



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://tinyurl.com/pvrmyjtw>

Passcode: 244464

or join by phone:

1 312 626 6799

Webinar ID: 840 5633 5883

Passcode: 244464

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, April 6, 2021
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 March 16, 2021
- 4. VILLAGE PRESIDENT'S REPORT**
- 5. PROCLAMATION – ARBOR DAY**
- 6. CITIZENS' PETITIONS* (Pertaining to items appearing on this agenda)**
- 7. FIRST READINGS – INTRODUCTION****

Items included for First Reading - Introduction may be disposed of in any one of the following ways: (1) moved to Consent Agenda for the subsequent meeting of the Board of Trustees; (2) moved to Second Reading/Non-Consent Agenda for consideration at a future meeting of the Board of Trustees; or (3) referred to Committee of the Whole or appropriate Board or Commission. (Note that zoning

*matters will not be included on any Consent Agenda; all zoning matters will be afforded a First and a Second Reading. Zoning matters indicated below by **.)*

Administration & Community Affairs (Chair Hughes)

- a) Approve a Resolution Appointing a Delegate and Alternate Delegate to the Intergovernmental Risk Management Agency (IRMA)
- b) Approve the CY2021 Pay Plans for Full-time, Public Services and Seasonal employees effective May 1, 2021 – April 30, 2022

Environment & Public Services (Chair Byrnes)

- c) Award of Bid #20-445-1335 to Oak Brook Mechanical for the Hinsdale Police/Fire Station Boiler Replacement project in the amount of \$128,750
- d) Award the contract for construction of the Eighth Street Reconstruction project to J. Nardulli Concrete, Inc. in the amount not to exceed \$1,340,365.15 to reconstruct Eighth Street in asphalt

Zoning & Public Safety (Chair Stifflear)

- e) Approve an Ordinance Approving Variations Relative to Phase II of the Replacement and/or Construction of New Improvements for Hinsdale Central High School at 5500 S. Grant Street, Hinsdale, Illinois – Hinsdale Township High School District 86 – ZBA Case Number V-06-20**
- f) Approve an Ordinance Approving an Exterior Appearance and Site Plans for Phase II Improvements for Hinsdale Central High School at 5500 S. Grant Street – Hinsdale Township High School District 86**
- g) Approve an Ordinance Approving a Lot Coverage Variation at 33 S. Garfield Street, Hinsdale, Illinois – Flynn- ZBA Case Number V-02-21**

8. 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 March 15, 2021 through April 2, 2021, in the aggregate amount of \$550,674.04 as set forth on the list provided by the Village Treasurer, of which a permanent copy is on file with the Village Clerk***
- b) Award the contract for construction and renovation of the Paddle Tennis Hut located at Katherine Legge Memorial Park to the Red Feather Group in an amount not to exceed \$351,800 (*First Reading – March 16, 2021*)

Environment & Public Services (Chair Byrnes)

- c) Approve a Resolution for Improvement Under the Illinois Highway Code (*First Reading – March 16, 2021*)
- d) Approve the Professional Engineering Services for a drainage study in the amount not to exceed \$31,465 to James J. Benes and Associates, Inc. (*First Reading – March 16, 2021*)
- e) Award the contract for construction of the Hinsdale Community Pool Phase 1 & 2 improvements with Alternate #1 to Schaefgas Brothers in an amount not to exceed \$771,606 (*First Reading – March 16, 2021*)

- f) Approve an Intergovernmental Agreement between the Village of Hinsdale and DuPage County for the installation and maintenance of folding stop signs at signalized intersections at County Highways (*First Reading – March 16, 2021*)

9. SECOND READINGS / NON-CONSENT AGENDA – ADOPTION

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

Administration & Community Affairs (Chair Hughes)

- a) Approve an Ordinance Amending Subsection 3-3-13A of the Village Code of Hinsdale Related to the Number of Liquor Licenses (*Discussion as First Reading – March 16, 2021*)

10. DISCUSSION ITEMS

- a) Tollway update
b) Liquor License request – Yia Yias Café, 13 Grant Square

11. DEPARTMENT AND STAFF REPORTS

- a) Community Development
b) Parks & Recreation
c) Public Services

12. REPORTS FROM ADVISORY BOARDS AND COMMISSIONS

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

14. TRUSTEE COMMENTS

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

16. 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, has been competitively bid or is part of a State Contract, and have a total dollar amount of less than \$100,000.***

*******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 Brad Bloom, ADA Coordinator, at 630-789-7007 **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
MEETING OF THE
VILLAGE BOARD OF TRUSTEES
March 16, 2021**

The regularly scheduled meeting of the Hinsdale Village Board of Trustees (conducted electronically) was called to order by Village President Tom Cauley on Tuesday, March 16, 2021 at 7:31 p.m., roll call was taken.

Present: President Tom Cauley

Participating electronically: Trustees Matthew Posthuma, Luke Stifflear, Gerald J. Hughes, Laurel Haarlow and Neale Byrnes

Absent: Trustee Scott Banke

Present: Village Manager Kathleen A. Gargano, Assistant Village Manager/Director of Public Safety Brad Bloom and Village Clerk Christine Bruton

Participating electronically: Police Chief Brian King, Fire Chief John Giannelli, Assistant Finance Director Alison Brothen, Director of Community Development/Building Commissioner Robb McGinnis, Director of Public Services George Peluso, Superintendent of Parks & Recreation Heather Bereckis, and Village Engineer Dan Deeter, Superintendent of Parks & Forestry John Finnell, Village Planner Bethany Salmon

VILLAGE PRESIDENT - INTRODUCTION

Good evening. Due to the ongoing public health emergency, and consistent with the Governor's most recent emergency declaration, various Executive Orders entered by the Governor, and the recent amendments made to the Open Meetings Act in Public Act 101-640, it has been determined that an in-person meeting is not practical or prudent at this time, and this meeting will therefore be conducted electronically.

Public comment is permitted during the Citizens Petitions portions of the meeting. I will ask persons wishing to make public comment to identify themselves before speaking, spelling their last name and stating their address.

If anyone wishing to speak has difficulty connecting to the meeting with ZOOM, please call Assistant Village Manager Brad Bloom at 630.789.7007

APPROVAL OF MINUTES

a) Regular Meeting of March 2, 2021

Following changes to the draft minutes, Trustee Posthuma moved to **approve the draft minutes of the regular meeting of March 2, 2021, as amended.** Trustee Byrnes seconded the motion.

AYES: Trustees Posthuma, Stifflear, Byrnes and President Cauley

NAYS: None

ABSTAIN: Trustees Hughes and Haarlow

ABSENT: Trustee Banke

Motion carried.

b) **Closed Session Minutes of March 2, 2021**

There being no changes or corrections to the draft minutes, Trustee Hughes moved to **approve the draft minutes of the closed session meeting of March 2, 2021, as presented.** Trustee Byrnes seconded the motion.

AYES: Trustees Posthuma, Stifflear, Byrnes and President Cauley

NAYS: None

ABSTAIN: Trustees Hughes and Haarlow

ABSENT: Trustee Banke

Motion carried.

VILLAGE PRESIDENT'S REPORT

President Cauley reported that Village vehicle stickers went on sale March 1, and may be purchased by mail, online, and in person. He commented that he gets calls from residents who want to see more online payment services, for water bills and tickets. Staff is working on this in conjunction with the conversion to a new software system, and anticipate these features by fall of this year. In the meantime, water bills can be paid by mail, by direct debit, or by credit card over the phone.

He reported that, sadly, the Hinsdale American Legion Post 250 will not conduct Memorial Day activities this year.

Community Pool passes go on sale May 1, and the Parks & Recreation Summer Brochure will be available on April 12. He also reported upcoming Easter activities.

Regarding COVID-19, he reported DuPage County continues to lead the metropolitan area in vaccinations, and the number of reported cases continues to decline.

APPOINTMENTS TO BOARDS AND COMMISSIONS

President Cauley introduced the following appointment:

Economic Development Commission

Ms. Angela Levelli appointed for a 3-year term through April 30, 2024

He outlined Ms. Levelli's qualifications, noting she is the owner of La Fortuna, is also a CPA, and has been a good merchant in the Village for many years. Trustee Hughes moved to **approve the appointment(s) to Village Boards and Commissions, as recommended by the Village President.** Trustee Haarlow seconded the motion.

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

NAYS: None

ABSTAIN: None

ABSENT: Trustee Banke

Motion carried.

CITIZENS' PETITIONS

Ms. Stacy Hasenbalg of 122 S. Adams, commented regarding Village oversight of the Burlington Northern Santa Fe (BNSF) and the work they do. They have been working in the area of the west Hinsdale train station for over a year, and the debris they leave is concerning. It has looked like a train yard for over a year. She has pictures she can provide. President Cauley said staff will follow up on her behalf.

FIRST READINGS – INTRODUCTION

Administration & Community Affairs (Chair Hughes)

- a) Award the contract for construction and renovation of the Paddle Tennis Hut located at Katherine Legge Memorial Park to the Red Feather Group in an amount not to exceed \$351,800**

Trustee Hughes introduced the item that relates to the award of a construction bid for the paddle tennis hut at KLM. Assistant Village Manager/Director of Public Safety Brad Bloom explained two bids were received, one from Red Feather for \$351,800, and another bid for \$542,313. A meeting was held with representatives from Red Feather, and Mr. Marty Brennen from HPTA, to review the bids. References have been contacted; Red Feather has done significant work in other municipalities and Federal work, as well. Staff and HPTA unanimously recommend this bid. Trustee Hughes added the lower bid is in line with what the anticipated cost would be. It was confirmed that HPTA and staff would have construction oversight. Mr. Brennen stated they are excited to get started; it was a productive meeting with Red Feather. They intend to start the project as soon as possible following Board approval, as their off-season begins next week. He stated Red Feather believes they can finish the work before the September 24 date specified in the bid.

President Cauley explained the cost to the Village is \$40,000; the rest is paid by bank loan, with the Village as guarantor. Trustee Hughes said our 10% obligation is largely met, as the Village covered construction and design costs up to this point. Discussion followed regarding the performance bond and how payments will be made.

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

Environment & Public Services (Chair Byrnes)

- b) Approve a Resolution for Improvement Under the Illinois Highway Code**

Trustee Byrnes introduced the item explaining this is a procedural matter. The Village has to file a new form with IDOT because of construction estimate changes on Chicago Avenue created by the exclusion of the post office drive. Additionally, IDOT wanted construction observation costs included on the form. President Cauley said these are the same numbers, just added differently. Trustee Byrnes confirmed, but reduced slightly because the post office portion has been removed.

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

- c) Approve the Professional Engineering Services for a drainage study in the amount not to exceed \$31,465 to James J. Benes and Associates, Inc.**

Trustee Byrnes introduced the item to fund a drainage study in northeast Hinsdale, explaining that water flows downhill to this area. The study might provide ideas for remedies that have not been explored. He added that \$16,000 is a relatively small amount to spend to maybe

learn something. President Cauley agreed, adding there is a 10-15% chance the study will come up with an affordable option. In any case, the Village will have a study that will show residents it will cost many millions to fix. Discussion followed regarding possible tollway assistance with a solution, and the topography of the street. Village Engineer Dan Deeter noted the study will look at more than one intersection, and provide a model of the whole area.

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

d) Award the contract for construction of the Hinsdale Community Pool Phase 1 & 2 improvements with Alternate #1 to Schaefgas Brothers in an amount not to exceed \$771,606

Trustee Byrnes introduced the item to award a contract to fix the pool; Phase I includes replacing the lap pool deck, grout and painting, and paving around concession area. Phase II is the replacement of the pool filters. This bid is under budget, and this is an experienced contractor. Trustee Posthuma complimented Parks & Recreation Superintendent Heather Bereckis for her work to get OSLAD grant funding. This project was postponed from last year said Director of Public Services George Peluso, because of COVID-19 and a permit issue with the OSLAD grant.

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

e) Approve an Intergovernmental Agreement between the Village of Hinsdale and DuPage County for the installation and maintenance of folding stop signs at signalized intersections at County Highways

Trustee Byrnes introduced the item for folding stop signs at Grant Street, Madison Street and Garfield. When a power outage happens, these traffic signs are unfolded. The County no longer wants to maintain these signs, so the Village can take over. The Police Department recommends doing so.

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

CONSENT AGENDA

Administration & Community Affairs (Chair Hughes)

- a) Trustee Posthuma moved **Approval and payment of the accounts payable for the period of March 1, 2021 through March 12, 2021, in the aggregate amount of \$1,201,106.71 as set forth on the list provided by the Village Treasurer, of which a permanent copy is on file with the Village Clerk.** Trustee Stifflear seconded the motion.

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

NAYS: None

ABSTAIN: None

ABSENT: Trustee Banke

Motion carried.

The following items were approved by omnibus vote:

Environment & Public Services (Chair Byrnes)

- b) **Authorization to exceed \$20,000 for snow removal services to Beverly Companies for the Hinsdale Community Parking Deck** *(First Reading – March 2, 2021)*
- c) **Approve an Intergovernmental Agreement with METRA to fund the renovation and repair of the Highlands Commuter Train Station** *(First Reading – March 2, 2021)*

Zoning & Public Safety (Chair Stifflear)

- d) **Approve an Ordinance Amending Section 6-12-3 of the Village Code of Hinsdale to allow for the conversion of a two-way to a multi-way stop intersection** *(First Reading – March 2, 2021)*

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

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

NAYS: None

ABSTAIN: None

ABSENT: Trustee Banke

Motion carried.

SECOND READINGS / NON-CONSENT AGENDA – ADOPTION

Administration & Community Affairs (Chair Hughes)

- a) **Approve a Resolution of the Village of Hinsdale, DuPage and Cook Counties, Illinois, Approving and Authorizing Execution of a First Amendment to an Agreement between the Village of Hinsdale and the Hinsdale Platform Tennis Association** *(First Reading – February 16, 2021); and*

Approve an Ordinance of the Village of Hinsdale, DuPage and Cook Counties, Illinois, Approving and Authorizing Execution of a Guaranty of Term Loan and Governmental Certificate *(First Reading – February 16, 2021)*

Trustee Hughes introduced the item that is a first amendment to an agreement with HPTA, and a loan agreement for the construction of the paddle hut. Originally, the Village intended to finance the project, but it was delayed due to COVID-19, resulting in uncertainty for the Village's financial situation. HPTA suggested bank financing. The documents before the Board have all been finalized since the first reading of these items, including the Village's right to approve any changes to the loan agreement. Mr. Brennan believes all sides are protected in the agreement language, and they are ready to move forward.

Discussion followed regarding a typographical error in the agreement that will be corrected before the documents are executed.

Trustee Hughes moved to **Approve a Resolution of the Village of Hinsdale, DuPage and Cook Counties, Illinois, Approving and Authorizing Execution of a First Amendment to an Agreement between the Village of Hinsdale and the Hinsdale Platform Tennis Association and Approve an Ordinance of the Village of Hinsdale, DuPage and Cook**

Counties, Illinois, Approving and Authorizing Execution of a Guaranty of Term Loan and Governmental Certificate. Trustee Stifflear seconded the motion.

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

NAYS: None

ABSTAIN: None

ABSENT: Trustee Banke

Motion carried.

Trustee Stifflear thanked Trustee Hughes for his work on this project. He acknowledged the unique characteristics of paddle tennis, and added it is good the Village supports this group. It was a tremendous amount of work, over many months. Trustee Hughes said this is the result of the work of many people, and acknowledged Mr. Bloom's recent efforts. He said HPTA was good to work with, too.

President Cauley said this would not have happened without Trustee Hughes. He developed a formal way to work this, and brought it to fruition.

Mr. Brennan echoed these remarks, and added the paddle community appreciates Trustee Hughes' hard work. He added thanks to Village staff, Mr. Bloom, and the whole team. It was not easy, but everybody persevered. He believes this is a significant success for them and the Village.

b) **Approve an Ordinance Amending Subsection 3-3-13A of the Village Code of Hinsdale Related to the Number of Liquor Licenses** (*Discussion as First Reading – January 5, 2021*)

Trustee Hughes introduced the item as was discussed in January when some merchant's plans have changed with respect to liquor licensing, and requires changes in the number of licenses in each classification. This ordinance formalizes the numbers we will grant.

Trustee Hughes moved to **Approve an Ordinance Amending Subsection 3-3-13A of the Village Code of Hinsdale Related to the Number of Liquor Licenses.** Trustee Byrnes seconded the motion.

Discussion followed regarding future changes. Mr. Bloom explained why it is done this way, but noted a new ordinance in the future that would automatically reduce the number of allowable licenses in each classification.

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

NAYS: None

ABSTAIN: None

ABSENT: Trustee Banke

Motion carried.

Zoning & Public Safety (Chair Stifflear)

c) **Approve an Ordinance Adding a New Chapter 19 (Group Homes Serving Persons with Disabilities) to Title 3 (Business and License Regulations) of the Village Code of Hinsdale, Illinois** (*First Reading – March 2, 2021*)

Trustee Stifflear introduced the item to add a new Chapter 19 for group homes for persons with disabilities, as there had been no specified procedure for reasonable accommodation, that this had been done on a case by case basis.

This ordinance clarifies the conditions under which a group home can operate by right. These standards pertain to location, intensity of use, and parking, but highlighted that any individual group can apply in any location.

Trustee Stifflear moved to **Approve an Ordinance Amending Subsection 3-3-13A of the Village Code of Hinsdale Related to the Number of Liquor Licenses.** Trustee Byrnes seconded the motion.

Trustee Hughes said this is a good next step for the Village, providing a visible process, clear for all parties.

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

NAYS: None

ABSTAIN: None

ABSENT: Trustee Banke

Motion carried.

DISCUSSION ITEMS

a) **Tollway update**

Mr. Bloom reported he expects to have a draft Intergovernmental Agreement (IGA) with the Tollway for the pedestrian bridge in the near future.

b) **Liquor License request**

President Cauley introduced a request from Mr. Peter Burdi for his restaurant Nabuki to allow carryout liquor. He explained that the Village allowed this during the pandemic, and this will make it permanent. Trustee Hughes added this supports the success of a strong carryout business. He noted there have not been any negative incidents with the carryout they have been doing. Trustee Byrnes pointed out that the alcohol will be consumed at home with the carryout. The Board agreed to the request.

c) **Integrated Pest Management**

Mr. John Finnell, Superintendent of Parks & Forestry and Pest Management Coordinator provided his annual report on this subject outlining best management for pesticide use. He noted the detailed report is available on the Village website.

Trustee Byrnes complemented Mr. Finnell on his work, and added the Village is fortunate to have him on staff. Trustee Haarlow asked if residents would be notified if pesticides are used. Mr. Finnell said yes, it is also published in the paper according to policy, however, it is not anticipated that any will be used in 2021.

DEPARTMENT AND STAFF REPORTS

a) Engineering

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

None.

ADJOURNMENT

There being no further business before the Board, President Cauley asked for a motion to adjourn into Closed Session. Trustee Hughes moved to **adjourn the regularly scheduled meeting of the Hinsdale Village Board of Trustees of March 16, 2021**. Trustee Haarlow seconded the motion.

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

NAYS: None

ABSTAIN: None

ABSENT: Trustee Banke

Motion carried.

Meeting adjourned at 8:50 p.m.

ATTEST: _____
Christine M. Bruton, Village Clerk



PROCLAMATION ARBOR DAY

- WHEREAS,** in 1872 J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees; and
- WHEREAS,** this holiday, called Arbor Day, is observed with the planting and celebration of trees; and
- WHEREAS,** trees in our Village increase property values, enhance the economic vitality of business areas, and beautify our community; and
- WHEREAS,** the Village places a high priority on tree preservation dedicating financial resources, and qualified personnel to tree preservation activities; and
- WHEREAS,** the Village of Hinsdale has been recognized as a Tree City USA for the twenty-ninth year in a row by the National Arbor Day Foundation in recognition of the Village's commitment to tree preservation;

NOW, THEREFORE, I, Tom Cauley, Village President of the Village of Hinsdale, do hereby proclaim April 30, 2021, as Arbor Day in the Village of Hinsdale and urge all citizens to support efforts to protect our trees and woodlands and to support our Village's Tree Preservation Program.

Tom Cauley, Village President

Attest:

Christine M. Bruton, Village Clerk



Administration

AGENDA SECTION: First Reading – ACA
SUBJECT: Appoint new alternate delegate to IRMA
MEETING DATE: April 6, 2021
FROM: Christine Bruton, Village Clerk

Recommended Motion

Approve a Resolution Appointing a Delegate and Alternate Delegate to the Intergovernmental Risk Management Agency (IRMA)

Background

The Village of Hinsdale is a member of the Intergovernmental Risk Management Agency (IRMA) for most of its insurance coverage and risk management services (except for employee benefits, which is provided for by IPBC, another intergovernmental insurance pool.)

Each participating IRMA member is required to appoint a delegate and an alternate delegate to participate in the governance of the pool.

Village Manager Kathleen Gargano is currently named as the delegate to IRMA, and former Finance Director Darrell Langlois is the alternate delegate.

Discussion & Recommendation

Following the retirement of Mr. Langlois effective February 25, 2021, it is recommended that Ms. Shelly Henn, the HR Generalist be appointed as the new alternate IRMA delegate. Ms. Henn is the staff person who is responsible for processing IRMA claims for the Village.

Budget Impact

None

Village Board and/or Committee Action

N/A

Documents Attached

1. Resolution

VILLAGE OF HINSDALE

RESOLUTION R2021- ____

**RESOLUTION APPOINTING A DELEGATE AND ALTERNATE DELEGATE
TO THE INTERGOVERNMENTAL RISK MANAGEMENT AGENCY (IRMA)**

WHEREAS, the Village of Hinsdale adopted the Contract and By-Laws of the Intergovernmental Risk Management Agency by Ordinance and thereby became a member of said cooperative; and

WHEREAS, said contract provides that member units of local government shall by majority vote of its corporate authorities select one (1) person to represent that body on the Board of Directors of said Intergovernmental Agency;

NOW, THEREFORE, BE IT RESOLVED by the CORPORATE AUTHORITIES, of the Village of Hinsdale, DuPage and Cook Counties, Illinois that Kathleen Gargano, Village Manager is hereby appointed to represent the Village of Hinsdale on the Board of Directors of said Intergovernmental Risk Management Agency.

BE IT FURTHER RESOLVED that Shelley Henn, HR Generalist of the Village of Hinsdale is hereby selected as the alternate delegate to serve if Kathleen Gargano is unable to carry out her aforesaid duties as the representative of the Village of Hinsdale to the said Intergovernmental Agency.

PASSED this ____ day of _____, 2021

AYES:

NAYS:

ABSENT:

APPROVED this ____ day of _____, 2021

Thomas Cauley, Village President

ATTEST:

Christine Bruton, Village Clerk

Administration

AGENDA SECTION: First Reading of ACA

SUBJECT: CY 2021 Village Pay Plans - Full-time, Public Services and Seasonal

MEETING DATE: April 6, 2021

FROM: Tracy McLaughlin, Human Resources Consultant

Recommended Motion

Approve the CY2021 Pay Plans for Full-time, Public Services and Seasonal employees effective May 1, 2021 – April 30, 2022.

Background

Attached please find updated Pay Plans for CY 2021 which are aligned with the CY 2021 budget. These Pay Plans incorporate a 2.50% across the board increase adjustment to the minimum and maximum salary ranges for full-time positions, including the positions in the Public Services department. The Pay Plan for seasonal positions was adjusted to be in compliance with Illinois minimum wage, which, effective January 1, 2021, is \$11.00 per hour. The Pay Plan covering part-time employees will be presented for Board review at the April 20, 2021 meeting, as it remains under study.

Discussion & Recommendation

The wages for sworn Police Officers are contained in the collective bargaining agreement with the FOP. The increase stipulated in the FOP agreement on May 1, 2021 is 2.50%. The FOP contract expires April 30, 2022. The Village is using the same pay plan format for the employees in Public Services as in the past.

The following adjustments have been made to the CY2021 Pay Plan as a means to better reflect staff roles.

1. Recreation Supervisor has been retitled to Recreation and Marketing Communications Manager. The position remains in pay grade M100.
2. Code Enforcement Officer has been retitled to Building Inspector. The position remains in pay grade NM350.

Budget Impact

The cost of the 2.50% across the board increases are contained within the 2021 Budget.

Village Board and/or Committee Action

N/A

Documents Attached

1. Draft 2021 Pay Plans (Full-time, Public Services, Seasonal)

DRAFT
VILLAGE OF HINSDALE
CY 2021 PAY SCALE - effective 5/1/21

FULL-TIME EMPLOYEES - 2.5% ACROSS THE BOARD INCREASE

NON-UNION

Classification	Grade	Annual Hours	Exempt from OT	Title	Annual Minimum	Annual Maximum	Hourly Minimum	Hourly Maximum
Management	M145	2080	Y	Deputy Village Manager	\$ 135,099	\$ 200,471	\$64.95	\$96.38
Management	M140	2080	Y	Assistant Village Manager/ Director of Finance Assistant Village Manager/ Director of Public Safety	\$ 128,666	\$ 190,924	\$61.86	\$91.79
Management	M135	2080	Y	Assistant Village Manager Finance Director	\$ 122,234	\$ 181,378	\$58.77	\$87.20
Management	M130	2080	Y	Director of Community Development/ Building Commissioner Director of Public Services Police Chief Fire Chief Director of Parks & Recreation	\$ 116,121	\$ 172,309	\$55.83	\$82.84
Management	M125	2080	Y		\$ 110,318	\$ 163,694	\$53.04	\$78.70
Management	M120	2080	Y		\$ 104,800	\$ 155,509	\$50.38	\$74.76
Management	M115	2080	Y	Director of Economic Development Village Engineer Administration Manager Human Resources Director Assistant Director of Public Services Deputy Police Chief Deputy Fire Chief	\$ 99,561	\$ 147,734	\$47.87	\$71.03
Management	M110	2080	Y	Assistant Fire Chief	\$ 94,581	\$ 140,347	\$45.47	\$67.47
Management	M105	2080	Y	Assistant Finance Director Public Services Superintendent Water/Sewer Superintendent Forestry and Parks Superintendent Assistant to the Village Manager/Finance Director/Public Services Director/Fire Chief/Police Chief IT Coordinator Assistant Village Engineer Village Planner	\$ 86,597	\$ 133,330	\$41.63	\$64.10
Management	M104	2080	Y	Civil Engineer Human Resources Generalist Parks & Recreation Superintendent Senior Accountant	\$ 71,689	\$ 106,100	\$34.47	\$51.01
Management	M103	2080	Y	Management Analyst Accountant	\$ 64,870	\$ 96,007	\$31.19	\$46.16

VILLAGE OF HINSDALE
CY 2021 PAY SCALE - effective 5/1/21

FULL-TIME EMPLOYEES - 2.5% ACROSS THE BOARD INCREASE
NON-UNION

Classification	Grade	Annual Hours	Exempt from OT	Title	Annual Minimum	Annual Maximum	Hourly Minimum	Hourly Maximum
Management	M101	2080	Y	Administrative Services Analyst Human Resources/Payroll Specialist Parks & Recreation Manager	\$ 55,296	\$ 80,399	\$26.58	\$38.65
Management	M100	2080	Y	Recreation and Marketing Communications Manager	\$ 50,268	\$ 73,091	\$24.17	\$35.14
Supervisory	S203	2080	N	Police Sergeant	\$ 82,803	\$ 125,945	\$39.81	\$60.55
Supervisory	S202	2764	N	Fire Captain	\$ 82,803	\$ 125,945	\$29.96	\$45.57
Supervisory	S201	2764	N	Fire Lieutenant	\$ 75,259	\$ 114,470	\$27.23	\$41.41
Supervisory	S200	2080	N	Roadway Supervisor Village Forester Village Horticulturist Building Maintenance Supervisor	\$ 75,259	\$ 114,470	\$36.18	\$55.03
Non-Management	NM370	1950	N	Deputy Building Commissioner	\$ 73,931	\$ 112,451	\$37.91	\$57.67
Non-Management	NM365	1950	N		\$ 70,556	\$ 107,315	\$36.18	\$55.03
Non-Management	NM360	1950	N	Plan Reviewer	\$ 69,330	\$ 105,452	\$35.55	\$54.08
Non-Management	NM355	2764	N	Firefighter/Paramedic	\$ 69,643	\$ 104,751	\$25.20	\$37.90
Non-Management	NM350	1950	N	Building Inspector Code Enforcement Officer Fire Inspector	\$ 65,290	\$ 98,205	\$33.48	\$50.36
Non-Management	NM345	1950	N	Economic Development & Communications Specialist	\$ 61,508	\$ 89,432	\$31.54	\$45.86
Non-Management	NM340	1950	N		\$ 60,193	\$ 87,521	\$30.87	\$44.88
Non-Management	NM335	1950	N	Village Clerk/Executive Assistant	\$ 58,191	\$ 84,609	\$29.84	\$43.39
Non-Management	NM330	1950	N		\$ 55,964	\$ 81,373	\$28.70	\$41.73
Non-Management	NM325	1950	N		\$ 53,300	\$ 77,499	\$27.33	\$39.74
Non-Management	NM320	1950	N	Economic Development/Finance Clerk Administrative Services Coordinator	\$ 50,268	\$ 73,091	\$25.78	\$37.48
Non-Management	NM315	1950	N	Account Clerk Records Clerk Secretary	\$ 48,092	\$ 69,927	\$24.66	\$35.86
Non-Management	NM310	1950	N		\$ 45,322	\$ 65,898	\$23.24	\$33.79
Non-Management	NM305	1950	N	Administrative Assistant Community Service Officer	\$ 43,866	\$ 63,662	\$22.50	\$32.65
Non-Management	NM304	1950	N	Parks & Recreation Coordinator	\$ 42,575	\$ 61,734	\$21.83	\$31.66
Non-Management	NM300	1950	N		\$ 40,997	\$ 59,611	\$21.02	\$30.57
Non-Management	NM320	2080	N	Administrative Services Coordinator	\$ 53,619	\$ 77,964	\$25.78	\$37.48
Non-Management	NM315	2080	N	Records Clerk	\$ 51,299	\$ 74,589	\$24.66	\$35.86
Non-Management	NM305	2080	N	Community Service Officer	\$ 46,790	\$ 67,907	\$22.50	\$32.65

VILLAGE OF HINSDALE
2021 PAY SCALE - effective 5/1/21
SEASONAL EMPLOYEES

Department	Title	Hourly Minimum - Under Age 18 and work less than 650 hours in a calendar year	Hourly Minimum - 18 Years + or workers under 18 who work more than 650 hours in a calendar year	Hourly Maximum - All
Public Services	Crew Worker*	N/A	\$11.00	\$13.00
	Engineering Intern	N/A	\$11.00	\$16.50
Parks & Recreation	Cashier	\$11.00	\$11.00	
	Lifeguard**	\$11.00	\$11.00	
	Intern	\$11.00	\$11.00	
	Head Cashier	\$13.00	\$13.00	
	Assistant Pool Manager	\$13.00	\$13.00	
	Dive Coach	\$14.00	\$14.00	
	Pool Manager	\$15.00	\$15.00	
	Aquatics Coordinator	\$16.00	\$18.12	
	Swim team coaches	\$1,500-\$3,000 annual stipend	\$1,500-\$3,000 annual stipend	
	Head team swim coach	\$5,000-\$7,000 annual stipend	\$5,000-\$7,000 annual stipend	
All Departments	Seasonal Intern	\$11.00	\$11.00	\$16.50

*Employees who are rehired for the same position the following summer earn a \$.25/hour raise upon demonstration of successful performance.
Seasonal pay scale is not subject to annual across the board increase.*

CY 2021 Public Services Pay Plan															
Effective 5/1/2021															
Steps	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Water/Sewer Supervisor	\$70,402.58	\$72,338.65	\$74,327.97	\$76,371.99	\$78,472.22	\$80,630.20	\$82,847.53	\$85,125.84	\$87,466.80	\$89,872.14	\$92,343.62	\$94,883.07	\$97,492.36	\$100,173.40	\$102,928.16
Lead Water Operator	\$62,991.79	\$64,724.06	\$66,503.97	\$68,332.83	\$70,211.98	\$72,142.81	\$74,126.74	\$76,165.23	\$78,259.77	\$80,411.91	\$82,623.24	\$84,895.38	\$87,230.00	\$89,628.83	\$92,093.62
Mechanic/Elec Maint Mech	\$62,875.26	\$64,604.33	\$66,380.95	\$68,206.43	\$70,082.11	\$72,009.36	\$73,989.82	\$76,024.34	\$78,115.00	\$80,263.17	\$82,470.40	\$84,738.34	\$87,068.64	\$89,463.03	\$91,923.27
Crew Leader	\$58,330.91	\$59,935.01	\$61,583.22	\$63,276.76	\$65,016.87	\$66,804.83	\$68,641.96	\$70,529.62	\$72,469.18	\$74,462.09	\$76,509.79	\$78,613.81	\$80,775.69	\$82,997.02	\$85,279.44
Crew Workers	\$53,996.29	\$55,481.19	\$57,006.92	\$58,574.61	\$60,185.41	\$61,840.51	\$63,541.12	\$65,288.50	\$67,083.94	\$68,928.75	\$70,824.29	\$72,771.95	\$74,773.18	\$76,829.45	\$78,942.26
PT Mechanics Helper (hourly)	\$18.19	\$18.69	\$19.20	\$19.73	\$20.28	\$20.83	\$21.41	\$21.99	\$22.60	\$23.22	\$23.86	\$24.52	\$25.19	\$25.88	\$26.59
PT Crew Worker (hourly)	\$18.19	\$18.69	\$19.20	\$19.73	\$20.28	\$20.83	\$21.41	\$21.99	\$22.60	\$23.22	\$23.86	\$24.52	\$25.19	\$25.88	\$26.59

REQUEST FOR BOARD ACTION
Public Services & Engineering

AGENDA SECTION: First Read - EPS

SUBJECT: Hinsdale Police/Fire Station Boiler Replacement Project

MEETING DATE: April 06, 2021

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

Recommended Motion

To approve the award of Bid #20-445-1335 to Oak Brook Mechanical, for the Hinsdale Police/Fire Station Boiler Replacement project in the amount of \$128,750.

Background

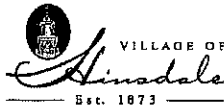
In 2020, building maintenance staff discovered an unexpected leak in the Police & Fire Station boiler system. Attempts were made to repair the leak by several vendors, but due to the age of the boiler, replacement parts were no longer available. The decision was made to look into replacing the boiler during the offseason. Fortunately, the boiler made it through the heating season without any major issues.

Village staff contracted with Kluber Architects & Engineers to review the current system configuration, develop a boiler replacement solution, and provide construction administration. With staff's input, Kluber put together the bid documents to replace the old boiler with two smaller high efficiency boilers. The decision to install two smaller boilers instead of one larger boiler (similar to the current boiler) was made for several reasons. Due to the location of the boiler room in the PD/FD Station, maneuvering a large boiler into that area would be difficult. The smaller boilers will be able to be transported to the boiler room with less complications. Having two boilers also creates redundancy within the heating system, which would allow the building to be heated even if one of the boilers is down for repairs.

Discussion & Recommendation

Public Services staff published a legal notice in the Daily Herald on March 14, 2021. The bid opening was held on Monday, March 29, 2021 and the Village received ten (10) competitive bids.

Vendor	Bid Result with Alternate
Oak Brook Mechanical	\$128,750
Monaco Mechanical	\$140,000
Commercial Mechanical	\$140,000
Ideal Heating Company	\$145,672
Kroeschel	\$165,663
C. Acitelli Heating	\$166,000
FE Moran	\$171,930
Voris Mechanical	\$178,200
AMS Mechanical Systems	\$184,597
Helm Mechanical	\$185,000



REQUEST FOR BOARD ACTION

The lowest qualified bidder was Oak Brook Mechanical in the amount of \$128,750. The Village has contracted with Oak Brook Mechanical on previous projects including the installation of new boiler expansion tanks at the Public Services Garage and Police/Fire Station. Staff was pleased with their work on prior projects. The Hinsdale Public Library also recommended Oak Brook Mechanical as the Library has had their HVAC system serviced by them since 2007. In addition, Kluber indicated they have had positive experiences working with Oak Brook Mechanical on other projects. Staff recommends accepting the bid by Oak Brook Mechanical.

Budget Impact

Included in the CY2021 CIP Budget is \$125,000 for the purchase and installation of the new boiler. The \$125,000 is being split evenly between the Police and Fire Departments (2100-7909 and 3100-7909). Oak Brook Mechanical's proposal of \$128,750 is \$3,750 over budget.

Public Services staff will be applying for \$10,000 in rebates through the Nicor Gas Energy Efficiency Program. This program provides incentives for the installation of high efficiency equipment. If approved, these rebates will bring the project cost down to \$118,750 which is \$6,250 under budget. Considering the Village's prior experience working with Oak Brook Mechanical and the project cost being under budget after the Nicor rebates, Public Services staff recommends accepting the bid by Oak Brook Mechanical.

Village Board and/or Committee Action

n/a

Documents Attached

1. Oak Brook Mechanical Proposal
2. Kluber Architects & Engineers – Police/Fire Boiler Bid Tabulation and Recommendation

**SECTION 00 41 13
BID FORM - STIPULATED SUM
SINGLE CONTRACT**

PROJECT: VILLAGE OF HINSDALE - POLICE/FIRE STATION BOILER REPLACEMENT
121 SYMONDS DRIVE
HINSDALE, ILLINOIS 60521

BID TO: VILLAGE OF HINSDALE
19 E. CHICAGO AVENUE
HINSDALE, ILLINOIS 60521

BID FROM:	Corporate Name:	Oak Brook Mechanical Services, Inc.
	Address:	961 S. Route 83
	City, State, Zip:	Elmhurst, IL. 60126
	Telephone No.:	630-941-3555
	Fax No.:	630-941-0294
	Email Address:	marks@omshvac.com
	Contact Person:	Mark Sullivan

1.01 ACCEPTANCE

The undersigned Bidder agrees, if this Bid is accepted, to enter into an agreement with the Owner, in the form included in the Bidding Documents, to perform and furnish the Work as indicated in the Bidding Documents for the Bid Price and within the Bid times indicated in this Bid and in accordance with the terms and conditions of the Contract Documents.

