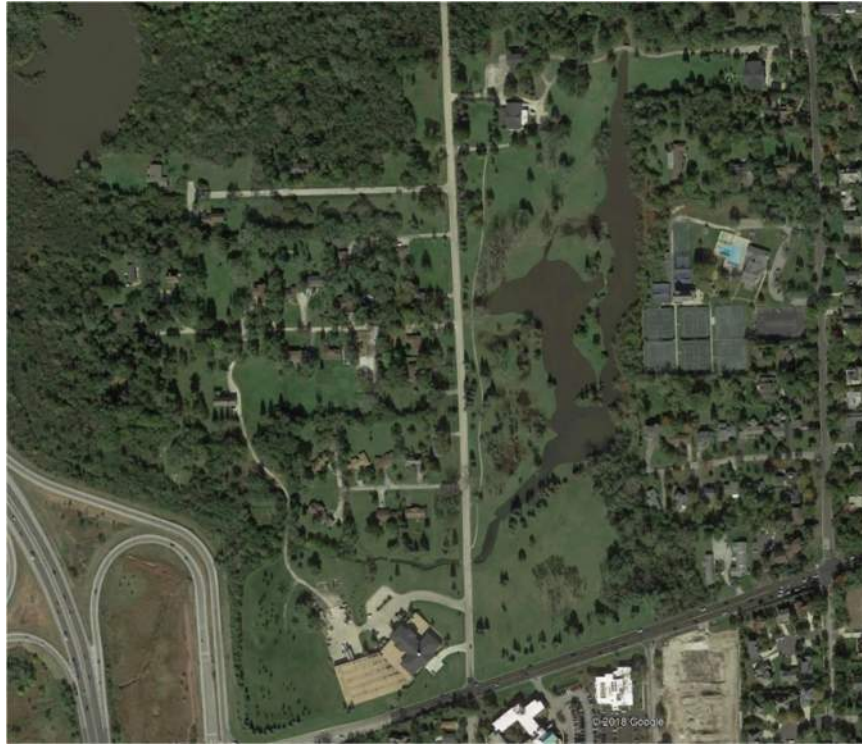
Summary

The updated September 2020 development plan will generate less vehicle trips than the March 2020 development plan that was used in the March 13, 2020 Traffic Impact Study. Therefore, there will be less vehicle trips on Adams Street at the intersection with Ogden Avenue than the March 2020 Traffic Impact Study assumed for the capacity analysis. It is anticipated that the delay times at Ogden Avenue will be less than those reported in the March 2020 Traffic Impact Study and therefore no intersection improvements are warranted. In addition, when comparing the September 2020 development plan to the as-of-right zoning plan, the as-of-right zoning plan would generate 70 additional vehicle trips during the weekday am peak hour and 36 additional vehicle trips during the weekday pm peak hour.

TRAFFIC IMPACT STUDY

REPORT FOR:

IBLP Redevelopment



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

PREPARED BY:



V3 Companies
7325 Janes Avenue
Woodridge, Illinois 60517

V3 Project No. 19187

December 6, 2019
Updated March 13, 2020



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APPENDICES

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



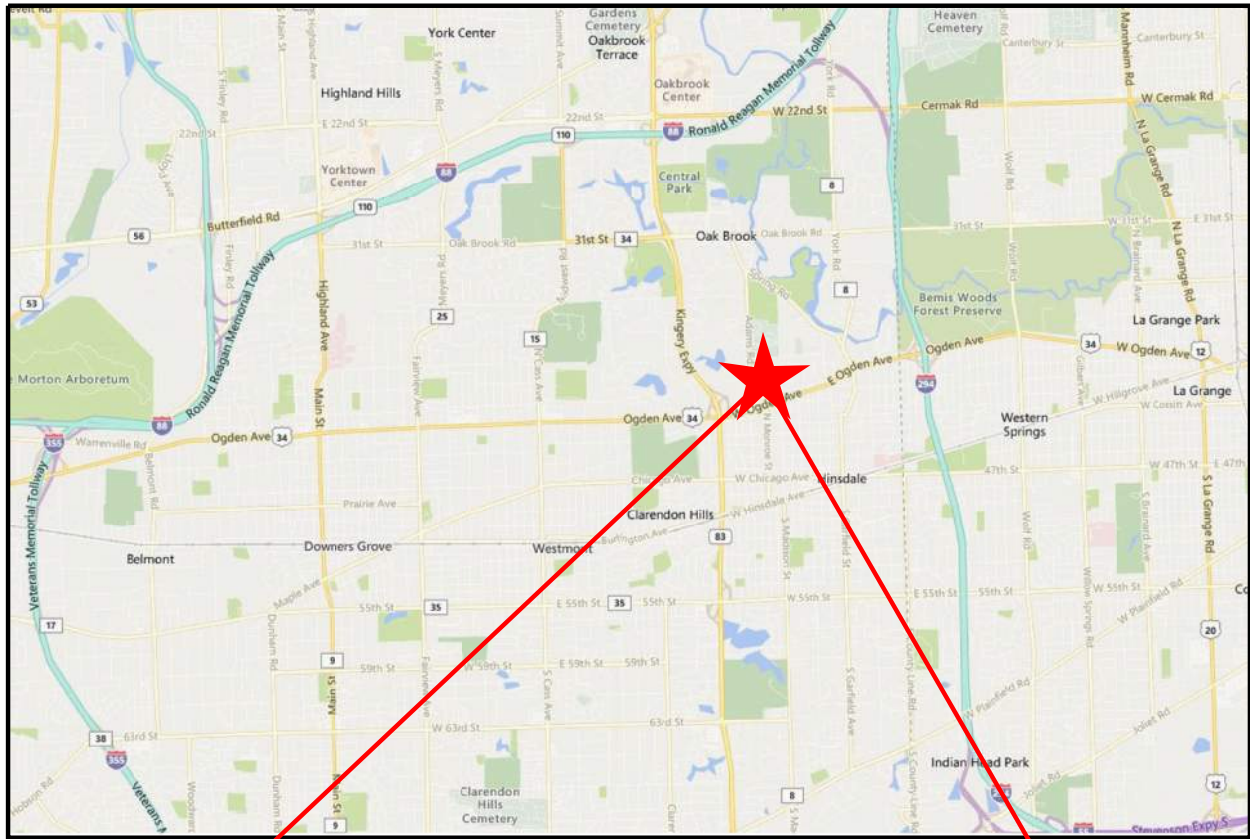
I. INTRODUCTION

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

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

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

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



IBLP REDEVELOPMENT

**FIGURE 1
SITE LOCATION MAP**

HINSDALE

ILLINOIS





NOT TO SCALE

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FIGURE 2 CONCEPTUAL SITE PLAN