1.02 ACKNOWLEDGMENTS

In submitting this Bid, the Bidder represents that:

- A. This Bid will remain open for acceptance for a period of 90 days from the Bid opening date;
- B. The Owner has the right to reject this Bid;
- C. The Bidder accepts the provisions of the Instructions and Supplementary Instructions to Bidders regarding the disposition of the Bid;
- D. The Bidder agrees to sign and submit the Agreement and other documents required by the Bidding Requirements within 15 days after the Owner's Notice of Award;
- E. The Bidder has examined the complete set of Bidding Documents;
- F. The Bidder has visited the site and become familiar with the general, local, and site conditions;
- G. The Bidder is familiar with Federal, State and Local Laws and Regulations;

- H. The Bidder has correlated the information known to the Bidder; information and observations obtained from visits to the site, reports and drawings identified in the Bidding Documents and additional examinations, investigations, explorations, tests, studies, and data with the Bidding Documents;
- I. This Bid is genuine and not made in the interest of or on behalf of an undisclosed person, firm, or corporation and is not submitted in conformity with an Agreement or rules or group, association, organization, or corporation;
- J. The Bidder has not directly or indirectly induced or solicited another Bidder to submit a false or sham Bid; sought by collusion to obtain for itself an advantage over another Bidder or over the Owner;
- K. The Bidder is/has an ICC Certified Energy Efficiency Measures Installer to qualify for Utility Energy Incentives.
- L. The Bidder has received the following Addenda, receipt of which is hereby acknowledged:

1. Addendum No. _____ Date _____

2. Addendum No. _____ Date _____

3. Addendum No. _____ Date _____

The Bidder understands that, in submitting this Bid, he waives all right to plead any misunderstandings regarding the foregoing.

1.03 SINGLE CONTRACT - BASE BID PRICE:

- A. Refer to Section 01 10 00 - Summary.
- B. The Bidder will complete the Work of the Project in accordance with the Contract Documents for the following price:

1. Stipulated Sum Bid Price:

124,550.00

(Use Numerals)

One Hundred Twenty-Four Thousand Five Hundred Fifty and $\frac{00}{100}$

(Use Words)

1.04 ALLOWANCES

- A. The Bidder has included in the Bid the appropriate allowances as specified in Section 01 21 00 - Allowances.

1.05 ALTERNATES

- A. The Bidder has attached Document 00 43 23 - Bid Form Supplement - Alternates with this Bid.
Refer to Section 01 23 00 - Alternates for description of alternates.

1.06 CONTRACT TIME

- A. The Bidder agrees to begin and complete Work as indicated in Document 00 31 13 - Preliminary Schedule.

1.07 OTHER BID FORM SUPPLEMENTS

- A. The following additional Documents are attached to and made a condition of this Bid:
1. Document 00 45 13 - Bidder's Qualifications.
 2. Document 00 45 46.01 - Contractor's Certification of Legal Eligibility For Bidding.
 3. Document 00 45 46.02 - Contractor's Drug Free Workplace Certification.

1.08 SIGNATURES

- A. Respectfully submitted this 29th day of March, 2016.

- B. Type of Firm: (check one)

☐ Individual
☐ Partnership
☒ Corporation
☐ Joint Venture

- C. Corporate Seal:(SEAL)

- D. Full name of firm: Oak Brook Mechanical Services, Inc.

- E. Authorized Signing Officer: 

Title: President

- F. Authorized Signing Officer: 

Title: President

END OF DOCUMENT

SECTION 00 43 23
BID FORM SUPPLEMENT - LIST OF ALTERNATES

1.01 PARTICULARS

A. The following is the list of Alternates referenced in the bid submitted by:

(Bidder) Oak Brook Mechanical Services, Inc.

Dated 3-29-2021 and which is an integral part of the Bid Form.

1.02 ALTERNATES LIST

A. The following amounts shall be added to or deducted from the Bid Amount. Refer to Section 01 23
00 - Alternates: Schedule of Alternates.

(Circle One)

1. Alternate # 1: (Add) (Deduct) \$ 4,200.00

END OF DOCUMENT

March 29, 2021

Garrett Hummel
Administrative Analyst Public Services
Village of Hinsdale
225 Symonds Drive
Hinsdale, Illinois 60521

RE: Bid Results
Village of Hinsdale – Police/Fire Station Boiler Replacement
Kluber Project No. 20-445-1335

Dear Mr. Hummel,

On March 29, 2021 bids were publicly opened and read aloud for the above referenced project. Ten contractors chose to submit bids for the project. The low base bid was submitted by Oak Brook Mechanical Services, Inc. from Elmhurst, Illinois in the amount of \$124,550.00. Their alternate bid, for asbestos abatement, was in the amount of \$4,200.00.

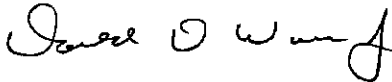
The second lowest base bid was submitted by Monaco Mechanical, Inc. from Lisle, Illinois in the amount of \$135,600. Their alternate bid, for asbestos abatement, was in the amount \$4,400.00. See attached bid tabulation for details on bid results.

We conducted a Contractor Bid Scope Review with Oak Brook Mechanical Services and believe their bid to be responsive and complete.

Therefore, the Board may wish to award a Contract to Oak Brook Mechanical Services in the amount of \$128,750.00 which would include acceptance of Alternate No. 1 for required asbestos abatement in the amount of \$4,200.00.

The information contained herein and in the attached bid tabulation is provided to you for reference and use in the decision to award the Contract. Thank you for the opportunity to be of service to the Village of Hinsdale and we look forward to the successful completion of this project with you.

Sincerely,



Donald D. Ware Jr., P.E.
Project Manager
Kluber Architects + Engineers

Attachments: Bid Tabulation, Bid Scope Review (if requested)
Cc: File

BID TABULATION

Contract Type: Single Contract, Stipulated Sum
Kluber Project No.: 20-445-1335

Project : Police/Fire Station Boiler Replacement

Date: 3/29/2021

Owner: Village of Hinsdale

Time: 10:30 AM

	Plan Holder	Location	Bid Bond	Base Bid	Alternate No. 1	Total with Alternates	Comments
1	American Combustion Service	Mokena, IL		No Bid			
2	Monaco Mechanical	Lisle, IL	Y	\$135,600.00	\$4,400.00	\$140,000.00	
3	AMS Mechanical Systems	Burr Ridge, IL	Y	\$179,597.00	\$5,000.00	\$184,597.00	Exceptions listed on bid form.
4	FE Moran	Downers Grove, IL	Y	\$167,750.00	\$4,180.00	\$171,930.00	
5	C. Acitelli Heating	Villa Park, IL	Y	\$166,000.00	\$0.00	\$166,000.00	Did not provide bid for alternate.
6	Commercial Mechanical	Dunlap, IL	Y	\$135,800.00	\$4,200.00	\$140,000.00	
7	Helm Mechanical	Freeport, IL	Y	\$167,000.00	\$18,000.00	\$185,000.00	
8	Ideal Heating Company	Brookfield, IL	Y	\$142,222.00	\$3,450.00	\$145,672.00	
9	Innovative Boiler Systems	Naperville, IL		No Bid			
10	M.G. Mechanical Contracting	Woodstock, IL		No Bid			
11	Oak Brook Mechanical	Elmhurst, IL	Y	\$124,550.00	\$4,200.00	\$128,750.00	
12	Premier Mechanical	Addison, IL		No Bid			
13	Progressive Mechanical Services	Elmhurst, IL		No Bid			
14	Voris Mechanical	Glendale Heights, IL	Y	\$176,400.00	\$1,800.00	\$178,200.00	
15	Kroeschel	Arlington Heights, IL	Y	\$165,663.00	\$1,600.00	\$167,263.00	
16							

REQUEST FOR BOARD ACTION

Public Services & Engineering

AGENDA SECTION: First Read – EPS

SUBJECT: Eighth Street Reconstruction Project

MEETING DATE: April 6, 2021

FROM: George Peluso, Director of Public Services
Dan Deeter, Village Engineer

Recommended Motion

Award the contract for the construction of the Eighth Street Reconstruction Project to J. Nardulli Concrete, Inc. in the amount not to exceed \$1,340,365.15.

Background

In November 2020, while reviewing the engineering services award for the Eighth Street Reconstruction Project, the Board of Trustees directed Staff to design and bid the project with two alternate street construction methods – asphalt pavement and concrete pavement. The engineering consultant, Rempe-Sharpe & Associates, developed plans with alternate 1 as an asphalt street and alternate 2 as a concrete street.

The bidding process allowed contractors to bid on one or both alternates. Fourteen sealed bids were opened on 03/26/21. The bids received were reviewed by Rempe-Sharpe. The bids are summarized below (low bid is in bold):

	<u>Alt. 1 (Asphalt) Bid</u>	<u>Alt 2 (Concrete) Bid</u>
• <i>Engineer's Estimate</i>	<i>\$1,881,333.00</i>	<i>\$2,352,446.80</i>
• Martam Construction	\$1,931,656.60	\$2,126,579.30
• M&J Asphalt	\$1,794,876.90	\$1,990,811.45
• Schroder Asphalt	\$1,661,194.94	\$1,894,761.43
• Triggs Construction		\$1,887,797.50
• Linden & Sons	\$1,587,486.80	\$1,834,261.00
• John Neri Construction	\$1,561,158.00	\$1,784,762.75
• Davis Concrete		\$1,738,647.71
• Landmark	\$1,500,077.40	\$1,656,608.98
• Builders Asphalt	\$1,484,656.80	
• Copenhaver Construction	\$1,473,029.26	\$1,873,024.26
• A-Lamp Concrete	\$1,368,659.95	\$1,548,425.65
• G&M Cement Construction	\$1,367,090.31	\$1,481,809.11
• DiNatali	\$1,348,700.25	\$1,525,431.45
• J. Nardulli Concrete, Inc.	\$1,340,365.15	\$1,624,307.60

The bids are based upon estimated quantities. Final payouts will be dependent upon actual work completed.

Discussion & Recommendation

The lowest responsive bidder for the asphalt alternative is J. Nardulli Concrete, Inc. They have not worked for the Village of Hinsdale before on any infrastructure projects. Staff has reviewed J. Nardulli's

references and they have satisfactorily completed similar projects for the Village of Brookfield and other west suburban Cook County communities.

The table below summarizes the total cost of ownership (in 2021 dollars) for asphalt vs. concrete street construction using the 03/26/21 bid quantities:

Total Cost of Street Ownership (in 2021 dollars)

	Asphalt Street	Concrete Street
2021 Design Engineering	\$76,524*	\$76,524*
2021 Construction	\$1,340,365*	\$1,481,809*
2021 Construction Observation	\$70,424*	\$121,346*
2036 Resurfacing/Patching	\$237,982	\$50,000
2051 Resurfacing/Patching	\$237,982	\$50,000
2066 Resurfacing/Patching	\$237,982	\$50,000
Total Cost	\$2,201,259	\$1,829,679
45-year difference	+\$371,580**	

The 2021 cost difference for a concrete street is \$192,366* more than asphalt when construction observation costs are included. The concrete street provides a cost savings to the Village when projected out over a 45 year period.

Budget Impact

The approved budget for Calendar Year 2021 assumed an asphalt construction process. A budget comparison for the construction and construction observation is shown below:

	CY 2021 Budget	Alt. 1 (Asphalt) Costs	Variance
Design Engineering	\$66,924	\$76,524	(\$9,600)
Construction Obs.	\$70,424	\$70,424	\$0
Construction	\$1,155,000	\$1,340,365	(\$185,365)
Total Costs	\$1,292,348	\$1,487,131	(\$194,783)
	CY 2021 Budget	Alt. 2 (Concrete) Costs	Variance
Design Engineering	\$66,924	\$76,524	(\$9,600)
Construction Obs.	\$70,424	\$121,346	(\$50,922)
Construction	\$1,155,000	\$1,481,809	(\$326,809)
Total Costs	\$1,292,348	\$1,679,679	(\$387,331)

Following the bid openings from the Phase 2 Chicago Avenue Water Project and the 2021 Annual Maintenance Program, Staff updated the Master Infrastructure Program budget. The bid savings from those two projects is estimated to be approximately \$600,000. The revised estimates that were included in the MIP are as follows:

	03/16/21 MIP Update	Alt. 1 (Asphalt) Costs	Alt. 2 (Concrete) Costs
Design Engineering	\$66,924	\$76,524	\$76,524
Construction Obs.	\$70,424	\$70,424	\$121,346
Construction	\$1,881,333	\$1,340,365	\$1,481,809
Total Costs	\$2,018,681	\$1,487,313	\$1,679,679



REQUEST FOR BOARD ACTION

There are sufficient funds in the Master Infrastructure Program (MIP) budget to fund the construction and construction observation costs for the Eighth Street Reconstruction Project.

Village Board and/or Committee Action

N/A

Documents Attached

1. Rempe-Sharpe & Associates Recommendation Letter
2. Bid Tab



**REMPE-SHARPE
& Associates, Inc.**

Principals

J. Bibby P.E. S.E.
D. Watson P.E.
.....
B. Bennett P.E. CFM
L. Vo P.E.

CONSULTING ENGINEERS

324 West State Street
Geneva, Illinois 60134
Phone: 630/232-0827 - Fax: 630/232-1629

March 29, 2021

Village of Hinsdale
19 East Chicago Avenue
Hinsdale, IL 60521-3488

Attn: Daniel Deeter, P.E.

Re: 2021 East Eighth Street Improvements Project - MFT

File: HIN-14

Dear Mr. Deeter,

In accordance with the Advertisement for Bids, the Village of Hinsdale opened bids for the 2021 East Eighth Street Improvements Project - MFT on Friday, March 26, 2021.

The project consists of the grinding and paving of bituminous pavement structure using a P.C.C. cross-section on 2,615 linear feet (.5 Miles) of East Eighth Street in Hinsdale as well as construction to replace 785 feet of 8" watermain and 70 feet of 6" watermain, C-900, PVC pipe and appurtenances; and restoration. All work includes parkway restoration, sidewalk patching, and curb and gutter patching as appropriate.

Twenty-Five (25) contractors purchased plans and specifications for the project, and a bid was submitted by fourteen (14) contractors.

The qualified low bidders for each alternate are as follows:

Alternate 1 (H.M.A.)

J. Nardulli Concrete, Inc.; Cicero, IL	\$1,340,365.15
Engineer's Estimate	\$2,037,067.80

Alternate 2 (P.C.C.)

G & M Cement Construction; Addison, IL	\$1,481,809.11*
Engineer's Estimate	\$2,352,446.8

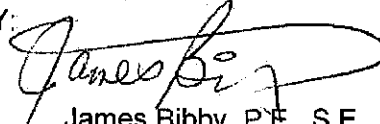
There were calculation errors in G & M's bid.
Actual total bid, based on unit prices provided

If there are any questions, please feel free to contact the undersigned.

Very truly yours,

REMPE-SHARPE & ASSOCIATES, INC.

BY:


James Bibby, P.E., S.E.
Principal

Eighth Street Reconstruction Project - Bid Tabulation

[illegible]

Eighth Street Reconstruction Project - Bid Tabulation

[illegible]

DAVIS CONCRETE CONST. CO.
Did not submit asphalt bid price

FRIGGI CONSTRUCTION, INC.
Did not submit asphalt bid price

DAVIS CONCRETE CONST. CO.
Did not submit asphalt bid price

FRIGGI CONSTRUCTION, INC.
Did not submit asphalt bid price

REQUEST FOR BOARD ACTION
Community Development

AGENDA SECTION: First Reading - ZPS

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

MEETING DATE: April 6, 2021

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

Recommended Motion

Approve an Ordinance Approving Variations Relative to Phase II of the Replacement and/or Construction of New Improvements for Hinsdale Central High School at 5500 S. Grant Street, Hinsdale, Illinois – Hinsdale Township High School District 86 - Case Number V-06-20

Background

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

1. 7-310, & 9-107(H) 2&3 in order to construct a grandstand and press box structure within the corner side yard setback.
2. 9-12-3(D) & (E) in order to replace the perimeter chain link fencing around the grandstand and press box structure.
3. 7-310 in order to construct a ticket booth that exceeds the allowable height for an accessory structure.
4. 9-12-3(D) & (E) in order to replace the chain link fencing backstop around the varsity baseball field.
5. 9-12-3(D) & (E) in order to install chain link fencing around the junior varsity softball and baseball field, and varsity baseball field.
6. 7-310 in order to install parking lot light fixtures that exceed the allowable height.

This relief is being requested in order to replace and/or construct new improvements as part of the capital improvement program for Hinsdale Central High School.

Discussion & Recommendation

Following a public hearing held on January 20, 2021, the Zoning Board of Appeals of the Village of Hinsdale ("ZBA") unanimously recommended approval of the requested variations by a vote of seven (7) in favor and zero (0) opposed.

Budget Impact

N/A

Village Board and/or Committee Action

Documents Attached

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

VILLAGE OF HINSDALE

ORDINANCE NO. _____

**AN ORDINANCE APPROVING VARIATIONS RELATIVE TO PHASE II OF THE
REPLACEMENT AND/OR CONSTRUCTION OF NEW IMPROVEMENTS FOR
HINSDALE CENTRAL HIGH SCHOOL AT 5500 S. GRANT STREET, HINSDALE,
ILLINOIS – HINSDALE TOWNSHIP HIGH SCHOOL DISTRICT 86 –
CASE NUMBER V-06-20**

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

WHEREAS, the improvements proposed at this time are a part of Phase II of a program of improvements and upgrades to the High School taking place over a period of three (3) years. The general scope of Phase II improvements include a Fines Arts addition, student services and special education addition, replacement of the west side football field grandstand and press box, ticket booth building for the football field, varsity baseball field backstop replacement, junior varsity softball field backstop and fence replacement, junior varsity baseball field outfield fence installation, parking lot lighting (east of Grant Street), various pavement replacements and maintenance, associated landscaping, and associated site work (collectively, the "Phase II Improvements"); and

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

- to Section 9-12-3(D) & (E) of the Village Code regarding fence construction standards and height, in order to allow the partial replacement of the existing perimeter chain link fencing around the grandstand and press box structure with fencing of the same type (galvanized chain-link fencing) and height as the existing fencing;
- to Section 7-310 of the Zoning Code in order to allow the construction of a ticket booth that exceeds the allowable height for an accessory structure (seventeen (17) feet at its tallest point, exceeding the allowed height of fifteen (15) feet);
- to Section 9-12-3(D) & (E) of the Village Code regarding fence construction standards and height, in order to allow the replacement of the chain link fencing backstop around the varsity baseball field with the installation of safety netting and poles forty (40) feet in height;

- to Section 9-12-3(D) & (E) of the Village Code regarding fence construction standards and height, in order to allow the installation of black-coated vinyl chain link fencing at the junior-varsity baseball field, the installation of black-coated vinyl chain link fencing and a twenty-three (23) foot hooded backstop at the junior-varsity softball field, and the installation of black-coated vinyl chain link fencing at the varsity baseball field, adjacent to safety netting; and
- to Section 7-310 of the Zoning Code, in order to install two (2) parking lot light fixtures at a height of twenty seven (27) feet, six (6) inches, instead of the fifteen (15) foot maximum height for accessory structures set by the Zoning Code.

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

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

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

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

WHEREAS, on Wednesday, January 20, 2021, the Zoning Board of Appeals of the Village of Hinsdale held a public hearing pursuant to notice given in accordance with State law and the Zoning Code, relative to the Requested Variations; and

WHEREAS, the Zoning Board of Appeals, after considering all of the testimony and evidence presented at the public hearing, recommended approval of the Requested Variations on a unanimous vote of seven (7) in favor and zero (0) opposed, with zero (0) members absent; and

WHEREAS, the Zoning Board of Appeals has filed its report of Findings and Recommendation regarding the Requested Variations in Case Number V-06-20 with the President and Board of Trustees, a copy of which is attached hereto as **Exhibit B** and made a part hereof; and

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

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

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

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

SECTION 2: Adoption of Findings and Recommendation. The President and Board of Trustees of the Village of Hinsdale approve and adopt the findings and recommendation of the Zoning Board of Appeals, a copy of which is attached hereto as **Exhibit B** and made a part hereof, and incorporate such findings and recommendation herein by reference as if fully set forth herein.

SECTION 3: Approval of Requested Variations. The President and Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and Subsection 11-503(A) of the Hinsdale Zoning Code, GRANT the following Requested Variations for the Subject Property commonly known as 5500 S. Grant Street, and legally described in **Exhibit A** attached hereto and made a part hereof:

- a variation to Section 9-12-3(D) & (E) of the Village Code regarding fence construction standards and height, in order to allow the partial replacement of the existing perimeter chain link fencing around the grandstand and press box structure with fencing of the same type (galvanized chain-link fencing) and height as the existing fencing;
- a variation to Section 7-310 of the Zoning Code in order to allow the construction of a ticket booth that exceeds the allowable height for an accessory structure (seventeen (17) feet at its tallest point, exceeding the allowed height of fifteen (15) feet);
- a variation to Section 9-12-3(D) & (E) of the Village Code regarding fence construction standards and height, in order to allow the replacement of the chain link fencing backstop around the Varsity Baseball Field with the installation of safety netting and poles forty (40) feet in height;
- a variation to Section 9-12-3(D) & (E) of the Village Code regarding fence construction standards and height, in order to allow the installation of black-coated vinyl chain link fencing at the Junior-Varsity Baseball Field, the installation of black-coated vinyl chain link fencing and a twenty-three (23) foot hooded backstop at the Junior-Varsity Softball Field, and the installation of black-coated vinyl chain link fencing at the Varsity Baseball Field, adjacent to safety netting; and

- a variation to Section 7-310 of the Zoning Code, in order to install two (2) parking lot light fixtures at a height of twenty seven (27) feet, six (6) inches, instead of the fifteen (15) foot maximum height for accessory structures set by the Zoning Code.

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

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

PASSED this ____ day of _____ 2021.

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED by me this ____ day of _____ 2021 and attested by the Village Clerk this same day.

Thomas K. Cauley, Jr., Village President

ATTEST:

Christine M. Bruton, Village Clerk

EXHIBIT A

LEGAL DESCRIPTION OF THE SUBJECT PROPERTY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

EXHIBIT B

FINDINGS OF FACT AND RECOMMENDATION

(ATTACHED)

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

CLERK'S CERTIFICATE

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

ORDINANCE NO. _____

**AN ORDINANCE APPROVING VARIATIONS RELATIVE TO PHASE II OF THE
REPLACEMENT AND/OR CONSTRUCTION OF NEW IMPROVEMENTS FOR
HINSDALE CENTRAL HIGH SCHOOL AT 5500 S. GRANT STREET, HINSDALE,
ILLINOIS – HINSDALE TOWNSHIP HIGH SCHOOL DISTRICT 86 –
CASE NUMBER V-06-20**

which Ordinance was passed by the Board of Trustees of the Village of Hinsdale at a Regular Village Board Meeting on the ____ day of _____, 2021, at which meeting a quorum was present, and approved by the President of the Village of Hinsdale on the ____ day of _____, 2021.

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

AYES: _____

NAYS: _____

ABSENT: _____

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Hinsdale, this ____ day of _____, 2021.

Village Clerk

[SEAL]

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

ZONING CASE NO: V-06-20

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

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

MEETING HELD: A Public Hearing was held on Wednesday, January 20, 2021, in Memorial Hall, in the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois, pursuant to a notice published in The Hinsdalean on December 24, 2020.

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

SUMMARY OF REQUEST: The Village of Hinsdale has received a request from ARCON Associates, Inc., on behalf of property owner Hinsdale Township High School District 86 (the "Applicant") for certain variations relative to the replacement and/or construction of new improvements to the existing building and grounds known as Hinsdale Central High School located on the Property at 5500 S. Grant Street (the "Application"). The improvements proposed at this time are a part of Phase II of a program of improvements and upgrades to the High School taking place over a period of three (3) years. The general scope of Phase II improvements include a Fines Arts addition, student services and special education addition, replacement of the west side football field grandstand and press box, ticket booth building for the football field, varsity baseball field backstop replacement, junior varsity softball field backstop and fence replacement, junior varsity baseball field outfield fence installation, parking lot lighting (east of Grant Street), various pavement replacements and maintenance, associated landscaping, and associated site work (collectively, the "Phase II Improvements").

This Property is located in the IB Institutional Buildings Zoning District in the Village of Hinsdale at the southwest corner of 55th Street and Grant Street.

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

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

- to Section 9-12-3(D) & (E) of the Village Code regarding fence construction standards and height, in order to allow the partial replacement of the existing perimeter chain link fencing around the grandstand and press box structure with fencing of the same type (galvanized chain-link fencing) and height as the existing fencing;
- to Section 7-310 of the Zoning Code in order to allow the construction of a ticket booth that exceeds the allowable height for an accessory structure (seventeen (17) feet at its tallest point, exceeding the allowed height of fifteen (15) feet);
- to Section 9-12-3(D) & (E) of the Village Code regarding fence construction standards and height, in order to allow the replacement of the chain link fencing backstop around the varsity baseball field with the installation of safety netting and poles forty (40) feet in height;
- to Section 9-12-3(D) & (E) of the Village Code regarding fence construction standards and height, in order to allow the installation of black-coated vinyl chain link fencing at the junior-varsity baseball field, the installation of black-coated vinyl chain link fencing and a twenty-three (23) foot hooded backstop at the junior-varsity softball field, and the installation of black-coated vinyl chain link fencing at the varsity baseball field, adjacent to safety netting; and
- to Section 7-310 of the Zoning Code, in order to install two (2) parking lot light fixtures at a height of twenty seven (27) feet, six (6) inches, instead of the fifteen (15) foot maximum height for accessory structures set by the Zoning Code.

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

In addition to the Requested Variations, an additional variation over which the Zoning Board of Appeals of the Village of Hinsdale ("ZBA") has final authority was considered. That variation was:

- to Sections 7-310 and 9-107(H)2 & 3, to allow construction of a grandstand and press box structure that exceeds height limitations within the corner side yard setback, as well as screening and buffering variations.

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

On January 20th, 2021, following the conclusion of the public hearing on this matter, the ZBA indicated its approval of the Requested Variations on a vote of seven (7) in favor, zero (0) opposed, and zero (0) absent, and directed the preparation of these Findings and Recommendations.

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

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

On the Requested Variation regarding the replacement of the perimeter chain-link fencing around the grandstand and press box structures, Mr. Graal noted that the Applicant sought to utilize galvanized chain-link fencing in order to match existing conditions, and because it is only a partial fence replacement. It is a one-for-one replacement of an existing nonconforming condition. The current code compliant fence height will be maintained. chain-link is preferred for security reasons, because it facilitates visibility.

On the Requested Variation regarding the height of the ticket booth structure, Mr. Graal noted they are requesting the structure be seventeen (17) feet at its tallest point, exceeding the allowed height of fifteen (15) feet. The purpose of the height is to match the existing roofline of the nearby "huddle hut", and to maintain consistency with the height of another structure which received a variation in Phase 1. He noted the structure is deep within the High School property and away from public view.

On the Requested Variation regarding chain-link fencing backstop around the varsity baseball field, Mr. Graal noted that they were seeking variations for fencing material and fence height. They are seeking to allow safety netting and poles forty (40) feet in height. The safety netting will be a safety upgrade, as well as provide an aesthetic upgrade and better site lines through the netting. This Requested Variation is consistent with variations granted last year during Phase I. There will be a masonry knee wall below for aesthetic purposes.

On the Requested Variation regarding chain-link fencing around the junior-varsity softball field, junior-varsity baseball field and the varsity baseball field, Mr. Graal noted that they were seeking variations for fencing material and fence height. They are seeking to allow black-coated vinyl chain-link fencing at the junior-varsity baseball field in part in order to block the field of play from the drainage basin installed last year following review by the Village's engineering department. The black-coated vinyl chain-link fencing at the junior-varsity softball field is a one-for-one replacement of the existing non-conforming fencing, which is past its useful life. The varsity baseball field fencing is a one-for-one replacement of small portions of fencing comprising wings of the field in between the safety netting backstop and the existing dugouts. This fencing will also be black-coated vinyl chain-link. The fencing at all three fields is consistent with what is already on-site and with fencing approved last year during Phase I.

On the Requested Variation regarding the installation of two (2) parking light fixtures that exceed the allowable height, Mr. Graal noted that the fixtures would be installed in a lot installed last year following Village approval. The height would be twenty seven (27) feet, six (6) inches, which is in excess of the fifteen (15) foot maximum height for accessory structures set by the Zoning Code. They will match the height of four (4) existing light poles in the lot. The fixtures are low profile LED's, have low glare, and high optical performance. The light levels are code compliant and dimmed at night. Mr. Graal explained that the proposed light fixtures at the proposed height were the most efficient option in terms of both cost, lighting effectiveness, and in minimizing the number of poles needed.

During his presentation, the representative of the Applicant answered various questions posed by the members of the ZBA at the pre-hearing or since the pre-hearing.

Each of the Requested Variations was considered separately, and there were no members of the public wishing to speak on the application, and the portion of the Public Hearing related to each of the Requested Variations was closed.

Members discussed the Requested Variations and agreed that the standards for variations set forth in 11-503(F) of the Hinsdale Zoning Code had been met. Each of the Requested Variations was considered separately, and motions to approve and second were made by various members. The unanimous vote on each of the Requested Variations was as follows:

AYES: Members Moberly, Alesia, Giltner, Murphy, Lee, Podliska, Chairman Neiman

NAYS: None

ABSTAIN: None

ABSENT: None

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

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

2. *Unique Physical Condition: The Subject Property is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure, or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject property that amount to more than a mere inconvenience to the owner and that*

relate to or arise out of the lot rather than the personal situation of the current owner of the lot. The Property is landlocked and there are limited opportunities for expansion. All members agree that the long-existing precode school structure on the Property, along with the physical layout of the existing structures, athletic fields, uses and parking on the Property, proximity of the use to the adjacent neighbors, safety concerns, and landlocked nature of the Property, are driving the request for the Requested Variations and create a unique physical condition. The Requested Variations in a number of cases concern like-kind replacements of existing fences and other structures, and in others, such as the height variation for the ticket booth, are necessary to match the architectural aesthetic of nearby existing structures. The fencing for the Junior Varsity Baseball Field is necessary to separate and protect the field of play from the adjacent drainage basin.

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

4. Denied Substantial Rights: The carrying out of the strict letter of the provisions from which a variation is sought would deprive the owner of the subject property of substantial rights commonly enjoyed by owners of other lots subject to the same provision. In this case, requiring the Applicant to conform to the provisions of the Zoning Code for which relief is sought would cause the loss of various on-site amenities to the community provided by Applicant, would impact the ability of the Applicant to create a consistent aesthetic with existing structures, and would negatively impact both the neighbors and the Applicant's ability to serve the community.

5. Not Merely Special Privilege: The alleged hardship or difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from the use of the subject property; provided, however, that where the standards herein set out exist, the existence of an economic hardship shall not be a prerequisite to the grant of an authorized variation. The Variations are not sought to make more money from use of the Property, but are instead sought in order to make necessary improvements to the Property without negatively impacting site conditions and adjacent neighbors, and are consistent in several cases with variations approved as part of Phase I.

6. Code And Plan Purposes: The variation would not result in a use or development of the subject property that would not be in harmony with the general and specific purposes for which the Zoning Code and the provision from which a variation is sought

were enacted or the general purpose and intent of the official comprehensive plan. The Variations are consistent with the existing use and, in several cases, with previously approved variations from Phase I. The ZBA found this standard to have been met.

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

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

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

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

RECOMMENDATION:

Based on the Findings set forth above, the ZBA, by a vote of seven (7) in favor, zero (0) opposed and zero (0) absent, recommends to the President and Board of Trustees that the following Requested Variations, as described in the Application, a copy of which is attached hereto as Exhibit B and made a part hereof, relative to construction of the Phase II Improvements located in the IB Institutional Building Zoning District at 5500 S. Grant Street, be GRANTED:

- to Section 9-12-3(D) & (E) of the Village Code regarding fence construction standards and height, in order to allow the partial replacement of the existing perimeter chain link fencing around the grandstand and press box structure with fencing of the same type (galvanized chain-link fencing) and height as the existing fencing;
- to Section 7-310 of the Zoning Code in order to allow the construction of a ticket booth that exceeds the allowable height for an accessory structure (seventeen (17) feet at its tallest point, exceeding the allowed height of fifteen (15) feet);

- to Section 9-12-3(D) & (E) of the Village Code regarding fence construction standards and height, in order to allow the replacement of the chain link fencing backstop around the Varsity Baseball Field with the installation of safety netting and poles forty (40) feet in height;
- to Section 9-12-3(D) & (E) of the Village Code regarding fence construction standards and height, in order to allow the installation of black-coated vinyl chain link fencing at the Junior-Varsity Baseball Field, the installation of black-coated vinyl chain link fencing and a twenty-three (23) foot hooded backstop at the Junior-Varsity Softball Field, and the installation of black-coated vinyl chain link fencing at the Varsity Baseball Field, adjacent to safety netting; and
- to Section 7-310 of the Zoning Code, in order to install two (2) parking lot light fixtures at a height of twenty seven (27) feet, six (6) inches, instead of the fifteen (15) foot maximum height for accessory structures set by the Zoning Code.

Signed: _____

Robert Neiman, Chair
Zoning Board of Appeals
Village of Hinsdale

Date: _____

EXHIBIT A

LEGAL DESCRIPTION OF THE SUBJECT PROPERTY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

EXHIBIT B

APPLICATION FOR VARIATIONS

Zoning Calendar No. V-06-20

VILLAGE OF HINSDALE
APPLICATION FOR VARIATION

COMPLETE APPLICATION CONSISTS OF TEN (10) COPIES
(All materials to be collated)

FILING FEES: RESIDENTIAL VARIATION \$850.00

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

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

TELEPHONE NUMBER(S): 630-495-1900

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

DATE OF APPLICATION: November 20, 2020

RECEIVED
CB 11/19/20

SECTION I

Please complete the following:

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



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

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

b. _____

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

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

8. Survey. Submit with this application a recent survey, certified by a registered land surveyor, showing existing lot lines and dimensions, as well as all easements, all public and private rights-of-way, and all streets across and adjacent to the Subject Property.
Survey attached
9. Existing Zoning. Submit with this application a description or graphic representation of the existing zoning classification, use, and development of the Subject Property, and the adjacent area for at least 250 feet in all directions from the Subject Property.
Site Plan attached and see attachment 'F'
10. Conformity. Submit with this application a statement concerning the conformity or lack of conformity of the approval being requested to the Village Official Comprehensive Plan and the Official Map. Where the approval being requested does not conform to the Official Comprehensive Plan or the Official Map, the statement should set forth the reasons justifying the approval despite such lack of conformity.
See Attachment 'C'
11. Zoning Standards. Submit with this application a statement specifically addressing the manner in which it is proposed to satisfy each standard that the Zoning Ordinance establishes as a condition of, or in connection with, the approval being sought.
See Attachment 'C'
12. Successive Application. In the case of any application being filed less than two years after the denial of an application seeking essentially the same relief, submit with this application a statement as required by Sections 11-501 and 11-601 of the Hinsdale Zoning Code.
See Attachment 'C'

SECTION II

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

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

See Attachment 'D'

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

See Attachment 'E'

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

See Attachment 'E'

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

See Attachment 'E'

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

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

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

See Attachment 'E'

SECTION III

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

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

See Attachment 'F' and Site Plan

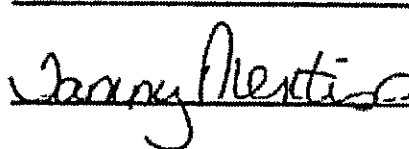
SECTION IV

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

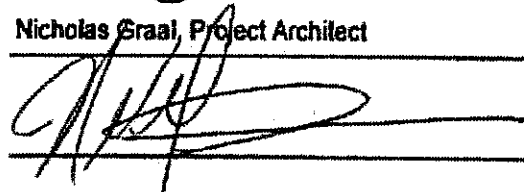
SECTION V

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

Name of Owner: Tammy Prentiss, Superintendent

Signature of Owner: 

Name of Applicant: Nicholas Graal, Project Architect

Signature of Applicant: 

Date: 11/17/2020

ATTACHMENT A

Hinsdale Township High School District 86

Hinsdale Central High School

5500 S. Grant Street, Hinsdale, Illinois 60521

PARCEL I:

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

PARCEL II:

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

PARCEL III:

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

PARCEL IV:

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

PARCEL V:

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

PARCEL VI:

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

PARCEL VII:

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

PARCEL VIII:

LOT 1, IN PENZES RESUBDIVISION OF THE SOUTH HALF OF LOT 4 (EXCEPT THE EAST 60 FEET THEREOF), IN BLOCK 7, IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED APRIL 16, 1946 AS DOCUMENT NO. 49S827, IN DUPAGE COUNTY, ILLINOIS.

PARCEL IX:

LOT 5 (EXCEPT THE EAST 150 FEET THEREOF), IN PENZES RESUBDIVISION OF THE SOUTH HALF OF LOT 4 (EXCEPT THE EAST 60 FEET THEREOF), IN BLOCK 7, IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED APRIL 16, 1946 AS DOCUMENT NO. 49S827, IN DUPAGE COUNTY, ILLINOIS.

PARCEL X:

THE WEST 75 FEET OF THE EAST 150 FEET OF LOT 5, IN PENZES RESUBDIVISION OF THE SOUTH HALF OF LOT 4 (EXCEPT THE EAST 60 FEET THEREOF), IN BLOCK 7, IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED APRIL 16, 1946 AS DOCUMENT NO. 49S827, IN DUPAGE COUNTY, ILLINOIS.

PARCEL XI:

THE EAST 75 FEET OF LOT 5, IN PENZES RESUBDIVISION OF THE SOUTH HALF OF LOT 4 (EXCEPT THE EAST 60 FEET THEREOF), IN BLOCK 7, IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED APRIL 16, 1946 AS DOCUMENT NO. 49S827, IN DUPAGE COUNTY, ILLINOIS.

PARCEL XII:

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

PARCEL XIII:

THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE SOUTH 33 FEET THEREOF, IN DUPAGE COUNTY, ILLINOIS.

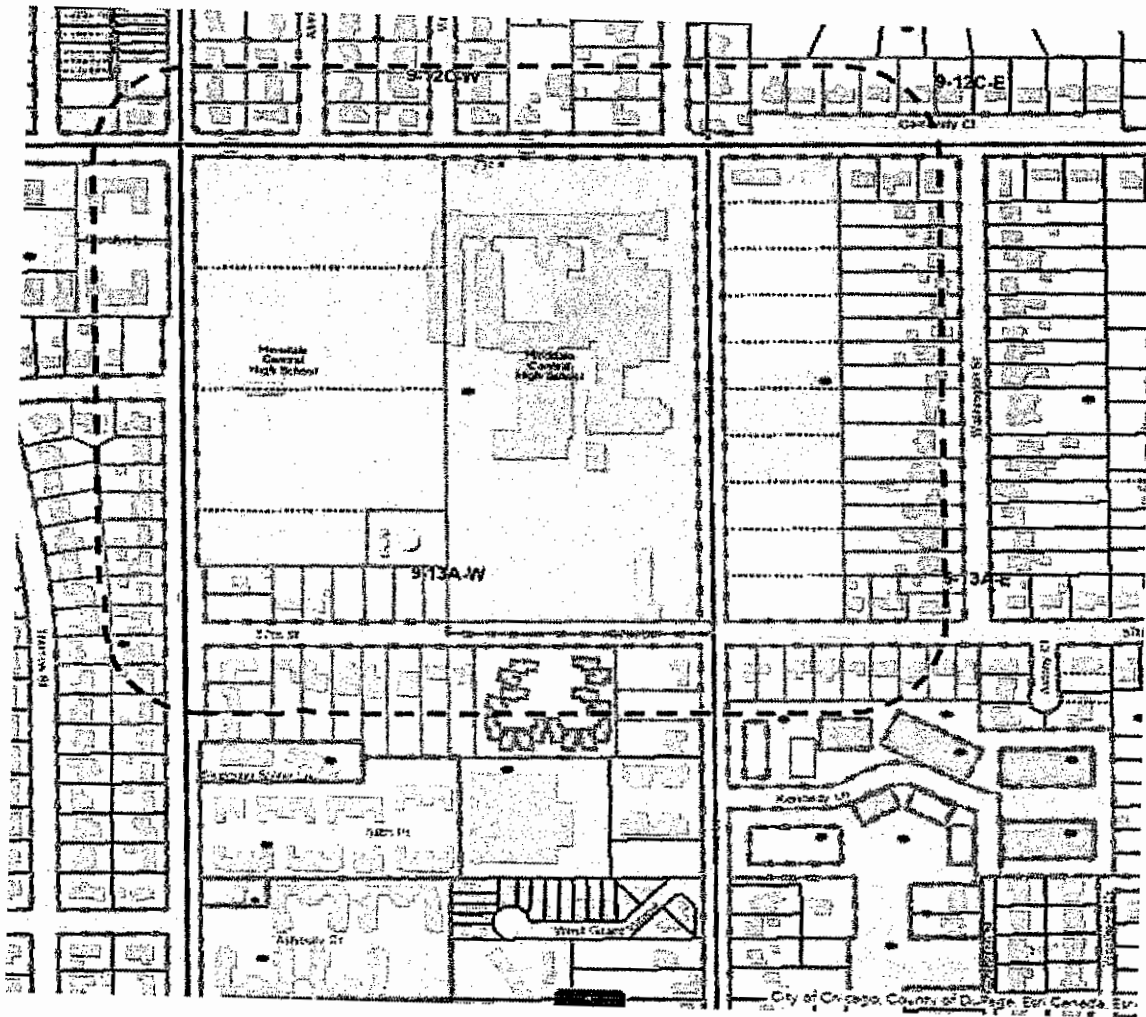
PARCEL XIV:

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

Attachment B

PIN	OWNER	PROPERTY STREET	PROPERTY STREET	PROPERTY STREET	PROPERTY APART	PROPERTY CITY	PROPERTY ZIPCODE
0912320020	PHILLIPS; RIC & KATHLEEN	217	W	55TH ST		HINSDALE	60521
0913103092	FOXGATE LTD HOMEOWNERS			57TH ST		HINSDALE	60521
0913103008	BENNETT III TR; B T & E	302	W	57TH ST		HINSDALE	60521
0913103049	SHARMA; VINAYA K TR	306	W	57TH ST		HINSDALE	60521
0913101013	THAKORE; ABHI TR	5548	S	WASHINGTON ST		HINSDALE	60521
0913101017	OCHOA; JOHN F & KAREN TR	5620	S	WASHINGTON ST		HINSDALE	60521
0912319005	LARSON; SCOTT & SYLVIA	931		ALLMEN AVE		HINSDALE	60521
0912318012	AMH TR & JVH TR	932		ALLMEN AVE		HINSDALE	60521
0913101032	AHMAD; NOMAN	5500	S	WASHINGTON ST		HINSDALE	60521
0913100010	FU; NING X & S YEH	319	W	57TH ST		HINSDALE	60521
0911431041	CHICAGO TITLE 8002377234	941	S	THURLOW ST		HINSDALE	60521
0913103093	DONG; CHI	5702		FOXGATE LN		HINSDALE	60521
0913103105	ALI; FEROUZ & RAEESA	5707		FOXGATE LN		HINSDALE	60521
0912320006	HARRIS TR; I & S JACOBS	937	S	VINE ST		HINSDALE	60521
0913101014	DIAMANTOPOULOS; T & A	5600	S	WASHINGTON ST		HINSDALE	60521
0912321019	AHMEO; NASEER & AMINA	21		CAMBERLEY CT		HINSDALE	60521
0912319014	WILLIAMS; ERIC & ELIZABETH	948	S	VINE ST		HINSDALE	60521
0913101008	STINAR; C D & K E SHUBERG	5504	S	WASHINGTON ST		HINSDALE	60521
0913101021	WEHNER; ROBERT & J SCHMIDT	5646	S	WASHINGTON ST		HINSDALE	60521
0912321017	SMEGO; MARGARET TR	29		CAMBERLEY CT		HINSDALE	60521
0914205024	1ST BK OAK PARK TR5581			MADISON ST		HINSDALE	60521
0914205021	ADS; H & R MASSOUD	5550	S	MADISON ST		HINSDALE	60521
0913101031	CHEN; GENE & ANN	4	W	55TH ST		HINSDALE	60521
0913100007	TURNER; D J 1-12722	5641	S	MADISON ST		HINSDALE	60521
0913101034	LAMB; MARK A & DONNA L	5610	S	WASHINGTON ST		HINSDALE	60521
0913101036	BHATT; HARIT & A OAS TR	5650	S	WASHINGTON ST		HINSDALE	60521
0913103003	PATEL; AJAY & PAYAL	5715	S	MADISON ST		HINSDALE	60521
0913104006	CONROY; SUSAN D	10	W	57TH ST		HINSDALE	60521
0914208009	YALA; MOHAMED & SALIMA	5651	S	THURLOW ST		HINSDALE	60521
0913103094	PITCHER; ERIC & ANN	5704		FOX GATE LN		HINSDALE	60521
0914208029	SKALA; RICHARD M	5712	S	MADISON ST		HINSDALE	60521
0911431042	ADS; HUSSEIN	937	S	THURLOW ST		HINSDALE	60521
0913101018	KALER; CYNTHIA A	5624	S	WASHINGTON ST		HINSDALE	60521
0912318016	BATTAGLIA; STEPHANIE TR	941	S	MADISON ST		HINSDALE	60521
0913103135	GAO; GUIFANG & YANG	5708	S	GRANT ST		HINSDALE	60521
0914208024	LILLIOJA; MICHAEL D	5644	S	MADISON		HINSDALE	60521
0913101011	ANGEL; THOMAS & ROBIN	5526	S	WASHINGTON ST		HINSDALE	60521
0913104030	HAMPTONS OF HINS MST ASSO			WASHINGTON ST		HINSDALE	60521
0912320007	BATRA REAL ESTATE LLC	945	S	VINE ST		HINSDALE	60521
0912321015	MALLORY; T & W HASTINGS	37		CAMBERLEY CT		HINSDALE	60521
0913103096	RADAWI; DANIA	5708		FOXGATE LN		HINSDALE	60521
0914208011	DE LEONARDIS & DE STEFANO	5667	S	THURLOW ST		HINSDALE	60521
0913104004	DESHPANDE; SHRIKANT & A	22	W	57TH ST		HINSDALE	60521
0913100009	MARTIN; GERALD & LESLIE	323	W	57TH ST		HINSDALE	60521
0914205020	CULLINAN; REBECCA S	507	W	56TH ST		HINSDALE	60521
0914208005	MURPHY TR; MATTHEW M & A	5619	S	THURLOW ST		HINSDALE	60521
0912320018	KUO; JIM FA JEN & MAI P	938	S	GRANT ST		HINSDALE	60521
0913103002	BURGESS; DENNIS & JULIE	5709	S	MADISON ST		HINSDALE	60521
0913104013	MC NEILY; MARY & CURTLAN	8	W	57TH ST		HINSDALE	60521
0912320017	CAO; SHUMIN	932	S	GRANT ST		HINSDALE	60521
0913101010	BARRIOS; MARIA E & EDGAR	5512	S	WASHINGTON ST		HINSDALE	60521
0913103108	STRAUCH; DAVID & KATHARINE	5701		FOXGATE LN		HINSDALE	60521
0914205023	1ST BK OAK PARK TR4777			MADISON ST		HINSDALE	60521
0912318006	JENSEN; RUSSELL A	937	S	MADISON ST		HINSDALE	60521
0914208025	YANG; DONALO & FEN HE TR	5652	S	MADISON ST		HINSDALE	60521
0913100016	VILLAGE OF HINSDALE			57TH ST		HINSDALE	60521
0913101019	ZHU; D & H CHEN TR	5628	S	WASHINGTON ST		HINSDALE	60521
0914208002	CHICAGO TITLE #8002365547	508	W	56TH ST		HINSDALE	60521
0912321032	RISMANTAB-SANY; JALIL & M	945	S	GRANT ST		HINSDALE	60521
0913101022	STANDARK BK & TR 21381	23	W	57TH ST		HINSDALE	60521
0913101026	BIELSKUS; PETER & JOAN D	5654	S	WASHINGTON ST		HINSDALE	60521
0913103106	CHES; KENNETH & GEORGIA	5705		FOXGATE LN		HINSDALE	60521
0913104015	CHICAGO TITLE HTH2242	5701	S	GRANT ST		HINSDALE	60521
0914208023	MC CURRY; MICHAEL & AMY	5636	S	MADISON ST		HINSDALE	60521
0912321018	LEE FAMILY TR	25		CAMBERLEY CT		HINSDALE	60521
0912318013	HALPIN; MATTHEW & JANET	938		ALLMEN AVE		HINSDALE	60521
0914208028	LINARDAKIS; C & M FULLANO	5704	S	MADISON ST		HINSDALE	60521
0913104005	SHUN; M & C ESTEBANEZ	18	W	57TH ST		HINSDALE	60521
0912318005	KRASKA TR; RONALD & J	929	S	MADISON ST		HINSDALE	60521
0914208010	DEMIRJIAN; D & C GUIDOT	5659	S	THURLOW ST		HINSDALE	60521
0913101029	OEBOO TR; ZARINE & MEHRAB	5536	S	WASHINGTON ST		HINSDALE	60521
0914208022	DANG; YUHONG & YAN GUO	5628	S	MADISON ST		HINSDALE	60521

0913101028	JIAO; JIAN & LYDIA LI	5530	S	WASHINGTON ST	HINSDALE	60521
0914208020	RIHIMAKI; RICHARD W	5612	S	MADISON ST	HINSDALE	60521
0913104003	JOYCE; JOSEPH & DENISE	26	W	57TH ST	HINSDALE	60521
0913100006	VILLAGE OF HINSDALE			MADISON ST	HINSDALE	60521
0912319007	SCHUURMAN; RENE ET AL	943		ALLMEN AVE	HINSDALE	60521
0913101030	MAC CABE; EDWARD & ALYSON	8	W	55TH ST	HINSDALE	60521
0913103047	PAPPU; SUNDER & J RAJU	316	W	57TH ST	HINSDALE	60521
0913104016	CHICAGO TITLE HTH2242	5701	S	GRANT ST	HINSDALE	60521
0912321016	DUBAUSKAS; ADAM & OZLEM	33		CAMBERLEY CT	HINSDALE	60521
0912320019	YUSUF; SHAHID TR	944	S	GRANT ST	HINSDALE	60521
0913103006	NEMESNYIK TR; CAROL	318	W	57TH ST	HINSDALE	60521
0913103005	LEE FAMILY TR	322	W	57TH ST	HINSDALE	60521
0913103048	BOSTROS; SAMUEL & NEVEN	310	W	57TH ST	HINSDALE	60521
0912320005	CARROLL; RICHARD & ALICIA	931	S	VINE ST	HINSDALE	60521
0913101020	ZHAO; GANG & JIAYU LI	5640		WASHINGTON ST	HINSDALE	60521
0911431040	SCHULER; DAVID R	954	S	MADISON ST	HINSDALE	60521
0913101035	KRUSACK; LOUISA MAY TR	19	W	57TH ST	HINSDALE	60521
0913103004	BIELECKI; T & M KOZAK TR	326	W	57TH ST	HINSDALE	60521
0913103001	KOLLOSS; MELINDA S TR	330	W	57TH ST	HINSDALE	60521
0913103134	MAINS; W & B KUSH TR			GRANT ST	HINSDALE	60521
0912321005	BURNS; CURT & JENNIFER	933	S	GRANT ST	HINSDALE	60521
0912318014	MDHNS; BENJAMIN & ANN	946	S	ALLMEN AVE	HINSDALE	60521
0914208027	PECKEN; MICHAEL & PATRICIA	5668	S	MADISON ST	HINSDALE	60521
0911431039	SODHI; RUPINDER K	950	S	MADISON ST	HINSDALE	60521
0913101009	PATEL; SHACHI TR	5510	S	WASHINGTON ST	HINSDALE	60521
0914208021	FILOPOULOS; BILL & MARIA	5620	S	MADISON ST	HINSDALE	60521
0914208007	HOFFMAN; JEFF & C WAGNER	5635		THURLOW ST	HINSDALE	60521
0914208006	BIXLER; ROBERT J & ANDREA	5627	S	THURLOW ST	HINSDALE	60521
0913103107	GUERIN; RICHARD & EILEEN	5703		FOXGATE LN	HINSDALE	60521
0912319006	DUSKY; MAURICE & MARIA TR	937		ALLMEN AVE	HINSDALE	60521
0913103095	ATG TRUST CO TR L013-029	5706		FOXGATE LN	HINSDALE	60521
0914208008	STEVENSON; IAN & JULIA	5643	S	THURLOW ST	HINSDALE	60521
0913104002	LOWENTHAL; JODY ANN	30	W	57TH ST	HINSDALE	60521
0912319013	VAUGHAN; ANN L	940	S	VINE ST	HINSDALE	60521
0912319012	GRAY; HYLTON & AISLING	932	S	VINE ST	HINSDALE	60521
0914208003	WALSH; JOHN V	5604	S	MADISON ST	HINSDALE	60521
0913101033	THANOS; JON & MONIQUE	5606	S	WASHINGTON ST	HINSDALE	60521
0914208026	HASSANEIN; HOSSAM M	5660	S	MADISON ST	HINSDALE	60521
0913103098	GRIFFITHS; JEAN W	5712		FOXGATE LN	HINSDALE	60521
0913103101	CHICAGO TRUST CO BEV-4067	5717		FOXGATE LN	HINSDALE	60521
0913103103	ORZA; FLORIN & DANIELA	5711		FOXGATE LN	HINSDALE	60521
0913103099	KALBER; BETTY R	5714		FOXGATE LN	HINSDALE	60521
0913103104	DLE TR	5709		FOXGATE LN	HINSDALE	60521
0913103102	NARDULLI; ANTHONY & M	5715		FOXGATE LN	HINSDALE	60521
0913103097	PEART; ABIGAIL TRUST	5710		FOXGATE LN	HINSDALE	60521
0913103100	HARRIS BANK L1490	5716		FOXGATE LN	HINSDALE	60521



ATTACHMENT C

Section I

9. Existing Zoning:

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

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

10. Conformity:

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

11. Zoning Standards:

On April 2, 2019, the voters of District 86 approved a bond proposition in the amount of \$139.8 million that will enable the District to make critical improvements and upgrades to the facilities at Hinsdale Central High School over the next three years. **This application is specifically for Phase 2 of these improvements only. Refer to Village of Hinsdale Ordinance No. O2020-08 and No. O2020-09 for Variations, Site Plan and Exterior Appearance approvals for Phase 1.**

The general scope of Phase 2 work at Hinsdale Central High School is as follows: Fine Arts addition, Student Services and Special Education addition, football field west side (home side) grandstand and press box replacement, ticket booth building for football field, varsity baseball field backstop replacement, junior varsity softball field backstop and fence replacement, junior varsity baseball field outfield fence installation, parking lot lighting (East of Grant Street), various pavement replacements and maintenance, associated landscaping, and associated site work.

Phase 2 construction is tentatively scheduled to begin in the spring of 2021.

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

(Sec. 7-310)

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

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

Lot Area East of Grant Street: 374,657 SF

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

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

Proposed fine arts addition is 29'-0"

Proposed student services/special education addition is 31'-6"

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

Proposed setbacks of additions are in excess of the requirements.

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

Fences

(Sec. 7-310, E, 2)

Accessory Structure height Limitation: 15' from grade.

(Sec. 9-101, D, 1)

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

(Sec. 9-101, D, 9)

Exterior Lighting: Any permitted accessory lighting fixtures shall be so designed, arranged, and operated as to prevent glare and direct rays of light from being cast onto any adjacent public or private property or street and so as not to produce excessive sky reflected glare. Except for streetlights, no exterior light in or adjacent to any residential district shall be so designed, arranged, or operated to produce an intensity of light exceeding one-half ($1/2$) foot-candle at any residential lot line.

(Sec. 9-107)

Buffers and Landscaping

(Sec. 9-107, G)

New mechanical rooftop equipment will be fully screened.

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

12. Successive Application:

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

*First American***Commitment****ALTA Commitment for Title Insurance**

ISSUED BY

First American Title Insurance Company

File No: 2977574

COMMITMENT FOR TITLE INSURANCE**Issued By*****FIRST AMERICAN TITLE INSURANCE COMPANY*****NOTICE**

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

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

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

COMMITMENT TO ISSUE POLICY

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

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

First American Title Insurance Company

Dennis J. Gilmore
President

Jeffrey S. Robinson
Secretary

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

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

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COMMITMENT CONDITIONS

1. DEFINITIONS

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

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

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

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

4. COMPANY'S RIGHT TO AMEND

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

5. LIMITATIONS OF LIABILITY

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

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

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

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

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

8. PRO-FORMA POLICY

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

9. ARBITRATION

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

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First American

Schedule A

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: 2977574

Transaction Identification Data for reference only:

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

27775 Diehl Rd, Warrenville, IL 60555

Phone : (866)563-7707

Commitment No.: 2977574

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

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

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

Customer Reference:

SCHEDULE A

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

Fee Simple

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

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

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

Trustees of Schools of Township Thirty-eight North, Range Eleven, East of the Third Principal Meridian, in DuPage County, Illinois, an Illinois corporation, as to Parcel IV;

County Board of School Trustees of DuPage County, Illinois for the use and benefit of Hinsdale Township High School District #86, DuPage and Cook Counties, Illinois, as to Parcel V;

County Board of School Trustees of DuPage County, Illinois, for the use and benefit of Hinsdale Township High School District No. 86, DuPage and Cook Counties, Illinois, as to Parcel VI;

County Board School Trustees of DuPage County, Illinois, for the use and benefit of Hinsdale Township High School District Number 86, DuPage and Cook Counties, Illinois, as to Parcel VII, and Lots 11, 12, 13 and 15 of Parcel XIV;

Board of Education of Hinsdale Township High School District 86, DuPage and Cook Counties, as to Parcel

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VIII;

Hinsdale Township High School District #86, as to Parcel IX;

Board of Education, Hinsdale Township High School, District 86 of DuPage and Cook Counties, as to Parcel X;

Board of Education, Hinsdale Township High School District 86, as to Parcel XI;

Board of Education Hinsdale Township Highschool Dist. 86, DuPage and Cook Counties, IL, as to Parcel XII;

Board of Education Hinsdale Township High School District Number Eighty-six (86), as to Parcel XIII;

County Board of School Trustees of DuPage County, Illinois for the use and benefit of Hinsdale Township High School District Number #86, as to Lot 14 of Parcel XIV;

Trustees of Schools of Township No. 38 North, Range 11 East of the Third Principal Meridian, for the use and benefit of Hinsdale Township High School District Number 86, DuPage and Cook Counties, Illinois, as to Lot 16, Parcel XIV;

Trustees of Schools of Township No. 38 North, Range No. 11 East, for the use and benefit of School District Number 86 of DuPage and Cook Counties, Illinois, as to Lot 17 of Parcel XIV;

Trustees of Schools of Township No. 38 North, Range No. 11 East, for the use and benefit of School District Number 86 of DuPage County, Illinois, as to Lot 18 of Parcel XIV;

Trustees of Schools of Township No. 38 North, Range No. 11 East, for the use and benefit of School District Number 38 of DuPage and Cook Counties, Illinois, as to Lot 19 of Parcel XIV;

and

Trustees of Schools of Township No. 38 North, Range No. 11, East of the Third Principal Meridian, DuPage County, Illinois, for the use and benefit of Hinsdale Township High School district Number 86, DuPage and Cook Counties, Illinois, as to Lot 20 of Parcel XIV

5. The Land is described as follows:
SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

First American Title Insurance Company

By: 
Authorized Countersignature

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First American

Schedule BI & BII

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: 2977574

Commitment No.: 2977574

SCHEDULE B, PART I

Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

SCHEDULE B, PART II

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

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First American

Schedule BI & BII (Cont.)

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: 2977574

Commitment No.: 2977574

SCHEDULE B, PART II

Exceptions (Continued)

1. Rights or claims of parties in possession not shown by the public records.
2. Easements or claims of easements, not shown by Public Records.
3. Any encroachments, encumbrance, violation, variation, or adverse circumstance affecting Title that would be disclosed by an accurate survey of the Land pursuant to the "Minimum Standards of Practice," 68 III. Admin Code, Sec. 1270.56(b)(6)(P) for residential property or the ALTA/NSPS land title survey standards for commercial/industrial property.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Taxes, or special assessments, if any, not shown as existing liens by the Public Records.
6. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
7. General taxes and assessments for the year 2019, and subsequent years which are not yet due and payable.

Tax identification no.: 09-13-100-017
(Affects Parcels I through VII)

Note for informational purposes 2018 taxes:

1st Installment in the amount of \$0.00 with a status of Not Billed. (Due Date 06/03/2019)
2nd Installment in the amount of \$0.00 with a status of Not Billed. (Due Date 09/03/2019)

Note: If applicable, an original tax bill must be presented if taxes are to be paid at time of closing.

8. General taxes and assessments for the year 2019, and subsequent years which are not yet due and payable.

Tax identification no.: 09-13-100-008
(Affects Parcel VIII)

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Note for informational purposes 2018 taxes:

1st Installment in the amount of \$0.00 with a status of Not Billed. (Due Date 06/03/2019)
2nd Installment in the amount of \$0.00 with a status of Not Billed. (Due Date 09/03/2019)

Note: If applicable, an original tax bill must be presented if taxes are to be paid at time of closing.

9. General taxes and assessments for the year 2019, and subsequent years which are not yet due and payable.

Tax identification no.: 09-13-100-011
(Affects Parcel IX)

Note for informational purposes 2018 taxes:

1st Installment in the amount of \$0.00 with a status of Not Billed. (Due Date 06/03/2019)
2nd Installment in the amount of \$0.00 with a status of Not Billed. (Due Date 09/03/2019)

Note: If applicable, an original tax bill must be presented if taxes are to be paid at time of closing.

10. General taxes and assessments for the year 2019, and subsequent years which are not yet due and payable.

Tax identification no.: 09-13-100-012
(Affects Parcel X)

Note for informational purposes 2018 taxes:

1st Installment in the amount of \$0.00 with a status of Not Billed. (Due Date 06/03/2019)
2nd Installment in the amount of \$0.00 with a status of Not Billed. (Due Date 09/03/2019)

Note: If applicable, an original tax bill must be presented if taxes are to be paid at time of closing.

11. General taxes and assessments for the year 2019, and subsequent years which are not yet due and payable.

Tax identification no.: 09-13-100-013
(Affects Parcel XI)

Note for informational purposes 2018 taxes:

1st Installment in the amount of \$0.00 with a status of Not Billed. (Due Date 06/03/2019)
2nd Installment in the amount of \$0.00 with a status of Not Billed. (Due Date 09/03/2019)

Note: If applicable, an original tax bill must be presented if taxes are to be paid at time of closing.

12. General taxes and assessments for the year 2019, and subsequent years which are not yet due and payable.

Tax identification no.: 09-13-100-014
(Affects Parcel XII)

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Note for informational purposes 2018 taxes:

1st Installment in the amount of \$0.00 with a status of Not Billed. (Due Date 06/03/2019)
2nd Installment in the amount of \$0.00 with a status of Not Billed. (Due Date 09/03/2019)

Note: If applicable, an original tax bill must be presented if taxes are to be paid at time of closing.

13. General taxes and assessments for the year 2019, and subsequent years which are not yet due and payable.

Tax identification no.: 09-13-100-015
(Affects Parcel XIII)

Note for informational purposes 2018 taxes:

1st Installment in the amount of \$0.00 with a status of Not Billed. (Due Date 06/03/2019)
2nd Installment in the amount of \$0.00 with a status of Not Billed. (Due Date 09/03/2019)

Note: If applicable, an original tax bill must be presented if taxes are to be paid at time of closing.

14. General taxes and assessments for the year 2019, and subsequent years which are not yet due and payable.

Tax identification no.: 09-13-101-027
(Affects Parcel XIV)

Note for informational purposes 2018 taxes:

1st Installment in the amount of \$0.00 with a status of Not Billed. (Due Date 06/03/2019)
2nd Installment in the amount of \$0.00 with a status of Not Billed. (Due Date 09/03/2019)

Note: If applicable, an original tax bill must be presented if taxes are to be paid at time of closing.

15. We should be furnished with evidence of payment of charges to the Sanitary District as noted herein through the month of closing.
16. We should be furnished with evidence of payment of Special Service Area charges. If paid through the real estate tax bill, please provide a copy of the detailed tax bill reflecting SSA as a line item.
17. We find no outstanding voluntary liens of record affecting subject property. An inquiry should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any security interest in the subject property.
18. We should be provided evidence of appropriate compliance with Illinois Statutes regarding the purchase/sale of the land by the Board of Education Hinsdale Township High School District No. 86, as to Parcel I; Trustees of Schools of Township 38, North Range 11 East, DuPage County, Illinois, as to Parcels II and III; County Board of School Trustees of DuPage County, Illinois for the use and benefit of Hinsdale Township High School District #86, DuPage and Cook Counties, Illinois, as to Parcel V; County Board of School Trustees of DuPage County, Illinois, for the use and benefit of Hinsdale Township High School District No. 86, DuPage and Cook Counties, Illinois, as to Parcel VI; County Board School Trustees of DuPage County, Illinois, for the use and benefit of Hinsdale Township High School District Number 86, DuPage and Cook Counties, Illinois, as to Parcel VII, and

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Lots 11, 12, 13 and 15 of Parcel XIV; Board of Education of Hinsdale Township High School District 86, DuPage and Cook Counties, as to Parcel VIII; Hinsdale Township High School District #86, as to Parcel IX; Board of Education, Hinsdale Township High School, District 86 of DuPage and Cook Counties, as to Parcel X; Board of Education, Hinsdale Township High School District 86, as to Parcel XI; Board of Education Hinsdale Township High School Dist. 86, DuPage and Cook Counties, IL, as to Parcel XII; Board of Education Hinsdale Township High School District Number Eighty-six (86), as to Parcel XIII; County Board of School Trustees of DuPage County, Illinois for the use and benefit of Hinsdale Township High School District Number #86, as to Lot 14 of Parcel XIV; Trustees of Schools of Township No. 38 North, Range No. 11 East, for the use and benefit of School District Number 86 of DuPage and Cook Counties, Illinois, as to Lot 17 of Parcel XIV; Trustees of Schools of Township No. 38 North, Range No. 11 East, for the use and benefit of School District Number 86 of DuPage County, Illinois, as to Lot 18 of Parcel XIV; Trustees of Schools of Township No. 38 North, Range No. 11 East, for the use and benefit of School District Number 38 of DuPage and Cook Counties, Illinois, as to Lot 19 of Parcel XIV; and Trustees of Schools of Township No. 38 North, Range No. 11, East of the Third Principal Meridian, DuPage County, Illinois, for the use and benefit of Hinsdale Township High School district Number 86, DuPage and Cook Counties, Illinois, as to Lot 20 of Parcel XIV; and Trustees of Schools of Township No. 38 North, Range 11 East of the Third Principal Meridian, for the use and benefit of Hinsdale Township High School District Number 86, DuPage and Cook Counties, Illinois, as to Lot 16, Parcel XIV.

19. Upon a conveyance or mortgage of the land, a certified copy of proper resolutions passed by the authorized representative(s) of Illinois authorizing the execution of the deed of conveyance or mortgage should be furnished.
20. We should be furnished with a certificate of Good Standing from the Illinois Secretary of State for Trustees of Schools of Township Thirty-eight North, Range Eleven, East of the Third Principal Meridian, in DuPage County, Illinois, an Illinois corporation, as to Parcel IV, a Corporation of Illinois.
21. Any lien, or right to a lien in favor of a property manager employed to manage the land. Note: we should be furnished either (a) an affidavit from the owner indicating that there is no property manager employed; or (b) a final lien waiver from the property manager acting on behalf of the owner.
22. Existing unrecorded leases, if any, and rights of parties in possession under such unrecorded leases.
23. Note: If any contemplated deed of conveyance of the land is exempt from the operation of the provisions of paragraph 1(a) of 765 ILCS 205/1, the plat act, such deed should be accompanied by a proper affidavit establishing to the satisfaction of the recorder of deeds of DuPage County, Illinois, that the conveyance is so exempt. If said conveyance is not so exempt, compliance should be had with the provisions of said paragraph 1(a).
24. It appears that the land described herein lies within the municipal boundaries of Hinsdale, please contact the municipality for any requirements which must be complied with prior to closing. The municipal phone number may be found at www.firstam.com/title/il under Products and Resources, then Forms and Documents, then Municipal Transfer Stamp Requirements.
25. Relative to the deletion of Standard Exceptions 1 through 6, we should be furnished the following:
 - a) A current survey of the land, properly certified to the Company, made in accordance with (i) the accuracy requirements of a survey pursuant to the 'Minimum Standard Detail Requirements for Land Title Surveys' Jointly Established and Adopted by the American Land Title Association and National Society of Professional Surveyors (NSPS) February 23, 2016; and (ii) the Laws of the State of Illinois.

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b) A properly executed ALTA 2006 Loan and Extended Coverage Statement.

26. Note: The premises in question are located within the Flagg Creek Sanitary District which is accepting federal grants for pollution control pursuant to Public Law 92-500. The District must charge user charges separate from ad valorem taxes, which charges may be a continuing lien on the property. Attention is directed to ordinance recorded as document R75-19171.

Note: The Company should be provided with a letter from the Sanitary District stating all fees in connection with said services are paid current through the date of closing. The telephone number is of the Flagg Creek Sanitary District is (630)323-3299.

27. Flagg Creek Water Reclamation District Amended Ordinance No. 756 recorded as document no. R2009-037066 requiring payment of user charges prior to sale or transfer of real estate and further requiring evaluation of connection permits for sales of commercial property, and the terms and conditions contained therein.
28. Rights of way for drainage tiles, ditches, feeders and laterals, if any.
29. Rights of the Public, the State of Illinois and the Municipality in and to that part of the land, if any, taken or used for road purposes.
30. Rights of the interested parties to the free and unobstructed flow of the waters of the stream which may flow on or through the land.
31. Easements for public utilities, as shown on the plat of subdivision.
(Affects the East 8 feet of Parcel VIII; the North 5 feet of Parcels IX, X and XI)
32. Terms and conditions of the easement provisions noted on the plat of subdivision.
33. Building setback line(s) as shown on the plat of subdivision.
(Affects the West 25 feet of Parcel XIV)
34. Agreement for easements for the Village of Hinsdale recorded as document no. 787107 for a cast iron water pipe, and the terms and conditions contained therein.

(Affects Parcels I, II, III and XIII)
35. Easement agreement with the Village of Hinsdale recorded as document no. R91-056252 for the purpose of installing highway improvements, and the terms and conditions contained therein.

(Affects Parcels I, XIII and XIV)
36. Memorandum of grant of easement recorded as document no. R2010-127250, made by and between Board of Education of Hinsdale Township High School District No. 86, DuPage and Cook Counties, Illinois and Chicago SMSA Limited Partnership, d/b/a Verizon Wireless, and the terms and conditions contained therein.

(Affects Parcel XIII)

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37. Memorandum of easement agreement recorded as document no. R2014-052403 made by and between Board of Education of Hinsdale Township High School District 86 and New Cingular Wireless PCS, LLC, and the terms and conditions contained therein.
38. Agreement between the Village of Hinsdale and the Board of Education of School District 86 recorded as document no. R2001-056072 for the regulation of traffic, and the terms and conditions contained therein.
39. Agreement between the Village of Hinsdale and Hinsdale Township High School District 86 recorded as document no. R2019-001680, and the terms and conditions contained therein.
40. The property is subject to restrictions contained in Paragraph 5 of a contract dated October 21, 1997, as disclosed by a Trustee's Deed recorded as document no. R97-183981.

(Affects Parcel VIII)

41. Illinois Environmental Protection Agency Environmental No Further Remediation Letter recorded February 19, 2019 as document number R2019-011437.

Note: Land use restrictions/limitations: None

(Affects Parcels I through VII; XIII and XIV)

42. Ordinance recorded as document no. 603845 annexing property to the Village of Hinsdale, and the terms and conditions contained therein.

(Affects Parcels, I, II, III, IV and XIII)

43. Ordinance recorded as document no. 910424 annexing certain property to the Village of Hinsdale, and the terms and conditions contained therein.

(Affects Parcel XIV)

44. Ordinance No. 093-36 recorded as document no. R93-303069 establishing Special Service Area Number 7, and the terms and conditions contained therein.

45. Ordinance No. 094-3 recorded as document no. R94-022094 establishing Village of Hinsdale Special Service Area No. 7, and the terms and conditions contained therein.

46. Note: The Extended Coverage Endorsement, deleting Standard Exceptions 1 through 6, will be considered for approval upon receipt and review of the requirements referenced herein.

Limitation of Liability for Informational Report

IMPORTANT - READ CAREFULLY: THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT OR PRELIMINARY REPORT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THIS REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN'S PRIOR WRITTEN CONSENT. FIRST AMERICAN DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION HEREIN IS PROVIDED

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First American

Exhibit A

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: 2977574

Commitment File No.: 2977574

The Land referred to herein below is situated in the County of Dupage, State of IL, and is described as follows:

Parcel I:

Lots 1 and 2, in Block 7, in Branigar Brothers Hinsdale Farms, being a subdivision of the Southwest quarter and the Northwest quarter (except the East half of the Northwest quarter of the Northwest quarter) of Section 13, Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded April 5, 1920 as document no. 141390, in DuPage County, Illinois.

Parcel II:

The East 350 feet of the North half of the North half of Lot 3, in Block 7, in Branigar Brothers Hinsdale Farms, being a subdivision of the Southwest quarter and the Northwest quarter (except the East half of the Northwest quarter of the Northwest quarter) of Section 13, Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded April 5, 1920 as document no. 141390, in DuPage County, Illinois.

Parcel III:

The East 350 feet of the South half of the North half of Lot 3, in Block 7, in Branigar Brothers Hinsdale Farms, being a subdivision of the Southwest quarter and the Northwest quarter (except the East half of the Northwest quarter of the Northwest quarter) of Section 13, Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded April 5, 1920 as document no. 141390, in DuPage County, Illinois.

Parcel IV:

The North half of the North half of Lot 3 (except the East 350 feet thereof), in Block 7, in Branigar Brothers Hinsdale Farms, being a subdivision of the Southwest quarter and the Northwest quarter (except the East half of the Northwest quarter of the Northwest quarter) of Section 13, Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded April 5, 1920 as document no. 141390, in DuPage County, Illinois.

Parcel V:

The South half of the North half (except the East 350 feet thereof) of Lot 3, in Block 7, in Branigar Brothers Hinsdale Farms, being a subdivision of the Southwest quarter and the Northwest quarter (except the East half of the Northwest quarter of the Northwest quarter) of Section 13, Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded April 5, 1920 as document no. 141390, in DuPage County, Illinois.

Parcel VI:

The South half of Lot 3, in Block 7, in Branigar Brothers Hinsdale Farms, being a subdivision of the Southwest quarter and the Northwest quarter (except the East half of the Northwest quarter of the Northwest quarter) of Section 13, Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded April 5, 1920 as document no. 141390, in DuPage County, Illinois.

Parcel VII:

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The North half of Lot 4 (except the East 200 feet thereof), in Block 7, in Branigar Brothers Hinsdale Farms, being a subdivision of the Southwest quarter and the Northwest quarter (except the East half of the Northwest quarter of the Northwest quarter) of Section 13, Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded April 5, 1920 as document no. 141390, in DuPage County, Illinois.

Parcel VIII:

Lot 1, in Penzes Resubdivision of the South half of Lot 4 (except the East 60 feet thereof), in Block 7, in Branigar Brothers Hinsdale Farms, being a subdivision of the Southwest quarter and the Northwest quarter (except the East half of the Northwest quarter of the Northwest quarter) of Section 13, Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat of resubdivision recorded April 16, 1946 as document no. 495827, in DuPage County, Illinois.