HINSDALE

ILLINOIS





II. PROJECT CONDITIONS

Land Uses

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

Roadway System

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

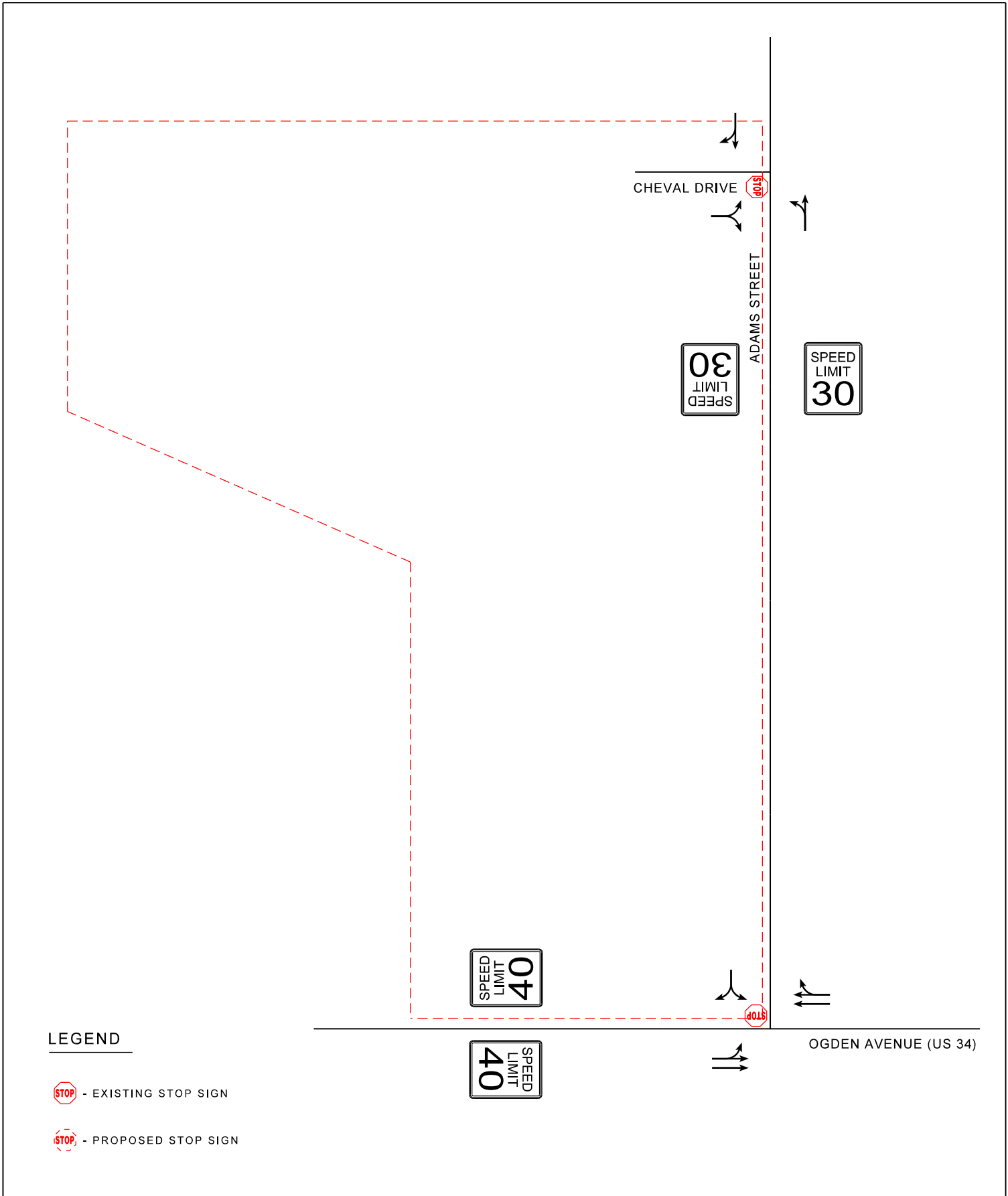
Roadway Descriptions

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

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

Intersection Descriptions

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



IBLP REDEVELOPMENT

**FIGURE 4
EXISTING LANE CONFIGURATION**

HINSDALE

ILLINOIS





Traffic Volumes

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

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

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

Proposed Development

Land Use Development

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

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

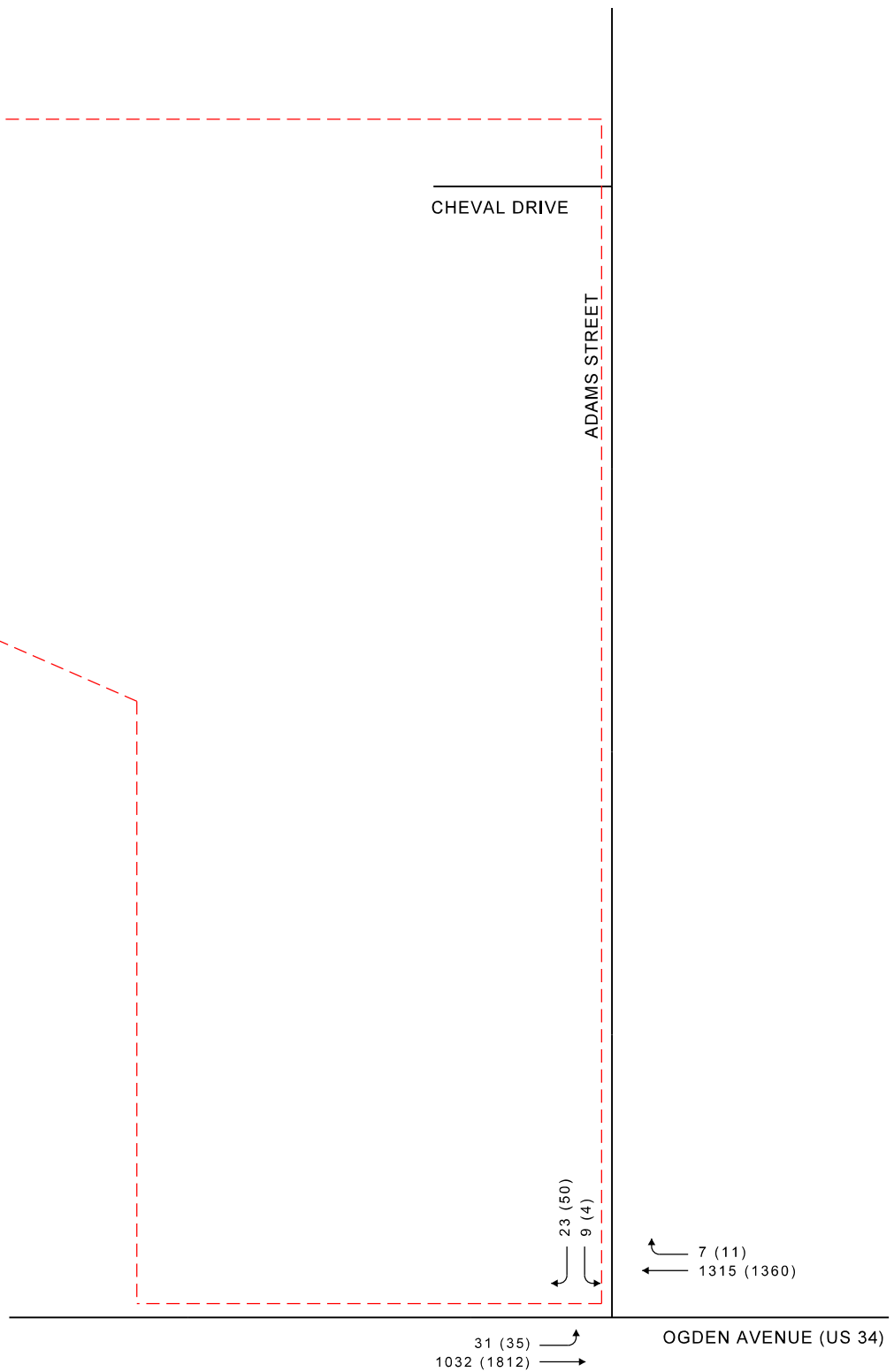
There are no other known proposed land development projects in the vicinity of the site that will impact the study area.

Roadway Development

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



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



LEGEND

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

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

IBLP REDEVELOPMENT

**FIGURE 5
EXISTING TRAFFIC VOLUMES**

HINSDALE

ILLINOIS



Attachment 1



III. TRAFFIC FORECASTS

Project Traffic Volumes

Trip Generation

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

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

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

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

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



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

A summary of trip generation is provided in Table 1.

Table 1: Project Trip Generation

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

Trip Distribution and Assignment

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

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

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



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

Background Traffic Volumes

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

Table 2: CMAP Growth Rates

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

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

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

Table 3: Additional Background Trip Generation

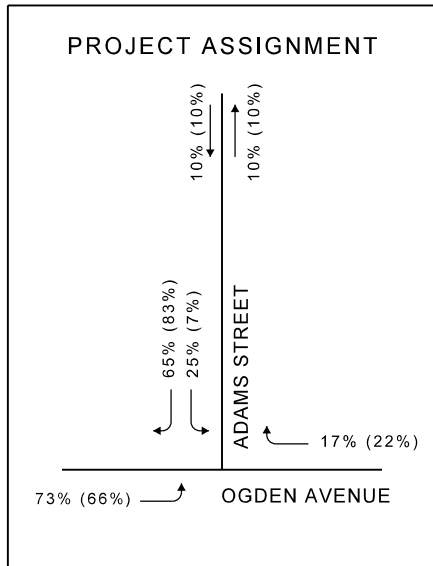
LUC	Land Use	Size	AM			PM		
			In	Out	Total	In	Out	Total
210	Single Family Detached Housing	42 Dwelling Units	10	30	40	28	18	46

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



Future Traffic Volumes

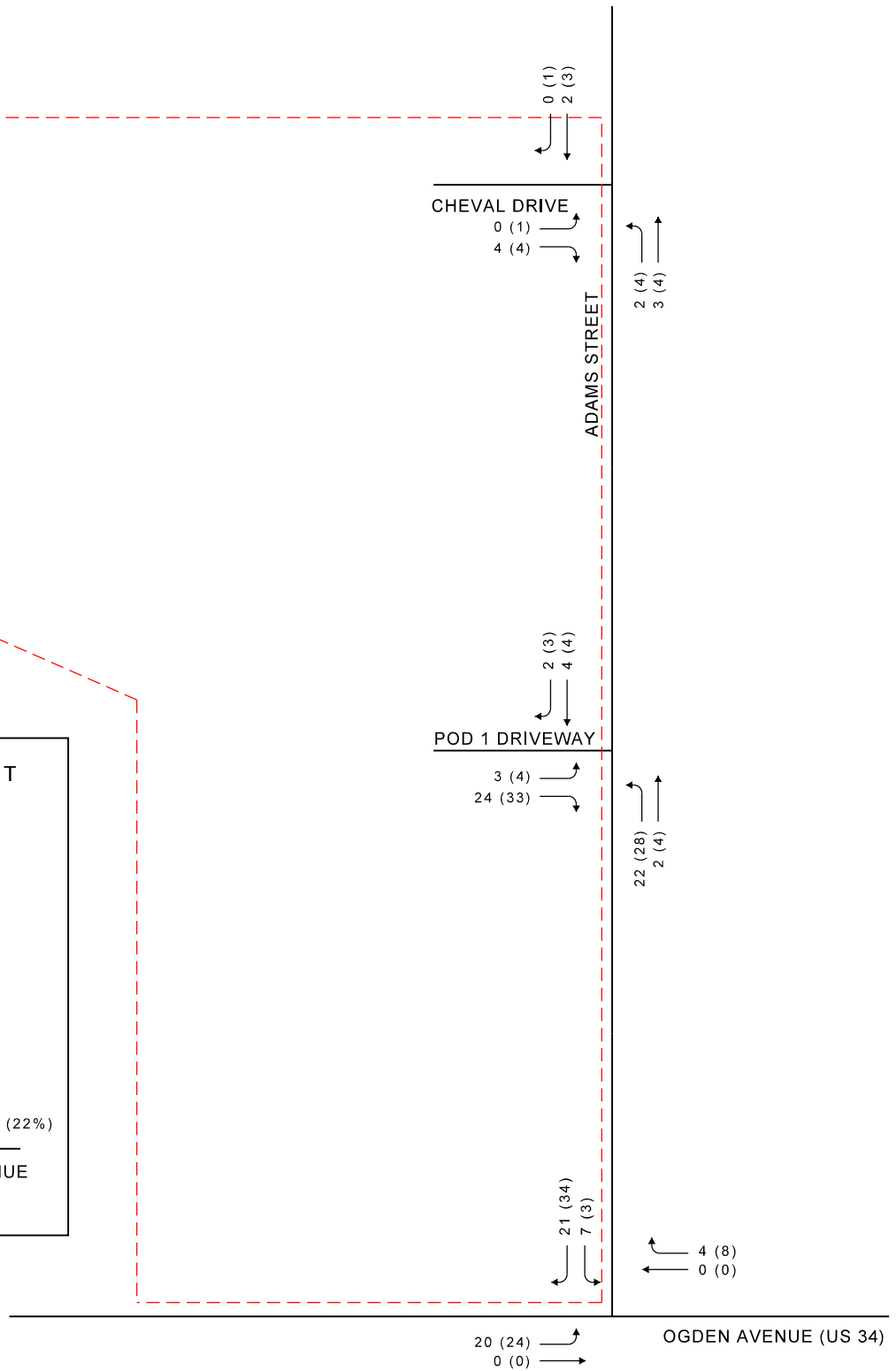
The project traffic volume is added to the background volume to obtain the future traffic volumes for the study intersections. Future with project traffic volumes are depicted in Figure 8.



LEGEND

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

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



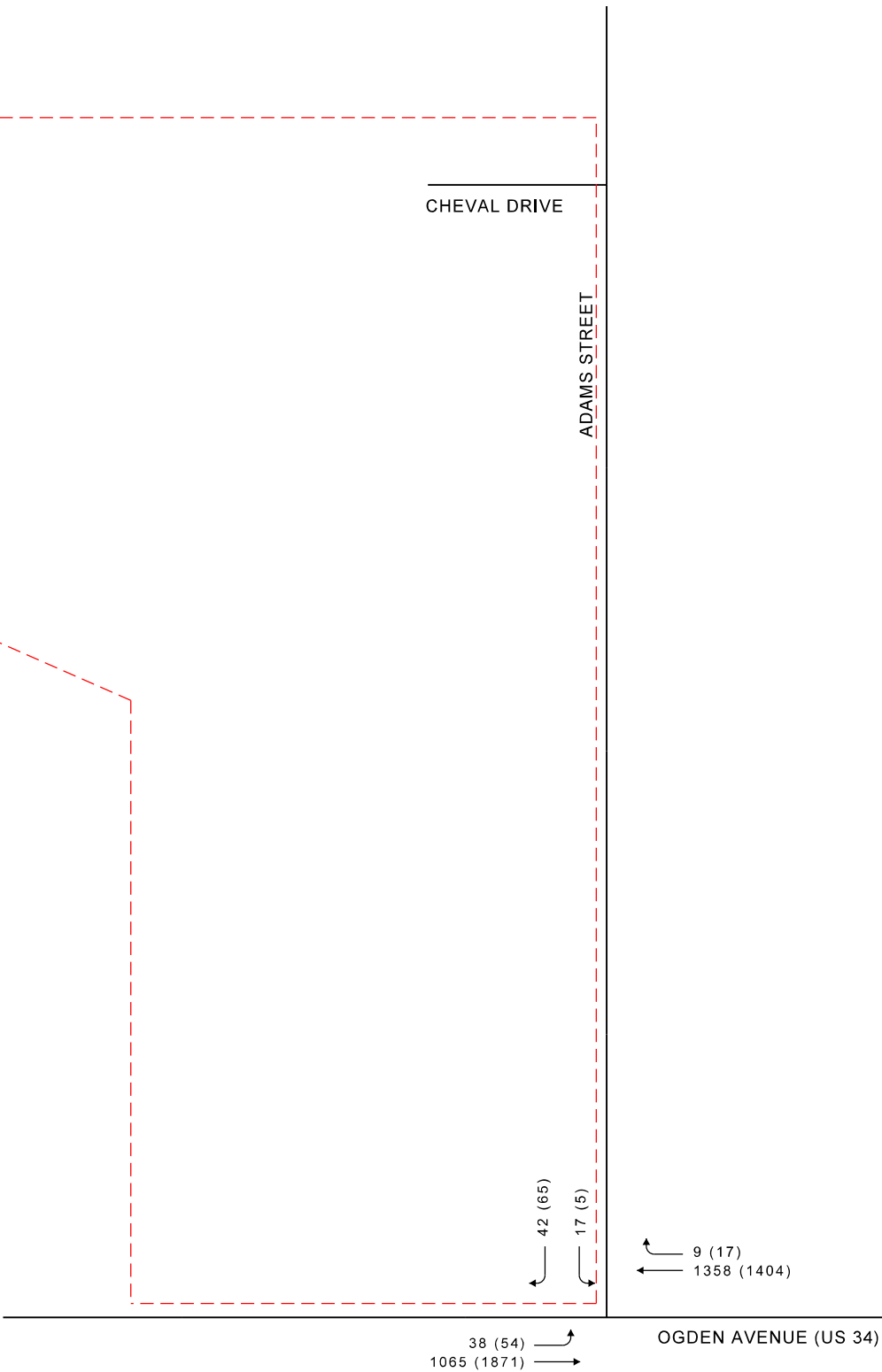
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FIGURE 6
PROJECT TRAFFIC VOLUMES