Parcel IX:

Lot 5 (except the East 150 feet thereof), in Penzes Resubdivision of the South half of Lot 4 (except the East 60 feet thereof), in Block 7, in Branigar Brothers Hinsdale Farms, being a subdivision of the Southwest quarter and the Northwest quarter (except the East half of the Northwest quarter of the Northwest quarter) of Section 13, Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat of resubdivision recorded April 16, 1946 as document no. 495827, in DuPage County, Illinois.

Parcel X:

The West 75 feet of the East 150 feet of Lot 5, in Penzes Resubdivision of the South half of Lot 4 (except the East 60 feet thereof), in Block 7, in Branigar Brothers Hinsdale Farms, being a subdivision of the Southwest quarter and the Northwest quarter (except the East half of the Northwest quarter of the Northwest quarter) of Section 13, Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat of resubdivision recorded April 16, 1946 as document no. 495827, in DuPage County, Illinois.

Parcel XI:

The East 75 feet of Lot 5, in Penzes Resubdivision of the South half of Lot 4 (except the East 60 feet thereof), in Block 7, in Branigar Brothers Hinsdale Farms, being a subdivision of the Southwest quarter and the Northwest quarter (except the East half of the Northwest quarter of the Northwest quarter) of Section 13, Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat of resubdivision recorded April 16, 1946 as document no. 495827, in DuPage County, Illinois.

Parcel XII:

The East 60 feet of the South half of Lot 4, in Block 7, in Branigar Brothers Hinsdale Farms, being a subdivision of the Southwest quarter and the Northwest quarter (except the East half of the Northwest quarter of the Northwest quarter) of Section 13, Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded April 5, 1920 as document no. 141390, in DuPage County, Illinois.

Parcel XIII:

The East half of the Northwest quarter of the Northwest quarter of Section 13, Township 38 North, Range 11 East of the Third Principal Meridian, excepting therefrom the South 33 feet thereof, in DuPage County, Illinois.

Parcel XIV:

Lots 11 through 20, both inclusive, in Block 2, in Branigar Brothers Hinsdale Farms, being a subdivision of the Southwest quarter and the Northwest quarter (except the East half of the Northwest quarter of the Northwest quarter) of Section 13,

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Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded April 5, 1920 as document no. 141390, in DuPage County, Illinois.

Note: For informational purposes only, the land is known as :

5500 S. Grant Street
Hinsdale, IL 60521

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ATTACHMENT E

Section II

In regards to Phase 2 additions and renovations to Hinsdale Central High School; the District is seeking the following approvals from the Village of Hinsdale for lack of conformity to the Village's zoning and land use requirements as follows.

1) Grandstand and Press box accessory structure:

a) Ordinance Provision: Sec. 7-310 Bulk, Space and Yard Requirements, Sec. 9-107, H, 2 & 3: Screening/Buffer for Non Dwelling Uses abutting residential use,

b) Variation Sought:

i) Accessory structures in required corner yard setback.

ii) Accessory structure exceeds the height limitations.

iii) Landscaping and Screening

iv) Outdoor Activity Area Open Space/Buffer

c) Minimum Variation:

2022 — i) Allow accessory structure to be within 5'-0" of property line.

ii) Allow accessory structure to be 22'-9" in height.

iii) Waive Landscape and Screening requirement.

iv) Waive Outdoor Activity Area Open Space/Buffer.

d) Standards for Variation:

i) Unique Physical Condition-the proposed grandstand and press box structure are replacing the existing, non-conforming grandstand and press box structure. The proposed structure generally occupies the same footprint of the existing, with minimal expansion. The existing structure is within the required setback (4'-0" of property line), and is 23'-6" in height. The existing structures do not have landscape and screening directly behind them. The existing structure does not have an outdoor activity area open space or buffer.

ii) Not self-created – the unique physical condition is not the result of any action or inaction of the owner, existed prior to the enactment of the code, and no compensation was paid. The existing football field and grandstands cannot be located elsewhere on-site.

iii) Denied Substantial Rights – if the request is denied, the school would not have the seating capacity it currently has for the use of the football field.

iv) Not merely special privilege – the school would not be able to use the football field in the same way they do now. The request is consistent with previously approved variances on site for accessory structures height variance (soccer press box and shelters in regards to landscaping and buffers), refer to ordinance no. O2020-08.

v) Code and Plan Purposes – the use of the grandstand and press box structure is consistent with Official Comprehensive Plan and current zoned district of IB Institutional Buildings.

vi) Essential Character of the Area –

(1) The use will be consistent with what is existing on-site and will not materially affect the public welfare, enjoyment, use development or value of property improvements in the vicinity.

(2) The use will not materially impair the adequate supply of light and air to the properties or other improvements in the vicinity.

- (3) The use will not substantially increase congestion in the public streets due to traffic or parking.
- (4) The use will not increase the danger of flood or fire, tax public utilities and facilities in the areas or endanger the public health or safety.
- vii) No other remedy – Any other remedy would result in a use not consistent with what currently is existing on the subject property.

2) Grandstand and Press box perimeter fence replacement

- a) Ordinance Provision: Title 9, Chapter 12, Sec. 9-12-3, subsection D: Construction Standards (material), Title 9, Chapter 12, Sec. 9-12-3, subsection E: Protective Fences.
- b) Variation Sought:
 - i) Fence Material:
- c) Minimum Variation:
 - i) Allow galvanized chain-link fence.
- d) Standards for Variation:
 - i) Unique Physical Condition-the proposed fence is required to be removed and replaced due to grandstand and press box structure work. It is removal of a portion of the perimeter fence on Madison Street only. The intent is to match the existing, adjacent fence still in place. The replacement of fence is in-kind with the existing fence off Madison Street.
 - ii) Not self-created – the unique physical condition is not the result of any action or inaction of the owner, existed prior to the enactment of the code, and no compensation was paid.
 - iii) Denied Substantial Rights – if the request is denied, the school would not be able to match the existing, adjacent fencing on Madison Street.
 - iv) Not merely special privilege – the school would not be able to use the football field in the same way they do now. Other types of fencing could cause visibility and safety concerns.
 - v) Code and Plan Purposes – the use of the proposed improvements are consistent with Official Comprehensive Plan and current zoned district of IB Institutional Buildings.
 - vi) Essential Character of the Area –
 - (1) The use will be consistent with what is existing on-site and will not materially affect the public welfare, enjoyment, use development or value of property improvements in the vicinity.
 - (2) The use will not materially impair the adequate supply of light and air to the properties or other improvements in the vicinity.
 - (3) The use will not substantially increase congestion in the public streets due to traffic or parking.
 - (4) The use will not increase the danger of flood or fire, tax public utilities and facilities in the areas or endanger the public health or safety.
- e) No other remedy – Any other remedy would result in a use not consistent with what currently is existing on the subject property.

3) **Ticket Booth accessory structure:**

a) **Ordinance Provision:** Sec. 7-310: Bulk, Space and Yard Requirements

b) **Variation Sought:**

i) **Accessory structure exceeds the height limitations.**

c) **Minimum Variation:**

i) **Allow structure to be 17'-0" in height.**

d) **Standards for Variation:**

- i) Unique Physical Condition-the proposed ticket booth building is matching to the architectural aesthetic of the existing "huddle house" accessory structure to the south of the existing football field.
- ii) Not self-created – the unique physical condition is not the result of any action or inaction of the owner, existed prior to the enactment of the code, and no compensation was paid.
- iii) Denied Substantial Rights – if the request is denied, the school would not be able to have a consistent aesthetic for the football field accessory structures.
- iv) Not merely special privilege – the request is consistent with previously approved variances on site for accessory structure heights (soccer press box and shelters), refer to ordinance no. O2020-08.
- v) Code and Plan Purposes – the use of the proposed improvements are consistent with Official Comprehensive Plan and current zoned district of IB Institutional Buildings.
- vi) Essential Character of the Area –
 - (1) The use will be consistent with what is existing on-site and will not materially affect the public welfare, enjoyment, use development or value of property improvements in the vicinity.
 - (2) The use will not materially impair the adequate supply of light and air to the properties or other improvements in the vicinity.
 - (3) The use will not substantially increase congestion in the public streets due to traffic or parking.
 - (4) The use will not increase the danger of flood or fire, tax public utilities and facilities in the areas or endanger the public health or safety.
- e) No other remedy – Any other remedy would result in a use and aesthetic not consistent with what currently is existing on the subject property.

4) Varsity Baseball Field Safety Netting Backstop:

a) Ordinance Provision: Title 9, Chapter 12, Sec. 9-12-3, subsection D: Construction Standards (material), Title 9, Chapter 12, Sec. 9-12-3, subsection E: Protective Fences.

b) Variation Sought:

- i) Fence Material.
- ii) Fence Height.

c) Minimum Variation:

- i) Allow safety netting and poles
- ii) Allow safety netting and poles to be 40'-0" in height.

d) Standards for Variation:

- i) Unique Physical Condition-the proposed safety netting replaces the existing non-conforming chain link fence backstop. The safety netting is consistent with other ballfield backstops existing on-site.
- ii) Not self-created – the unique physical condition is not the result of any action or inaction of the owner, existed prior to the enactment of the code, and no compensation was paid.
- iii) Denied Substantial Rights – if the request is denied, the school would not be able to upgrade their current facilities and would not be able to match other ballfields on the subject property.
- iv) Not merely special privilege – other than matching other similar existing conditions on-site, the school would still need a variance request for a like replacement with a chain link backstop and hood. The request is consistent with previously approved variances on site for safety netting (Junior Varsity Safety Netting), refer to ordinance no. O2020-08. The request is consistent with generally accepted standards for ballfields.
- v) Code and Plan Purposes – the use of the proposed improvements are consistent with Official Comprehensive Plan and current zoned district of IB Institutional Buildings.
- vi) Essential Character of the Area –
 - (1) The use will be consistent with what is existing on-site and will not materially affect the public welfare, enjoyment, use development or value of property improvements in the vicinity.
 - (2) The use will not materially impair the adequate supply of light and air to the properties or other improvements in the vicinity.
 - (3) The use will not substantially increase congestion in the public streets due to traffic or parking.
 - (4) The use will not increase the danger of flood or fire, tax public utilities and facilities in the areas or endanger the public health or safety.
- e) No other remedy – Any other remedy would result in a use not consistent with what currently is existing on the subject property.

5) Junior Varsity Softball Field, Junior Varsity Baseball Field, Varsity Baseball Field fencing:

- a) **Ordinance Provision:** Title 9, Chapter 12, Sec. 9-12-3, subsection D: Construction Standards (material), Title 9, Chapter 12, Sec. 9-12-3, subsection E: Protective Fences.
- b) **Variation Sought:**
 - i) Fence Material.
 - ii) Fence Height.
- c) **Minimum Variation:**
 - i) Allow black coated vinyl chain link fence at Junior Varsity Baseball Field Outfield.
 - ii) Allow black coated vinyl chain link baseline fence and hooded backstop at Junior Varsity Softball Field.
 - iii) Allow hooded backstop at Junior Varsity Softball Field to be 23'-0" in height.
 - iv) Allow black coated vinyl chain link fence at Varsity Baseball Field, adjacent to safety netting.
- d) **Standards for Variation:**
 - i) Unique Physical Condition-
 - (1) The proposed fence at the Junior Varsity Baseball Field Outfield is to protect the field of play from the required drainage basin to the northeast of the field.
 - (2) The proposed fence and hooded backstop at the Junior Varsity Softball field is a replacement of the non-conforming, existing chain link fence and backstop.
 - (3) The proposed fence at the Varsity Baseball Field is a replacement of the non-conforming, existing chain link fence and backstop.
 - ii) Not self-created – the unique physical condition is not the result of any action or inaction of the owner, existed prior to the enactment of the code, and no compensation was paid.
 - iii) Denied Substantial Rights – if the request is denied, the school would not be able to:
 - (1) Protect the field of play for the Junior Varsity Baseball Field from the drainage basin.
 - (2) Match the existing conditions of the Junior Varsity Softball Field.
 - (3) Match the existing conditions of the Varsity Baseball Field.
 - iv) Not merely special privilege – the school would not be able to use the athletic facilities in the same way they do now. Other types of fencing could cause visibility and safety concerns. The request is consistent with previously approved variances on site for fencing (various athletic field fencing), refer to ordinance no. O2020-08. The request is consistent with generally accepted standards for ballfields.
 - v) Code and Plan Purposes – the use of the proposed improvements are consistent with Official Comprehensive Plan and current zoned district of IB Institutional Buildings.
 - vi) Essential Character of the Area –
 - (1) The use will be consistent with what is existing on-site and will not materially affect the public welfare, enjoyment, use development or value of property improvements in the vicinity.
 - (2) The use will not materially impair the adequate supply of light and air to the properties or other improvements in the vicinity.
 - (3) The use will not substantially increase congestion in the public streets due to traffic or parking.
 - (4) The use will not increase the danger of flood or fire, tax public utilities and facilities in the areas or endanger the public health or safety.

- e) No other remedy – Any other remedy would result in a use not consistent with what currently is existing on the subject property.

6) Parking Light Fixtures (East of Grant Street):

a) Ordinance Provision: Sec. 7-310: Bulk, Space and Yard Requirements

b) Variation Sought:

- i) Accessory structure exceeds the height limitations.

c) Minimum Variation:

- i) Allow structure to be 27'-6" in height (light fixture base is 2'-6", light fixture pole is 25'-0").

d) Standards for Variation:

- i) Unique Physical Condition-the proposed parking lot light fixtures are for the new parking lot approved for Phase 1, refer to ordinances no. O2020-08, and no. O2020-09. The proposed light fixtures match the existing, adjacent parking lot fixtures in height.
- ii) Not self-created – the unique physical condition is not the result of any action or inaction of the owner, existed prior to the enactment of the code, and no compensation was paid.
- iii) Denied Substantial Rights – if the request is denied, the school would not be able to have a consistent parking lot lighting layout with the existing adjacent parking lot.
- iv) Not merely special privilege – the request is for safety for lighting the new parking lot.
- v) Code and Plan Purposes – the use of the proposed improvements are consistent with Official Comprehensive Plan and current zoned district of IB Institutional Buildings. The lighting layout meets the Code provisions of Sec. 9-101, D, 9. The foot-candles do not exceed .5 at the residential lot line. In fact, most areas along the lot line are under the .5 fc requirement.
- vi) Essential Character of the Area –
- (1) The use will be consistent with what is existing on-site and will not materially affect the public welfare, enjoyment, use development or value of property improvements in the vicinity.
- (2) The use will not materially impair the adequate supply of light and air to the properties or other improvements in the vicinity.
- (3) The use will not substantially increase congestion in the public streets due to traffic or parking.
- (4) The use will not increase the danger of flood or fire, tax public utilities and facilities in the areas or endanger the public health or safety.
- e) No other remedy – Any other remedy would result in a use not consistent with what currently is existing on the subject property.

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FINAL DECISION

VILLAGE OF HINSDALE ZONING BOARD OF APPEALS PETITION FOR VARIATION

ZONING CASE NO: V-06-20

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

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

MEETING HELD: A Public Hearing was held on Wednesday, January 20, 2021, in Memorial Hall, in the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois, pursuant to a notice published in The Hinsdelean on December 24, 2020.

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

SUMMARY OF REQUEST: The Village of Hinsdale has received a request from ARCON Associates, Inc., on behalf of property owner Hinsdale Township High School District 86 (the "Applicant") for certain variations relative to the replacement and/or construction of new improvements to the existing building and grounds known as Hinsdale Central High School located on the Property at 5500 S. Grant Street (the "Application"). The improvements proposed at this time are a part of Phase II of a program of improvements and upgrades to the High School taking place over a period of three (3) years. The general scope of Phase II improvements include a Fines Arts addition, student services and special education addition, replacement of the west side football field grandstand and press box, ticket booth building for the football field, varsity baseball field backstop replacement, junior varsity softball field backstop and fence replacement, junior varsity baseball field outfield fence installation, parking lot lighting (east of Grant Street), various pavement replacements and maintenance, associated landscaping, and associated site work (collectively, the "Phase II Improvements").

This Property is located in the IB Institutional Buildings Zoning District in the Village of Hinsdale at the southwest corner of 55th Street and Grant Street.

The Applicant has requested a variation to the following Sections of the Village Code and Zoning Code of the Village of Hinsdale ("Zoning Code") over which the Zoning Board of Appeals of the Village of Hinsdale ("ZBA") has final authority:

- to Sections 7-310 and 9-107(H)2 & 3, to allow construction of a grandstand and press box structure that exceeds height limitations within the corner side yard setback, as well as screening and buffering variations.

This variation request shall be referred to herein as the "Requested Variation."

In addition to the Requested Variation, additional variations over which the Village President and Board of Trustees have final authority were sought and recommended for approval by the ZBA. Those variations were:

- to Section 9-12-3(D) & (E) of the Village Code regarding fence construction standards and height, in order to allow the partial replacement of the existing perimeter chain link fencing around the grandstand and press box structure with fencing of the same type (galvanized chain-link fencing) and height as the existing fencing;
- to Section 7-310 of the Zoning Code in order to allow the construction of a ticket booth that exceeds the allowable height for an accessory structure (seventeen (17) feet at its tallest point, exceeding the allowed height of fifteen (15) feet);
- to Section 9-12-3(D) & (E) of the Village Code regarding fence construction standards and height, in order to allow the replacement of the chain link fencing backstop around the varsity baseball field with the installation of safety netting and poles forty (40) feet in height;
- to Section 9-12-3(D) & (E) of the Village Code regarding fence construction standards and height, in order to allow the installation of black-coated vinyl chain link fencing at the junior-varsity baseball field, the installation of black-coated vinyl chain link fencing and a twenty-three (23) foot hooded backstop at the junior-varsity softball field, and the installation of black-coated vinyl chain link fencing at the varsity baseball field, adjacent to safety netting; and
- to Section 7-310 of the Zoning Code, in order to install two (2) parking lot light fixtures at a height of twenty seven (27) feet, six (6) inches, instead of the fifteen (15) foot maximum height for accessory structures set by the Zoning Code.

Together, these are the "Additional Variations" and, collectively with the Requested Variation, the "Variations". The proceedings and findings and recommendation of the ZBA on the Additional Variations are detailed in a separate Findings and Recommendation from the ZBA to the Board of Trustees in this matter. The collective Variations are all described in more detail in the Application, a copy of which is attached hereto as **Exhibit B** and made a part hereof.

On January 20th, 2021, following the conclusion of the public hearing on this matter, the ZBA indicated its approval of the Requested Variation on a vote of seven (7) in favor, zero (0) opposed, and zero (0) absent, and directed the preparation of this Final Decision.

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

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

In terms of the Requested Variation to allow construction/replacement of a grandstand and press box structure on the home field side off of Madison Street within the corner side yard setback, Mr. Graal explained that the setback encroachment and height are existing conditions of what is essentially a one-for-one replacement. The new pressbox structure will be 22'9" high, in contrast to the existing press box height of 23'6", but will still exceed the 15' height limitation set by the Village Code. The new structures are an upgrade in that they will conform to current building codes. Seat counts remain largely unchanged, with a total increase of seven (7) seats. The Applicant is also seeking waivers of the landscaping and screening requirements for the open areas, which will match the current conditions. A line of existing evergreen trees that provide some screening off of Madison Street to the fields are scheduled to be protected and will remain. Mr. Graal responded to some previously raised questions concerning the existing entrance gate and turnstyle off of Madison to the west of the huddle house. The existing gates will remain.

Mr. Graal concluded his presentation and members of the ZBA had no questions. There being no further questions or members of the public wishing to speak on the Requested Variation, the portion of the Public Hearing related to the Requested Variation was closed.

Members discussed the Requested Variation and agreed that the standards for variations set forth in 11-503(F) of the Hinsdale Zoning Code had been met. A motion to approve the Requested Variation was made by Member Podliska and seconded by Member Alesia. The vote on the motion was as follows:

AYES: Members Moberly, Alesia, Giltner, Murphy, Lee, Podliska, Chairman Neiman

NAYS: None

ABSTAIN: None

ABSENT: None

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

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

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

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

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

5. *Not Merely Special Privilege: The alleged hardship or difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from the use of the subject property; provided, however, that where the standards herein set out exist, the existence of an economic hardship shall not be a prerequisite to the grant of an authorized variation. The Requested Variation is not sought to make money from use of the Property, but is instead sought in order to make necessary improvements to the Property without*

negatively impacting site conditions and adjacent neighbors. The height portion of the request is consistent with previously granted variations related to the soccer field.

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

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

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

The granting of the Requested Variation will allow needed improvements to occur at the football field on the Property, without negatively impacting existing site amenities or adjacent neighbors. The football field and structures being replaced already exist, and the utilities are already in place. The Requested Variation will not endanger the public health or safety.

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

In addition, Section 9-12-3 of the Village Code provides certain standards for fence variations. Those additional standards are that: 1) *the petitioner is affected by unique circumstances justifying relief from the provisions of Section 9-12-3, 2) the variation will not alter the essential character of the locality, 3) the variation will be in harmony with the general purpose and intent of Section 9-12-3, 4) the variation will set no unfavorable precedent either to the locality or to the village as a whole, 5) the variation will be the minimum necessary to afford relief to the petitioner, and 6) the variation will not adversely affect the public safety and general welfare.* The ZBA finds all of the foregoing standards to have been met, for the various reasons set forth above. In addition, due to the uniqueness of the Property as a high school, the variation will set no unfavorable precedent.

FINAL DECISION:

Based on the Findings set forth above, the ZBA, by a vote of seven (7) in favor, zero (0) opposed and zero (0) absent, APPROVES and GRANTS the following Requested Variation, as described in the Application, a copy of which is

attached hereto as Exhibit B and made a part hereof, relative to construction of the Phase I Improvements located in the IB Institutional Building Zoning District at 5500 S. Grant Street:

1. A variation to Sections 7-310 and 9-107(H)2 & 3, to allow construction of a grandstand and press box structure that exceeds height limitations within the corner side yard setback, as well as the requested screening and buffering variations.

AYES: _____

NAYS: _____

ABSENT: _____

Signed: _____

Robert Neiman, Chair
Zoning Board of Appeals
Village of Hinsdale

Date: _____

Filed this ____ day of _____, 2021, with the office of the Building Commissioner.

LEGAL DESCRIPTION OF THE SUBJECT PROPERTY

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

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

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

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

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

PARCEL VI: THE SOUTH HALF OF LOT 3, IN BLOCK 7, IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO

THE PLAT THEREOF RECORDED APRIL 5, 1920 AS DOCUMENT NO. 141390, IN DUPAGE COUNTY, ILLINOIS

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

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

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

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

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

PARCEL XII: THE EAST 60 FEET OF THE SOUTH HALF OF LOT 4 (EXCEPT THE EAST 60 FEET THEREOF), IN BLOCK 7, IN BRANIGAR BROTHERS HINSDALE

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

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

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

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

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

EXHIBIT B

APPLICATION FOR VARIATIONS

STATE OF ILLINOIS)
) ss:
 COUNTY OF DU PAGE)

BEFORE THE HINSDALE ZONING BOARD OF APPEALS

In the Matter of:)
)
)
 V-06-20,)
 5500 South Grant Street.)

REPORT OF PROCEEDINGS had and testimony
 taken via Zoom at the hearing of the above-
 entitled matter before the Hinsdale Zoning Board
 of Appeals, at 19 East Chicago Avenue, Hinsdale,
 Illinois, on January 20, 2021, at the hour of
 6:30 p.m.

BOARD MEMBERS PRESENT VIA ZOOM:

- MR. ROBERT NEIMAN, Chairman;
- MS. LESLIE LEE, Member;
- MR. TOM MURPHY, Member;
- MR. JOHN F. PODLISKA, Member;
- MR. JOSEPH ALESIA, Member;
- MR. KEITH GILTNER, Member; and
- MR. GARY MOBERLY, Member.

<p style="text-align: right;">2</p> <p>1 ALSO PRESENT VIA ZOOM:</p> <p>2 MS. CHRISTINE BRUTON, Deputy Village Clerk;</p> <p>3 MR. ROBB MCGINNIS, Director of Community Development;</p> <p>4 MR. NICHOLAS GRAAL, Project Architect;</p> <p>5 MR. JASON OSKOREP, Director of Facilities;</p> <p>6 MS. DOROTHY McCARTY, Cotter Consulting;</p> <p>7 MR. JACK STUMPF, Cotter Consulting.</p> <hr/> <p>11 CHAIRMAN NEIMAN: Next matter on our agenda is the Public Hearing in Case V-06-20, 5500 South Grant Street, Hinsdale Central High School.</p> <p>15 MR. GRAAL: Good evening, board. This is Nick Graal with Arcon & Associates here to speak on behalf of the district in regards to our variance request.</p> <p>19 With us tonight we also have Jason Oskorep, who is the district facilities director and Dorothy McCarty and Jack Stumpf with Cotter Consulting. They are the owners' representatives</p>	<p style="text-align: right;">4</p> <p>1 The balance would need to move on to the board of trustees as a recommendation.</p> <p>3 CHAIRMAN NEIMAN: Okay. Thank you for that correction. Okay.</p> <p>5 So, Mr. Graal, if you could begin with the grandstand and press box structure variance, please.</p> <p>8 MR. GRAAL: Most certainly. Robb, do I have the chance to share my screen?</p> <p>10 MR. MCGINNIS: Sure, you do.</p> <p>11 MR. GILTNER: Hey, Robb, while he doing that, can I just clarify. It looks like in your note it says, ZBA has final authority on the request for an increase in fence height and permitted materials as well.</p> <p>16 MR. MCGINNIS: So I had amended that and sent out a revised memo earlier yesterday.</p> <p>18 MR. GILTNER: Okay.</p> <p>19 MR. MCGINNIS: In talking to the village attorney, there seemed to be some question over whether or not the ZBA had final authority on fence variations. There seems to</p>
<p style="text-align: right;">3</p> <p>1 for the project.</p> <p>2 CHAIRMAN NEIMAN: Just as a preliminary matter since there are six variation requests up this evening on this property, the only orderly way for the board to handle this is one variance at a time and we will go through your presentation and public comments and then after we close each variation request, the public hearing on each variation request, the board will take a vote just on that variation request and then we will move on to the next one.</p> <p>12 For purposes of the record, and Robb, correct me if I'm wrong here, variance requests Nos. 2, 4 and 5 will be mere recommendations by the ZBA that have to go to the board of trustees for final approval, the others we have authority to grant final approval. Robb, is that correct?</p> <p>19 MR. MCGINNIS: Just to confirm if you look in the staff memo, the first variation request for the grandstand and press box structure, that the ZBA has final authority on.</p>	<p style="text-align: right;">5</p> <p>1 be a conflict between the fence requirements in the building code in 912 J talks about a ZBA authority but if you go to the zoning code in 11.503 it talks about permitted variations. It doesn't -- and it says, the ZBA has expressed authority over this list of variations and fencing is not listed in the zoning code as one of those requests. So out of an abundance of caution, we thought it safer to stay the course and do what we did with Phase I of the high school's improvements and move those fence variation requests on to the board just to be on the safe side.</p> <p>14 MR. GILTNER: Okay. Got it. That makes sense. Thanks.</p> <p>16 MR. GRAAL: Okay. I should have the screen up. Everybody should be looking at the overall site plan of the high school. Everybody can hear me okay?</p> <p>20 CHAIRMAN NEIMAN: Yes.</p> <p>21 MR. GRAAL: Excellent. So I'll jump in here with the grandstand request and try to be</p>

1 as brief as possible. I know we have quite a
2 bit to go through tonight.

3 So first request here is in regards
4 to the existing grandstand and press box on the
5 home side just off of Madison Street. We are
6 finishing up their existing structure.

7 The variation we are seeking from
8 the board are in relation to the accessory
9 structure within the required corner yard
10 setback. That is an existing condition to date,
11 so it's existing nonconforming, and the
12 replacement is fairly one-for-one that will go
13 back within that setback.

14 The accessory structure exceeds the
15 height limitation. Again, that is an existing
16 nonconforming condition. The existing press box
17 and grandstand exceed accessory structure
18 height; the code requires 15 feet. We are, as
19 we discussed at the prehearing several weeks
20 ago, we are improving the situation as far as
21 how high the structure is. The existing press
22 box roof is about 23 feet 6 inches tall and our

1 new structure is 22 feet 9 inches. So are we
2 lowering it a lot, no. But are we improving the
3 situation, yes.

4 We are also asking for a variance
5 to waive the landscaping and screening
6 requirements for the open areas and again, that
7 is existing nonconforming. We would be putting
8 the site back as it is to date. We would also
9 be preserving -- there's a line of evergreen
10 trees that provide some screening off of Madison
11 Street to the fields, those are all scheduled to
12 be protected and to remain.

13 Related to that we are also looking
14 for alleviation to waive the outdoor activity
15 area open space buffer requirement. Again,
16 existing nonconforming.

17 To the standards of variation to
18 summarize and without repeating verbatim our
19 application, it's an existing replacement one-
20 for-one on the structure.

21 As far as seating goes, we need to
22 upgrade to meet existing building codes so our

1 seat counts relatively remain unchanged. The
2 existing seat count is 2,402 with no accessible
3 seating, no way, no ramps to get up into this
4 area and our proposed is 2,409. So there's a
5 total of 7 additional seats, which is fairly
6 minimal. So we are not increasing the structure
7 size that much at all.

8 We are improving the situation.
9 The structure will be lower than what it is
10 today. Really, that's a factor of sight line
11 revisions to give better sight lines within the
12 press box over the seating areas.

13 Some questions were raised in
14 between our prehearing and public hearing
15 tonight about use of the existing gate here off
16 of Madison to the west of the huddle house,
17 there's a turn style and gate. The main use of
18 that -- and again, we are not touching that at
19 all with this variation request or the other
20 site improvements. Those gates are existing to
21 remain. Our fence work, which we will discuss
22 later, and then additional variance is to the

1 north and it's a factor of replacing this
2 grandstand.

3 Those gates are mainly used in the
4 mornings and afternoons for this general site
5 circulation for kids coming in going to school.
6 So students enter off of Madison here to get
7 into the high school for residents living across
8 the street here. That's the majority of what
9 that's used for.

10 It is used during sporting events,
11 any of these fields, abutting fields back here,
12 however, it probably only takes in, ticket sales
13 10 to 15 percent of ticket sales, people
14 entering, exiting that gate. Majority because
15 of how our parking is set up onsite off of Grant
16 people would be coming from the parking lots
17 through the site to our new ticket booth that we
18 are proposing. Again, that's an additional
19 variance request down the line in this
20 discussion but this is the main tickets and
21 field entrance, the main entrance to the
22 athletic fields.

<p style="text-align: right;">10</p> <p>1 The school does employ robust</p> <p>2 security during sporting events. So it's not</p> <p>3 only in-house security staff as well as high</p> <p>4 school staff that man these gates but off-duty</p> <p>5 police officers also provide additional help and</p> <p>6 the school does reach out to local law</p> <p>7 enforcement. So in this case, Hinsdale PD, to</p> <p>8 help with traffic control during and after --</p> <p>9 before, during and after sporting events to</p> <p>10 control people crossing Madison Street or even</p> <p>11 to the north here help off of 55th.</p> <p>12 CHAIRMAN NEIMAN: Okay. Thank you.</p> <p>13 Board members, any questions?</p> <p>14 Anybody?</p> <p>15 (No response.)</p> <p>16 Okay. Are there any neighbors or</p> <p>17 other members of the public who would like to</p> <p>18 address the board solely regarding this part of</p> <p>19 the variance request to construct a grandstand</p> <p>20 and press box structure within the corner side</p> <p>21 yard setback?</p> <p>22 Any neighbors or members of the</p>	<p style="text-align: right;">12</p> <p>1 MS. BRUTON: Member Podliska?</p> <p>2 MR. PODLISKA: Yes.</p> <p>3 MS. BRUTON: Chairman Neiman?</p> <p>4 CHAIRMAN NEIMAN: Yes.</p> <p>5 (WHEREUPON, the board had</p> <p>6 discussions regarding above</p> <p>7 variance request which are</p> <p>8 contained in a separate</p> <p>9 transcript.)</p> <p>10 CHAIRMAN NEIMAN: The next variance</p> <p>11 request is to replace the perimeter chain-link</p> <p>12 fencing around the grandstand and press box</p> <p>13 structure. This and all of the other variance</p> <p>14 requests this evening on this property have to</p> <p>15 go to the board of trustees.</p> <p>16 MR. GRAAL: With that request to</p> <p>17 replace the perimeter fence more or less</p> <p>18 directly behind the grandstand. The variation</p> <p>19 being sought here is the fence material to allow</p> <p>20 galvanized chain-link fence in order to match</p> <p>21 the existing conditions that are there to date</p> <p>22 and this is only a partial fence replacement,</p>
<p style="text-align: right;">11</p> <p>1 public who want to address the board on this</p> <p>2 part of the variance request?</p> <p>3 (No response.)</p> <p>4 Okay. Hearing none, is there a</p> <p>5 motion to close the public hearing in Case</p> <p>6 V-06-20 regarding -- solely close the hearing</p> <p>7 regarding the first part of the variance request</p> <p>8 to construct a grandstand and press box</p> <p>9 structure within the corner side yard setback?</p> <p>10 MR. PODLISKA: So moved.</p> <p>11 MR. GILTNER: Second.</p> <p>12 CHAIRMAN NEIMAN: Roll call, please?</p> <p>13 MS. BRUTON: Member Moberly?</p> <p>14 MR. MOBERLY: Yes.</p> <p>15 MS. BRUTON: Member Alesia?</p> <p>16 MR. ALESIA: Yes.</p> <p>17 MS. BRUTON: Member Giltner?</p> <p>18 MR. GILTNER: Yes.</p> <p>19 MS. BRUTON: Member Murphy?</p> <p>20 MR. MURPHY: Yes.</p> <p>21 MS. BRUTON: Member Lee?</p> <p>22 MS. LEE: Yes.</p>	<p style="text-align: right;">13</p> <p>1 again it's directly related to the work to put</p> <p>2 the new grandstand in and the site access and</p> <p>3 that fence does -- it's time to replace that.</p> <p>4 As far as summary goes for</p> <p>5 standards for variation, again, I'll stress that</p> <p>6 this is a one-for-one replacement on an existing</p> <p>7 nonconforming condition. We are proposing to</p> <p>8 keep the height as it is today which meets</p> <p>9 current zoning codes. It's also, you know, for</p> <p>10 purposes of security and visibility of what goes</p> <p>11 behind these grandstands, it's chain link that</p> <p>12 you can see through and again, that's a security</p> <p>13 item mainly for the school here. Pretty</p> <p>14 straightforward on this one. Again, it's a</p> <p>15 one-for-one replacement. It's a match to</p> <p>16 existing adjacent fence.</p> <p>17 CHAIRMAN NEIMAN: Okay. Questions from</p> <p>18 the board?</p> <p>19 (No response.)</p> <p>20 Hearing none, are there any members</p> <p>21 of the public who would like to address this</p> <p>22 part of the variance request, which is to</p>

<p style="text-align: center;">14</p> <p>1 replace the perimeter chain-link fencing around</p> <p>2 the grandstand and press box structures?</p> <p>3 (No response.)</p> <p>4 Do I hear a motion to approve --</p> <p>5 MS. BRUTON: No. You need a motion to</p> <p>6 close the hearing, Bob.</p> <p>7 CHAIRMAN NEIMAN: Motion to close the</p> <p>8 hearing on the part of the variance request to</p> <p>9 replace the perimeter chain-link fencing around</p> <p>10 the grandstand and press box?</p> <p>11 MR. PODLISKA: So moved.</p> <p>12 MR. MURPHY: Second.</p> <p>13 CHAIRMAN NEIMAN: Roll call, please?</p> <p>14 MS. BRUTON: Member Moberly?</p> <p>15 MR. MOBERLY: Yes.</p> <p>16 MS. BRUTON: Member Alesia?</p> <p>17 MR. ALESIA: Yes.</p> <p>18 MS. BRUTON: Member Giltner?</p> <p>19 MR. GILTNER: Yes.</p> <p>20 MS. BRUTON: Member Murphy?</p> <p>21 MR. MURPHY: Yes.</p> <p>22 MS. BRUTON: Member Lee?</p>	<p style="text-align: center;">16</p> <p>1 the roofline of the existing nonconforming</p> <p>2 structure, specifically what's labeled here the</p> <p>3 huddle hut just south of the existing field, as</p> <p>4 well exceeding the height of this accessory</p> <p>5 structure within the athletics area is</p> <p>6 consistent with previously approved variation</p> <p>7 last year with our Phase 1 application for the</p> <p>8 soccer shelters which are here just south of</p> <p>9 that off of Madison; and in addition to that,</p> <p>10 this building accessory structure deep within</p> <p>11 the site away from really public view off of</p> <p>12 Madison and 55th and well without a view from</p> <p>13 57th Street whereas previously approved</p> <p>14 application last year for Phase 1 these</p> <p>15 structures were much closer actually within the</p> <p>16 setback off of Madison. So we feel that</p> <p>17 exceeding the accessory structure height by two</p> <p>18 feet was in line with other variation requests</p> <p>19 that we had been granted.</p> <p>20 CHAIRMAN NEIMAN: Any questions from</p> <p>21 the board members?</p> <p>22 (No response.)</p>
<p style="text-align: center;">15</p> <p>1 MS. LEE: Yes.</p> <p>2 MS. BRUTON: Member Podliska?</p> <p>3 MR. PODLISKA: Yes.</p> <p>4 MS. BRUTON: Chairman Neiman?</p> <p>5 CHAIRMAN NEIMAN: Yes.</p> <p>6 (WHEREUPON, the board had</p> <p>7 discussions regarding above</p> <p>8 variance request which are</p> <p>9 contained in a separate</p> <p>10 transcript.)</p> <p>11 CHAIRMAN NEIMAN: The next part of the</p> <p>12 variance request is to construct a ticket booth</p> <p>13 that exceeds the allowable height for an</p> <p>14 accessory structure.</p> <p>15 MR. GRAAL: With our ticket booth</p> <p>16 request here the variation, I'll just reiterate</p> <p>17 that we are requesting the structure proposed</p> <p>18 exceeds the height limitation of 15 feet.</p> <p>19 We are asking the board to allow</p> <p>20 the structure to be 17 feet at its tallest</p> <p>21 point. The reasons being in summary of the</p> <p>22 standards for variation, we are trying to match</p>	<p style="text-align: center;">17</p> <p>1 Hearing none, any questions or</p> <p>2 comments on this part of the variation from the</p> <p>3 public?</p> <p>4 (No response.)</p> <p>5 Hearing none, is there a motion to</p> <p>6 close the public hearing on Case V-06-20, the</p> <p>7 part of the variance request to construct a</p> <p>8 ticket booth that exceeds the allowable height</p> <p>9 for an accessory structure?</p> <p>10 MR. PODLISKA: So moved.</p> <p>11 MR. MURPHY: Second.</p> <p>12 CHAIRMAN NEIMAN: Roll call, please?</p> <p>13 MS. BRUTON: Member Moberly?</p> <p>14 MR. MOBERLY: Yes.</p> <p>15 MS. BRUTON: Member Alesia?</p> <p>16 MR. ALESIA: Yes.</p> <p>17 MS. BRUTON: Member Giltner?</p> <p>18 MR. GILTNER: Yes.</p> <p>19 MS. BRUTON: Member Murphy?</p> <p>20 MR. MURPHY: Yes.</p> <p>21 MS. BRUTON: Member Lee?</p> <p>22 MS. LEE: Yes.</p>

<p style="text-align: right;">18</p> <p>1 MS. BRUTON: Member Podliska?</p> <p>2 MR. PODLISKA: Yes.</p> <p>3 MS. BRUTON: Chairman Neiman?</p> <p>4 CHAIRMAN NEIMAN: Yes.</p> <p>5 (WHEREUPON, the board had</p> <p>6 discussions regarding above</p> <p>7 variance request which are</p> <p>8 contained in a separate</p> <p>9 transcript.)</p> <p>10 CHAIRMAN NEIMAN: Let's move on to the</p> <p>11 part of the variance requests to replace the</p> <p>12 chain-link fencing backstop around the varsity</p> <p>13 baseball field.</p> <p>14 MR. GRAAL: So this request here it's</p> <p>15 related currently the existing condition here at</p> <p>16 the backstop of the baseball field. Again, this</p> <p>17 is for the varsity folks over at the high</p> <p>18 school. There's existing nonconforming. So</p> <p>19 like any baseball diamond it's a chain-link</p> <p>20 hooded backstop.</p> <p>21 What we are proposing for variation</p> <p>22 is a variation and fence material and fence</p>	<p style="text-align: right;">20</p> <p>1 So it's consistent with other</p> <p>2 fields onsite, upgrade for safety, upgrade on</p> <p>3 the aesthetics. We are putting in a masonry</p> <p>4 knee wall below that to dress up the field and</p> <p>5 other than that, sums up the standards that we</p> <p>6 feel that this meets the code.</p> <p>7 CHAIRMAN NEIMAN: Any questions from</p> <p>8 the board?</p> <p>9 (No response.)</p> <p>10 Any members of the public who would</p> <p>11 like to make a comment about this part of the</p> <p>12 variance request to install a chain-link fencing</p> <p>13 around the junior -- I'm sorry, to replace the</p> <p>14 chain-link fencing backstop around the varsity</p> <p>15 baseball field?</p> <p>16 (No response.)</p> <p>17 Hearing none, is there a motion to</p> <p>18 close the public hearing in Case V-06-20, that</p> <p>19 part of the variance request in that case to</p> <p>20 replace the chain-link fencing backstop around</p> <p>21 the varsity baseball field?</p> <p>22 MR. PODLISKA: So moved.</p>
<p style="text-align: right;">19</p> <p>1 height. We are looking to allow from a material</p> <p>2 standpoint safety netting and pole and from the</p> <p>3 height allow that safety netting and poles to be</p> <p>4 40-foot in height.</p> <p>5 Again, this is an upgrade on an</p> <p>6 existing nonconforming condition. It's well</p> <p>7 within the standard realm of what's being done</p> <p>8 for baseball and softball fields these days.</p> <p>9 This safety netting is an upgrade as far as</p> <p>10 safety goes. It's a better condition for the</p> <p>11 patrons watching the games behind than just the</p> <p>12 hooded backstop alone. It's also an upgrade in</p> <p>13 aesthetics, better sight lines through the</p> <p>14 netting.</p> <p>15 It's consistent with our variation</p> <p>16 requests that were approved by the village last</p> <p>17 year. We installed safety netting here off of</p> <p>18 57th and Grant Street for the junior-varsity</p> <p>19 baseball field. It's also consistent with the</p> <p>20 existing structure for the varsity softball</p> <p>21 field here to the north off of 55th Street that</p> <p>22 was done several years back.</p>	<p style="text-align: right;">21</p> <p>1 MR. MURPHY: Second.</p> <p>2 CHAIRMAN NEIMAN: Roll call, please?</p> <p>3 MS. BRUTON: Member Moberly?</p> <p>4 MR. MOBERLY: Yes.</p> <p>5 MS. BRUTON: Member Alesia?</p> <p>6 MR. ALESIA: Yes.</p> <p>7 MS. BRUTON: Member Giltner?</p> <p>8 MR. GILTNER: Yes.</p> <p>9 MS. BRUTON: Member Murphy?</p> <p>10 MR. MURPHY: Yes.</p> <p>11 MS. BRUTON: Member Lee?</p> <p>12 MS. LEE: Yes.</p> <p>13 MS. BRUTON: Member Podliska?</p> <p>14 MR. PODLISKA: Yes.</p> <p>15 MS. BRUTON: Chairman Neiman?</p> <p>16 CHAIRMAN NEIMAN: Yes.</p> <p>17 (WHEREUPON, the board had</p> <p>18 discussions regarding above</p> <p>19 variance request which are</p> <p>20 contained in a separate</p> <p>21 transcript.)</p> <p>22 CHAIRMAN NEIMAN: Next part of the</p>

1 variance request in Case V-06-20 is to install a
2 chain-link fencing around the junior-varsity
3 softball and baseball field and the varsity
4 baseball field.

5 MR. GRAAL: Okay. So this is a three-
6 parter as far as locations go, but the variation
7 sought is both in fence material and fence type.
8 Minimum variation that we are looking for allow
9 black coated vinyl chain-link fence at the
10 junior-varsity baseball field outfield.

11 So I'll go over to 57th and Grant
12 Streets here. So again, we are looking to put
13 the chain-link fence here in order to block the
14 field of play from the required drainage swale,
15 drainage basin that we had to install after
16 review with the village's engineering
17 department. That was from the application last
18 year.

19 The second location for the black
20 coated vinyl chain-link fence is at the junior-
21 varsity softball field just to the north. This
22 is a one-for-one replacement of an existing

1 nonconforming structure. The existing chain-
2 link fence and hooded backstop here for the
3 softball is in need of replacement. It's past
4 its useful life and we are looking to go one-
5 for-one on replacement on that.

6 The third location is back at the
7 varsity baseball field. Probably best way to
8 describe this is off the wings of the field in
9 between the safety netting backstop that we
10 previously discussed and the existing dugouts.
11 There's a small portion on each side that we are
12 looking to replace one-for-one. Again, this is
13 the replacement adding a nonconforming fence,
14 black coated chain-link fence in between the
15 safety netting and the dugout shelters here to
16 the south.

17 The fencing in all three locations
18 is consistent not only with baseball and
19 softball field standards, just about any
20 baseball field you go to will have this type of
21 fencing, but it's also consistent with what's
22 been previously approved by the village in the

1 Phase 1 of our application last year for
2 installation of vinyl coated chain-link fence in
3 other various areas in the athletic fields
4 throughout this site here. That includes the
5 junior-varsity baseball field there's black
6 coated vinyl chain-link below the safety netting
7 in several locations. So it's all consistent
8 with what's already onsite and what's been
9 previously approved variances granted by the
10 village.

11 CHAIRMAN NEIMAN: Thank you.

12 Any questions from the board?

13 (No response.)

14 Hearing none, are there any members
15 of the public who would like to address the part
16 to install chain-link fencing on the junior-
17 varsity softball and baseball field and the
18 varsity baseball field?

19 (No response.)

20 Hearing none, is there a motion to
21 close the part of the public hearing in Case
22 V-06-20 to install a chain-link fencing around

1 the junior-varsity softball and baseball field
2 and the varsity baseball field?

3 MR. PODLISKA: So moved.

4 MR. MURPHY: Second.

5 CHAIRMAN NEIMAN: Roll call, please?

6 MS. BRUTON: Member Moberly?

7 MR. MOBERLY: Yes.

8 MS. BRUTON: Member Alesia?

9 MR. ALESIA: Yes.

10 MS. BRUTON: Member Giltner?

11 MR. GILTNER: Yes.

12 MS. BRUTON: Member Murphy?

13 MR. MURPHY: Yes.

14 MS. BRUTON: Member Lee?

15 MS. LEE: Yes.

16 MS. BRUTON: Member Podliska?

17 MR. PODLISKA: Yes.

18 MS. BRUTON: Chairman Neiman?

19 CHAIRMAN NEIMAN: Yes.

20

21

22

<p style="text-align: right;">26</p> <p>1 (WHEREUPON, the board had</p> <p>2 discussions regarding above</p> <p>3 variance request which are</p> <p>4 contained in a separate</p> <p>5 transcript.)</p> <p>6 CHAIRMAN NEIMAN: Let's move on to the</p> <p>7 last of the six parts of the variance request of</p> <p>8 Case V-06-20 to install parking light fixtures</p> <p>9 that exceed the allowable height.</p> <p>10 MR. GRAAL: Okay. Thanks for sticking</p> <p>11 with me. We are on the last one.</p> <p>12 So the variation sought here,</p> <p>13 again, it's for these two proposed light</p> <p>14 fixtures for the new lot here unshaded that this</p> <p>15 lot was approved in previous Phase 1</p> <p>16 applications. We are seeking variation for the</p> <p>17 installation of these lights.</p> <p>18 The accessory structure that we are</p> <p>19 proposing exceeds the height limitations of</p> <p>20 15 feet for accessory structures. What we are</p> <p>21 proposing for these 2 light fixture poles is to</p> <p>22 allow the structure to be 27 feet 6 inches in</p>	<p style="text-align: right;">28</p> <p>1 go off completely but their light levels are</p> <p>2 turned down.</p> <p>3 In regards to the new fixture</p> <p>4 installations here, these pole honored light</p> <p>5 fixtures that we selected are low profile LEDs.</p> <p>6 They do create a larger luminous surface area</p> <p>7 with an upgrade LED technology and so this</p> <p>8 results in low glare, which is good, and high</p> <p>9 optical performance. These also have cutoffs.</p> <p>10 So we meet those standards of the code for both.</p> <p>11 Illumination, we can't exceed five-foot candles</p> <p>12 at the lot line and we do not as well as being</p> <p>13 nonglare and cutoff.</p> <p>14 This was a bit of a challenge to</p> <p>15 light this parking lot just based on the way</p> <p>16 that the existing lot is lit and the site</p> <p>17 constraints. We did take a look at several</p> <p>18 different light pole fixtures and major brands</p> <p>19 but the ones that were selected are the best</p> <p>20 photometric layout, kind of the best bang for</p> <p>21 our buck and are able to throw light out the</p> <p>22 farthest while still being a low-glare product.</p>
<p style="text-align: right;">27</p> <p>1 height. That is 2 foot 6 inches from the light</p> <p>2 fixture concrete base and then the light pole</p> <p>3 itself is 20 feet tall for a total of 27 foot 6</p> <p>4 inches.</p> <p>5 I know we had quite a bit of</p> <p>6 discussion about these light poles during the</p> <p>7 prehearing. I did go back and got some further</p> <p>8 insight from our electrical engineer designer</p> <p>9 about these fixtures, kind of start out and I'll</p> <p>10 reiterate that there are in the lot that's shaded</p> <p>11 blue here, there are 4 existing nonconforming</p> <p>12 light pole structures that are 27 feet 6 inches</p> <p>13 in height. So we are looking to match that</p> <p>14 height of the existing nonconforming light poles.</p> <p>15 When we took a look at the other</p> <p>16 options of how to effectively and safely light</p> <p>17 this parking lot because this lot off of Grant</p> <p>18 Street is used after hours for the school for</p> <p>19 recreational and extracurricular activity, they</p> <p>20 are controlled, so we discussed that the school</p> <p>21 does try to be a good neighbor and after a</p> <p>22 certain time at night the light fixtures don't</p>	<p style="text-align: right;">29</p> <p>1 While numerous LED technology has</p> <p>2 improved, the ability for fixtures to throw</p> <p>3 light, there are still limitations on how far</p> <p>4 that light can be thrown. So we just can't put</p> <p>5 more light fixtures on the existing poles to try</p> <p>6 to light these to the south, it really doesn't</p> <p>7 work that way.</p> <p>8 The higher the pole, the farther a</p> <p>9 fixture can throw light. So the higher you go,</p> <p>10 the more stride that fixture has. As they</p> <p>11 become shorter, you get hotspots so the light</p> <p>12 intensity right under the pole, kind of throw</p> <p>13 out. So if we were to propose light fixtures in</p> <p>14 this parking lot that do not exceed the 15-foot</p> <p>15 height requirement, we would be looking to add</p> <p>16 an additional 4 poles for a total of 6. This</p> <p>17 would add approximately \$25,000 to the project.</p> <p>18 This new design wouldn't light the parking lot</p> <p>19 as effectively or as uniform as the 2 poles at</p> <p>20 the 27 feet 6 inches.</p> <p>21 The maximum to minimum, I'm kind of</p> <p>22 getting into engineer jargons here, but the</p>

<p style="text-align: center;">30</p> <p>1 maximum to minimum, the maximum to average 2 would go up substantially. Another way to 3 describe that is just that there would be six 4 hotspots on the pole and the areas would be 5 darker than the initial design than the two 6 poles. So we feel 2 poles installed at the 27 7 foot 6 inches matching the existing pole spacing 8 will light the extended parking lot better, will 9 look better and will save taxpayer funds than 6 10 poles at 16 foot.</p> <p>11 Further, I think there's exemptions 12 in the code currently regarding light fixtures 13 in institutional-zoned areas. There is an 14 exemption for lights accessory to village, so 15 village of Hinsdale recreational facilities that 16 allows the light poles to go up to 85 foot but 17 they would still need to be required to make the 18 illumination levels, so that 5 foot candle at 19 the lot line. So we are well below that 20 exemption for village accessory light fixtures 21 to recreational facilities and that's at 85 foot 22 and we are requesting 27 foot 6 inches. So we</p>	<p style="text-align: center;">32</p> <p>1 with the requirements.</p> <p>2 MR. OSKOREP: This is Jason. No, I 3 have not heard anything from the district level 4 that had any residential complaints with any 5 lighting that we propose and/or that is there 6 previous right now.</p> <p>7 MR. MOBERLY: Okay. Thank you.</p> <p>8 CHAIRMAN NEIMAN: Any other questions 9 from the board?</p> <p>10 (No response.)</p> <p>11 Hearing none, are there any members 12 of the public who would like to address the part 13 of the variance request in Case V-06-20 to 14 install parking lot light fixtures that exceed 15 the allowable height?</p> <p>16 (No response.)</p> <p>17 Okay. That's a good sign.</p> <p>18 Is there a motion to close the part 19 of the public hearing in Case V-06-20 to install 20 parking lot light fixtures that exceed the 21 allowable height requirement?</p> <p>22 MR. PODLISKA: So moved.</p>
<p style="text-align: center;">31</p> <p>1 feel that this request is in line for the 2 variation.</p> <p>3 CHAIRMAN NEIMAN: Okay. Questions from 4 the board for Mr. Graal?</p> <p>5 MR. PODLISKA: Thank you for all that 6 additional information. That's been very 7 helpful. Thank you very much.</p> <p>8 MR. MOBERLY: The neighbors have all 9 been notified and none of them have registered 10 any complaints about the light going into 11 neighboring yards and homes and that sort of 12 thing?</p> <p>13 MR. GRAAL: The neighbors have been 14 notified. Dorothy, Jason, has there been any 15 responses after that notification? I haven't 16 heard any neighbor concerns about the new light 17 fixtures, but do want to make sure I ask you 18 both if there's something I'm not aware of.</p> <p>19 MS. McCARTY: So this is Dorothy with 20 Cotter. We have not heard any responses 21 regarding the light fixtures and all of the 22 neighbor notifications were sent out according</p>	<p style="text-align: center;">33</p> <p>1 MR. GILTNER: Second.</p> <p>2 CHAIRMAN NEIMAN: Roll call, please?</p> <p>3 MS. BRUTON: Member Moberly?</p> <p>4 MR. MOBERLY: Yes.</p> <p>5 MS. BRUTON: Member Alesia?</p> <p>6 MR. ALESIA: Yes.</p> <p>7 MS. BRUTON: Member Giltner?</p> <p>8 MR. GILTNER: Yes.</p> <p>9 MS. BRUTON: Member Murphy?</p> <p>10 MR. MURPHY: Yes.</p> <p>11 MS. BRUTON: Member Lee?</p> <p>12 MS. LEE: Yes.</p> <p>13 MS. BRUTON: Member Podliska?</p> <p>14 MR. PODLISKA: Yes.</p> <p>15 MS. BRUTON: Chairman Neiman?</p> <p>16 CHAIRMAN NEIMAN: Yes.</p> <p>17 (WHEREUPON, the board had 18 discussions regarding above 19 variance request which are 20 contained in a separate 21 transcript.)</p> <p>22 CHAIRMAN NEIMAN: Mr. Graal, I want to</p>

1 thank you very much for your very detailed
 2 presentation and your outreach to the neighbors.
 3 It made our job much easier. You will note that
 4 on the Zoom invitation, Robb had suggested that
 5 we might have to go until 9:30. It's now 8
 6 o'clock and that is in large part to your
 7 attention to detail in your presentation, so
 8 thank you very much.

9 MR. GRAAL: Thank you. And we
 10 appreciate everyone's time and have a good
 11 night. Thank you.

12 CHAIRMAN NEIMAN: Thank you.

13 MR. MURPHY: Thank you.

14 CHAIRMAN NEIMAN: Anybody on the board
 15 have any new business?

16 (No response.)

17 (WHICH, were all of the
 18 proceedings had, evidence
 19 offered or received in the
 20 above entitled cause.)
 21
 22

STATE OF ILLINOIS)

) ss:

COUNTY OF DU PAGE)

I, KATHLEEN W. BONO, Certified
 Shorthand Reporter, Notary Public in and for the
 County DuPage, State of Illinois, do hereby
 certify that previous to the commencement of the
 examination and testimony of the various
 witnesses via Zoom, they were duly sworn by me
 to testify the truth in relation to the matters
 pertaining hereto; that the testimony given by
 said witnesses was reduced to writing by means
 of shorthand and thereafter transcribed into
 typewritten form; and that the foregoing is a
 true, correct and complete transcript of my
 shorthand notes so taken aforesaid.

IN TESTIMONY WHEREOF I have
 hereunto set my hand and affix my electronic
 signature this 27th day of January 2021.



KATHLEEN W. BONO

C.S.R. No. 84-1423

Notary Public, DuPage County

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STATE OF ILLINOIS)
) ss:
 COUNTY OF DU PAGE)

DISCUSSION OF THE HINSDALE
 ZONING BOARD OF APPEALS

In the Matter of:)
)
)
 V-06-20,)
 5500 South Grant Street.)

REPORT OF PROCEEDINGS had via Zoom of
 the discussions of the above-entitled matter
 before the Hinsdale Zoning Board of Appeals, at
 19 East Chicago Avenue, Hinsdale, Illinois, on
 January 20, 2021, at the hour of 6:30 p.m.

BOARD MEMBERS PRESENT:

MR. ROBERT NEIMAN, Chairman;
 MS. LESLIE LEE, Member;
 MR. TOM MURPHY, Member;
 MR. JOHN F. PODLISKA, Member;
 MR. JOSEPH ALESIA, Member;
 MR. KEITH GILTNER, Member; and
 MR. GARY MOBERLY, Member.

<p style="text-align: right;">2</p> <p>1 ALSO PRESENT VIA ZOOM:</p> <p>2 MS. CHRISTINE BRUTON, Deputy Village Clerk;</p> <p>3 MR. ROBB MCGINNIS, Director of Community Development;</p> <p>4 MR. NICHOLAS GRAAL, Project Architect;</p> <p>5 MR. JASON OSKOREP, Director of Facilities;</p> <p>6 MS. DOROTHY MCCARTY, Cotter Consulting;</p> <p>7 MR. JACK STUMPF, Cotter Consulting.</p> <p>8</p> <p>9</p> <p>10 CHAIRMAN NEIMAN: Okay. Board members,</p> <p>11 who wants to begin the debate on whether to</p> <p>12 grant this variance request, this part of the</p> <p>13 variance request? Anybody?</p> <p>14 MR. MOBERLY: I'll go. I'm the one</p> <p>15 that kind of raised the safety concerns with</p> <p>16 Madison just pre-COVID I used to drive there</p> <p>17 quite a bit and see my kids hanging all over the</p> <p>18 place but the explanation that I received</p> <p>19 through emails and thank you, Director McGinnis,</p> <p>20 for forwarding that and now, I'm totally fine</p> <p>21 with all that on the variation with regards to</p> <p>22 the grandstands.</p>	<p style="text-align: right;">4</p> <p>1 MS. BRUTON: Member Giltner?</p> <p>2 MR. GILTNER: Yes.</p> <p>3 MS. BRUTON: Member Murphy?</p> <p>4 MR. MURPHY: Yes.</p> <p>5 MS. BRUTON: Member Lee?</p> <p>6 MS. LEE: Yes.</p> <p>7 MS. BRUTON: Member Podliska?</p> <p>8 MR. PODLISKA: Yes.</p> <p>9 MS. BRUTON: Chairman Neiman?</p> <p>10 CHAIRMAN NEIMAN: Yes.</p> <p>11 * * * * *</p> <p>12 CHAIRMAN NEIMAN: Okay. Board members,</p> <p>13 who would like to begin the discussion of this</p> <p>14 part of the variance request?</p> <p>15 MR. PODLISKA: Well, once again, I</p> <p>16 think that the standards for variation have been</p> <p>17 met for the reasons that are set forth in</p> <p>18 writing in the submission and in the further</p> <p>19 statements here this evening, so I would be in</p> <p>20 favor of recommending approval to the board of</p> <p>21 trustees.</p> <p>22 MR. ALESIA: I agree with John.</p>
<p style="text-align: right;">3</p> <p>1 So I would motion to approve, or</p> <p>2 I'm in approval of this.</p> <p>3 CHAIRMAN NEIMAN: Okay. Any other</p> <p>4 board members want to say anything?</p> <p>5 MR. PODLISKA: I agree. I think all of</p> <p>6 the standards for the variation have been met</p> <p>7 for the reasons stated both here at the meeting</p> <p>8 and in writing in the submission.</p> <p>9 MR. MURPHY: I agree, too.</p> <p>10 MS. LEE: Agree.</p> <p>11 CHAIRMAN NEIMAN: Okay. Is there a</p> <p>12 motion to approve on the variance request</p> <p>13 regarding the construction of the grandstand and</p> <p>14 press box structure within the corner side yard</p> <p>15 setback?</p> <p>16 MR. PODLISKA: So moved.</p> <p>17 MR. ALESIA: Second.</p> <p>18 CHAIRMAN NEIMAN: Roll call, please?</p> <p>19 MS. BRUTON: Member Moberly?</p> <p>20 MR. MOBERLY: Yes.</p> <p>21 MS. BRUTON: Member Alesia?</p> <p>22 MR. ALESIA: Yes.</p>	<p style="text-align: right;">5</p> <p>1 CHAIRMAN NEIMAN: Any board members who</p> <p>2 don't agree or who want to debate this?</p> <p>3 (No response.)</p> <p>4 Is there a motion to approve this</p> <p>5 part of the variance request in Case V-06-20</p> <p>6 regarding replacement of the perimeter chain-</p> <p>7 link fencing around the grandstand and press</p> <p>8 box?</p> <p>9 MR. PODLISKA: So moved.</p> <p>10 MR. GILTNER: Second.</p> <p>11 CHAIRMAN NEIMAN: Roll call, please?</p> <p>12 MS. BRUTON: Member Moberly?</p> <p>13 MR. MOBERLY: Yes.</p> <p>14 MS. BRUTON: Member Alesia?</p> <p>15 MR. ALESIA: Yes.</p> <p>16 MS. BRUTON: Member Giltner?</p> <p>17 MR. GILTNER: Yes.</p> <p>18 MS. BRUTON: Member Murphy?</p> <p>19 MR. MURPHY: Yes.</p> <p>20 MS. BRUTON: Member Lee?</p> <p>21 MS. LEE: Yes.</p> <p>22 MS. BRUTON: Member Podliska?</p>

<p style="text-align: center;">6</p> <p>1 MR. PODLISKA: Yes.</p> <p>2 MS. BRUTON: Chairman Neiman?</p> <p>3 CHAIRMAN NEIMAN: Yes.</p> <p>4 Since this variance request has to</p> <p>5 go to the board of trustees, I'm supposed to</p> <p>6 state for the record the reasons why the board</p> <p>7 granted the variance request for the board of</p> <p>8 trustees' consideration.</p> <p>9 In our view, the proposed fence has</p> <p>10 to be removed and replaced due to the</p> <p>11 construction. The intent is to the match the</p> <p>12 existing fencing around the press box therefore</p> <p>13 it's going to be identical to what's there now.</p> <p>14 It's not self-created where the</p> <p>15 grandstand has to be rebuilt because it's</p> <p>16 deteriorating, the fencing will again be</p> <p>17 identical.</p> <p>18 If the request is denied, Hinsdale</p> <p>19 Central will not be able to match the existing</p> <p>20 adjacent fencing on Madison Street. It's not</p> <p>21 merely a special privilege because the school</p> <p>22 wouldn't be able to use the football field in</p>	<p style="text-align: center;">8</p> <p>1 CHAIRMAN NEIMAN: Is there a motion to</p> <p>2 approve the part of the variance request in Case</p> <p>3 V-06-20 to construct a ticket booth that exceeds</p> <p>4 the allowable height for an accessory structure?</p> <p>5 MR. PODLISKA: So moved.</p> <p>6 MR. MURPHY: Second.</p> <p>7 CHAIRMAN NEIMAN: Roll call, please?</p> <p>8 MS. BRUTON: Member Moberly?</p> <p>9 MR. MOBERLY: Yes.</p> <p>10 MS. BRUTON: Member Alesia?</p> <p>11 MR. ALESIA: Yes.</p> <p>12 MS. BRUTON: Member Giltner?</p> <p>13 MR. GILTNER: Yes.</p> <p>14 MS. BRUTON: Member Murphy?</p> <p>15 MR. MURPHY: Yes.</p> <p>16 MS. BRUTON: Member Lee?</p> <p>17 MS. LEE: Yes.</p> <p>18 MS. BRUTON: Member Podliska?</p> <p>19 MR. PODLISKA: Yes.</p> <p>20 MS. BRUTON: Chairman Neiman?</p> <p>21 CHAIRMAN NEIMAN: Yes.</p> <p>22 As this approval to construct a</p>
<p style="text-align: center;">7</p> <p>1 the same way as it does now.</p> <p>2 The request for the variance is</p> <p>3 consistent with code purposes. It doesn't in</p> <p>4 any way alter the essential character of the</p> <p>5 area because it's merely replacing what's there</p> <p>6 now and the school has no other remedy and</p> <p>7 therefore, for all of those reasons, we</p> <p>8 recommend that the board of trustees grant the</p> <p>9 part of the variance request to replace the</p> <p>10 perimeter chain-link fencing around the</p> <p>11 grandstand.</p> <p>12 * * * * *</p> <p>13 CHAIRMAN NEIMAN: Board members who</p> <p>14 would like to begin the debate on this part of</p> <p>15 the variance request?</p> <p>16 MR. MURPHY: I think this one also</p> <p>17 meets the standards and should be approved as</p> <p>18 well.</p> <p>19 MR. PODLISKA: I agree.</p> <p>20 MR. MOBERLY: Same.</p> <p>21 MR. GILTNER: I concur.</p> <p>22 MS. LEE: Agree.</p>	<p style="text-align: center;">9</p> <p>1 ticket booth that exceeds the allowable height</p> <p>2 for an accessory structure also has to go on for</p> <p>3 further approval to the board of trustees, I'm</p> <p>4 required to cite for the record the reasons why</p> <p>5 the zoning board has recommended that the board</p> <p>6 of trustees approve this part of the variation</p> <p>7 request.</p> <p>8 The proposed ticket booth is trying</p> <p>9 to match the architectural aesthetic of the</p> <p>10 existing huddle house nearby to the south of the</p> <p>11 football field. It's not self-created. The</p> <p>12 unique physical condition is not the result of</p> <p>13 any action or inaction of the owner. It existed</p> <p>14 prior to the enactment of the code and no</p> <p>15 compensation was paid.</p> <p>16 If the requests were to be denied,</p> <p>17 Hinsdale Central would not be able to have a</p> <p>18 consistent aesthetic for the football field an</p> <p>19 accessory structure and God knows, we need</p> <p>20 consistent aesthetics for anything near the</p> <p>21 football field.</p> <p>22 MR. MOBERLY: Oh, come on, be nice.</p>

<p style="text-align: right;">10</p> <p>1 You are trying to test us. We are all here.</p> <p>2 CHAIRMAN NEIMAN: You are right, Gary.</p> <p>3 Sorry.</p> <p>4 It's not really a special</p> <p>5 privilege. The request is consistent with</p> <p>6 previously approved variances onsite for</p> <p>7 accessory structure heights. It's consistent</p> <p>8 with code and plan purposes. Given the purpose</p> <p>9 and location, it's consistent with the essential</p> <p>10 character of the area, which is a football</p> <p>11 field, and there are no other remedies that</p> <p>12 would result in a use not consistent with what's</p> <p>13 currently there.</p> <p>14 And for those reasons, we recommend</p> <p>15 the board of trustees approve that part of the</p> <p>16 variance request to construct a ticket booth</p> <p>17 that exceeds the allowable height for an</p> <p>18 accessory structure as well.</p> <p>19 * * * * *</p> <p>20 CHAIRMAN NEIMAN: Who wants to begin?</p> <p>21 Which board member would like to begin the</p> <p>22 debate about the part of the variance request to</p>	<p style="text-align: right;">12</p> <p>1 MS. BRUTON: Member Giltner?</p> <p>2 MR. GILTNER: Yes.</p> <p>3 MS. BRUTON: Member Murphy?</p> <p>4 MR. MURPHY: Yes.</p> <p>5 MS. BRUTON: Member Lee?</p> <p>6 MS. LEE: Yes.</p> <p>7 MS. BRUTON: Member Podliska?</p> <p>8 MR. PODLISKA: Yes.</p> <p>9 MS. BRUTON: Chairman Neiman?</p> <p>10 CHAIRMAN NEIMAN: Yes.</p> <p>11 Again, that was a motion to</p> <p>12 recommend to the board of trustees that the</p> <p>13 board of trustees approve that variance request.</p> <p>14 Is everybody in agreement that it</p> <p>15 was -- what we just voted on was to recommend</p> <p>16 approval to the board or do we need to take a</p> <p>17 new vote?</p> <p>18 MS. LEE: I agree.</p> <p>19 CHAIRMAN NEIMAN: If you could make it</p> <p>20 clear for the record that the motion was to</p> <p>21 recommend to the board of trustees that they</p> <p>22 approve that variance request not that we are</p>
<p style="text-align: right;">11</p> <p>1 replace the chain-link fencing around the</p> <p>2 varsity baseball field?</p> <p>3 MR. MOBERLY: I'm in favor of granting</p> <p>4 the variance. I believe they have met the</p> <p>5 criteria and that's it.</p> <p>6 CHAIRMAN NEIMAN: Operation warp speed.</p> <p>7 MR. PODLISKA: And I will be the next</p> <p>8 one to say I agree.</p> <p>9 CHAIRMAN NEIMAN: Any board members who</p> <p>10 don't agree?</p> <p>11 (No response.)</p> <p>12 Do I hear a motion to approve the</p> <p>13 variance request in Case V-06-20 to replace the</p> <p>14 chain-link fencing backstop around the varsity</p> <p>15 baseball field?</p> <p>16 MR. PODLISKA: So moved.</p> <p>17 MR. MURPHY: Second.</p> <p>18 CHAIRMAN NEIMAN: Roll call, please?</p> <p>19 MS. BRUTON: Member Moberly?</p> <p>20 MR. MOBERLY: Yes.</p> <p>21 MS. BRUTON: Member Alesia?</p> <p>22 MR. ALESIA: Yes.</p>	<p style="text-align: right;">13</p> <p>1 approving it.</p> <p>2 MS. BRUTON: I will.</p> <p>3 CHAIRMAN NEIMAN: Again, because this</p> <p>4 has to go to the board of trustees, I'm required</p> <p>5 to state for the record the reasons why we are</p> <p>6 recommending to the board of trustees that they</p> <p>7 grant this part of the variance request.</p> <p>8 It's a unique physical condition.</p> <p>9 The proposed safety netting merely replaces the</p> <p>10 existing nonconforming chain-link fence backstop</p> <p>11 so nothing is really changing.</p> <p>12 It's not self-created. The unique</p> <p>13 physical condition isn't the result of any</p> <p>14 action or inaction by the owner. It existed</p> <p>15 prior to enactment of the code. No compensation</p> <p>16 was paid. Absent a variance request approval,</p> <p>17 Hinsdale Central would be denied a substantial</p> <p>18 right because the school wouldn't be able to</p> <p>19 upgrade their current facilities and it wouldn't</p> <p>20 be able to match other backstops on the subject</p> <p>21 property.</p> <p>22 Not merely a special privilege.</p>

<p style="text-align: center;">14</p> <p>1 Other than matching the similar existing 2 conditions onsite, the school would still need a 3 variance request for a similar replacement of 4 the chain-link fence and backstop. It's 5 consistent with code and plan purposes. It is 6 an athletic field after all and therefore it's 7 also consistent to the essential character of 8 the area and the school has no other remedy and 9 therefore, we are recommending that the board of 10 trustees approve the part of the variance 11 request to replace the chain-link fencing 12 backstop around the varsity baseball field. 13 * * * * *</p> <p>14 CHAIRMAN NEIMAN: Board members who 15 would like to begin with the discussion about 16 this part of the variance request? 17 MR. PODLISKA: I would like to 18 recommend that this improvement be approved by 19 the board of trustees and for the additional 20 reason that it is far superior to the bicycles 21 that we used to use for backstops when I was a 22 kid.</p>	<p style="text-align: center;">16</p> <p>1 MS. BRUTON: Member Murphy? 2 MR. MURPHY: Yes. 3 MS. BRUTON: Member Lee? 4 MS. LEE: Yes. 5 MS. BRUTON: Member Podliska? 6 MR. PODLISKA: Yes. 7 MS. BRUTON: Chairman Neiman? 8 CHAIRMAN NEIMAN: Yes. 9 Again, because this is a 10 recommendation to the board, I will state for 11 the board of trustees' consideration the reasons 12 why the zoning board has recommended that the 13 board of trustees grant this part of the 14 variance request. 15 The proposed fence at the junior- 16 varsity baseball field outfield is needed to 17 protect the field of play from the required 18 drainage basin in the northeast -- that's 19 northeast of the field. 20 The proposed fence and proposed 21 backstop at the junior-varsity softball field 22 merely replaces the nonconforming existing chain-</p>
<p style="text-align: center;">15</p> <p>1 MR. MOBERLY: I didn't think they had 2 bicycles when you were a kid. 3 MR. ALESIA: They were made out of 4 stone and granite. 5 MR. GILTNER: A giant front wheel. 6 MR. PODLISKA: No, the wheels were 7 square. The round wheels were later. 8 CHAIRMAN NEIMAN: Is there a motion to 9 recommend to the board of trustees the approval 10 of the part of the variance request in Case 11 V-06-20 to allow chain-link fencing around the 12 junior-varsity softball and baseball field and 13 the varsity baseball field? 14 MR. ALESIA: So moved. 15 MR. GILTNER: Second. 16 CHAIRMAN NEIMAN: Roll call, please? 17 MS. BRUTON: Member Moberly? 18 MR. MOBERLY: Yes. 19 MS. BRUTON: Member Alesia? 20 MR. ALESIA: Yes. 21 MS. BRUTON: Member Giltner? 22 MR. GILTNER: Yes.</p>	<p style="text-align: center;">17</p> <p>1 link fence and backstop as does the proposed 2 fence at the varsity baseball field which is 3 also replacement of nonconforming existing chain- 4 link fence and backstop. 5 The need for the variance isn't 6 self-created because the unique physical 7 condition. Wasn't a result of any action or 8 inaction by the owner. Absent the approval of 9 this variance request, the school wouldn't be 10 able to protect the field of play for the 11 junior-varsity baseball field from the drainage 12 basin. Imagine the outfielders running into the 13 drainage basin everyone. 14 It wouldn't match the existing 15 conditions at the junior-varsity softball field, 16 nor would it match the existing conditions at 17 the varsity baseball field. It's not merely a 18 special privilege because the school wouldn't be 19 able to use the athletic fields for their 20 intended purpose in the same way as it does now. 21 Other types of the fencing would cause 22 visibility and safety issues.</p>

<p style="text-align: center;">18</p> <p>1 It's consistent -- all of these new</p> <p>2 fences are consistent with code and plan</p> <p>3 purposes and with the essential character of the</p> <p>4 area and there are no other remedies for the</p> <p>5 school.</p> <p>6 * * * * *</p> <p>7 CHAIRMAN NEIMAN: Board members, who</p> <p>8 would like to begin the discussion on this part</p> <p>9 of the variance request?</p> <p>10 MR. PODLISKA: I think the additional</p> <p>11 information that we received tonight has</p> <p>12 convinced me. I had some questions back at the</p> <p>13 prehearing, but I'm convinced now that this is</p> <p>14 the most effective way of dealing with the</p> <p>15 lighting issue and I would be prepared to vote</p> <p>16 in favor of it.</p> <p>17 MR. MOBERLY: Agree.</p> <p>18 MR. ALESIA: Uh-uh.</p> <p>19 MR. MURPHY: I agree.</p> <p>20 MS. LEE: Agree.</p> <p>21 CHAIRMAN NEIMAN: Did I hear a</p> <p>22 dissension?</p>	<p style="text-align: center;">20</p> <p>1 MS. BRUTON: Member Giltner?</p> <p>2 MR. GILTNER: Yes.</p> <p>3 MS. BRUTON: Member Murphy?</p> <p>4 MR. MURPHY: Yes.</p> <p>5 MS. BRUTON: Member Lee?</p> <p>6 MS. LEE: Yes.</p> <p>7 MS. BRUTON: Member Podliska?</p> <p>8 MR. PODLISKA: Yes.</p> <p>9 MS. BRUTON: Chairman Neiman?</p> <p>10 CHAIRMAN NEIMAN: Yes.</p> <p>11 Because again this is a</p> <p>12 recommendation to the board, I will recite for</p> <p>13 the board of trustees' consideration the reasons</p> <p>14 why the zoning board has recommended the</p> <p>15 approval of that part of the variance request in</p> <p>16 Case V-06-20 to install parking lot light</p> <p>17 fixtures that exceed the allowable height.</p> <p>18 The unique physical condition of</p> <p>19 the lot poles in the proposed parking lot were</p> <p>20 approved in Phase 1 and there were ordinances</p> <p>21 passed, Ordinance Nos. 2020-08 and 09. These</p> <p>22 light fixtures in the current variance request</p>
<p style="text-align: center;">19</p> <p>1 MR. ALESIA: You did but that was</p> <p>2 because my dog was trying to take the notes that</p> <p>3 I'm taking.</p> <p>4 CHAIRMAN NEIMAN: I only wish we</p> <p>5 weren't on screen share so we could have seen</p> <p>6 it.</p> <p>7 MR. ALESIA: Yes, that's why we aren't</p> <p>8 on screen share.</p> <p>9 CHAIRMAN NEIMAN: My favorite part of</p> <p>10 Zoom calls, interruptions by animals and</p> <p>11 children.</p> <p>12 Okay. Is there a motion to approve</p> <p>13 a recommendation to the board of trustees in</p> <p>14 Case V-06-20 to install parking lot light</p> <p>15 fixtures that exceed the allowable height?</p> <p>16 MR. PODLISKA: So moved.</p> <p>17 MR. MURPHY: Second.</p> <p>18 CHAIRMAN NEIMAN: Roll call, please?</p> <p>19 MS. BRUTON: Member Moberly?</p> <p>20 MR. MOBERLY: Yes.</p> <p>21 MS. BRUTON: Member Alesia?</p> <p>22 MR. ALESIA: Yes.</p>	<p style="text-align: center;">21</p> <p>1 match the existing adjacent parking lot fixtures</p> <p>2 and height.</p> <p>3 The condition is not self-created</p> <p>4 because the unique physical condition is not the</p> <p>5 result of any action or inaction by the school.</p> <p>6 It existed prior to the enactment of the code.</p> <p>7 No compensation was paid. Absent approval of</p> <p>8 this part of the variance request, the school</p> <p>9 would be denied a substantial right in that the</p> <p>10 school wouldn't be able to have a consistent</p> <p>11 parking lot lighting layout.</p> <p>12 Not really a special privilege</p> <p>13 because the lighting is for safety-related</p> <p>14 reasons. It's consistent with code and plan</p> <p>15 purposes for the reasons stated in the</p> <p>16 application. It's consistent with the essential</p> <p>17 character of the area because it would be</p> <p>18 consistent with what's existing onsite and will</p> <p>19 not materially effect the public welfare,</p> <p>20 enjoyment, use, development or value of property</p> <p>21 improvements in the vicinity and the school has</p> <p>22 no other remedy consistent with what is</p>

1 currently existing on the subject site.