HINSDALE

ILLINOIS





LEGEND

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

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

NOTE:

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

(FIGURE 5)

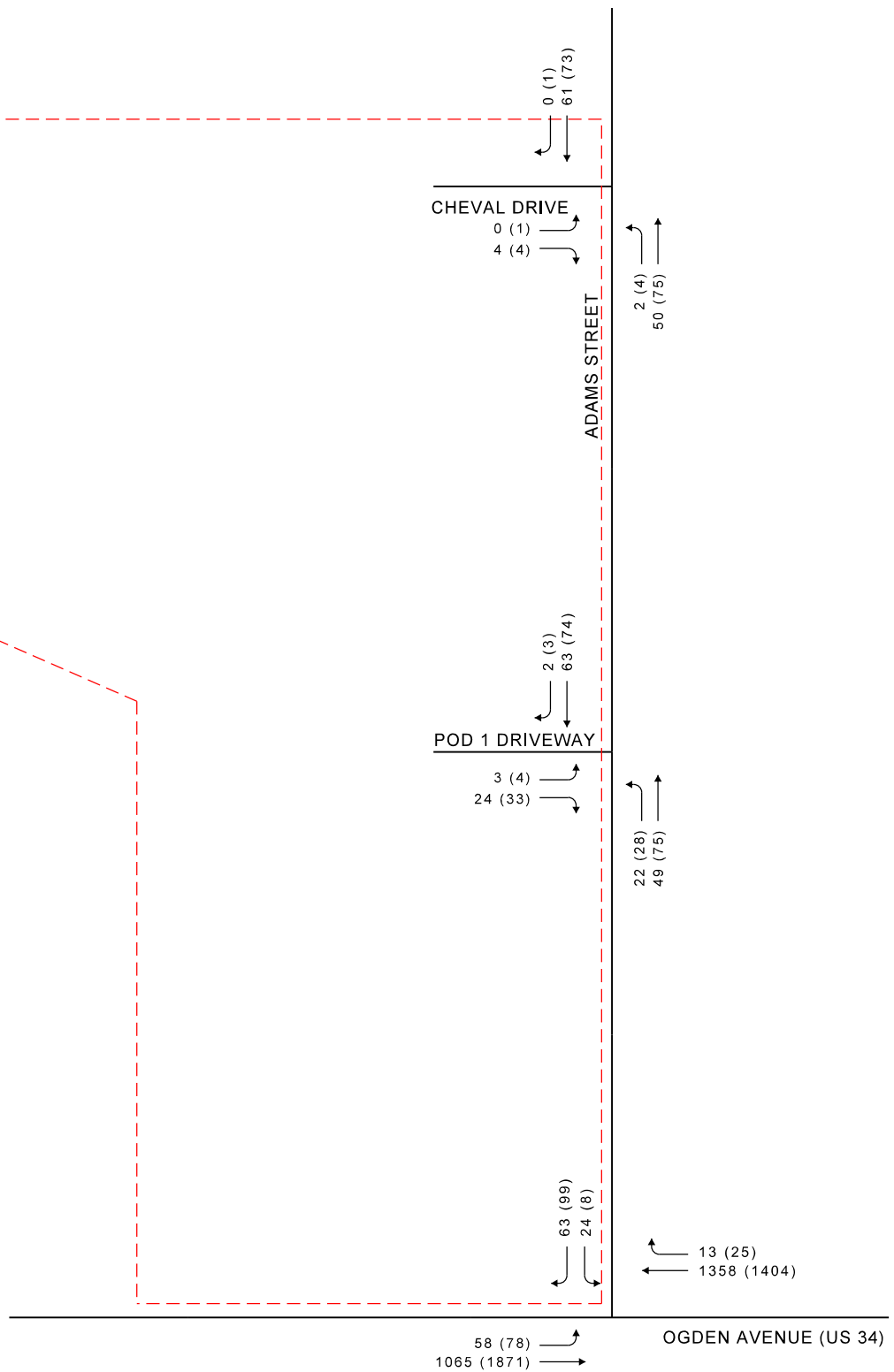
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FIGURE 7 BACKGROUND TRAFFIC VOLUMES

HINSDALE

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FIGURE 8 FUTURE WITH PROJECT TRAFFIC VOLUMES

HINSDALE

ILLINOIS





IV. TRAFFIC ANALYSIS

Auxiliary Lane Analysis

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

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

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

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

Capacity Analysis

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

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

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

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



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

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

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

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

Table 5: Unsignalized Intersection Capacity Analysis

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

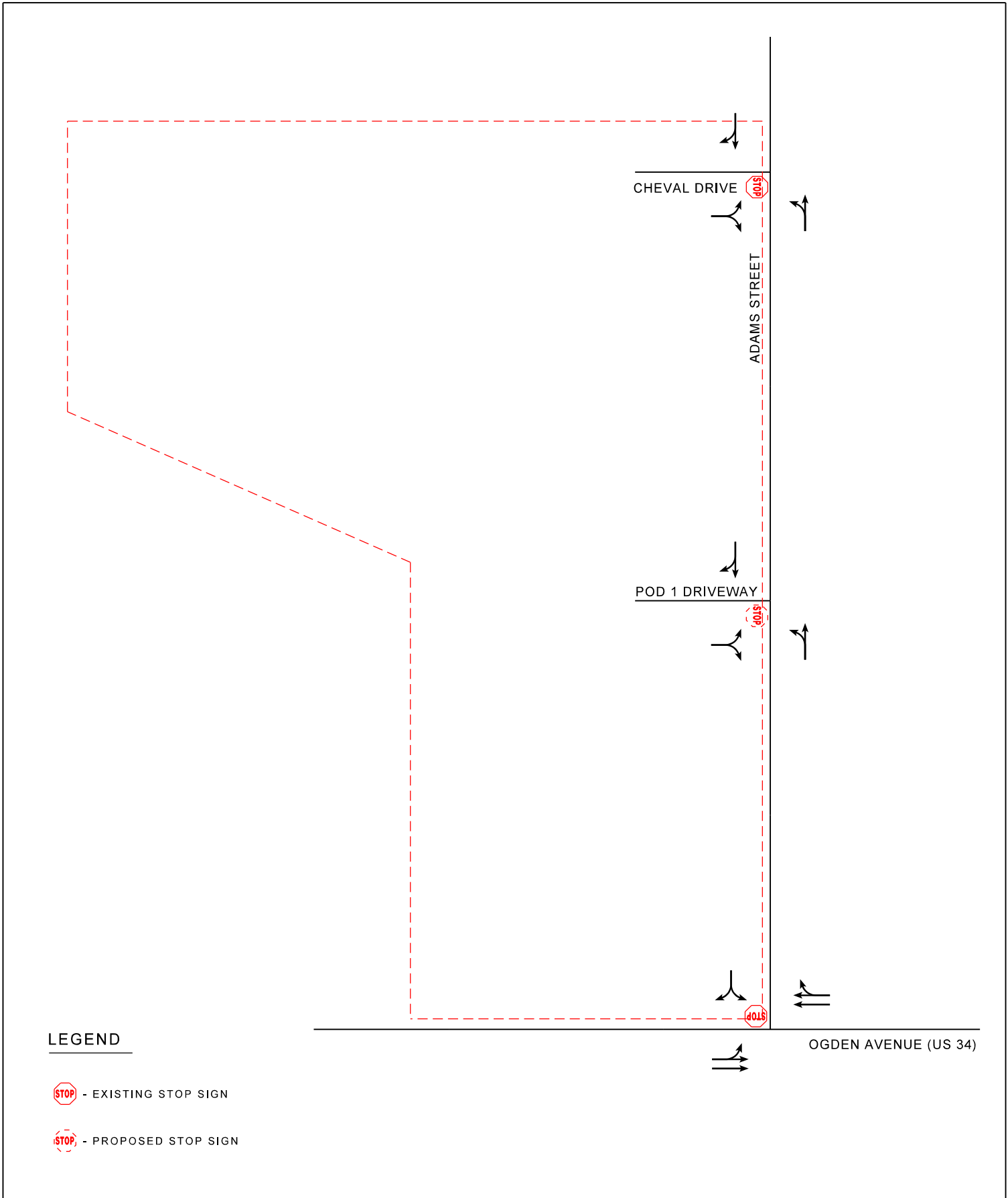
All minor approaches and movements at the unsignalized intersection of Ogden Avenue and Adams Street operate at LOS C or better during both the weekday am and pm peak hours under existing conditions. Delays increase slightly in the background scenario but there are no



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

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

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





V. CONCLUSIONS

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

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

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

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

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

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

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



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

TAB 6 FISCAL IMPACTS

HINSDALE SENIOR RESIDENCES HINSDALE, ILLINOIS





Laube Consulting Group LLC
200 S. Wacker Dr., Suite 3100
Chicago, Illinois 60606

Michael S. Laube
mlaube@laubecompanies.com
Direct (312) 674-4537

September 8, 2020

Mr. Brandon Raymond
Ryan Companies

Dear Brandon:

Here is an executive summary of the net 20-year impacts of your proposed 267-unit senior residential development in Hinsdale, Illinois.

The net (cost) benefit over 20-years for each is as follows:

- Village of Hinsdale – Net Benefit of \$1.5 million
- School District 86 – Net Benefit of \$8.1 million
- School District 181 – Net Benefit of \$12.9 million
- Full Time Equivalent Jobs Created by the Project – 95
- Direct Temporary Construction Jobs Created – 409
- Direct Economic Impact - \$57 million
- Direct and Indirect Economic Impact - \$125 million

Because this is age-targeted senior housing, the redevelopment will not create any additional students or additional demands on the school district. Therefore, all property taxes generated by this Project are accretive to the school district's tax base.

The full report delineates all assumptions and conclusions.

Very truly yours,
Laube Consulting Group LLC

By
Michael S. Laube



**VILLAGE
OF HINSDALE** FOUNDED IN 1873

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

Must be accompanied by completed Plan Commission Application

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

Address of the subject property Northwest & Northeast Corner of Ogden Ave & Adams St

Description of the proposed request: Rezone IB to R-2 & then R-2 to R-2PD

REVIEW CRITERIA

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

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

1. The consistency of the proposed amendment with the purpose of this Code.
See attached for all items.
2. The existing uses and zoning classifications for properties in the vicinity of the subject property.
3. The trend of development in the vicinity of the subject property, including changes, if any, such trend since the subject property was placed in its present zoning classification.

4. The extent, if any, to which the value of the subject property is diminished by the existing zoning classification applicable to it.
5. The extent to which any such diminution in value is offset by an increase in the public health, safety, and welfare.
6. The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.
7. The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment.
8. The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment.
9. The suitability of the subject property for uses permitted or permissible under its present zoning classification.
10. The availability of adequate ingress to and egress from the subject property and the extent to which traffic conditions in the immediate vicinity of the subject property would be affected by the proposed amendment.
11. The availability of adequate utilities and essential public services to the subject property to accommodate the uses permitted or permissible under the present zoning classification.

12. The length of time, if any, that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property.
13. The community need for the proposed amendment and for the uses and development it would allow.
14. The reasons, where relevant, why the subject property should be established as part of an overlay district and the positive and negative effects such establishment could be expected to have on persons residing in the area.

Hinsdale Senior Residences Map Amendment Responses

The consistency of the proposed amendment with the purpose of this code:

The proposed amendment will allow the site to be developed in an orderly fashion. The amendment will not alter any purpose, goal, objective or standard of the Village code.

The existing uses and zoning classifications for properties in the vicinity of the subject property:

The vast majority of the existing land uses in north, northwest and northeast Hinsdale are residential. The adjacent property to the north is Oak Brook.

The trend of development in the vicinity of the subject property, including changes, if any, such trend since the subject property was placed in its present zoning classification:

The proposed amendment will continue and complement the trend of development.

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

The current zoning classification of IB adversely impacts the economic viability of the property by limiting the marketable land uses.

The extent to which any such diminution in the value is offset by an increase in the public health, safety, and welfare:

The existing IB zoning does not offer an additional public health, safety or welfare advantages that cannot be achieved in the residential zoning district.

The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment:

The adjacent properties would benefit from the proposed use as the proposed use would better complement their properties. The amendment will not alter the community character of the area.

The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment:

The amendment would result in high quality new senior housing construction in lieu of IB uses which will increase the adjacent property valuation. The amendment would not provide for uses that would negatively affect the adjacent properties.

The extent, if any, to which the future orderly development of the adjacent properties would be affected by the proposed amendment:

The amendment will have no negative impact to adjacent properties within Hinsdale.

The suitability of the subject property for uses permitted or permissible under its present zoning classification:

The current IB zoning allows primarily for government related uses along with museums, schools, daycares and youth centers. None of these uses are needed by the current taxing bodies in this area. The parcels are too large to be economically feasible for other uses and some of those uses have been recently approved (Kensington School) to be constructed in close proximity to the site.

The availability of adequate ingress to an egress from the subject property and the extent to which traffic conditions in the immediate vicinity of the subject property would be affected by the proposed amendment:

The development will not adversely affect the surrounding traffic. There is adequate ingress/egress via Adams Street.

The availability of adequate utilities and essential public services to the subject property to accommodate the uses permitted or permissible under the present zoning classification:

The property benefits from adequate utilities and essential public services under either zoning classification.

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

The subject property on the northwest corner is not vacant at this time.

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

The proposed amendment would allow for uses that are currently underrepresented or not represented the Village's current senior housing stock. The land uses through their architecture, site features and economics would preserve and enhance the historic character of the Village of Hinsdale.

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

The map amendment should be granted because it will provide for the orderly development of the property. It will complete the trend of development in this part of the Village of Hinsdale. The IB uses are neither needed in this area nor are they viable. The map amendment will provide for product that complements and enhances the values of the surrounding properties. The map amendment will not adversely affect the overall public health, safety or welfare of the community.

Provided:

Required by Code:

corner side _____

rear _____

Setbacks (businesses and offices):

front: _____

interior side(s) _____ / _____

corner side _____

rear _____

others: _____

Ogden Ave. Center: _____

York Rd. Center: _____

Forest Preserve: _____

Building heights:

principal building(s): _____

accessory building(s): _____

Maximum Elevations:

principal building(s): _____

accessory building(s): _____

Dwelling unit size(s): _____

Total building coverage: _____

Total lot coverage: _____

Floor area ratio: _____

Accessory building(s): _____

Spacing between buildings: [depict on attached plans]

principal building(s): _____

accessory building(s): _____

Number of off-street parking spaces required: _____

Number of loading spaces required: _____

Statement of applicant:

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

By: Brandon Raymond
Applicant's signature

Brandon Raymond
Applicant's printed name

Dated: 9/8, 2020.

Hinsdale Senior Residences

R2 PD

Requested Concept Level Modifications (9-8-2020)

Final Modifications to be Determined at Detail Plan Level

1. Work hours during construction adjusted so that work can commence starting at 7:00AM Monday-Saturday.
2. Work hours during construction shall be added for Sundays commencing at 8:00AM and ending at 5:00PM.
3. Site improvements and architecture per submitted plans.
4. Bulk regulations per attached chart.
5. The applicant shall not be required to adhere to any Village code updates after the date of this application.
6. The Village public open space/park requirements and public benefit requirements shall be met by:
 - a. Providing 12 acres of scenic public open space along the east side of Adams Street. There currently is not a park north of Ogden Avenue for Village residents to enjoy.
 - b. Allowing the Village to install a Hinsdale sign at the northeast corner of Ogden Avenue and Route 83 interchange, which is a visible and gateway location entering the Village.
 - c. Property owner will maintain the four large courtyard spaces that are being created for the residents to enjoy outdoor spaces.

Hinsdale Senior Residences

R2 PD

Bulk Regs. Concept Level Modifications

9/8/2020

Modifications for Proposed R2-PD for Senior Living Development

	R2 Requirements	
Minimum Lot Area	20,000SF	No modifications requested
Minimum Lot Area Per Unit	20,000SF	4,300SF ((20.45 acre * 43560sf/ac) + (12/2 acre * 43560sf/ac))/267 units
Minimum Lot Width (interior or corner lots)	100'	No modifications requested
Minimum Lot Depth	125'	No modifications requested
Minimum Front Yard	35'	No modifications requested
Minimum Corner Side Yard	35'	No modifications requested
Minimum Interior Side Yard	10'	No modifications requested
Minimum Total Side Yard	30% of lot width	50'
Minimum Rear Yard (interior or corner lots)	50' and 25', respectively	No modifications requested
Maximum FAR	.20 of Lot Area + 2,000SF	0.30 (including 50% of Open Space Parcel), 0.38 (excluding Open Space Parcel)
Maximum Building Coverage	25%	No modifications requested
Maximum Lot Coverage	50%	No modifications requested
Maximum Height (Max Mean Roof Height)	33' with 34' side setback 34' with 44' side setback	39' with 50' eastern side setback for main building; 39' with 115' western side setback for main building; No modifications for villas
Maximum Stories	3	No modifications requested
Maximum Elevation	43' with 34' side setback 44' with 44' side setback	46' for main building; No modifications for villas



19 East Chicago Avenue
Hinsdale, Illinois 60521-3489
Community Development Dept.
(630) 789-7000

Plan Commission Application Directions

*The following items must be submitted: **Do not make copies of the directions.**

Submittal: 28, legible copies of the following to be provided on legal (8.5" or 11") ledger (11" x 17") size paper or folded to those sizes:

- Completed Plan Commission Application, including supplementary information which includes building elevations, site plan, landscape plan, traffic study, etc., and the one page certification that must be signed and notarized. One full size copy in also required. Any other drawings shall be folded to aforementioned dimensions. **Please note that larger projects may require a CD/USB Drive to be submitted with all drawings in PDF Format.**
- Completed standards for approval, relevant to the request, to be submitted at the same time as the basic application.
- Plat of Survey or Site Plan of the subject site drawn to scale. One full size copy (24" x 36") is required in addition.
- One copy of the completed Application for Certificate of Zoning Compliance with \$50 fee (checks made payable to the Village of Hinsdale).
- One copy of Proof of Ownership and, if needed, a letter of authorization.
- Application Fee

General Information

Applicant must complete ALL sections of the application. Failure to complete any section of the application could result in delay in the consideration of the application. A public hearing will not be scheduled until the application is complete and complies with all applicable sections of the Zoning Ordinance. If a section of this application is not applicable, please write "N/A" in the appropriate area.

*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 Subsection 11-302-B of the Hinsdale Zoning Ordinance.

Important Boards and Commission meeting dates

<u>Plan Commission</u> 2 nd Wednesday of each month. Consists of 9 members recommending to the Board of Trustees.	<u>Board of Trustees</u> 1 st and 3 rd Tuesday of each month. Consists of the Village President and 6 Trustees.	Please note, the Board of Trustees typically meets on the 2 nd Tuesday in December and January.
--	---	--

Please note that a representative familiar with the application must be present at all meetings to present the application.



**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT**

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant
Name: <u>SEE ATTACHED</u>
Address: _____
City/Zip: _____
Phone/Fax: (____) _____ / _____
E-Mail: _____

Owner
Name: <u>SEE ATTACHED</u>
Address: _____
City/Zip: _____
Phone/Fax: (____) _____ / _____
E-Mail: _____

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

Name: <u>SEE ATTACHED</u>
Title: _____
Address: _____
City/Zip: _____
Phone/Fax: (____) _____ / _____
E-Mail: _____

Name: <u>SEE ATTACHED</u>
Title: _____
Address: _____
City/Zip: _____
Phone/Fax: (____) _____ / _____
E-Mail: _____

Disclosure of Village Personnel: (List the name, address and Village position of any officer or employee of the Village with an interest in the owner of record, the Applicant or the property that is the subject of this application, and the nature and extent of that interest)
1) <u>N/A</u>
2) _____
3) _____

Address of subject property: SEE ATTACHED

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

Brief description of proposed project: Residential PD with special
uses & modifications. Uses include senior
living suites & villas

General description or characteristics of the site: Primarily vacant
with an existing institutional building

Existing zoning and land use: R-2 & IB

Surrounding zoning and existing land uses:

North: Oak Brook R-2 South: Hinsdale R-4

East: Hinsdale R-2 West: Route 83 onramp

Proposed zoning and land use: R-2 PD

☒ Site Plan Approval 11-604

☒ Design Review Permit 11-605E

☒ Exterior Appearance 11-606E

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

IB to R-2

☒ Planned Development 11-603E

☐ Development in the B-2 Central Business District Questionnaire

TABLE OF COMPLIANCE

Address of subject property: SEE ATTACHED

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

You may write "N/A" if the application does NOT affect the building/subject property.	Minimum Code Requirements	Existing Development	Proposed Development
Lot Area (SF)			
Lot Depth			
Lot Width			
Building Height			
Number of Stories			
Front Yard Setback			
Corner Side Yard Setback			
Interior Side Yard Setback			
Rear Yard Setback			
Maximum Floor Area Ratio (F.A.R.)*			
Maximum Total Building Coverage*			
Maximum Total Lot Coverage*			
Parking Requirements			
Parking front yard setback			
Parking corner side yard setback			
Parking interior side yard setback			
Parking rear yard setback			
Loading Requirements			
Accessory Structure Information			

* Must provide actual square footage number and percentage.


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

CERTIFICATION

The Applicant certifies and acknowledges and agrees that:

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

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

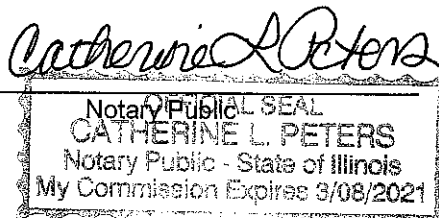

Signature of applicant or authorized agent

DAVID ERICKSON
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 10 day of
Sept., 2020.



**Hinsdale Senior Residences
Plan Commission Application
Addendum
September 8, 2020**

General Information:

Applicant:

Ryan Companies US, Inc.
Brandon Raymond
111 Shuman Blvd., Suite 400
Naperville, Illinois 60563
Office: 630-328-1142
Email: brandon.raymond@ryancompanies.com

Owner:

Institute of Basic Life Principles
Robert Barth
707 W Ogden Avenue
Hinsdale, Illinois 60521
Office: 630-323-9800
Email: rbarth@iblp.org

Project Consultants:

Engineering, Survey, Wetlands, Environmental & Traffic

V3 Companies
Ryan Wagner
7325 Janes Avenue
Woodridge, Illinois 60517
Office: 630-729-6261
Email: rwagner@v3co.com

Land Planning & Landscape Architecture:

Hitchcock Design Group
Geoff Roehl
22 E Chicago Avenue, Suite 200A
Naperville, Illinois 60540
Office: 630-961-1787
Email: groehl@hitchcockdesigngroup.com

Architecture:**Seniors Housing**

PFB Architects, LLC

Brian Pugh

33 N LaSalle St., Suite 3600

Chicago, Illinois 60602

Office: 312-376-3100

Email: bpugh@pfbchicago.com

Fiscal Impact Study:

Laube Companies

Michael Laube

200 S Wacker Drive, Suite 3100

Chicago, Illinois 60606

Office: 312-674-4537

Email: mlaube@laubecompanies.com

Market Study:

CliftonLarsonAllen LLP

Peter Baum

220 South Sixth Street, Suite 300

Minneapolis, Minnesota 55402

Office: 612-373-1431

Email: peter.baum@claconnect.com

Subject Property Addresses & PIN:**IBLP Properties**

Northwest Corner of Ogden Ave & Adams St:

707 W Ogden Avenue

09-02-204-011

09-02-204-010

RT 83

09-02-203-004

Northeast Corner of Ogden Ave & Adams St:

45010 Madison Street

09-02-205-001 (South 21 acres)

Hinsdale Senior Residences

R2 PD

Requested Concept Level Modifications (9-8-2020)

Final Modifications to be Determined at Detail Plan Level

1. Work hours during construction adjusted so that work can commence starting at 7:00AM Monday-Saturday.
2. Work hours during construction shall be added for Sundays commencing at 8:00AM and ending at 5:00PM.
3. Site improvements and architecture per submitted plans.
4. Bulk regulations per attached chart.
5. The applicant shall not be required to adhere to any Village code updates after the date of this application.
6. The Village public open space/park requirements and public benefit requirements shall be met by:
 - a. Providing 12 acres of scenic public open space along the east side of Adams Street. There currently is not a park north of Ogden Avenue for Village residents to enjoy.
 - b. Allowing the Village to install a Hinsdale sign at the northeast corner of Ogden Avenue and Route 83 interchange, which is a visible and gateway location entering the Village.
 - c. Property owner will maintain the four large courtyard spaces that are being created for the residents to enjoy outdoor spaces.