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3 (WHEREUPON, the Board's
4 discussions regarding Case
5 V-06-20 concluded.)
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STATE OF ILLINOIS)

) ss:

COUNTY OF DU PAGE)

I, KATHLEEN W. BONO, Certified
Shorthand Reporter, Notary Public in and for the
County DuPage, State of Illinois, do hereby
certify that previous to the commencement of the
examination and testimony of the various
witnesses via Zoom, they were duly sworn by me
to testify the truth in relation to the matters
pertaining hereto; that the testimony given by
said witnesses was reduced to writing by means
of shorthand and thereafter transcribed into
typewritten form; and that the foregoing is a
true, correct and complete transcript of my
shorthand notes so taken aforesaid.

IN TESTIMONY WHEREOF I have
hereunto set my hand and affix my electronic
signature this 27th day of January 2021.


KATHLEEN W. BONO

C.S.R. No. 84-1423

Notary Public, DuPage County

0	agreement [1] - 12:14	bit [1] - 2:17	11:6, 11:9, 11:18, 12:10, 12:19, 13:3, 14:14, 15:8, 15:16, 16:8, 18:7, 18:21, 19:4, 19:9, 19:18, 20:10	created [5] - 6:14, 9:11, 13:12, 17:6, 21:3
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Community Development

AGENDA SECTION: First Reading – ZPS

SUBJECT: Exterior Appearance and Site Plan for various building and site improvements as part of the Phase II referendum project to Hinsdale Central High School - Hinsdale Township High School District 86 located at 5500 S. Grant Street in the IB Institutional Buildings District Case A-02-2021

MEETING DATE: April 6, 2021

FROM: Bethany Salmon, Village Planner

Recommended Motion

Approve an Ordinance Approving Exterior Appearance and Site Plans for Phase II Improvements for Hinsdale Central High School at 5500 S. Grant Street – Hinsdale Township High School District 86

Background

The Village of Hinsdale has received an Exterior Appearance and Site Plan Review application from ARCON Associates, Inc. on behalf of Hinsdale Township High School D86, requesting approval to construct a two (2) story, 20,710 square foot Student Services/Special Education Addition within the building's interior courtyard and a one (1) story, 10,300 square foot Fine Arts Addition and Entry Plaza on the east elevation facing Grant Street. The proposed improvements also include the replacement of the grandstand and press box, construction of a new ticket booth building, pavement renovation work to several parking lots and courtyard/plaza areas, and the replacement of backstops and chain-link fencing in several areas on the school's campus. The proposed project will not increase the student population.

The project is part of a multi-year improvement plan for the High School. Phase I of the project was previously approved by the Board of Trustees and is currently under construction.

Associated Variations

At a public hearing on January 20, 2021, the Zoning Board of Appeals (ZBA) considered a request for six (6) variations related to proposed project: 1) Construct grandstand and press box structure that exceeds height limitations within corner side yard setback; 2) Replace existing perimeter chain-link fencing around the grandstand and press box structure; 3) Construct ticket booth that exceeds allowable height for accessory structure; 4) Replace chain-link fencing backstop around varsity baseball field; 5) Install chain-link fencing around the junior varsity softball and baseball field and the varsity baseball field; and, 6) Install parking lot light fixtures that exceed the allowable height. On January 20, 2021, the ZBA, by a vote of 7-0, unanimously approved the request for variation 1 and recommended approval of variations to the Village Board of Trustees.

Discussion & Recommendation

At the March 10, 2021, Plan Commission meeting, the PC unanimously recommended approval of the Exterior Appearance and Site Plan for various building and site improvements as part of the Phase II referendum project for Hinsdale Central High School - Hinsdale Township High School District 86 located at 5500 S. Grant Street by a vote of eight (8) ayes, zero (0) nays, and one (1) abstained. The applicant was present at the meeting to answer the questions from the Plan Commissioners and the public. No public comments were provided at the meeting.

Village Board and/or Committee Action

N/A

Documents Attached

1. Draft Ordinance
2. Exterior Appearance and Site Plan Application and Exhibits
3. Zoning Map and Project Location
4. Street View of 5500 S. Grant Street
5. Aerial View of 5500 S. Grant Street
6. Draft Plan Commission Findings and Recommendations

VILLAGE OF HINSDALE

ORDINANCE NO. _____

**AN ORDINANCE APPROVING EXTERIOR APPEARANCE AND SITE PLANS FOR
PHASE II IMPROVEMENTS FOR HINSDALE CENTRAL HIGH SCHOOL AT 5500 S.
GRANT STREET - HINSDALE TOWNSHIP HIGH SCHOOL DISTRICT 86**

WHEREAS, ARCON Associates, Inc. on behalf of property owner Hinsdale Township High School District 86 (the "Applicant") has submitted an application (the "Application") seeking exterior appearance and site plan approval for two (2) new building additions and various other improvements for Hinsdale Central High School, on property located at 5500 S. Grant Street. (the "Subject Property"). The Subject Property is located in the Village's IB Institutional Buildings District and is legally described in **Exhibit A** attached hereto and made a part hereof; and

WHEREAS, the improvements proposed at this time are a part of Phase II of a program of improvements and upgrades to the High School taking place over a period of three (3) years. The general scope of Phase II improvements include a Fines Arts addition, student services and special education addition, replacement of the west side football field grandstand and press box, ticket booth building for the football field, varsity baseball field backstop replacement, junior varsity softball field backstop and fence replacement, junior varsity baseball field outfield fence installation, parking lot lighting (east of Grant Street), various pavement replacements and maintenance, associated landscaping, and associated site work (collectively, the "Phase II Improvements"). The proposed work related to the Phase II Improvements is depicted in the Exterior Appearance Plans and Site Plan attached hereto as **Exhibit B** and made a part hereof; and

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

WHEREAS, on March 10, 2021, the Plan Commission of the Village of Hinsdale reviewed the Exterior Appearance and Site Plan Application at a public meeting pursuant to notice given in accordance with the Zoning Code; and

WHEREAS, the Plan Commission, after considering all of the testimony and evidence presented at the public meeting, recommended approval of the proposed exterior appearance and site plan improvements on a vote of eight (8) ayes, zero (0) nays, one (1) abstention, and zero (0) absent, all as set forth in the Plan Commission's Findings and Recommendation in this case ("Findings and Recommendation"), a copy of which is attached hereto as **Exhibit C** and made a part hereof. The Plan Commission has filed its report of Findings and Recommendation regarding the approval sought in the Application with the President and Board of Trustees; and

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

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

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

SECTION 2: Adoption of Findings and Recommendation. The President and Board of Trustees of the Village of Hinsdale approve and adopt the findings and recommendation of the Plan Commission, a copy of which is attached hereto as **Exhibit C** and made a part hereof, and incorporate such findings and recommendation herein by reference as if fully set forth herein.

SECTION 3: Approval of Exterior Appearance and Site Plans. The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and Sections 11-604 and 11-606 of the Hinsdale Zoning Code, approves the Exterior Appearance and Site Plans attached to, and by this reference, incorporated into this Ordinance as **Exhibit B** (the "Approved Plans"), subject to the conditions set forth in Section 4 of this Ordinance.

SECTION 4: Conditions on Approvals. The approvals granted in Section 3 of this Ordinance are expressly subject to all of the following conditions:

- A. **Compliance with Plans.** All work on the exterior of the Subject Property shall be undertaken only in strict compliance with the Approved Plans attached as **Exhibit B**.
- B. **Compliance with Codes, Ordinances, and Regulations.** Except as specifically set forth in this Ordinance, the Ordinance approving Exterior Appearance and Site Plans for Phase I Improvements, and the Final Decisions of the Zoning Board of Appeals and Ordinances approved by the Board of Trustees relative to the requested variations for the Phase I and II Improvements, the provisions of the Hinsdale Municipal Code and the Hinsdale Zoning Code shall apply and govern all development on, and improvement of, the Subject Property. All such development and improvement shall comply with all Village codes, ordinances, and regulations at all times.
- C. **Building Permits.** The Applicant shall submit all required building permit applications and other materials in a timely manner to the appropriate

parties, which materials shall be prepared in compliance with all applicable Village codes and ordinances.

SECTION 5: 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 6: Severability and Repeal of Inconsistent Ordinances. Each section, paragraph, clause and provision of this Ordinance is separable, and if any section, paragraph, clause or provision of this Ordinance shall be held unconstitutional or invalid for any reason, the unconstitutionality or invalidity of such section, paragraph, clause or provision shall not affect the remainder of this Ordinance, nor any part thereof, other than that part affected by such decision. All ordinances, resolutions or orders, or parts thereof, in conflict with the provisions of this Ordinance are to the extent of such conflict are hereby repealed.

SECTION 7: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

ADOPTED this _____ day of _____, 2021, pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED by me this _____ day of _____, 2021, and attested to by the Village Clerk this same day.

Thomas K. Cauley, Jr., Village President

ATTEST:

Christine M. Bruton, Village Clerk

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

By: _____

Its: _____

Date: _____, 2021

EXHIBIT A

LEGAL DESCRIPTION OF THE SUBJECT PROPERTY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

EXHIBIT B

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

EXHIBIT C

FINDINGS AND RECOMMENDATION

(ATTACHED)

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

CLERK'S CERTIFICATE

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

ORDINANCE NO. _____

**AN ORDINANCE APPROVING EXTERIOR APPEARANCE AND SITE PLANS FOR
PHASE II IMPROVEMENTS FOR HINSDALE CENTRAL HIGH SCHOOL AT 5500
S. GRANT STREET - HINSDALE TOWNSHIP HIGH SCHOOL DISTRICT 86**

which Ordinance was passed by the Board of Trustees of the Village of Hinsdale at a Regular Village Board Meeting on the ____ day of _____, 2021, at which meeting a quorum was present, and approved by the President of the Village of Hinsdale on the ____ day of _____, 2021.

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

AYES: _____

NAYS: _____

ABSENT: _____

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Hinsdale, this ____ day of _____, 2021.

Village Clerk

[SEAL]



**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT**

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant

Name: ARCON Associates, Inc.
Address: 2050 S. Finley Road, Suite 40
City/Zip: Lombard, IL 60148
Phone/Fax: (____) PH: 630-495-1900 _____
E-Mail: ntgraal@arconassoc.com

Owner

Name: Hinsdale Township High School D86
Address: 5500 S. Grant Street
City/Zip: Hinsdale, IL 60521
Phone/Fax: (____) PH: 630-655-6100 _____
E-Mail: tprentis@hinsdale86.org

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

Name: Dorothy McCarty
Title: Cotter Consulting / Owner's Rep.
Address: 745 McClintock Drive, Suite 130
City/Zip: Burr Ridge, IL 60527
Phone/Fax: (____) PH: 708-574-1046 _____
E-Mail: D.McCarty@cotterconsulting.com

Name: Kerry Pipal
Hodges, Loizzi, Eisenhammer, Rodick & Kohn,
Title: LLP / Attorney
Address: 3030 Salt Creek Lane, Suite 202
City/Zip: Arlington Heights, IL 60005
Phone/Fax: (____) PH: 847-670-9000 _____
E-Mail: kpipal@hlerk.com

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

- 1) Steve Cashman, Hinsdale IL, Chair of Hinsdale Plan Commission, School District 86
Facilities Committee Member
- 2) _____
- 3) _____

II. SITE INFORMATION

Address of subject property: 5500 S. Grant Street

Property identification number (P.I.N. or tax number): multiple, see attached ALTA Commitment submitted as proof of ownership for P.I.N #s.

Brief description of proposed project: _____

Additions and Renovations to Hinsdale Central High School - Phase 2 Improvements

General description or characteristics of the site: _____

Existing Public High School Campus

Existing zoning and land use: IB-Institutional

Surrounding zoning and existing land uses:

North: R-2 / R-4

South: R-3 / R-5

East: R-3

West: R-6

Proposed zoning and land use: IB-Institutional

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

☒ Site Plan Approval 11-604

☐ Design Review Permit 11-605E

☒ Exterior Appearance 11-606E

☐ Special Use Permit 11-602E

Special Use Requested: _____

☐ Map and Text Amendments 11-601E

Amendment Requested: _____

☐ Planned Development 11-603E

☐ Development in the B-2 Central Business District Questionnaire

TABLE OF COMPLIANCE

Address of subject property: 5500 South Grant Street

The following table is based on the IB Zoning District.

You may write "N/A" if the application does NOT affect the building/subject property.	Minimum Code Requirements	Existing Development	Proposed Development
Lot Area (SF)	350,000 SF	1,501,285 SF	NO CHANGE
Lot Depth	250'	1263'	NO CHANGE
Lot Width	200'	1252'	NO CHANGE
Building Height	50'	VARIES BUT 47'-6" MAX.	SEE ATTACHED
Number of Stories	NOT LISTED	2 STORIES	SEE ATTACHED
Front Yard Setback	35'	VARIES BUT > 35'	NO CHANGE
Corner Side Yard Setback	35'	VARIES BUT > 35'	NO CHANGE
Interior Side Yard Setback	25'	VARIES BUT > 25'	NO CHANGE
Rear Yard Setback	25'	NOT APPLICABLE	NOT APPLICABLE
Maximum Floor Area Ratio (F.A.R.)*	.50 / 750,643 SF	.34 / 511,098 SF	.36 / 542,303 SF
Maximum Total Building Coverage*	NOT LISTED	19% / 280,272 SF	20% / 301,642 SF
Maximum Total Lot Coverage*	NOT LISTED	81% / 1,221,013 SF	80% / 1,199,643 SF
Parking Requirements	882 STALLS	583 STALLS	NO CHANGE/REF. ORDINANCE NO. O2020-08
Parking front yard setback	35'	>35'	NO CHANGE
Parking corner side yard setback	35'	WITHIN SETBACK	NO CHANGE
Parking interior side yard setback	25'	>25'	NO CHANGE
Parking rear yard setback	25'	WITHIN SETBACK	NO CHANGE
Loading Requirements	(3)	(4)	NO CHANGE
Accessory Structure Information	SAME AS BUILDING EXCEPT IN REAR OR SIDE YARDS	WITHIN SETBACK	SEE ATTACHED

* Must provide actual square footage number and percentage.

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

SEE ATTACHED SHEET

TABLE OF COMPLIANCE – ATTACHEMENT A

11/20/2020

1. Table of compliance is based on subject property lot west of Grant Street, Phase 2 projects only, unless noted otherwise below. Phase 1 work mentioned below is for reference only.
2. Building Heights
 - a. Fine Arts Addition – 29'-0"
 - b. Student Services / Special Education Addition – 31'-6"
3. Stories
 - a. Fine Arts Addition – 1 1/2 Story
 - b. Student Services / Special Education Addition – 2 Stories
4. Parking Lot Requirements: Existing subject property (High School occupancy) requires 882 stalls, currently has 583 stalls. Phase 1, Refer to Ordinance No. O2020-08.
5. The existing parking lot west of Grant Street is within the required 35' corner yard setback on Grant and 57th street frontages. Phase 1, Refer to Ordinance No. O2020-08.
6. The existing parking lot east of Grant Street is within the required 35' corner yard setback on Grant Street, and the 25' rear yard setback on the east property line of that subject property lot. Phase 1, Refer to Ordinance O2020-08.
7. Accessory Structures:
 - a. The existing home side (west) football field grandstands and press box are within the required 35' corner yard setback on Madison Street. The structures also exceed the 15' accessory building height limit.
 - i. Height
 1. Top of Existing Press Box structure is 23'-6"
 2. Top of Proposed Press Box structure is 22'-9"
 3. Existing and Proposed exceed the 15' accessory structure limit.
 - ii. Setback from Madison Street
 1. Existing Press Box structure is 4'-0" from the property line.
 2. Proposed Press Box structure is 5'-0" from the property line.
 3. Existing and Proposed are within the required 35' corner yard setback on Madison Street, and do not provide landscape or open space buffer.
 - b. Ticket Booth – Proposed top of ticket booth 17'-0", exceeding the 15' accessory structure limit.
 - c. Parking lot light fixtures – At the parking lot east of Grant Street
 - i. Existing non-conforming light fixtures at the existing parking lot are approximately 27'-6" tall. Proposed phase 2 work includes re-lamping the light fixtures, with the existing pole, base and structure to remain.
 - ii. At the new parking lot south extension part of phase 1 work (Refer to Ordinance O2020-08), parking lot light fixtures are proposed. Proposed phase 2 work includes new light fixtures to match to the existing adjacent pole height of 27'-6" (2'-6" concrete base and 25'-0" light fixture structure, for a total height of 27'-6"), exceeding the 15' accessory structure limit.
 - d. The existing soccer field player shelters and press box building are within the required 35' corner yard setback on Madison Street. The overall height of the press box structure

exceeds the 15' accessory structure limit. Phase 1 work. Refer to Ordinance No. O2020-08.

- e. The Existing maintenance garage is within the required 35' corner yard set back on 57th street. NO work or proposed changes to this building in any phase of this project are contemplated at this time.

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 4th day of February, 2021, I/we have read the above certification, understand it, and agree to abide by its conditions.

Jay Porter
Signature of applicant or authorized agent

Tammy Prentiss
Name of applicant or authorized agent

[Signature]
Signature of applicant or authorized agent

Nichols Goral
Name of applicant or authorized agent

SUBSCRIBED AND SWORN
to before me this 4 day of
February, 2021.



Carol J. Hannon



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

Address of proposed request: 5500 S. Grant Street

REVIEW CRITERIA

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

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

FEES for Exterior Appearance/Site Plan Review:

Standard Application: \$600.00

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

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

1. *Open spaces.* The quality of the open space between buildings and in setback spaces between street and facades.
See attached.
2. *Materials.* The quality of materials and their relationship to those in existing adjacent structures.
See attached
3. *General design.* The quality of the design in general and its relationship to the overall character of neighborhood.
See attached

4. *General site development.* The quality of the site development in terms of landscaping, recreation, pedestrian access, auto access, parking, servicing of the property, and impact on vehicular traffic patterns and conditions on-site and in the vicinity of the site, and the retention of trees and shrubs to the maximum extent possible.
See attached
5. *Height.* The height of the proposed buildings and structures shall be visually compatible with adjacent buildings.
See attached
6. *Proportion of front façade.* The relationship of the width to the height of the front elevation shall be visually compatible with buildings, public ways, and places to which it is visually related.
See attached
7. *Proportion of openings.* The relationship of the width to the height of windows shall be visually compatible with buildings, public ways, and places to which the building is visually related.
See attached
8. *Rhythm of solids to voids in front facades.* The relationship of solids to voids in the front façade of a building shall be visually compatible with buildings, public ways, and places to which it is visually related.
See attached
9. *Rhythm of spacing and buildings on streets.* The relationship of a building or structure to the open space between it and adjoining buildings or structures shall be visually compatible with the buildings, public ways, and places to which it is visually related.
See attached
10. *Rhythm of entrance porch and other projections.* The relationship of entrances and other projections to sidewalks shall be visually compatible with the buildings, public ways, and places to which it is visually related.
See attached
11. *Relationship of materials and texture.* The relationship of the materials and texture of the façade shall be visually compatible with the predominant materials to be used in the buildings and structures to which it is visually related.
See attached

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

See attached

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

See attached

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

See attached

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

See attached

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

See attached

REVIEW CRITERIA – Site Plan Review

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

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

1. The site plan fails to adequately meet specified standards required by the Zoning Code with respect to the proposed use or development, including special use standards where applicable.
See attached
2. The proposed site plan interferes with easements and rights-of-way.
See attached
3. The proposed site plan unreasonably destroys, damages, detrimentally modifies, or interferes with the enjoyment of significant natural, topographical, or physical features of the site.
See attached
4. The proposed site plan is unreasonably injurious or detrimental to the use and enjoyment of surrounding property.
See attached
5. The proposed site plan creates undue traffic congestion or hazards in the public streets, or the circulation elements of the proposed site plan unreasonably creates hazards to safety on or off site or disjointed, inefficient pedestrian or vehicular circulation paths on or off the site.
See attached
6. The screening of the site does not provide adequate shielding from or for nearby uses.
See attached
7. The proposed structures or landscaping are unreasonably lacking amenity in relation to, or are incompatible with, nearby structures and uses.
See attached
8. In the case of site plans submitted in connection with an application for a special use permit, the proposed site plan makes inadequate provision for the creation or preservation of open space or for its continued maintenance.
See attached
9. The proposed site plan creates unreasonable drainage or erosion problems or fails to fully and satisfactorily integrate the site into the overall existing and planned ordinance system serving the community.
See attached

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

See attached

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

See attached

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

See attached

Exterior Appearance and Site Plan Review Criteria

Exterior Appearance Review

1. Open Spaces: Quality of open spaces in setbacks remain unchanged. Quality of open spaces between buildings is maintained to a maximum as much as possible.
2. Materials: The proposed materials are designed to match and be visually compatible to the existing campus, buildings and structures.
3. General Design: The proposed design is held to the highest standards for K-12 facilities and is proposed to match the existing building(s). The proposed design complements the existing character of the high school campus, surrounding neighborhood and aesthetic standards set during Phase 1 of the referendum improvement projects already reviewed and approved by this committee.
4. General Site Development:
 - a. Quality of landscaping proposed are to match existing quality.
 - b. No changes to recreational quality are proposed.
 - c. Pedestrian access within the site is largely unchanged. Pedestrian access is improved with the inclusion of the proposed Fine Arts addition plaza.
 - d. Auto access within the site is to remain unchanged.
 - e. Parking within the site is to remain unchanged.
 - f. Loading dock is to remain unchanged.
 - g. No increase in vehicular traffic patterns is proposed. The additions do not increase the student population of the school.
 - h. To the maximum extent that is feasible, the proposed site plan retains existing trees and shrubs. Where removal is necessary, replacement landscaping is proposed.
5. Height: The proposed additions are visually compatible with the adjacent buildings on the campus. The proposed grandstand and press box replacement structure is lower in height than the existing.
6. Proportion of Front Façade: The proposed front facades of the additions are designed to be visually compatible and proportioned to the existing buildings on the campus.
7. Proportion of Openings: The proposed windows and doors of the additions are designed to be visually compatible and proportioned to the existing buildings on the campus. They are also designed to fit the use of the addition. For example, daylighting within the fine arts and student services additions.
8. Rhythm of solids and voids in front facades: The proposed front façade of the additions are designed to be visually compatible to the existing buildings on campus and reflect the function of the buildings.
9. Rhythm of spacing and buildings on streets: The student services addition is located within an existing courtyard space and cannot be viewed from any street. The fine arts addition has a prominent façade facing Grant Street and has been designed with that sensitivity in mind. The proposed new addition and site plaza drastically improve the old building maintenance loading dock and trash area that was once located here. The proposed ticket booth structure in the athletic fields is set back significantly from 55th and Madison Streets. The ticket booth was designed to match the huddle house existing structure to the South of the football field.

10. Rhythm of entrance porch and other projections: The fine arts addition has a canopy roof structure projection that covers a portion of the proposed outdoor plaza space. This is meant to visually connect the outdoor plaza with the building addition.
11. Relationship of materials and texture: The predominant materials of the additions are proposed to match to the existing predominant materials of the existing buildings on campus.
12. Roof Shapes: The proposed additions have roof shapes that match to existing campus and building conditions.
 - a. Main buildings – low slope roofs with perimeter parapet walls.
 - b. Athletic buildings –shed roofs
 - c. Press box – low slope roof with observation deck.
13. Walls of continuity: Proposed building facades, walls, fences and landscape masses are designed to form a cohesive wall of enclosure along public ways and be visually compatible with the surrounding area, or otherwise a one-for-one replacement of existing items.
14. Scale of building: The proposed additions are of size and mass that are visually compatible in relation to existing open spaces, buildings, public ways, windows and doors. The proposed design complements the existing campus and building aesthetics. The proposed grandstand and press box structure is shorter in height than the existing one, incrementally improving views from across Madison.
15. Directional expression of front elevation: The directional expression of the front elevations of the proposed additions are designed to blend into the existing expressions of the buildings on campus.
16. Special consideration for existing buildings: Additions and structures proposed are designed to complement the existing campus and building aesthetics.

Site Plan Review

1. The proposed site plan shall meet the specified standards of the Zoning Code except has already submitted for Zoning variance (previously submitted to the Village under separate cover). Also reference Phase 1 approvals submitted to the Village last year (2020). Village of Hinsdale Ordinance No. O2020-08 and No. O2020-09 for Variations, Site Plan and Exterior Appearance approvals.
2. The proposed site plan does not interfere with any easements or rights-of-way.
3. The proposed site plan does not destroy, damage, modify or interfere with the enjoyment of significant natural, topographical or physical features of the site. Most of the conditions are proposed for the existing to remain unchanged or for one-for-one replacement.
4. No change of use is proposed. Existing use of Public High School remains unchanged. The proposed site plan will not be unreasonably injurious or detrimental to the use and enjoyment of the surrounding properties.
5. The proposed site plan does not increase overall student population at the school. The proposed site plan does not create undue traffic congestion or hazards in the public streets, or pedestrian circulation paths, no changes to existing conditions are proposed.
6. Existing site landscape screening remains unchanged. Existing old growth trees off Madison Street, adjacent to the proposed grandstand replacement, are proposed to be protected during construction activities.

7. The proposed structures and landscaping keep with the existing level of amenity and are compatible with the use of the site (Public High School).
8. Not applicable. The proposed site plans submitted are not in connection with an application for a special use permit.
9. The proposed site plan will not create unreasonable drainage or erosion problems or fail to fully and satisfactorily integrate the site into the overall existing and planned ordinance system serving the community. The design team has submitted and received approval from the Village of Hinsdale Engineering Department and Flagg Creek Water Reclamation District for all phases of the project. The design and construction teams will follow necessary protocol for inspections and otherwise to appropriately close out those permits for the project.
10. The proposed site plan does not place unwarranted or unreasonable burdens on specified utility systems serving the site and will fully and satisfactorily integrate the site's utilities into the overall existing and planned utility system serving the Village. The design team has been in close contact with the Village, COMED, NICOR and Flagg Creek Water Reclamation District in this regard.
11. The proposed site plan provides for the required public use designated on the Official Map, IB-Institutional. Existing is a public high school campus, no change is proposed.
12. The proposed site plan does not adversely affect the public health, safety or general welfare of the public. Additions proposed do not increase the student population size of the facility, existing safety items (crosswalks, etc.) remain in-place, and additional items are proposed to increase safety (nets proposed at varsity baseball field, fencing proposed at junior varsity baseball field).

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

Application for Certificate of Zoning Compliance

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

Applicant's name: ARCON Associates, Inc. / Nicholas Graal

Owner's name (if different): Hinsdale Township High School District 86

Property address: Hinsdale Central High School - 5500 S. Grant Street

Property legal description: [attach to this form]

Present zoning classification: IB, Institutional Buildings

Square footage of property: 1,501,285 SF

Lot area per dwelling: N/A - no dwelling on-site

Lot dimensions: 1263' x 1252'

Current use of property: Public High School

Proposed use: ☐ Single-family detached dwelling
☒ Other: No Change

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

Brief description of request and proposal:

Additions and Renovations to Hinsdale Central High School - Zoning approval for Phase 2 work

Plans & Specifications: [submit with this form]

Provided: Required by Code:

Yards:

front:	<u>>35'</u>	<u>35'</u>
interior side(s)	<u>>25' / >25'</u>	<u>25' / 25'</u>

Provided:

Required by Code:

corner side	<u>>35'</u>	<u>35'</u>
rear	<u>N/A</u>	<u>25'</u>

Setbacks (businesses and offices):

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

Building heights:

principal building(s):	<u>48'</u>	<u>50'</u>
accessory building(s):	<u>>15'</u>	<u>15'</u>

Maximum Elevations:

principal building(s):	<u>2 stories</u>	<u>not listed</u>
accessory building(s):	<u>2 stories</u>	<u>not listed</u>

Dwelling unit size(s):	<u>N/A</u>	<u>N/A</u>
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Total building coverage:	<u>20%</u>	<u>not listed</u>
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Total lot coverage:	<u>80%</u>	<u>not listed</u>
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Floor area ratio:	<u>.36</u>	<u>.50</u>
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Accessory building(s):	<u>Same requirements as building except rear/side yards</u>
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Spacing between buildings: [depict on attached plans]

principal building(s):	<u>See Plans</u>	<u></u>	<u></u>
accessory building(s):	<u>See Plans</u>	<u></u>	<u></u>

Number of off-street parking spaces required: 882

Number of loading spaces required: 3

Statement of applicant:

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

By:

Applicant's signature



Nicholas Graal

Applicant's printed name

Dated: 2/8, 2021.

ATTACHMENT A

Hinsdale Township High School District 86

Hinsdale Central High School

5500 S. Grant Street, Hinsdale, Illinois 60521

PARCEL I:

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

PARCEL II:

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

PARCEL III:

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

PARCEL IV:

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

PARCEL V:

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

PARCEL VI:

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

PARCEL VII:

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

PARCEL VIII:

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

PARCEL IX:

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

PARCEL X:

THE WEST 75 FEET OF THE EAST 150 FEET OF LOT 5, IN PENZES RESUBDIVISION OF THE SOUTH HALF OF LOT 4 (EXCEPT THE EAST 60 FEET THEREOF), IN BLOCK 7, IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED APRIL 16, 1946 AS DOCUMENT NO. 495827, IN DUPAGE COUNTY, ILLINOIS.

PARCEL XI:

THE EAST 75 FEET OF LOT 5, IN PENZES RESUBDIVISION OF THE SOUTH HALF OF LOT 4 (EXCEPT THE EAST 60 FEET THEREOF), IN BLOCK 7, IN BRANIGAR BROTHERS HINSDALE FARMS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER (EXCEPT THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER) OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED APRIL 16, 1946 AS DOCUMENT NO. 495827, IN DUPAGE COUNTY, ILLINOIS.

PARCEL XII:

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

PARCEL XIII:

THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE SOUTH 33 FEET THEREOF, IN DUPAGE COUNTY, ILLINOIS.

PARCEL XIV:

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


First American

Commitment

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: 2977574

COMMITMENT FOR TITLE INSURANCE

Issued By

FIRST AMERICAN TITLE INSURANCE COMPANY

NOTICE

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

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

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

COMMITMENT TO ISSUE POLICY

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

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

First American Title Insurance Company

Dennis J. Gilmore
President

Jeffrey S. Robinson
Secretary

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

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

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COMMITMENT CONDITIONS

1. DEFINITIONS

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

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

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

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

4. COMPANY'S RIGHT TO AMEND

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

5. LIMITATIONS OF LIABILITY

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

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

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

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

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

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

8. PRO-FORMA POLICY

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

9. ARBITRATION

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

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First American

Schedule A

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: 2977574

Transaction Identification Data for reference only:

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

27775 Diehl Rd, Warrenville, IL 60555

Phone : (866)563-7707

Commitment No.: 2977574

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

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

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

Customer Reference:

SCHEDULE A

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

Fee Simple

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

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

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

Trustees of Schools of Township Thirty-eight North, Range Eleven, East of the Third Principal Meridian, in DuPage County, Illinois, an Illinois corporation, as to Parcel IV;

County Board of School Trustees of DuPage County, Illinois for the use and benefit of Hinsdale Township High School District #86, DuPage and Cook Counties, Illinois, as to Parcel V;

County Board of School Trustees of DuPage County, Illinois, for the use and benefit of Hinsdale Township High School District No. 86, DuPage and Cook Counties, Illinois, as to Parcel VI;

County Board School Trustees of DuPage County, Illinois, for the use and benefit of Hinsdale Township High School District Number 86, DuPage and Cook Counties, Illinois, as to Parcel VII, and Lots 11, 12, 13 and 15 of Parcel XIV;

Board of Education of Hinsdale Township High School District 86, DuPage and Cook Counties, as to Parcel

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VIII;

Hinsdale Township High School District #86, as to Parcel IX;

Board of Education, Hinsdale Township High School, District 86 of DuPage and Cook Counties, as to Parcel X;

Board of Education, Hinsdale Township High School District 86, as to Parcel XI;

Board of Education Hinsdale Township Highschool Dist. 86, DuPage and Cook Counties, IL, as to Parcel XII;

Board of Education Hinsdale Township High School District Number Eighty-six (86), as to Parcel XIII;

County Board of School Trustees of DuPage County, Illinois for the use and benefit of Hinsdale Township High School District Number #86, as to Lot 14 of Parcel XIV;

Trustees of Schools of Township No. 38 North, Range 11 East of the Third Principal Meridian, for the use and benefit of Hinsdale Township High School District Number 86, DuPage and Cook Counties, Illinois, as to Lot 16, Parcel XIV;

Trustees of Schools of Township No. 38 North, Range No. 11 East, for the use and benefit of School District Number 86 of DuPage and Cook Counties, Illinois, as to Lot 17 of Parcel XIV;

Trustees of Schools of Township No. 38 North, Range No. 11 East, for the use and benefit of School District Number 86 of DuPage County, Illinois, as to Lot 18 of Parcel XIV;

Trustees of Schools of Township No. 38 North, Range No. 11 East, for the use and benefit of School District Number 38 of DuPage and Cook Counties, Illinois, as to Lot 19 of Parcel XIV;

and

Trustees of Schools of Township No. 38 North, Range No. 11, East of the Third Principal Meridian, DuPage County, Illinois, for the use and benefit of Hinsdale Township High School district Number 86, DuPage and Cook Counties, Illinois, as to Lot 20 of Parcel XIV

5. The Land is described as follows:
SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

First American Title Insurance Company

By: 
Authorized Countersignature

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First American

Schedule BI & BII

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: 2977574

Commitment No.: 2977574

SCHEDULE B, PART I

Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

SCHEDULE B, PART II

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

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First American

Schedule BI & BII (Cont.)

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: 2977574

Commitment No.: 2977574

SCHEDULE B, PART II

Exceptions (Continued)

1. Rights or claims of parties in possession not shown by the public records.
2. Easements or claims of easements, not shown by Public Records.
3. Any encroachments, encumbrance, violation, variation, or adverse circumstance affecting Title that would be disclosed by an accurate survey of the Land pursuant to the "Minimum Standards of Practice," 68 III. Admin Code, Sec. 1270.56(b)(6)(P) for residential property or the ALTA/NSPS land title survey standards for commercial/industrial property.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Taxes, or special assessments, if any, not shown as existing liens by the Public Records.
6. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
7. General taxes and assessments for the year 2019, and subsequent years which are not yet due and payable.