Hinsdale Senior Residences

R2 PD

Bulk Regs. Concept Level Modifications

9/8/2020

Modifications for Proposed R2-PD for Senior Living Development

	R2 Requirements	Modifications for Proposed R2-PD for Senior Living Development
Minimum Lot Area	20,000SF	No modifications requested
Minimum Lot Area Per Unit	20,000SF	4,300SF ((20.45 acre * 43560sf/ac) + (12/2 acre * 43560sf/ac))/267 units
Minimum Lot Width (interior or corner lots)	100'	No modifications requested
Minimum Lot Depth	125'	No modifications requested
Minimum Front Yard	35'	No modifications requested
Minimum Corner Side Yard	35'	No modifications requested
Minimum Interior Side Yard	10'	No modifications requested
Minimum Total Side Yard	30% of lot width	50'
Minimum Rear Yard (interior or corner lots)	50' and 25', respectively	No modifications requested
Maximum FAR	.20 of Lot Area + 2,000SF	0.30 (including 50% of Open Space Parcel), 0.38 (excluding Open Space Parcel)
Maximum Building Coverage	25%	No modifications requested
Maximum Lot Coverage	50%	No modifications requested
Maximum Height (Max Mean Roof Height)	33' with 34' side setback 34' with 44' side setback	39' with 50' eastern side setback for main building; 39' with 115' western side setback for main building; No modifications for villas
Maximum Stories	3	No modifications requested
Maximum Elevation	43' with 34' side setback 44' with 44' side setback	46' for main building; No modifications for villas

Hinsdale Senior Residences Special Use Standards

Introduction

The Hinsdale Senior Residences development requires a special use permit as part of an R-2 Planned Development.

1. R-2 Planned Development & Modifications

A special use permit for a Planned Development is permissible in the underlying R-2 district. "A Planned Development may be established as a special use, in accordance with the terms and conditions set forth in Section 11-602." Due to the Hinsdale Senior Residences development's size, scope and unique property restrictions a Planned Development is appropriate, especially in context of the code modifications requested, which are listed on the attached addendums.

Special Use Standards

1. The special use will be consistent with the purposes, goals and objectives and standards of the village code and the official comprehensive plan, any adopted overlay plan and these regulations.

The special uses do not alter any of the purposes, goals and objectives and standards of the Comprehensive Plan, any adopted overlay plan or Village Codes. The Planned Development is consistent with the Comprehensive Plan, residential uses on the properties. Petitioner proposes 240 seniors housing units (130 independent, 70 assisted and 40 memory care) and 27 independent living senior villas. The modifications that petitioner proposes at this concept level are attached.

2. The design of the proposed use will have no undue adverse effect, including visual impacts on adjacent properties.

The Planned Development is planned and designed so that there are no impacts to adjacent properties. The independent, assisted and memory care building is positioned along Ogden Avenue between Adams Street and an access ramp from Route 83 with the villas along Ogden Avenue on the east side of Adams Street adjacent to natural open space. Existing homeowners on adjacent properties are not impacted adversely by any of the uses, visually or otherwise, because the uses are self-contained to a pods within the development that, with a minor exception, do not abut other existing residential buildings. The requested modifications do not adversely effect, visually or otherwise, adjacent properties.

3. The proposed use will not have an adverse effect on the value of the adjacent property.

The Planned Development will not negatively affect value of the adjacent property because it will continue to consist of high quality, new construction. The development will add a much needed product to the village, and the high quality, visually aesthetic architecture and luxury finishes will be a benefit to values in the area. The requested modifications do not impact value.

4. The applicant has demonstrated that public facilities and services, including but not limited to roadways, park facilities, police and fire protection, hospital and medical services, drainage systems, refuse disposal, waters and sewers, and schools will be capable of serving the special use at an adequate level of service.

The Planned Development can be adequately served by government and emergency services. The existing roadway configuration is sufficient for the proposed uses. The existing public utilities and drainage structures are sufficient. Overall drainage patterns will be improved with new stormwater management areas. The current capacity of the Village are such that the addition of these units will not trigger an additional burden to services such that it will facilitate the need to bring on any more officers, administrative personnel, and teachers or facilitate the need to expend capital resources (e.g., vehicles, equipment, communication infrastructure, etc.) Therefore, we believe that there will be no negative impacts to the Village or Schools with respect to these services per our fiscal impact analysis. School Districts are not impacted due to the proposed use being senior living.

5. The development will not cause traffic congestion.

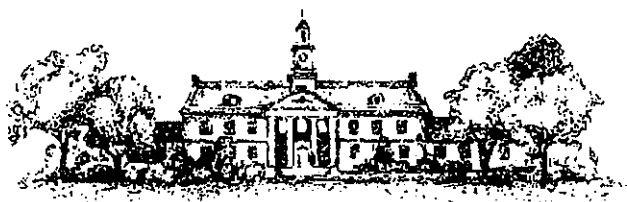
The Planned Development will not cause undue congestion. The independent, assisted and memory care units and senior villas generate limited resident, visitor and employee traffic. Additionally, most added traffic is during off-peak hours.

6. The development will not adversely affect a known natural, scenic, historical or cultural resource.

This is not applicable – there are no known archaeological, historical, or cultural resources onsite or on neighboring properties. The large open space corridor is being maintained and enhanced.

7. The proposed use will comply with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other requirements of the ordinances of the Village.

Petitioner has listed all modifications it believes are needed at this time in order to accomplish the proposed use, it will continue to discuss required modifications with Village staff through the concept stage and will then comply with all other provisions of the Residence district, and all other codes of the Village of Hinsdale.



**VILLAGE
OF HINSDALE** FOUNDED IN 1873

**COMMUNITY DEVELOPMENT DEPARTMENT
SPECIAL USE PERMIT CRITERIA**

Must be accompanied by completed Plan Commission Application

Address of proposed request: SEE ATTACHED

Proposed Special Use request: R-2 PD

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

REVIEW CRITERIA

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

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

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

SEE ATTACHED

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

3. *No Interference with Surrounding Development.* The proposed use and development will be constructed, arranged, and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations
4. *Adequate Public Facilities.* The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services.
5. *No Traffic Congestion.* The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.
6. *No Destruction of Significant Features.* The proposed use and development will not result in the destruction, loss, or damage of any natural, scenic, or historic feature of significant importance.
7. *Compliance with Standards.* The proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use.
8. *Special standards for specified special uses.* When the district regulations authorizing any special use in a particular district impose special standards to be met by such use in such district.

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

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

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

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

Hinsdale Senior Residences Special Use Standards

Introduction

The Hinsdale Senior Residences development requires a special use permit as part of an R-2 Planned Development.

1. R-2 Planned Development & Modifications

A special use permit for a Planned Development is permissible in the underlying R-2 district. "A Planned Development may be established as a special use, in accordance with the terms and conditions set forth in Section 11-602." Due to the Hinsdale Senior Residences development's size, scope and unique property restrictions a Planned Development is appropriate, especially in context of the code modifications requested, which are listed on the attached addendums.

Special Use Standards

1. The special use will be consistent with the purposes, goals and objectives and standards of the village code and the official comprehensive plan, any adopted overlay plan and these regulations.

The special uses do not alter any of the purposes, goals and objectives and standards of the Comprehensive Plan, any adopted overlay plan or Village Codes. The Planned Development is consistent with the Comprehensive Plan, residential uses on the properties. Petitioner proposes 240 seniors housing units (130 independent, 70 assisted and 40 memory care) and 27 independent living senior villas. The modifications that petitioner proposes at this concept level are attached.

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The Planned Development will not negatively affect value of the adjacent property because it will continue to consist of high quality, new construction. The development will add a much needed product to the village, and the high quality, visually aesthetic architecture and luxury finishes will be a benefit to values in the area. The requested modifications do not impact value.

4. The applicant has demonstrated that public facilities and services, including but not limited to roadways, park facilities, police and fire protection, hospital and medical services, drainage systems, refuse disposal, waters and sewers, and schools will be capable of serving the special use at an adequate level of service.

The Planned Development can be adequately served by government and emergency services. The existing roadway configuration is sufficient for the proposed uses. The existing public utilities and drainage structures are sufficient. Overall drainage patterns will be improved with new stormwater management areas. The current capacity of the Village are such that the addition of these units will not trigger an additional burden to services such that it will facilitate the need to bring on any more officers, administrative personnel, and teachers or facilitate the need to expend capital resources (e.g., vehicles, equipment, communication infrastructure, etc.) Therefore, we believe that there will be no negative impacts to the Village or Schools with respect to these services per our fiscal impact analysis. School Districts are not impacted due to the proposed use being senior living.

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The Planned Development will not cause undue congestion. The independent, assisted and memory care units and senior villas generate limited resident, visitor and employee traffic. Additionally, most added traffic is during off-peak hours.

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This is not applicable – there are no known archaeological, historical, or cultural resources onsite or on neighboring properties. The large open space corridor is being maintained and enhanced.

7. The proposed use will comply with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other requirements of the ordinances of the Village.

Petitioner has listed all modifications it believes are needed at this time in order to accomplish the proposed use, it will continue to discuss required modifications with Village staff through the concept stage and will then comply with all other provisions of the Residence district, and all other codes of the Village of Hinsdale.

**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNED DEVELOPMENT CRITERIA**

Must be accompanied by completed Plan Commission Application

Address of proposed request: SEE ATTACHED

Proposed Planned Development request: R-2 PD

REVIEW CRITERIA

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

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

SEE ATTACHED

2. *Additional standards for all planned developments.* No special use permit for a planned development shall be recommended or granted unless the applicant shall establish that the proposed development will meet each of the following additional standards:

- a. *Unified ownership required.* Ryan Companies, US, Inc.
- b. *Minimum area.* 20.45 acres outside open space parcel
- c. *Covenants and restrictions to be enforceable by village.* TBD
- d. *Public open space and contributions.* TBD

e. Common open space.

Amount, location, and use. TBD

Preservation. _____

Ownership and maintenance. Senior Living
owner / operator

Property owners' association. N/A

f. Landscaping and perimeter treatment. _____

to be provided

g. Building and spacing. per Bulk & Modifications

h. Private streets. Yes

i. Sidewalks. Provided

j. Utilities. Public Sewer & Water
Private stormwater

Additional standards for specific planned developments. _____

SEE ATTACHED

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

SEE ATTACHED

Hinsdale Senior Residences Special Use Standards

Introduction

The Hinsdale Senior Residences development requires a special use permit as part of an R-2 Planned Development.

1. R-2 Planned Development & Modifications

A special use permit for a Planned Development is permissible in the underlying R-2 district. "A Planned Development may be established as a special use, in accordance with the terms and conditions set forth in Section 11-602." Due to the Hinsdale Senior Residences development's size, scope and unique property restrictions a Planned Development is appropriate, especially in context of the code modifications requested, which are listed on the attached addendums.

Special Use Standards

1. The special use will be consistent with the purposes, goals and objectives and standards of the village code and the official comprehensive plan, any adopted overlay plan and these regulations.

The special uses do not alter any of the purposes, goals and objectives and standards of the Comprehensive Plan, any adopted overlay plan or Village Codes. The Planned Development is consistent with the Comprehensive Plan, residential uses on the properties. Petitioner proposes 240 seniors housing units (130 independent, 70 assisted and 40 memory care) and 27 independent living senior villas. The modifications that petitioner proposes at this concept level are attached.

2. The design of the proposed use will have no undue adverse effect, including visual impacts on adjacent properties.

The Planned Development is planned and designed so that there are no impacts to adjacent properties. The independent, assisted and memory care building is positioned along Ogden Avenue between Adams Street and an access ramp from Route 83 with the villas along Ogden Avenue on the east side of Adams Street adjacent to natural open space. Existing homeowners on adjacent properties are not impacted adversely by any of the uses, visually or otherwise, because the uses are self-contained to a pods within the development that, with a minor exception, do not abut other existing residential buildings. The requested modifications do not adversely effect, visually or otherwise, adjacent properties.

3. The proposed use will not have an adverse effect on the value of the adjacent property.

The Planned Development will not negatively affect value of the adjacent property because it will continue to consist of high quality, new construction. The development will add a much needed product to the village, and the high quality, visually aesthetic architecture and luxury finishes will be a benefit to values in the area. The requested modifications do not impact value.

4. The applicant has demonstrated that public facilities and services, including but not limited to roadways, park facilities, police and fire protection, hospital and medical services, drainage systems, refuse disposal, waters and sewers, and schools will be capable of serving the special use at an adequate level of service.

The Planned Development can be adequately served by government and emergency services. The existing roadway configuration is sufficient for the proposed uses. The existing public utilities and drainage structures are sufficient. Overall drainage patterns will be improved with new stormwater management areas. The current capacity of the Village are such that the addition of these units will not trigger an additional burden to services such that it will facilitate the need to bring on any more officers, administrative personnel, and teachers or facilitate the need to expend capital resources (e.g., vehicles, equipment, communication infrastructure, etc.) Therefore, we believe that there will be no negative impacts to the Village or Schools with respect to these services per our fiscal impact analysis. School Districts are not impacted due to the proposed use being senior living.

5. The development will not cause traffic congestion.

The Planned Development will not cause undue congestion. The independent, assisted and memory care units and senior villas generate limited resident, visitor and employee traffic. Additionally, most added traffic is during off-peak hours.

6. The development will not adversely affect a known natural, scenic, historical or cultural resource.

This is not applicable – there are no known archaeological, historical, or cultural resources onsite or on neighboring properties. The large open space corridor is being maintained and enhanced.

7. The proposed use will comply with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other requirements of the ordinances of the Village.

Petitioner has listed all modifications it believes are needed at this time in order to accomplish the proposed use, it will continue to discuss required modifications with Village staff through the concept stage and will then comply with all other provisions of the Residence district, and all other codes of the Village of Hinsdale.

Hinsdale Senior Residences
R2 PD
Requested Concept Level Modifications (9-8-2020)
Final Modifications to be Determined at Detail Plan Level

1. Work hours during construction adjusted so that work can commence starting at 7:00AM Monday-Saturday.
2. Work hours during construction shall be added for Sundays commencing at 8:00AM and ending at 5:00PM.
3. Site improvements and architecture per submitted plans.
4. Bulk regulations per attached chart.
5. The applicant shall not be required to adhere to any Village code updates after the date of this application.
6. The Village public open space/park requirements and public benefit requirements shall be met by:
 - a. Providing 12 acres of scenic public open space along the east side of Adams Street. There currently is not a park north of Ogden Avenue for Village residents to enjoy.
 - b. Allowing the Village to install a Hinsdale sign at the northeast corner of Ogden Avenue and Route 83 interchange, which is a visible and gateway location entering the Village.
 - c. Property owner will maintain the four large courtyard spaces that are being created for the residents to enjoy outdoor spaces.

Hinsdale Senior Residences

R2 PD

Bulk Regs. Concept Level Modifications

9/8/2020

Modifications for Proposed R2-PD for Senior Living Development

R2 Requirements		Modifications for Proposed R2-PD for Senior Living Development
Minimum Lot Area	20,000SF	No modifications requested
Minimum Lot Area Per Unit	20,000SF	4,300SF ((20.45 acre * 43560sf/ac) + (12/2 acre * 43560sf/ac))/267 units
Minimum Lot Width (interior or corner lots)	100'	No modifications requested
Minimum Lot Depth	125'	No modifications requested
Minimum Front Yard	35'	No modifications requested
Minimum Corner Side Yard	35'	No modifications requested
Minimum Interior Side Yard	10'	No modifications requested
Minimum Total Side Yard	30% of lot width	50'
Minimum Rear Yard (interior or corner lots)	50' and 25', respectively	No modifications requested
Maximum FAR	.20 of Lot Area + 2,000SF	0.30 (including 50% of Open Space Parcel), 0.38 (excluding Open Space Parcel)
Maximum Building Coverage	25%	No modifications requested
Maximum Lot Coverage	50%	No modifications requested
Maximum Height (Max Mean Roof Height)	33' with 34' side setback 34' with 44' side setback	39' with 50' eastern side setback for main building; 39' with 115' western side setback for main building; No modifications for villas
Maximum Stories	3	No modifications requested
Maximum Elevation	43' with 34' side setback 44' with 44' side setback	46' for main building; No modifications for villas



COMMUNITY DEVELOPMENT
DEPARTMENT
EXTERIOR APPEARANCE AND
SITE PLAN REVIEW CRITERIA

Address of proposed request: See Attached Addendum

REVIEW CRITERIA

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

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

FEES for Exterior Appearance/Site Plan Review:

Standard Application: \$600.00

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

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

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

Extensive open spaces are provided throughout the development per cthe oncept plan. These include large open areas and building setbacks.

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

Highest quality of exterior and interior building materials as required by buyer's expectations at the price point

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

The design quality is of the upmost quality and is in character with the overall neighborhood.

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

The development will be professional landscaped and will provide for interconnectivity for both pedestrians & vehicles. Vehicle patterns and conditions will be adequately served by the existing infrastructure.

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

The buildings will be visually comparable to immediately adjacent buildings. Proposed multi-story buildings will be along Ogden Avenue & open spaces.

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

The building proportions are in line with the overall architecture, the subject property and the other properties along Ogden Avenue.

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

Building openings have been considered in the overall design of the individual product.

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

Special attention has been given in respect to the use of space for all of the different product as it relates to all of the building facades.

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

Spacing has been maximized throughout the development to provide for an open feel.

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

The vast majority of the proposed architecture is highlighted by entrance porches and covered areas.

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

The structures will use varied natural materials to provide texture throughout the development. Materials will include stone, brick, wood horizontal, shake and board and baton siding.

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

Architectural grade asphalt shingles will complement the natural materials on the structures.

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

The building facades will be complemented by extensive professional landscaping and other common elements to provide for appropriate scale and visual attractiveness.

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

The proposed buildings have been sized to complement the surrounding open areas. Building elements have been added and sized to enhance the visual appeal of each structure.

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

The proposed structures have been located on the site to maximize the overall open area views and minimize the exposure to existing exterior right-of-way.

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

N/A

REVIEW CRITERIA – Site Plan Review

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

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

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

The plan is extremely well thoughtout. It provides for orderly development, it maintains the village's historic character and does not alter the purpose or goals of the zoning code.

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

The plan in no instance interferes with easements or right-of way.

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

The plan preserves and enhances the existing features of the property

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

The site plan causes no harm to surrounding properties.

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

The proposed plan in fact improves the overall pedestrian and traffic patterns within the areas

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

Professional mature landscaping will be planted to provide exceptional screening for the new residents

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

Private amenities within small and large common areas in addition to within the structure will complement the surrounding areas.

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

The existing open space coridor will be enhanced with natural materials and professionally maintained by the future homeowners association.

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

The plan in fact will assist in correcting difficent drainage issues that currently occur on and off site.

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

The existing utility system has ample capacity. The overall system will be improved by this development's additional improvements that will provide for needed interconnectivity.

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

The plan provides for both private and public uses

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

In no instance will the public health, safety or general wealth be negatively be affected.



August 27, 2020

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

Re: Hinsdale Senior Residences Development

Ryan Companies US, Inc. (Ryan) appreciates you considering our zoning application for the Hinsdale Senior Residences development at the northwest corner of Adams Street and Ogden Avenue. Ryan formally requests that our zoning application is withdrawn and the public meeting for our application is ended. Ryan's intention is to continue to collaborate with the community, refine our plan and provide clarity to our development plans at the northeast corner of Adams Street and Ogden Avenue.

Sincerely,
Ryan Companies US, Inc.

A handwritten signature in black ink, appearing to read "Dave Erickson", written over a horizontal line.

Dave Erickson
Vice President of Real Estate Development

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

p: 630-328-1100
ryancompanies.com

CHICAGO, IL LICENSE 76004631
Equal Opportunity Employer

9e



Village of Hinsdale Board of Trustees
Thomas Cauley, Jr.; Village President
19 E Chicago Avenue
Hinsdale, IL 60521

Dear President, Cauley and Board of Trustees,

The Hinsdale Chamber of Commerce would like to EXTEND the Farmers Market season to October 26, 2020 (2 extra weeks). We feel that this will help the vendors a bit more during these tough times.

As always, the Chamber appreciates the Village support and we value our partnership for the Hinsdale community.

Thank you,

Eva Field
President & CEO; Hinsdale Chamber of Commerce

Cc: Kathleen Gargano; Village Manager



AGENDA ITEM #9d
REQUEST FOR BOARD ACTION

Administration

AGENDA SECTION: Discussion Item

SUBJECT: 2020 Annual Street Maintenance Program

MEETING DATE: September 15, 2020

FROM: Kathleen A. Gargano, Village Manager
Darrell Langlois, Finance Director
George Peluso, Director of Engineering and Public Services

Background

The Village's 2020 Annual Budget provided for \$500,000 to perform Annual Street Maintenance in the form of repairing those streets that are rated "fair", as well as \$95,000 to resurface the Robbins Park parking lot. The streets programmed for 2020 included:

Street	From	To
Eighth Street	Jackson Street	Stough Street
Maple Street	Monroe Street	Vine Street
Quincy Street	Eighth Street	Melin Park
Third Street	Grant Street	Washington Street
Washington Street	Seventh Street	Eighth Street
York Road (patching only)	Village Boundary	Ogden Avenue
Robbins Parking Lot	8th St. west of tennis courts	

As part of the original bid, staff did solicit alternate pricing for additional roads that included resurfacing improvements to Phillippa Street from Mineola Street to Fuller Road, Phillipa from Fuller to Bob-O-Link and Quincy Street from Stough Street to Maple Street.

Discussion & Recommendation

In April, the decision was made to wait and see how the revenues performed prior to deciding whether to move forward with this work.

The Village has observed some economic recovery from the shutdown, but the Village has not recouped the losses from March through June, and many revenue sources are still posting monthly year over year declines. The Annual Maintenance Program is funded in large part by the Non-Home Rule Sales Tax, which is sensitive to the local economy and is collected on all sales at stores and restaurants in Hinsdale except for grocery, prescription and non-prescription drugs and auto sales. Non-Home Rule Sales Taxes are collected by the state and remitted back to the municipality by the Department of Revenue. There is a lag time of 3 months, with the revenues received by the Village in September are from June sales, and the September payment was 17.6% below the prior year. While there has been some recovery in this revenue as compared to April and May, this revenue source is still 14% below original budget estimates for the year, and there is significant uncertainty as to how this will perform for the remainder of the year.