Tax identification no.: 09-13-100-017
(Affects Parcels I through VII)

Note for informational purposes 2018 taxes:

1st Installment in the amount of \$0.00 with a status of Not Billed. (Due Date 06/03/2019)
2nd Installment in the amount of \$0.00 with a status of Not Billed. (Due Date 09/03/2019)

Note: If applicable, an original tax bill must be presented if taxes are to be paid at time of closing.

8. General taxes and assessments for the year 2019, and subsequent years which are not yet due and payable.

Tax identification no.: 09-13-100-008
(Affects Parcel VIII)

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Note for informational purposes 2018 taxes:

1st Installment in the amount of \$0.00 with a status of Not Billed. (Due Date 06/03/2019)
2nd Installment in the amount of \$0.00 with a status of Not Billed. (Due Date 09/03/2019)

Note: If applicable, an original tax bill must be presented if taxes are to be paid at time of closing.

9. General taxes and assessments for the year 2019, and subsequent years which are not yet due and payable.

Tax identification no.: 09-13-100-011
(Affects Parcel IX)

Note for informational purposes 2018 taxes:

1st Installment in the amount of \$0.00 with a status of Not Billed. (Due Date 06/03/2019)
2nd Installment in the amount of \$0.00 with a status of Not Billed. (Due Date 09/03/2019)

Note: If applicable, an original tax bill must be presented if taxes are to be paid at time of closing.

10. General taxes and assessments for the year 2019, and subsequent years which are not yet due and payable.

Tax identification no.: 09-13-100-012
(Affects Parcel X)

Note for informational purposes 2018 taxes:

1st Installment in the amount of \$0.00 with a status of Not Billed. (Due Date 06/03/2019)
2nd Installment in the amount of \$0.00 with a status of Not Billed. (Due Date 09/03/2019)

Note: If applicable, an original tax bill must be presented if taxes are to be paid at time of closing.

11. General taxes and assessments for the year 2019, and subsequent years which are not yet due and payable.

Tax identification no.: 09-13-100-013
(Affects Parcel XI)

Note for informational purposes 2018 taxes:

1st Installment in the amount of \$0.00 with a status of Not Billed. (Due Date 06/03/2019)
2nd Installment in the amount of \$0.00 with a status of Not Billed. (Due Date 09/03/2019)

Note: If applicable, an original tax bill must be presented if taxes are to be paid at time of closing.

12. General taxes and assessments for the year 2019, and subsequent years which are not yet due and payable.

Tax identification no.: 09-13-100-014
(Affects Parcel XII)

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Note for informational purposes 2018 taxes:

1st Installment in the amount of \$0.00 with a status of Not Billed. (Due Date 06/03/2019)
2nd Installment in the amount of \$0.00 with a status of Not Billed. (Due Date 09/03/2019)

Note: If applicable, an original tax bill must be presented if taxes are to be paid at time of closing.

13. General taxes and assessments for the year 2019, and subsequent years which are not yet due and payable.

Tax identification no.: 09-13-100-015
(Affects Parcel XIII)

Note for informational purposes 2018 taxes:

1st Installment in the amount of \$0.00 with a status of Not Billed. (Due Date 06/03/2019)
2nd Installment in the amount of \$0.00 with a status of Not Billed. (Due Date 09/03/2019)

Note: If applicable, an original tax bill must be presented if taxes are to be paid at time of closing.

14. General taxes and assessments for the year 2019, and subsequent years which are not yet due and payable.

Tax identification no.: 09-13-101-027
(Affects Parcel XIV)

Note for informational purposes 2018 taxes:

1st Installment in the amount of \$0.00 with a status of Not Billed. (Due Date 06/03/2019)
2nd Installment in the amount of \$0.00 with a status of Not Billed. (Due Date 09/03/2019)

Note: If applicable, an original tax bill must be presented if taxes are to be paid at time of closing.

15. We should be furnished with evidence of payment of charges to the Sanitary District as noted herein through the month of closing.
16. We should be furnished with evidence of payment of Special Service Area charges. If paid through the real estate tax bill, please provide a copy of the detailed tax bill reflecting SSA as a line item.
17. We find no outstanding voluntary liens of record affecting subject property. An inquiry should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any security interest in the subject property.
18. We should be provided evidence of appropriate compliance with Illinois Statutes regarding the purchase/sale of the land by the Board of Education Hinsdale Township High School District No. 86, as to Parcel I; Trustees of Schools of Township 38, North Range 11 East, DuPage County, Illinois, as to Parcels II and III; County Board of School Trustees of DuPage County, Illinois for the use and benefit of Hinsdale Township High School District #86, DuPage and Cook Counties, Illinois, as to Parcel V; County Board of School Trustees of DuPage County, Illinois, for the use and benefit of Hinsdale Township High School District No. 86, DuPage and Cook Counties, Illinois, as to Parcel VI; County Board School Trustees of DuPage County, Illinois, for the use and benefit of Hinsdale Township High School District Number 86, DuPage and Cook Counties, Illinois, as to Parcel VII, and

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Lots 11, 12, 13 and 15 of Parcel XIV; Board of Education of Hinsdale Township High School District 86, DuPage and Cook Counties, as to Parcel VIII; Hinsdale Township High School District #86, as to Parcel IX; Board of Education, Hinsdale Township High School, District 86 of DuPage and Cook Counties, as to Parcel X; Board of Education, Hinsdale Township High School District 86, as to Parcel XI; Board of Education Hinsdale Township High School Dist. 86, DuPage and Cook Counties, IL, as to Parcel XII; Board of Education Hinsdale Township High School District Number Eighty-six (86), as to Parcel XIII; County Board of School Trustees of DuPage County, Illinois for the use and benefit of Hinsdale Township High School District Number #86, as to Lot 14 of Parcel XIV; Trustees of Schools of Township No. 38 North, Range No. 11 East, for the use and benefit of School District Number 86 of DuPage and Cook Counties, Illinois, as to Lot 17 of Parcel XIV; Trustees of Schools of Township No. 38 North, Range No. 11 East, for the use and benefit of School District Number 86 of DuPage County, Illinois, as to Lot 18 of Parcel XIV; Trustees of Schools of Township No. 38 North, Range No. 11 East, for the use and benefit of School District Number 38 of DuPage and Cook Counties, Illinois, as to Lot 19 of Parcel XIV; and Trustees of Schools of Township No. 38 North, Range No. 11, East of the Third Principal Meridian, DuPage County, Illinois, for the use and benefit of Hinsdale Township High School district Number 86, DuPage and Cook Counties, Illinois, as to Lot 20 of Parcel XIV; and Trustees of Schools of Township No. 38 North, Range 11 East of the Third Principal Meridian, for the use and benefit of Hinsdale Township High School District Number 86, DuPage and Cook Counties, Illinois, as to Lot 16, Parcel XIV.

19. Upon a conveyance or mortgage of the land, a certified copy of proper resolutions passed by the authorized representative(s) of Illinois authorizing the execution of the deed of conveyance or mortgage should be furnished.
20. We should be furnished with a certificate of Good Standing from the Illinois Secretary of State for Trustees of Schools of Township Thirty-eight North, Range Eleven, East of the Third Principal Meridian, in DuPage County, Illinois, an Illinois corporation, as to Parcel IV, a Corporation of Illinois.
21. Any lien, or right to a lien in favor of a property manager employed to manage the land. Note: we should be furnished either (a) an affidavit from the owner indicating that there is no property manager employed; or (b) a final lien waiver from the property manager acting on behalf of the owner.
22. Existing unrecorded leases, if any, and rights of parties in possession under such unrecorded leases.
23. Note: If any contemplated deed of conveyance of the land is exempt from the operation of the provisions of paragraph 1(a) of 765 ILCS 205/1, the plat act, such deed should be accompanied by a proper affidavit establishing to the satisfaction of the recorder of deeds of DuPage County, Illinois, that the conveyance is so exempt. If said conveyance is not so exempt, compliance should be had with the provisions of said paragraph 1(a).
24. It appears that the land described herein lies within the municipal boundaries of Hinsdale, please contact the municipality for any requirements which must be complied with prior to closing. The municipal phone number may be found at www.firstam.com/title/il under Products and Resources, then Forms and Documents, then Municipal Transfer Stamp Requirements.
25. Relative to the deletion of Standard Exceptions 1 through 6, we should be furnished the following:
 - a) A current survey of the land, properly certified to the Company, made in accordance with (i) the accuracy requirements of a survey pursuant to the 'Minimum Standard Detail Requirements for Land Title Surveys' Jointly Established and Adopted by the American Land Title Association and National Society of Professional Surveyors (NSPS) February 23, 2016; and (ii) the Laws of the State of Illinois.

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b) A properly executed ALTA 2006 Loan and Extended Coverage Statement.

26. Note: The premises in question are located within the Flagg Creek Sanitary District which is accepting federal grants for pollution control pursuant to Public Law 92-500. The District must charge user charges separate from ad valorem taxes, which charges may be a continuing lien on the property. Attention is directed to ordinance recorded as document R75-19171.

Note: The Company should be provided with a letter from the Sanitary District stating all fees in connection with said services are paid current through the date of closing. The telephone number is of the Flagg Creek Sanitary District is (630)323-3299.

27. Flagg Creek Water Reclamation District Amended Ordinance No. 756 recorded as document no. R2009-037066 requiring payment of user charges prior to sale or transfer of real estate and further requiring evaluation of connection permits for sales of commercial property, and the terms and conditions contained therein.
28. Rights of way for drainage tiles, ditches, feeders and laterals, if any.
29. Rights of the Public, the State of Illinois and the Municipality in and to that part of the land, if any, taken or used for road purposes.
30. Rights of the interested parties to the free and unobstructed flow of the waters of the stream which may flow on or through the land.
31. Easements for public utilities, as shown on the plat of subdivision.
(Affects the East 8 feet of Parcel VIII; the North 5 feet of Parcels IX, X and XI)
32. Terms and conditions of the easement provisions noted on the plat of subdivision.
33. Building setback line(s) as shown on the plat of subdivision.
(Affects the West 25 feet of Parcel XIV)
34. Agreement for easements for the Village of Hinsdale recorded as document no. 787107 for a cast iron water pipe, and the terms and conditions contained therein.

(Affects Parcels I, II, III and XIII)
35. Easement agreement with the Village of Hinsdale recorded as document no. R91-056252 for the purpose of installing highway improvements, and the terms and conditions contained therein.

(Affects Parcels I, XIII and XIV)
36. Memorandum of grant of easement recorded as document no. R2010-127250, made by and between Board of Education of Hinsdale Township High School District No. 86, DuPage and Cook Counties, Illinois and Chicago SMSA Limited Partnership, d/b/a Verizon Wireless, and the terms and conditions contained therein.

(Affects Parcel XIII)

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37. Memorandum of easement agreement recorded as document no. R2014-052403 made by and between Board of Education of Hinsdale Township High School District 86 and New Cingular Wireless PCS, LLC, and the terms and conditions contained therein.
38. Agreement between the Village of Hinsdale and the Board of Education of School District 86 recorded as document no. R2001-056072 for the regulation of traffic, and the terms and conditions contained therein.
39. Agreement between the Village of Hinsdale and Hinsdale Township High School District 86 recorded as document no. R2019-001680, and the terms and conditions contained therein.
40. The property is subject to restrictions contained in Paragraph 5 of a contract dated October 21, 1997, as disclosed by a Trustee's Deed recorded as document no. R97-183981.

(Affects Parcel VIII)

41. Illinois Environmental Protection Agency Environmental No Further Remediation Letter recorded February 19, 2019 as document number R2019-011437.

Note: Land use restrictions/limitations: None

(Affects Parcels I through VII; XIII and XIV)

42. Ordinance recorded as document no. 603845 annexing property to the Village of Hinsdale, and the terms and conditions contained therein.

(Affects Parcels, I, II, III, IV and XIII)

43. Ordinance recorded as document no. 910424 annexing certain property to the Village of Hinsdale, and the terms and conditions contained therein.

(Affects Parcel XIV)

44. Ordinance No. 093-36 recorded as document no. R93-303069 establishing Special Service Area Number 7, and the terms and conditions contained therein.

45. Ordinance No. 094-3 recorded as document no. R94-022094 establishing Village of Hinsdale Special Service Area No. 7, and the terms and conditions contained therein.

46. Note: The Extended Coverage Endorsement, deleting Standard Exceptions 1 through 6, will be considered for approval upon receipt and review of the requirements referenced herein.

Limitation of Liability for Informational Report

IMPORTANT - READ CAREFULLY: THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT OR PRELIMINARY REPORT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THIS REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN'S PRIOR WRITTEN CONSENT. FIRST AMERICAN DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION HEREIN IS PROVIDED

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First American

Exhibit A

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

File No: 2977574

Commitment File No.: 2977574

The Land referred to herein below is situated in the County of Dupage, State of IL, and is described as follows:

Parcel I:

Lots 1 and 2, in Block 7, in Branigar Brothers Hinsdale Farms, being a subdivision of the Southwest quarter and the Northwest quarter (except the East half of the Northwest quarter of the Northwest quarter) of Section 13, Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded April 5, 1920 as document no. 141390, in DuPage County, Illinois.

Parcel II:

The East 350 feet of the North half of the North half of Lot 3, in Block 7, in Branigar Brothers Hinsdale Farms, being a subdivision of the Southwest quarter and the Northwest quarter (except the East half of the Northwest quarter of the Northwest quarter) of Section 13, Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded April 5, 1920 as document no. 141390, in DuPage County, Illinois.

Parcel III:

The East 350 feet of the South half of the North half of Lot 3, in Block 7, in Branigar Brothers Hinsdale Farms, being a subdivision of the Southwest quarter and the Northwest quarter (except the East half of the Northwest quarter of the Northwest quarter) of Section 13, Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded April 5, 1920 as document no. 141390, in DuPage County, Illinois.

Parcel IV:

The North half of the North half of Lot 3 (except the East 350 feet thereof), in Block 7, in Branigar Brothers Hinsdale Farms, being a subdivision of the Southwest quarter and the Northwest quarter (except the East half of the Northwest quarter of the Northwest quarter) of Section 13, Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded April 5, 1920 as document no. 141390, in DuPage County, Illinois.

Parcel V:

The South half of the North half (except the East 350 feet thereof) of Lot 3, in Block 7, in Branigar Brothers Hinsdale Farms, being a subdivision of the Southwest quarter and the Northwest quarter (except the East half of the Northwest quarter of the Northwest quarter) of Section 13, Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded April 5, 1920 as document no. 141390, in DuPage County, Illinois.

Parcel VI:

The South half of Lot 3, in Block 7, in Branigar Brothers Hinsdale Farms, being a subdivision of the Southwest quarter and the Northwest quarter (except the East half of the Northwest quarter of the Northwest quarter) of Section 13, Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded April 5, 1920 as document no. 141390, in DuPage County, Illinois.

Parcel VII:

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

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The North half of Lot 4 (except the East 200 feet thereof), in Block 7, in Branigar Brothers Hinsdale Farms, being a subdivision of the Southwest quarter and the Northwest quarter (except the East half of the Northwest quarter of the Northwest quarter) of Section 13, Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded April 5, 1920 as document no. 141390, in DuPage County, Illinois.

Parcel VIII:

Lot 1, in Penzes Resubdivision of the South half of Lot 4 (except the East 60 feet thereof), in Block 7, in Branigar Brothers Hinsdale Farms, being a subdivision of the Southwest quarter and the Northwest quarter (except the East half of the Northwest quarter of the Northwest quarter) of Section 13, Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat of resubdivision recorded April 16, 1946 as document no. 495827, in DuPage County, Illinois.

Parcel IX:

Lot 5 (except the East 150 feet thereof), in Penzes Resubdivision of the South half of Lot 4 (except the East 60 feet thereof), in Block 7, in Branigar Brothers Hinsdale Farms, being a subdivision of the Southwest quarter and the Northwest quarter (except the East half of the Northwest quarter of the Northwest quarter) of Section 13, Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat of resubdivision recorded April 16, 1946 as document no. 495827, in DuPage County, Illinois.

Parcel X:

The West 75 feet of the East 150 feet of Lot 5, in Penzes Resubdivision of the South half of Lot 4 (except the East 60 feet thereof), in Block 7, in Branigar Brothers Hinsdale Farms, being a subdivision of the Southwest quarter and the Northwest quarter (except the East half of the Northwest quarter of the Northwest quarter) of Section 13, Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat of resubdivision recorded April 16, 1946 as document no. 495827, in DuPage County, Illinois.

Parcel XI:

The East 75 feet of Lot 5, in Penzes Resubdivision of the South half of Lot 4 (except the East 60 feet thereof), in Block 7, in Branigar Brothers Hinsdale Farms, being a subdivision of the Southwest quarter and the Northwest quarter (except the East half of the Northwest quarter of the Northwest quarter) of Section 13, Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat of resubdivision recorded April 16, 1946 as document no. 495827, in DuPage County, Illinois.

Parcel XII:

The East 60 feet of the South half of Lot 4, in Block 7, in Branigar Brothers Hinsdale Farms, being a subdivision of the Southwest quarter and the Northwest quarter (except the East half of the Northwest quarter of the Northwest quarter) of Section 13, Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded April 5, 1920 as document no. 141390, in DuPage County, Illinois.

Parcel XIII:

The East half of the Northwest quarter of the Northwest quarter of Section 13, Township 38 North, Range 11 East of the Third Principal Meridian, excepting therefrom the South 33 feet thereof, in DuPage County, Illinois.

Parcel XIV:

Lots 11 through 20, both inclusive, in Block 2, in Branigar Brothers Hinsdale Farms, being a subdivision of the Southwest quarter and the Northwest quarter (except the East half of the Northwest quarter of the Northwest quarter) of Section 13,

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

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Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded April 5, 1920 as document no. 141390, in DuPage County, Illinois.

Note: For informational purposes only, the land is known as :

5500 S. Grant Street
Hinsdale, IL 60521

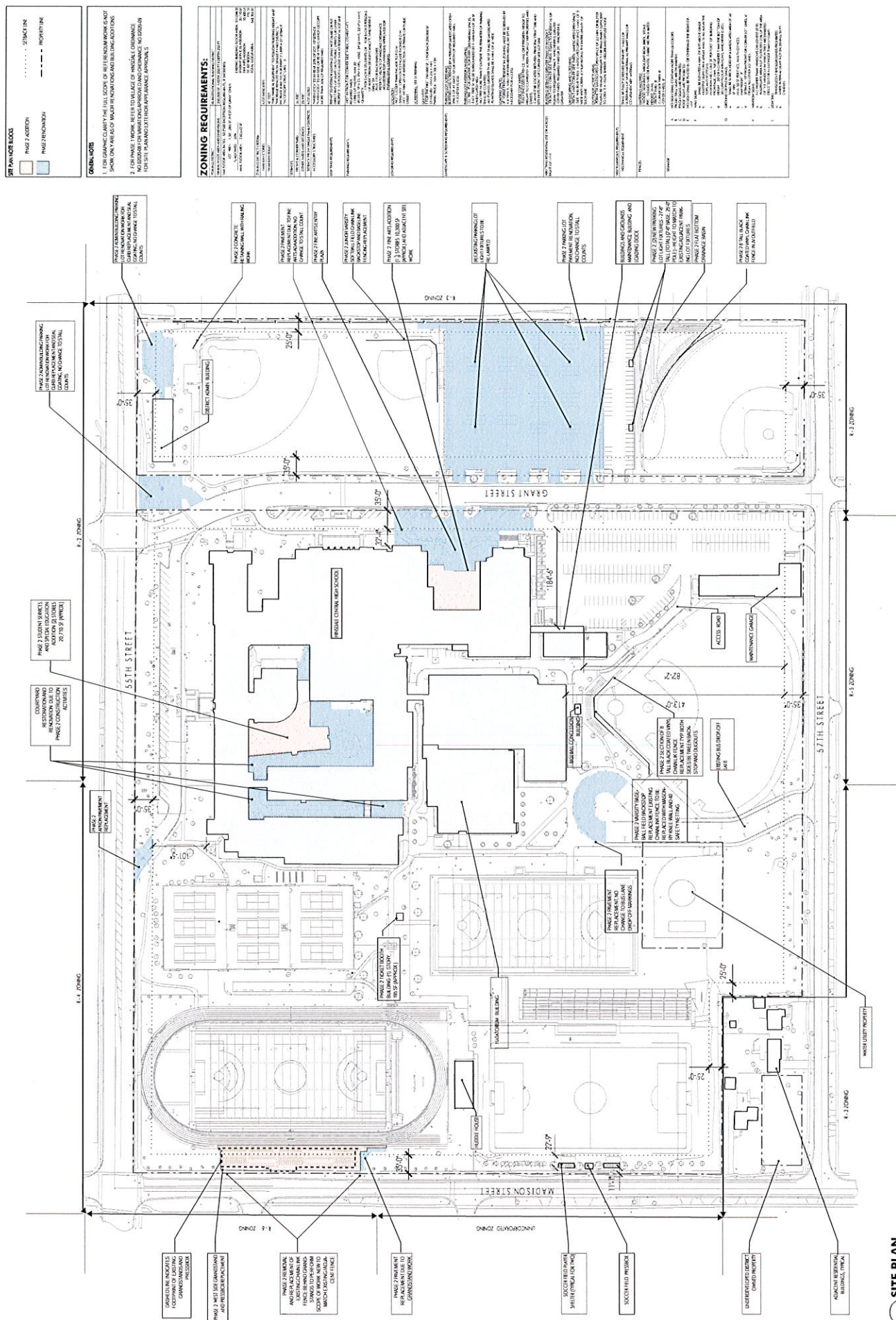
This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions;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

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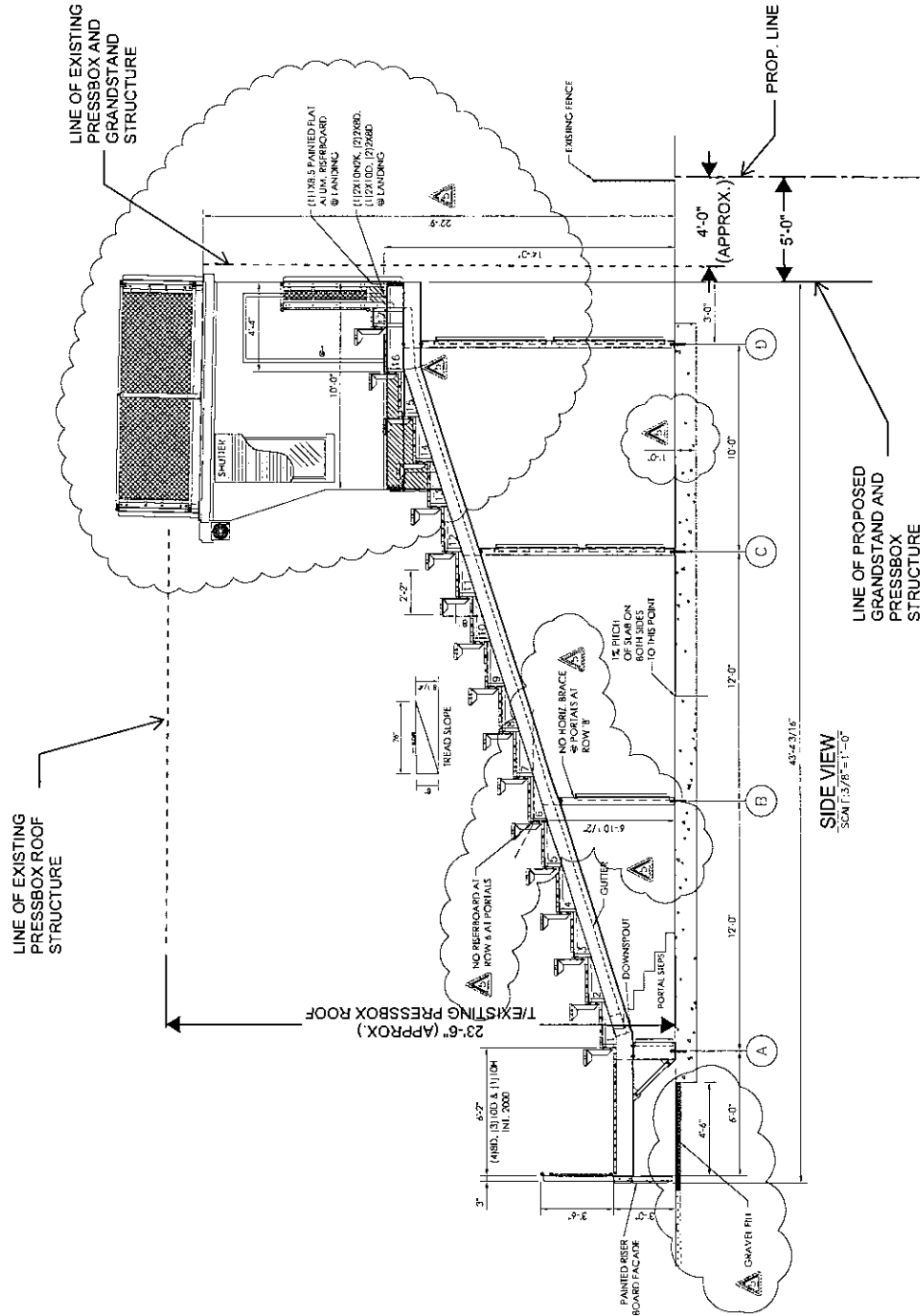
1.05



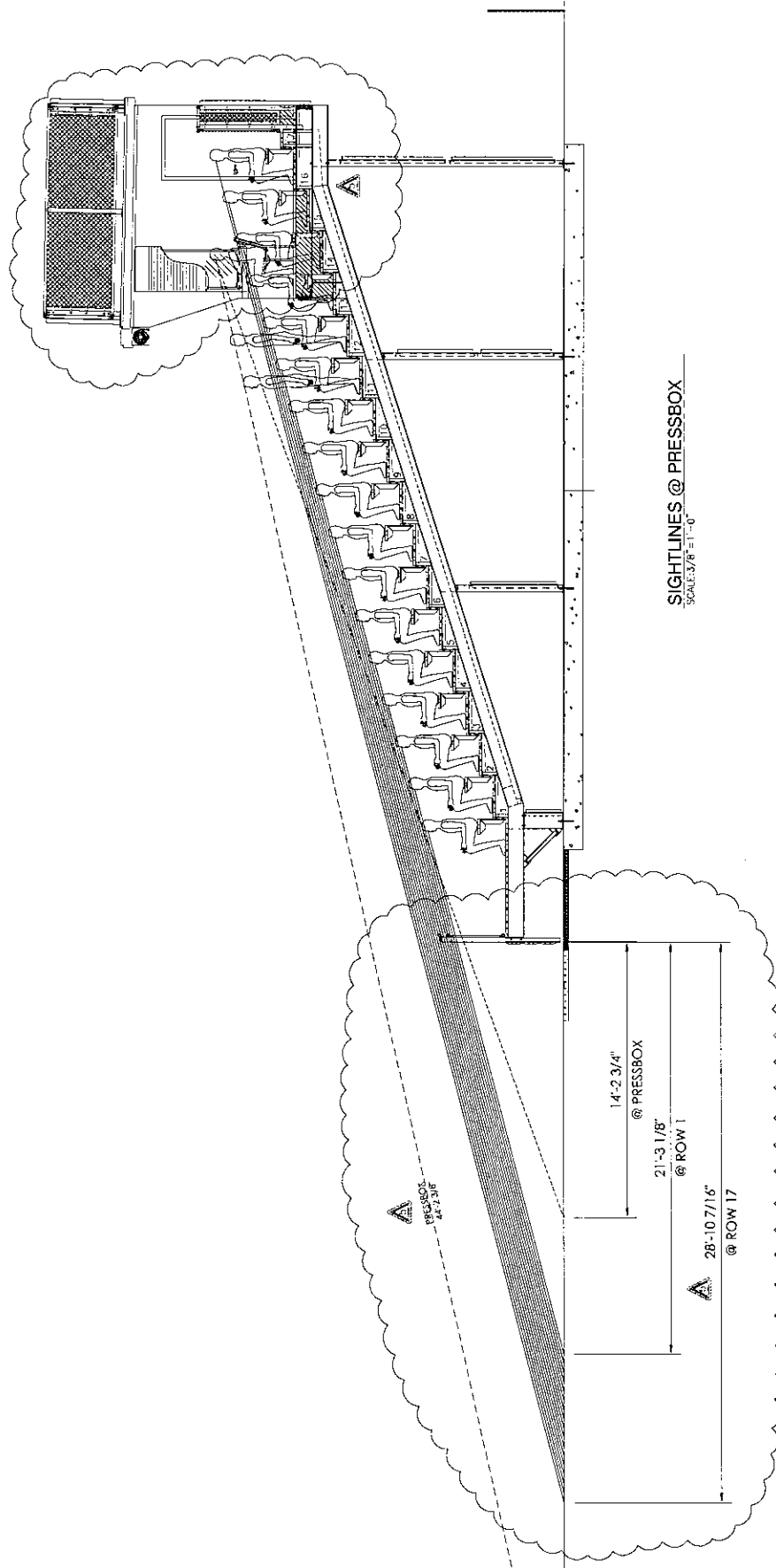
GRANDSTANDS AND PRESSBOX SECTION

DESIGN LOADING:
TREAD & SEAT AREA: 100 PSF UNIFORM LIVE LOAD.
SEAT VERTICAL: 120 PSF.
SEAT HORIZONTAL: 20 PSF PARALLEL AND
100 PSF PERPENDICULAR TO SEAT.
TREAD: 50 PSF.
TREAD, SEAT AND AISLE TREADS - MINIMUM CONCENTRATED
LOAD: 300 LBS ON AN AREA OF 4 SQUARE INCHES.
HANDRAILS & GUARDRAILS - 200 LBS CONCENTRATED IN ANY DIRECTION.
GUARDRAIL COMPONENTS - 200 LBS PER 50 FT IN HORIZONTAL DIRECTION.
SNOW LOADS AS PER STATE ADOPTED CODE.
WIND LOADS AS PER STATE ADOPTED CODE.
SEISMIC LOADS AS PER STATE ADOPTED CODE.

- NOTES:
- ALL STRUCTURAL AND MISCELLANEOUS STEEL SHALL BE A36 STEEL, UNLESS OTHERWISE SPECIFIED.
 - TREAD & SEAT AREA: 100 PSF UNIFORM LIVE LOAD. PLATE UP TO 1/2" THICK = A36 OR 24 IN = 24 IN. ANGLE = A36/36 IN GRADE 50. CHANNEL = A36/36 IN GRADE 50. ROD = A36/50 IN GRADE 50.
 - WELDS ARE ALL AROUND WITH TYPE E70XX-6.
 - ALL STEEL TO BE HOT DIPPED GALVANIZED TO A.S.I.M. A-123-RP OR E1.
 - STRUCTURAL BOLTS ARE NOT DIPPED GALV. AND ARE TO BE CLASSIFIED AS SLIP CRITICAL.
 - NO CONNECTIONS JOINING HIGH STRENGTH BOLTS ARE CLASSIFIED AS SLIP CRITICAL.
 - ANCHORED ALUMINUM RAIL IS 1 1/4" NOMINAL PIPE SIZE, (1 1/2" O.D.).
 - THESE GRANDSTANDS ARE NOT TO BE MANUFACTURED AND INSTALLED BY A MANUFACTURER OR INSTALLER OF GRANDSTAND SEATING. HOWEVER, TO THE BEST OF OUR KNOWLEDGE THESE PLANS MUST BE USED TO CONSTRUCT AND INSTALL THESE GRANDSTANDS. ACCESS/EGRESS TO ADA SEATING, & DETAIL OF ADA SEATING.
 - ALL FIELD CONNECTIONS ARE NON-SLIP CRITICAL UNLESS OTHERWISE SPECIFIED. ALL FIELD CONNECTIONS ARE TO BE TIGHTENED TO THE TIGHT CONDITION AS SPECIFIED BY AISC.



SIDE VIEW
SCALE 1/32" = 1'-0"

[illegible]

EXISTING TO
REMAIN (NO WORK),
TYP. BOTH SIDES



2387 TOTAL NET 18" SEATS
 22 TOTAL NET 33" WHEELCHAIR SPACES
 2409 TOTAL SEATING CAPACITY


EXISTING SEATING CAPACITY IS
2,402 SEATS, WITH NO ADA
SEATING

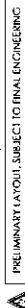
[illegible]

[illegible]

CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO START OF CONSTRUCTION.
ALL REINFORCEMENT SHALL BE DETAILED IN ACCORDANCE WITH THE LATEST
ACI DETAILING MANUAL.

REINFORCING STEEL SHALL BE ASTM GRADE 60
CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI. AT 28 DAYS

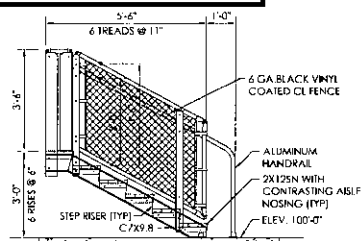
ALLOWABLE SOIL BEARING CAPACITY - SEE SOIL REPORT 




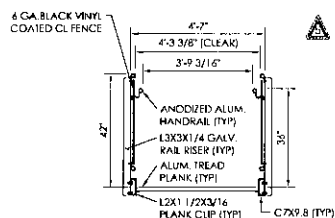
FOUNDATION LAYOUT
SCALE: 3/32" = 1'-0"

[illegible]

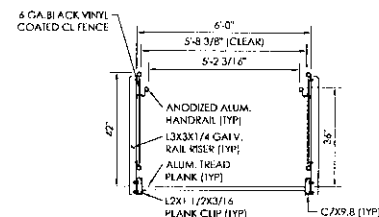
RAMP AND STAIR DETAILS




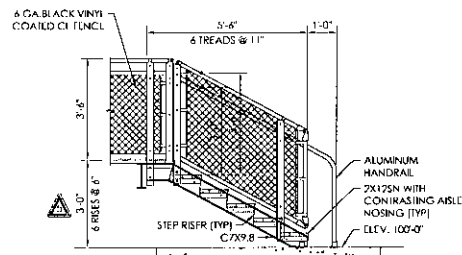
 HINSDALE CENTRAL H.S. - PORTAL EXIT STAIR DETAIL
NOT TO SCALE



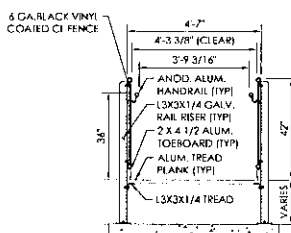
 HINSDALE CENTRAL H.S. - PORTAL STAIR SECTION
NOT TO SCALE




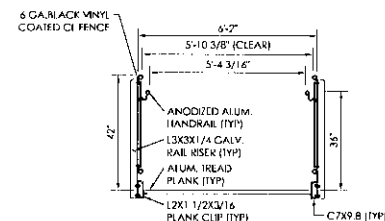
 HINSDALE CENTRAL H.S. - EXIT W/ RAMP STAIR SECTION
NOT TO SCALE




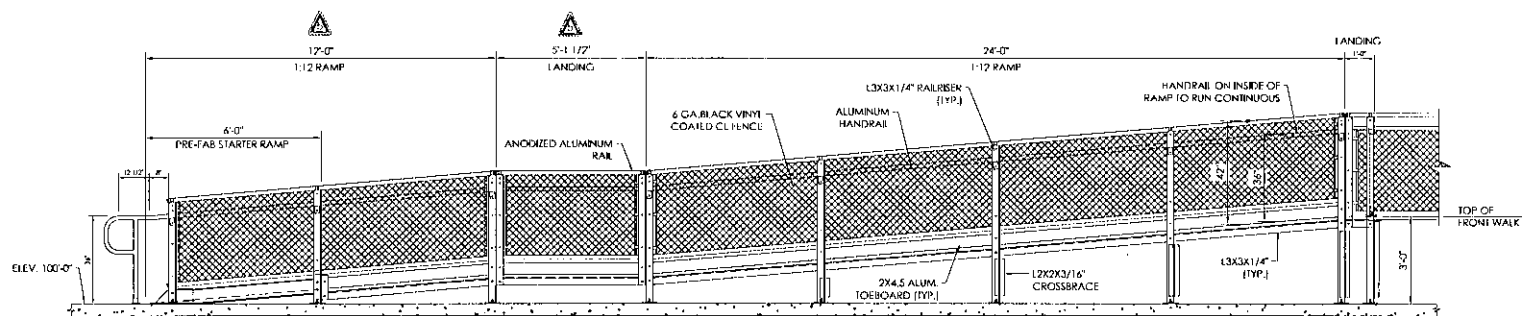
 HINSDALE CENTRAL H.S. - END EXIT STAIR DETAIL
NOT TO SCALE EXIT STAIR W/ RAMP SIM.