After reviewing the most recent Sales Tax and Non-Home Rule Sales Tax data received on September 8, Staff is recommending that the 2020 Annual Street Maintenance Program be deferred until 2021. Subject to there being sufficient funds available next year, the improvements programmed for 2020 will be rebid next year along with the work that has been planned for 2021. The work identified above for Phillipa and Quincy where alternate pricing was requested will be included in the Annual Maintenance Program for 2021. The projects included in the 2021 Annual Maintenance Program will be discussed in greater detail during the discussions regarding the Annual Budget and the Capital Improvement Plan which will occur in October and November.

Please note that the ADA improvements requested by a resident on 8th Street will be accomplished using in-house staff at a reduced cost, but other improvements on 8th Street that pertain to the roadway and curb and gutter will be deferred until next year.

Budget Impact

Deferring this work until next year will relieve some of the pressure placed on the operating budget by reducing certain interfund transfers.

Village Board and/or Committee Action

N/A

Documents Attached

None



10a

MEMORANDUM

DATE: September 8, 2020
TO: President Cauley and the Village Board of Trustees
CC: Kathleen A. Gargano, Village Manager
FROM: Robert McGinnis, Community Development Director/Building Commissioner *RM*
RE: **Community Development Department Monthly Report-August 2020**

In the month of August the department issued 121 permits including four new single family homes and 14 residential alterations. The department conducted 382 inspections and revenue for the month came in at just under \$148,000.

There are approximately 62 applications in house, including 10 single family homes and 15 commercial alterations. There are 36 permits ready to issue at this time, plan review turnaround is running approximately 3-4 weeks, and lead times for inspection requests are running approximately 24 hours.

The Engineering Division has continued to work with the department in order to complete site inspections and respond to drainage complaints. In total, 71 engineering inspections were performed for the month of August by the division. This does not include any inspection of road program work and is primarily tied to building construction and drainage complaints.

We currently have 21 vacant properties on our registry list. The department continues to pursue owners of vacant and blighted properties to either demolish them and restore the lots or come into compliance with the property maintenance code.

COMMUNITY DEVELOPMENT MONTHLY REPORT August 2020

PERMITS	THIS MONTH	THIS MONTH LAST YEAR	FEEs	FY TO DATE	TOTAL LAST YEAR TO DATE
New Single Family Homes	4	5			
New Multi Family Homes	0	0			
Residential Addns./Alts.	14	18			
Commercial New	0	0			
Commercial Addns./Alts.	2	6			
Miscellaneous	53	30			
Demolitions	7	4			
Total Building Permits	80	63	\$ 123,886.00	\$803,330.00	\$886,071.00
Total Electrical Permits	19	16	\$ 9,690.00	\$ 53,730.00	\$77,729.00
Total Plumbing Permits	22	12	\$ 14,194.00	\$ 99,254.00	\$158,770.00
TOTALS	121	91	\$ 147,770.00	\$956,314.00	\$ 1,122,570.00

Citations			\$500		
Vacant Properties	21				

INSPECTIONS	THIS MONTH	THIS MONTH LAST YEAR			
Bldg, Elec, HVAC	163	195			
Plumbing	37	42			
Property Maint./Site Mgmt.	111	78			
Engineering	71	43			
TOTALS	382	358			

REMARKS:

VILLAGE OF HINSDALE - June, July

2020

Name	Ticket NO.	Location	Violation	Ord Fine	Result
Arminio, Matt	12105	329 Springlake	Expired permit	continued until 9/1/2020	
Beyer, Duane	12660	231 S. Adams	Property Maintenance	dismissed	
Burke, Thomas	12683	104 N. Garfield	Property Maintenance	continued until 9/1/2020	
Kathuria, Seema	12662	710 Wilson	Property Maintenance	continued until 9/1/2020	
Kathuria, Inderjote	12674	710 Wilson	Property Maintenance	continued until 9/1/2020	
J. Jordon	12687	641 S. Elm	Work without a permit	250	250
Huron Construction	12681	5593 S. Oak	Site Maintenance standards	250	250
			Total:	500	500

TOTAL:

500.00 500



DATE: September 8, 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 July 2020

In summary, the Fire Department activities for July 2020 included responding to a total of **185** emergency incidents. There were **49** fire-related incidents, **104** emergency medical-related incidents, and **32** emergency/service-related incidents.

This month, the average response time from receiving a call to Department crews responding, averaged **1** minute and **08** seconds. Response time from receiving a call to Department crews arriving on the scene was **4** minutes and **38** seconds.

In the month of July, there was **no** dollar loss due to fires. Members assisted Clarendon Hills and Western Springs on various calls.

In the month of July, Chief Giannelli covered short shifts due to shift staffing shortages. The total hours covered were **32**, thereby saving the Village an estimated **\$1,920** in overtime.

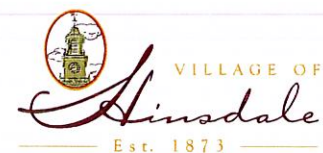
Chief Giannelli and AC McElroy attended weekly phone in MABAS 10 Chief's, DuPage Chief's, and DUCOMM meetings. The Chiefs attended weekly calls with the Illinois Department of Public Health along with Hinsdale and LaGrange Hospital Administration.

On July 21, 2020, the Fire Department mourns the passing of Probationary Firefighter Nicole Hladik.

On July 30, 2020 Department Members attended P/FF Hladik's viewing.



Hinsdale Fire Department – Monthly Report
July 2020



Emergency Response

In **July**, the Hinsdale Fire Department responded to a total of **185** requests for assistance, for a total of **1,277** responses this calendar year. There were **17** simultaneous responses and **three (3)** train delays this month. The responses are divided into three basic response categories (Fire, Ambulance, and Emergency):

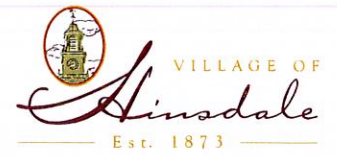
Type of Response	July 2020	% of Total	Three Year Average July 2017-2018-2019
Fire: (Includes incidents that involve fire, either in a structure, in a vehicle or outside of a structure, along with activated fire alarms and/or reports of smoke)	49	27%	50
Ambulance: (Includes ambulance requests, vehicle accidents and patient assists)	104	56%	102
Emergency: (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)	32	17%	46
Simultaneous: (Responses while another call is on-going. Number is included in total)	17	9%	24
Train Delay: (Number is included in total)	3	2%	3
Total:	185	100%	198

Year to Date Totals

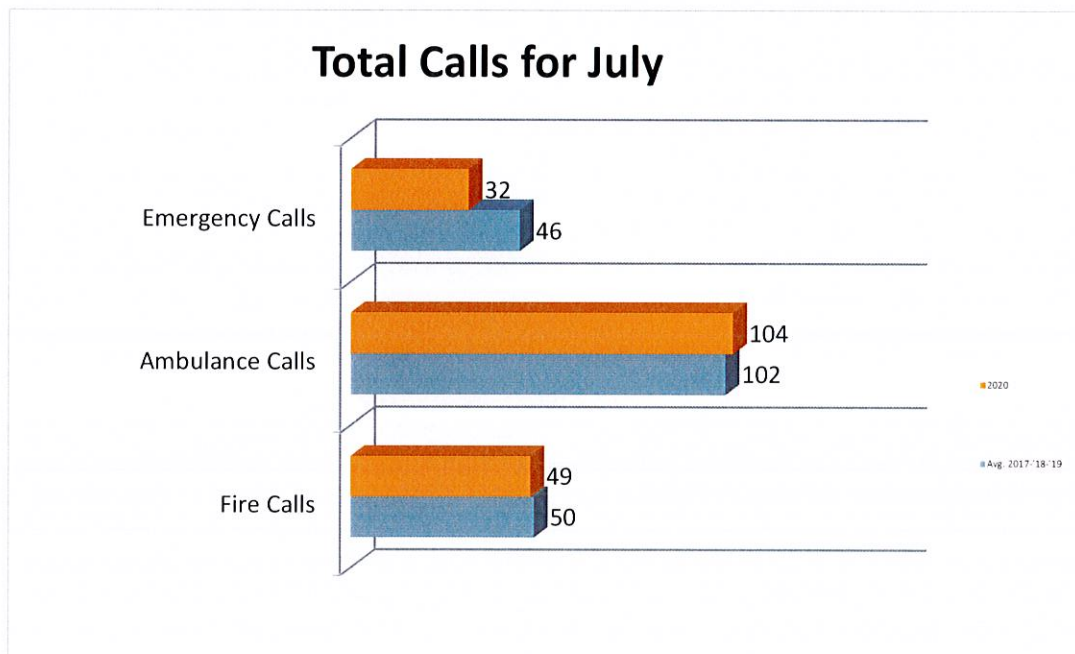
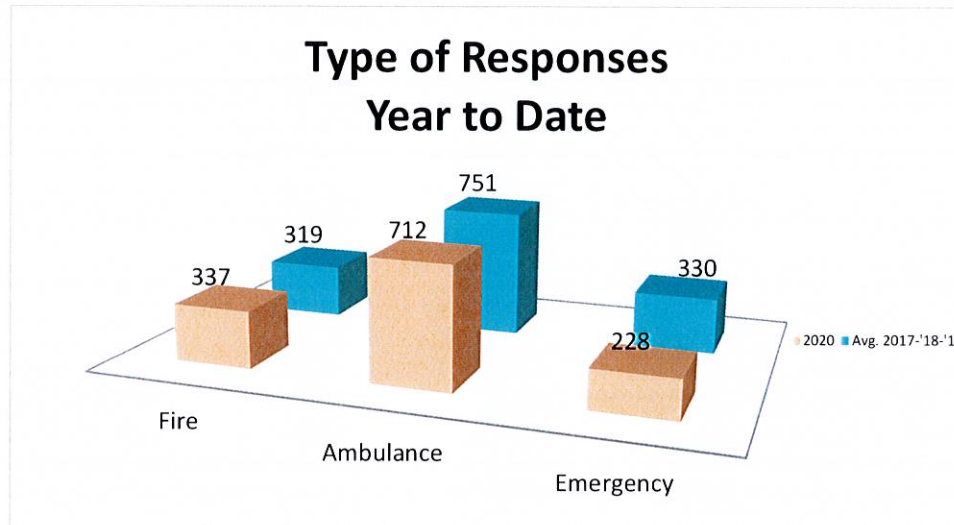
Fire: 337	Ambulance: 712	Emergency: 228
2020 Total: 1277	2017-18-19 Average: 1458	



Hinsdale Fire Department – Monthly Report July 2020

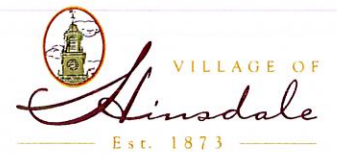


Emergency Response



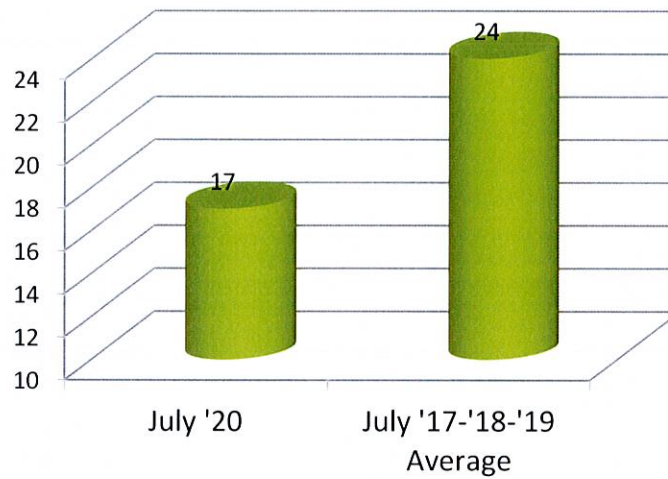


Hinsdale Fire Department – Monthly Report
July 2020

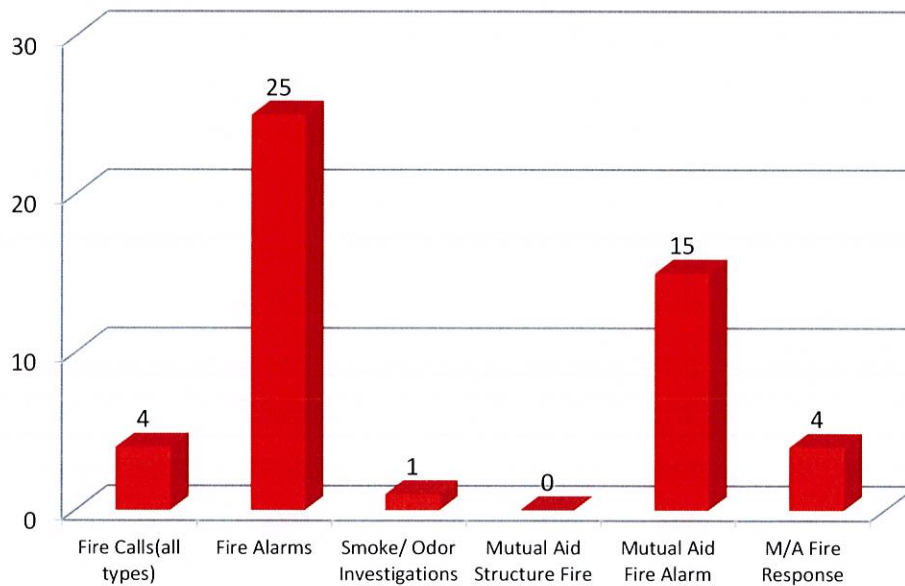


Emergency Response

Simultaneous Calls

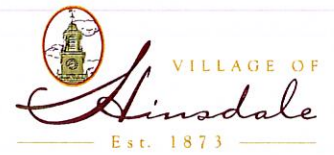


Distribution of Fire Related Calls



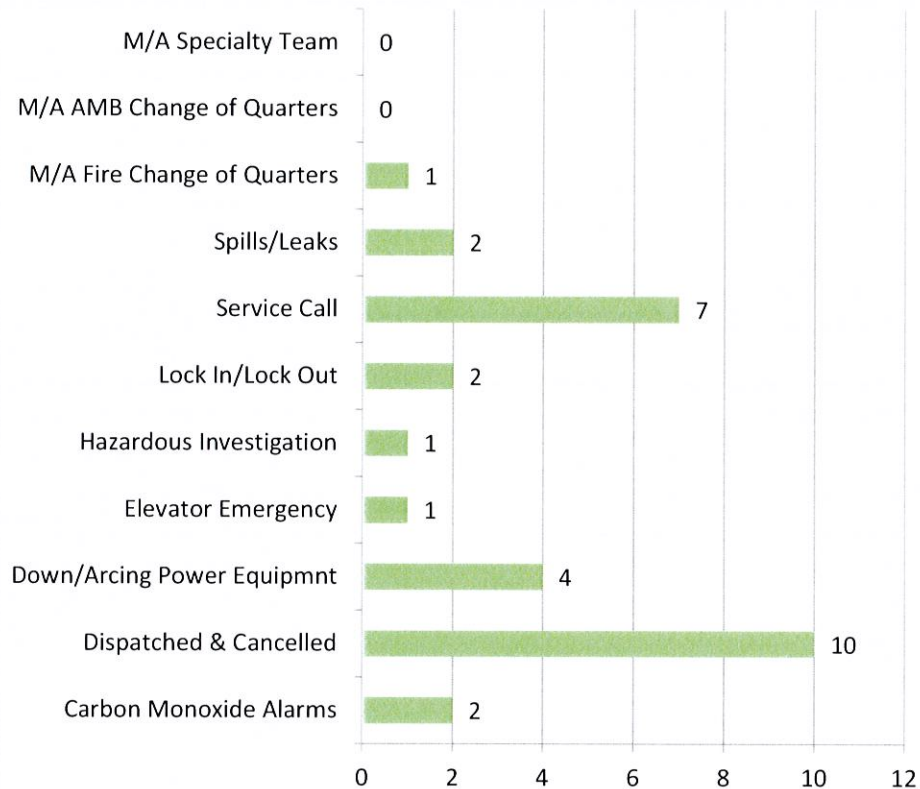


Hinsdale Fire Department – Monthly Report
July 2020

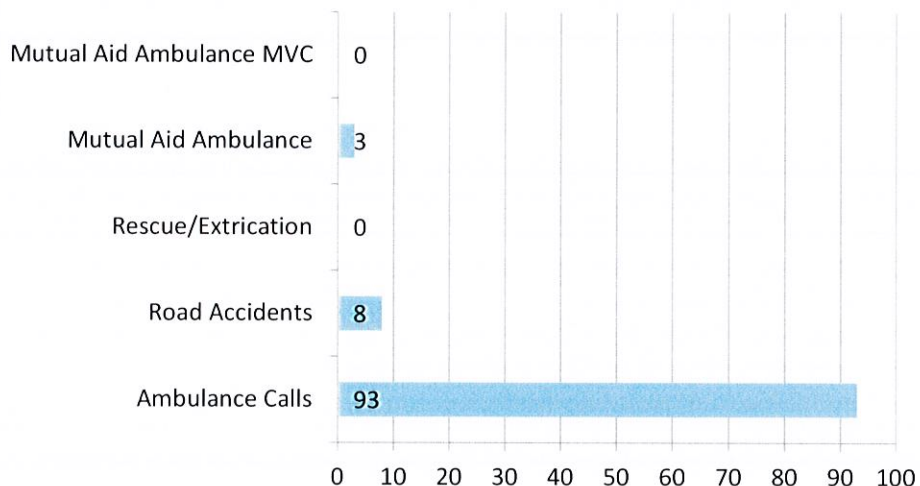


Emergency Response

Distribution of Emergency Related Calls

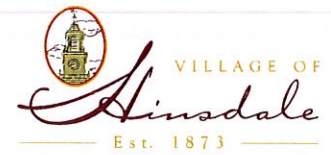


Distribution of EMS Related Calls





Hinsdale Fire Department – Monthly Report
July 2020



Incidents of Interest

Call #

- 20-1114 –** Members and Engine 84 responded to the fully involved port-a-potty at Hinsdale Central High School. Hinsdale PD and Hinsdale Fire Investigator Neville conducted the fire investigation.
- 20-1135 –** Members and Engine 84 responded for the report of an electrical fire at 215 W. Maple. On arrival crew members discovered an arcing power line that was burning a tree. ComEd was called to the scene and power was disconnected. The fire was extinguished and the scene was turned over to ComEd for repairs.
- 20-1180 –** Members of Medic 84 and Engine 84 responded to Manor Care for the full cardiac arrest. The patient was positive for COVID-19. Members donned the appropriate personal protective equipment and responded. Upon arrival members worked the patient until care could be transferred to the Hinsdale Hospital ER staff.
- 20-1183 –** Members and Tower 84 responded for the reported attic fire at 4142 Clausen in Western Springs. T84 arrived on the scene and was given the assignment to ladder the roof and check for any extension.
- 20-1195 –** Members and Engine 84 responded to the report of a garage on fire at 23 Gilbert Avenue, Clarendon Hills. On arrival crew members prepared to supply water to Clarendon Hills units by dressing the hydrant and positioning to lead out. Crew members were called into the garage to check for fire extension with the thermal imager.
- 20-1218 –** Members and Engine 84 responded for the vehicle extrication at I-294 Southbound to Eastbound Ogden Ave. Oak Brook and York Center companies already were on the scene and E84 assisted with removing the patient.
- 20-1219 –** Medic 84 and Engine 84 responded to 908 N. Elm for the patient in respiratory arrest. Crew members successfully resuscitated the patient with ALS care and the patient was transported to Hinsdale ER with a pulse and stable blood pressure.
- 20-1259 –** Members and Engine 84 and Engine 85 responded to the semi-trailer on fire on I-294 SB at mm 26 ¼. Upon arrival, crews found the rear third of the semi-trailer fully involved. Engine 84 and 85 with the assistance from Pleasantview and York Center FPD provided tenders, extinguishing the semi-trailer fire and completed overhaul operations. Crews worked closely with ISP, IDOT and the towing/recovery to mitigate the situation.



Hinsdale Fire Department – Monthly Report July 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:

7/1/2020 – Gold shift assisted with the annual lifeguard training at the Hinsdale Community Pool.

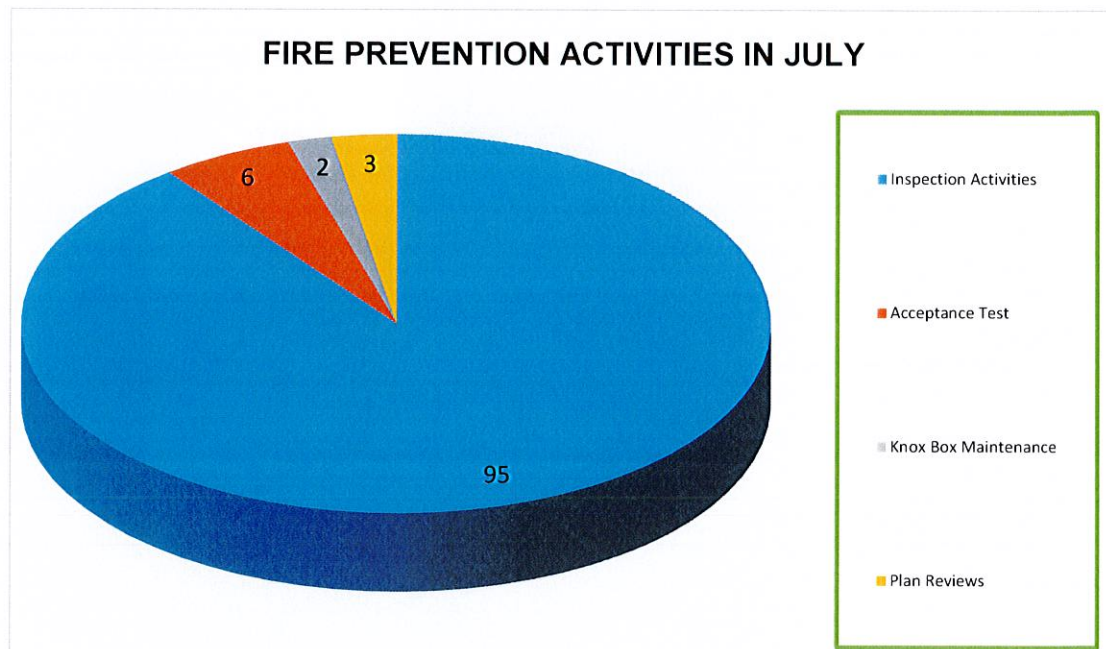
7/7/2020 – Gold shift completed a walkthrough of the new parking deck and assisted with final fire protection system acceptance tests.

7/9/2020 – FF/PM Wilson conducted a Critical Incident Stress Debriefing at Addison Fire Department.



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.

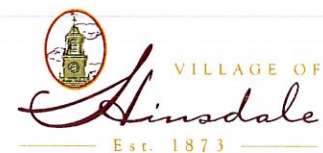


Fire Prevention/Safety Education

- The Bureau has completely transitioned to conducting all inspections through the use of the iPad.
- Worked closely with Community Development to finalize all the acceptance testing for the parking garage.



Hinsdale Fire Department – Monthly Report
July 2020



Inspection Activities

July 2020 had a total of 106 Fire Inspection Activities:

Inspections - 73

- Initial (43)
- Fire Alarm (27)
- Investigation (1)
- Legal Issue (2)

Re-inspections - 21

Acceptance Test - 6

- Fire Alarm (1)
- Sprinkler (5)

Plan Reviews - 3

- Fire Alarm (1)
- General (2)

Consultation - 1

- General (1)

Knox Box maintenance - 2

There was \$6,845.00 of inspection fees forwarded to the Finance Department for the month of July.

The total inspection fees forwarded to the finance department for the 2020 calendar year total year to date (YTD) is \$22,855.00.