 **HINSDALE CENTRAL H.S. - EXIT RAMP SECTION**
NOT TO SCALE



 HINSDALE CENTRAL H.S. - END EXIT STAIR SECTION
NOT TO SCALE



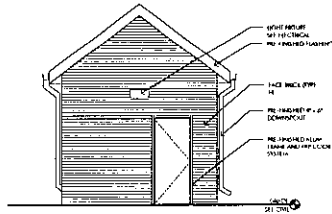
 HINDSDALE CENTRAL H.S. - RAMP DETAIL
NOT TO SCALE

[illegible]

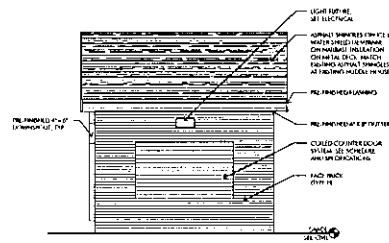
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2	5/21/19	ADJ. 12/31/18				
3	5/21/19	ADJ. 12/31/18				
4	5/21/19	ADJ. 12/31/18				
5	5/21/19	ADJ. 12/31/18				
6	5/21/19	ADJ. 12/31/18				
7	5/21/19	ADJ. 12/31/18				
8	5/21/19	ADJ. 12/31/18				
9	5/21/19	ADJ. 12/31/18				
10	5/21/19	ADJ. 12/31/18				
11	5/21/19	ADJ. 12/31/18				
12	5/21/19	ADJ. 12/31/18				
13	5/21/19	ADJ. 12/31/18				
14	5/21/19	ADJ. 12/31/18				
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59	5/21/19	ADJ. 12/31/18				
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61	5/21/19	ADJ. 12/31/18				

22' x 34' (11 x 17 = 1/2 indicated scale)

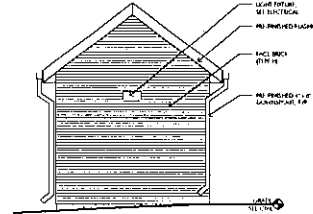
TICKET BOOTH PLAN, ELEVATIONS AND DETAILS



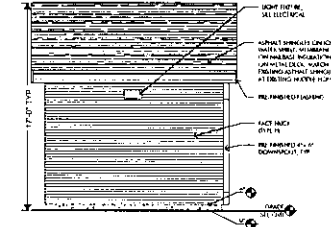
1 TICKET BOOTH - WEST ELEVATION
1/4" = 1'-0"



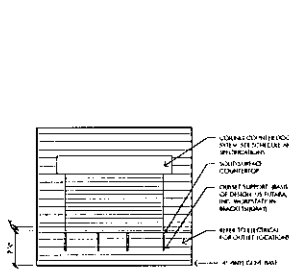
2 TICKET BOOTH - NORTH ELEVATION
1/4" = 1'-0"



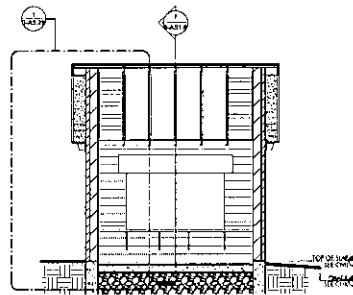
3 TICKET BOOTH - EAST ELEVATION
1/4" = 1'-0"



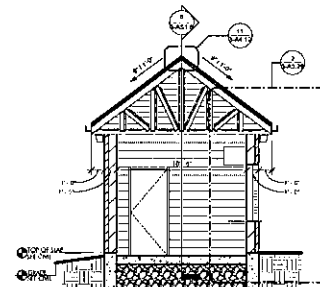
4 TICKET BOOTH - SOUTH ELEVATION
1/4" = 1'-0"



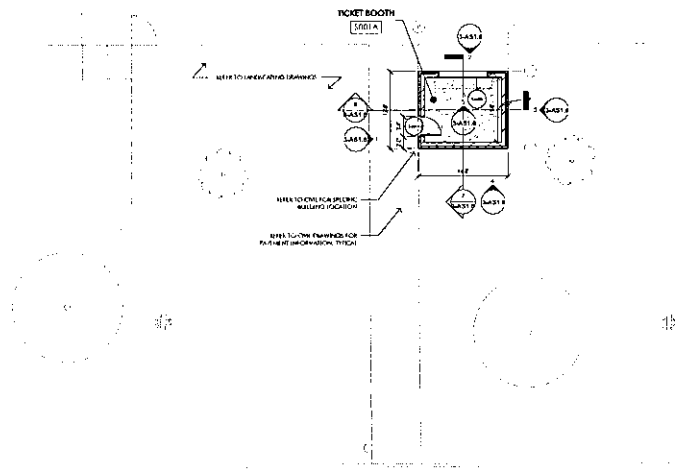
5 TICKET BOOTH - INTERIOR ELEVATION - NORTH
1/4" = 1'-0"



6 TICKET BOOTH - EAST/WEST
1/4" = 1'-0"



7 TICKET BOOTH - NORTH/SOUTH
1/4" = 1'-0"



14 TICKET BOOTH - RCP
1/8" = 1'-0"

12 ARCHITECTURAL SITE PLAN - TICKET BOOTH PARTIAL PLAN
1/8" = 1'-0"

ALL WORK ON THIS SHEET IS PART
OF ALTERNATE NO. 9 SCOPE



ADDITIONS AND
RENOVATIONS
BIG PERIOD 3

Hinsdale Central
High School
55th and Grand Streets
Hinsdale, Illinois 60521

for the
BOARD of EDUCATION
Hinsdale Township
High School District 86
3309 South Grand Street
Hinsdale, Illinois
60521



Structural:
3010 Engineering
Group, LLC
135 S. Jefferson Street
Suite 135
Chicago, IL 60661
P: 812.463.0531

Mechanical/Electrical/
Plumbing/Interior
Protection:
Mechanical Services
Associates
111 S. Virginia Street
Crystal Lake, IL 60014
P: 815.728.8901

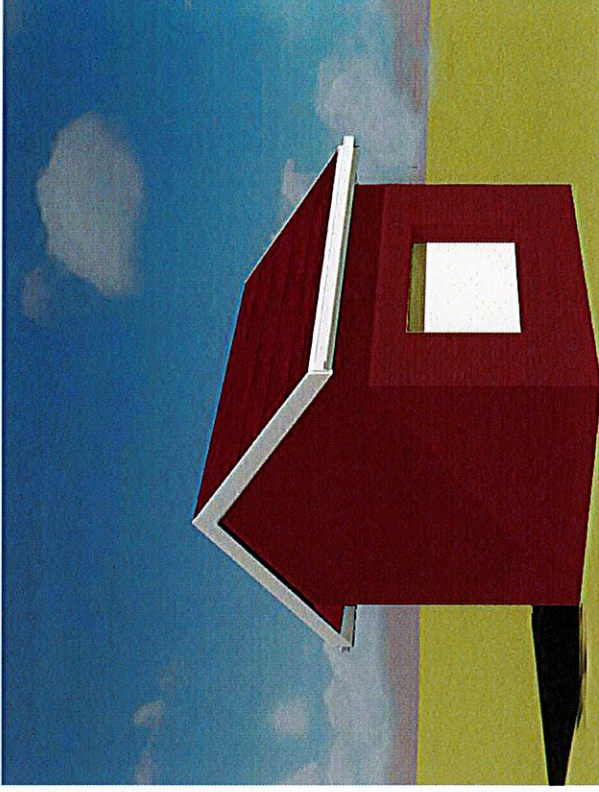
REVISIONS
No. Date By

Project Number:
19101
Issue Date:
October 12, 2020
Drawn by:
Author:
Sheet Title:
ARCHITECTURAL SITE PLAN -
PARTIAL
Sheet Number:

3-AS1.6
Hinsdale Central

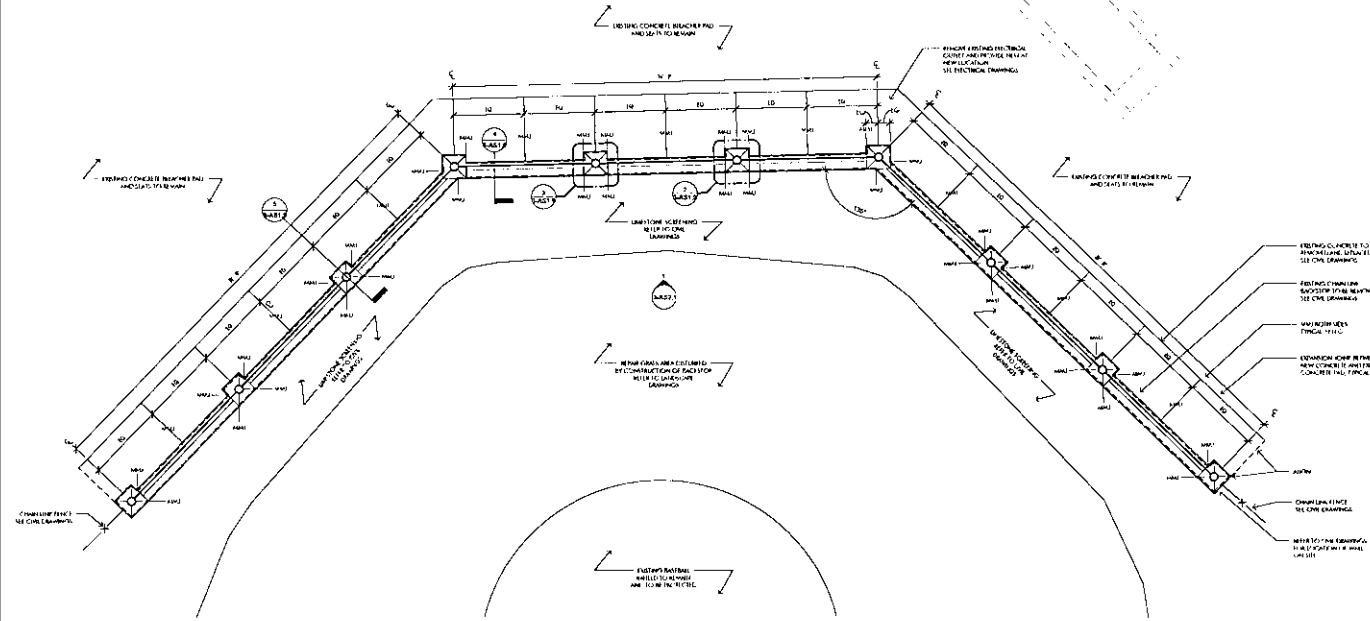


TICKET BOOTH - EXTERIOR SOUTHEAST

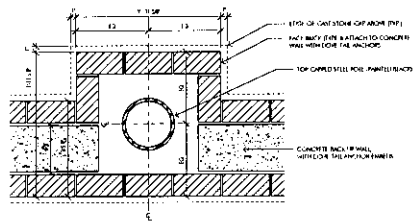


TICKET BOOTH - EXTERIOR SOUTHWEST

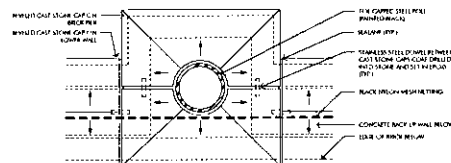
VARSITY BASEBALL FIELD BACKSTOP REPLACEMENT PLAN AND DETAILS



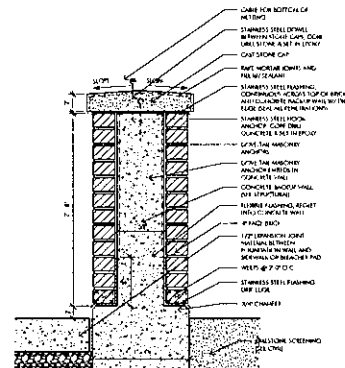
1 ARCHITECTURAL SITE PLAN - VARSITY BASEBALL FIELD
1/4" = 1'-0"



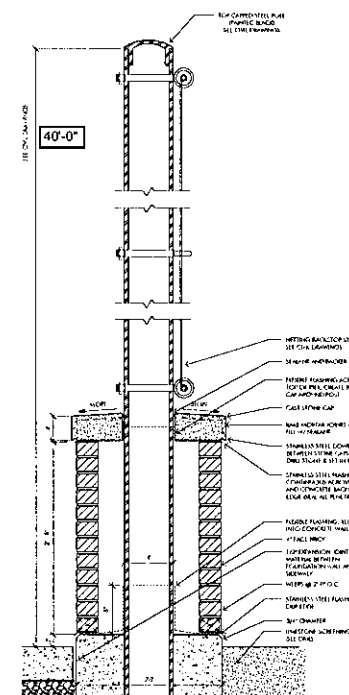
2 BACKSTOP PIER PLAN DETAIL
1/2" = 1'-0"



3 BACKSTOP PIER STONE CAP PLAN DETAIL
1/2" = 1'-0"



4 BACKSTOP WALL SECTION DETAIL
1/2" = 1'-0"



5 BACKSTOP PIER SECTION DETAIL
1/2" = 1'-0"

ALL WORK ON THIS SHEET IS
PART OF ALTERNATE NO. 8 SCOPE



ADDITIONS AND RENOVATIONS
BID PERIOD 3

for
Hinsdale Central
High School
55th and Grant Streets
Hinsdale, Illinois 60521

for the
BOARD of EDUCATION
Hinsdale Township
High School District 86
5500 South Grant Street
Hinsdale, Illinois 60521

for the
BOARD of EDUCATION
Hinsdale Township
High School District 86
5500 South Grant Street
Hinsdale, Illinois 60521



for the
BOARD of EDUCATION
Hinsdale Township
High School District 86
5500 South Grant Street
Hinsdale, Illinois 60521

for the
BOARD of EDUCATION
Hinsdale Township
High School District 86
5500 South Grant Street
Hinsdale, Illinois 60521

for the
BOARD of EDUCATION
Hinsdale Township
High School District 86
5500 South Grant Street
Hinsdale, Illinois 60521

for the
BOARD of EDUCATION
Hinsdale Township
High School District 86
5500 South Grant Street
Hinsdale, Illinois 60521

for the
BOARD of EDUCATION
Hinsdale Township
High School District 86
5500 South Grant Street
Hinsdale, Illinois 60521

for the
BOARD of EDUCATION
Hinsdale Township
High School District 86
5500 South Grant Street
Hinsdale, Illinois 60521

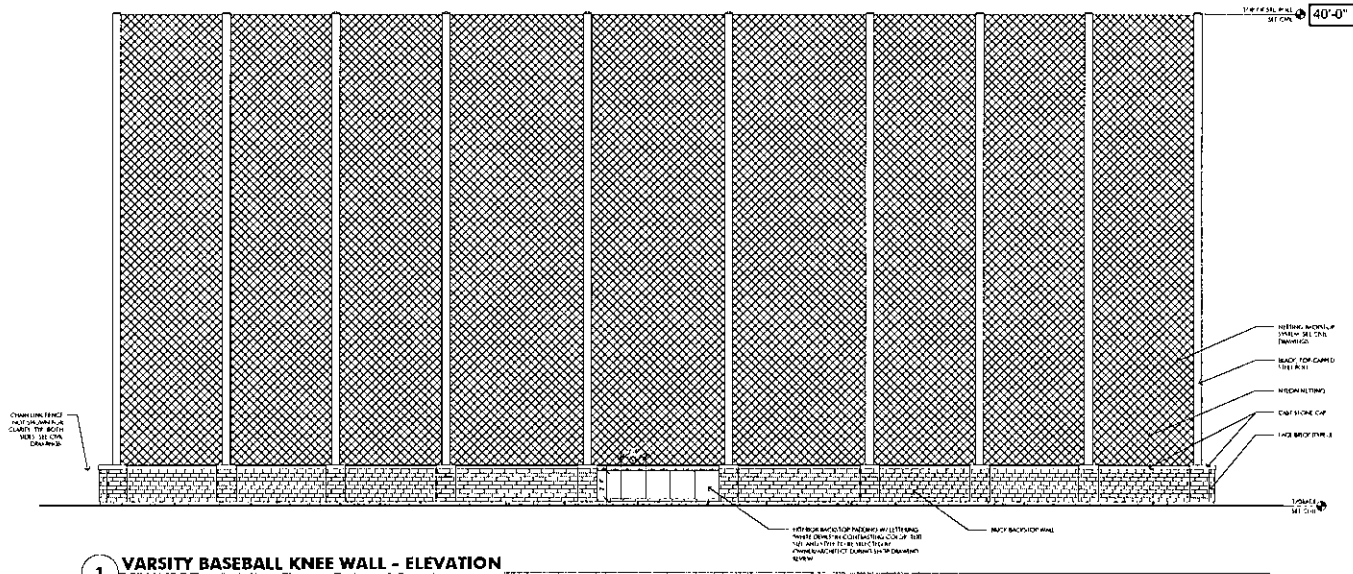
for the
BOARD of EDUCATION
Hinsdale Township
High School District 86
5500 South Grant Street
Hinsdale, Illinois 60521

for the
BOARD of EDUCATION
Hinsdale Township
High School District 86
5500 South Grant Street
Hinsdale, Illinois 60521

for the
BOARD of EDUCATION
Hinsdale Township
High School District 86
5500 South Grant Street
Hinsdale, Illinois 60521

for the
BOARD of EDUCATION
Hinsdale Township
High School District 86
5500 South Grant Street
Hinsdale, Illinois 60521

VARSITY BASEBALL FIELD BACKSTOP REPLACEMENT ELEVATIONS



ARCON

ARCHITECTURAL
CONSULTANTS
AND ENGINEERS
LANDSCAPE ARCHITECTS

3070 South Lake Road, Suite 40
Indian, Illinois 60140
P: 815.495.1800
WWW.ARCONARCHITECTS.COM

ADDITIONS AND RENOVATIONS

BID PERIOD 1

or
Hinsdale Central
High School
55th and Grant Streets
Hinsdale, Illinois 60521

DESIGNED FOR BID

for the
BOARD of EDUCATION
Hinsdale Township
High School District 86
5500 South Grant Street
Hinsdale, Illinois
60521
UNIVERSITY OF ILLINOIS



Shel
Rosen Engineering
Associates, Ltd.
135 S. Jefferson Street
Suite 103
Chicago, IL 60641
P: 815.443.0551

Shaw
28719 Engineering
Group, LLC
1216 Tower Road
Schaumburg, IL 60179
P: 847.831.2510

Mechanical/Electrical/
Plumbing/Engineering
Associates
111 S. Virginia Street
Crystal Lake, IL 60014
P: 815.788.9901

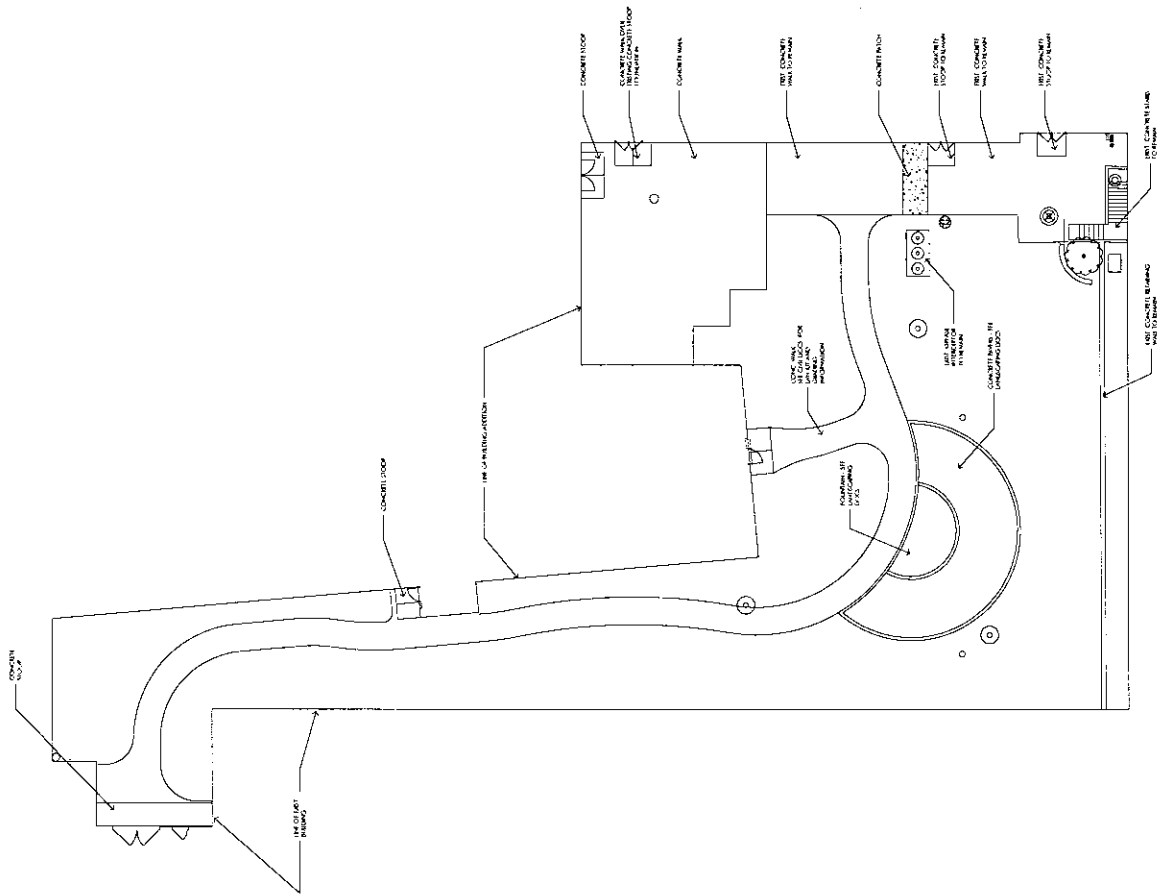
REVISIONS

No. Date By

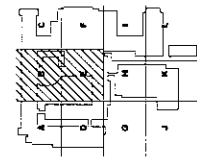
Project Number:
19101
Issue Date:
October 12, 2020
Drawn by:
Author:
Sheet Title:
ARCHITECTURAL SITE PLAN
ELEVATIONS
Sheet Number:

3-AS2.1

HINSDALE CENTRAL
UNIVERSITY OF ILLINOIS

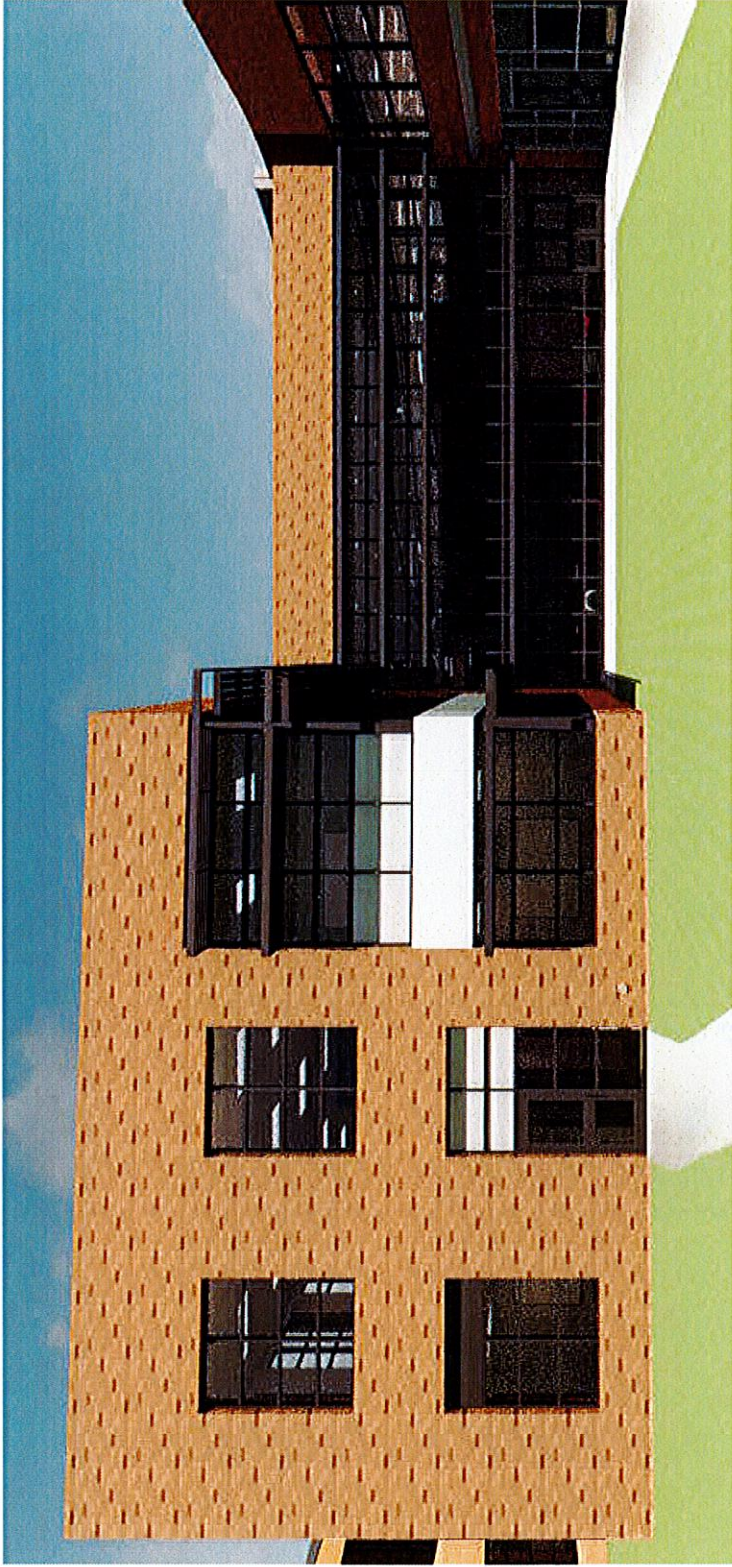


2
N
ARCHITECTURAL SITE PLAN - SECTOR B & E



1
ARCHITECTURAL SITE PLAN - SECTOR B & E

3-AS1.1



STUDENT SERVICES - EXTERIOR COURTYARD SOUTHEAST



ARCON

Hinsdale Township High School District 86

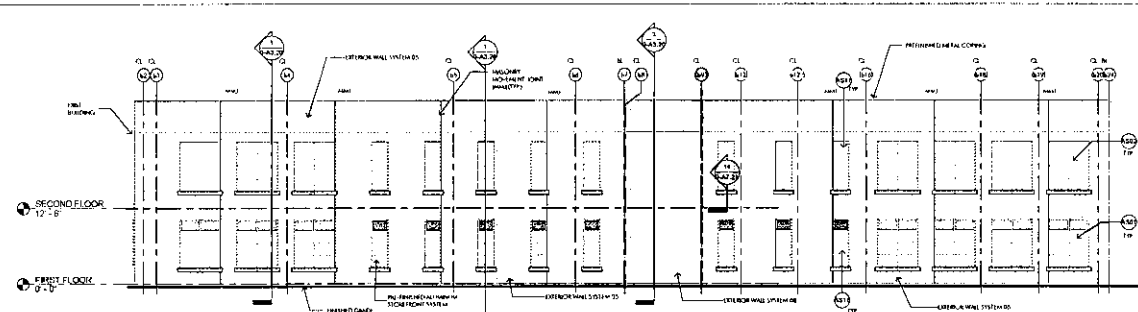
ADDITIONS & RENOVATIONS AT HINSDALE CENTRAL HIGH SCHOOL

PROJECT NO. 19101

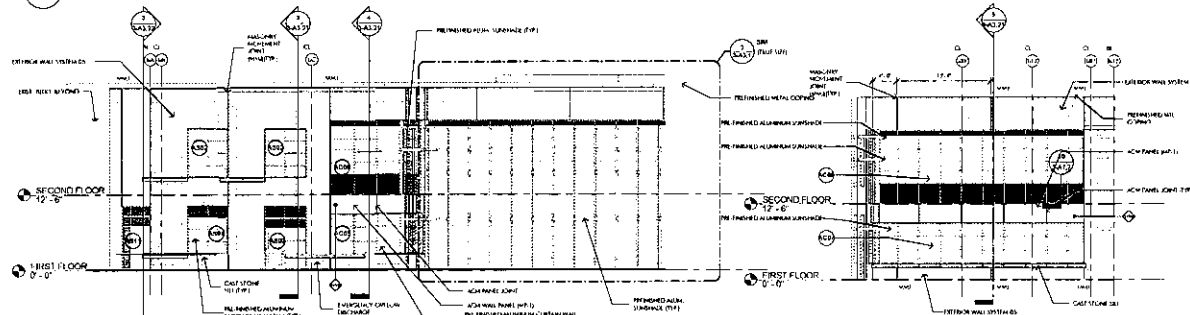
02/10/21

STUDENT SERVICES EXTERIOR PERSPECTIVE

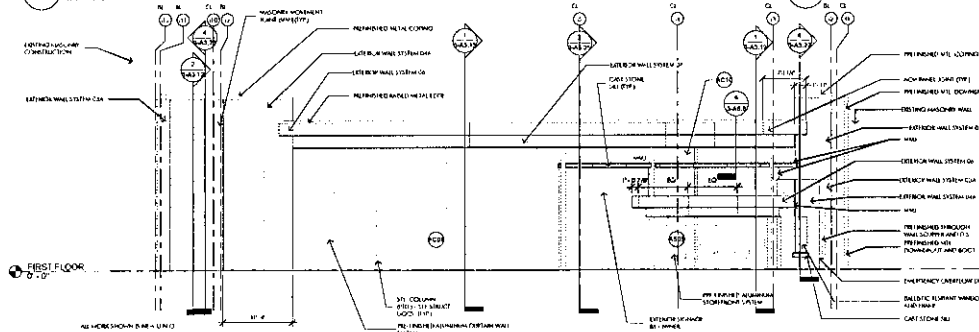




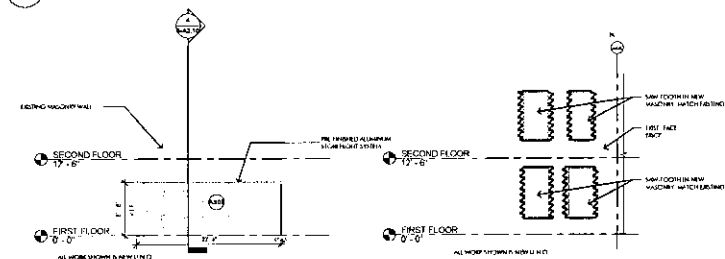
1 WEST ELEVATIONS - COURTYARD
1/8" = 1'-0"



3 SOUTH ELEVATION - COURTYARD



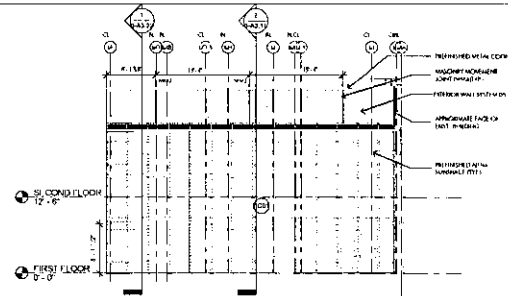
6 WEST ELEVATION - FINE ARTS
1/8" = 1'-0"



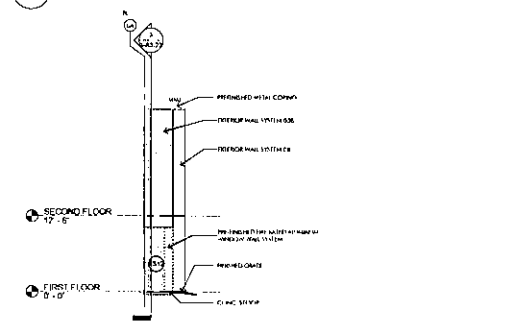
9 EAST ELEVATION - EAST CTYD.

10 SOUTH ELEVATION
1/4" = 1'-0"

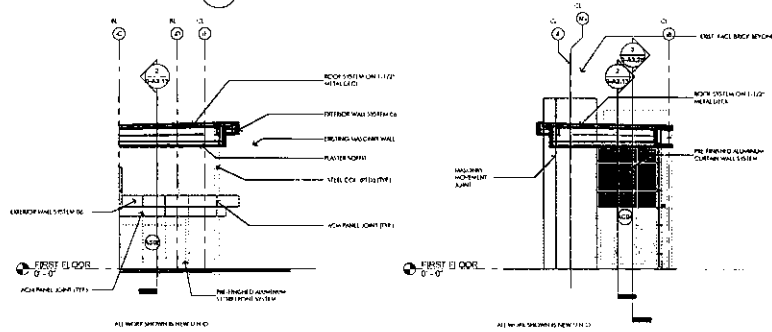
11 CTYD. WEST ELEVATION



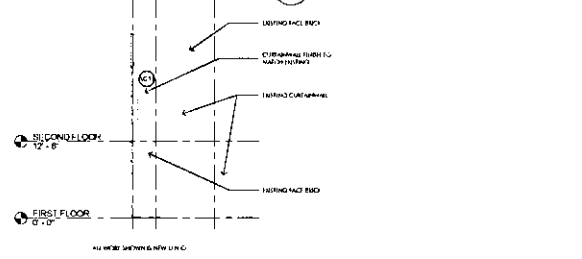
2 SOUTH ELEVATION - COURTYARD AT CURTAIN WALL



5 NORTH ELEVATION - COURTYARD
1/8" = 1'-0"



7 SOUTH ELEVATION - FINE ARTS



8 NORTH ELEVATION - FINE ARTS
1/8" = 1'-0"



2070 South Main Road, Suite 4
Lowland, Oregon 97046
p: 430.495.1100
www.southmain.com

ADDITIONS AND RENOVATIONS

MD PERIOD 3

**Hinsdale Central
High School**
33th and Grant Streets
Hinsdale, Illinois 60521

ISSUED FOR CONSTRUCTION

for the
BOARD of EDUCATION
Mundelein Township
High School District 86
3500 South Green Street
Mundelein, Illinois
60051



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Associates, Ltd.
125 S. Jefferson Street
Suite 135
Chicago, IL 60661
P: 312.662.0551

Structural:
20/10 Engineering
Group, LLC
1216 Tower Road
Schaumburg, IL 60173
P: 847.482.2010

**Mechanical/Electrical/
Plumbing/Fire
Protection:**
Mechanical Services
Associates
111 S. Virginia Street
Crystal Lake, IL 60014
P: 815.784.8001

REVISIONS		
No.	Date	By
1	10.15.2020	AD
2	10.22.2020	AD
3	10.28.2020	AD
4	10.30.2020	AD
5	12.09.2020	AD
6	12.18.2020	IPC

Project Number:
19101

Indexing System:

December 18, 202

Drawn by:

Author

Sheet Title

EXTENSION ELEVATIONS

DOI: 10.1002/for

Street Number

1000

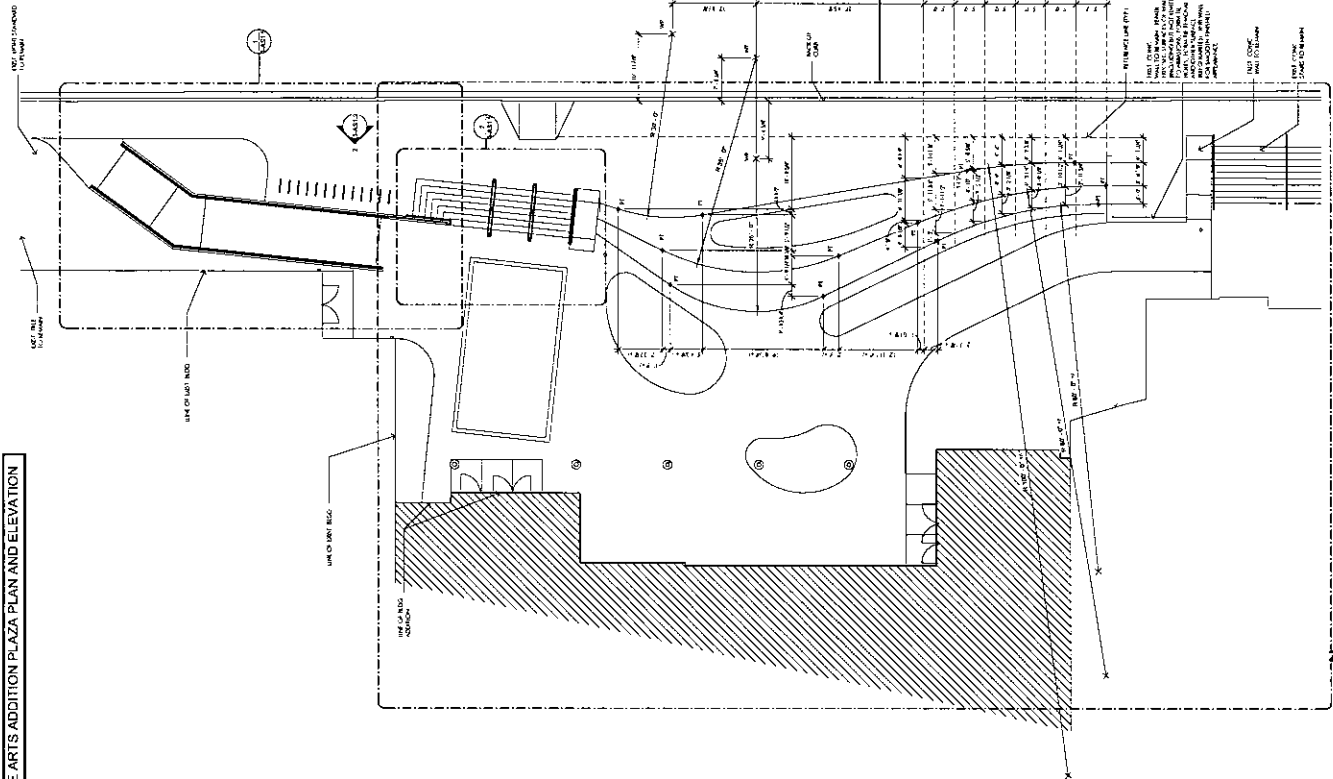
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9-A5.1

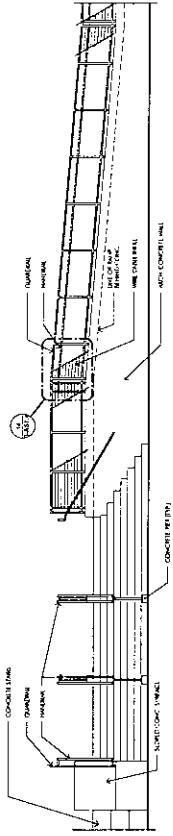
HIPSDALE CENTRAL
10000 W. 120th St., Suite 100
Hinsdale, IL 60521
(708) 947-1100

— $\mathbf{W}_i = \mathbf{F}_i \mathbf{F}_i^T \mathbf{C}_i$ and $\mathbf{C}_i = \mathbf{A}_i^T \mathbf{A}_i$ for $i = 1, \dots, n$.

FINE ARTS ADDITION PLAZA PLAN AND ELEVATION



1 STAIR & RAMP LAYOUT PLAN - SECTOR 1



2 PARTIAL ELEVATION



ARCON
ARCHITECTURAL
RECONSTRUCTION
CORPORATION
309 North Main Street, Suite 200
Chicago, IL 60610
P: 312.468.0551
F: 312.468.0552
WWW.ARCONARCH.COM

ADDITIONS AND
RENOVATIONS
SIO PERIOD 3

Highland College
High School
546 and Grand Streets
Highland, Illinois 61221

OFFICE

for the
BOARD of EDUCATION
Highland College
High School District 24
5300 South Grand Street
Highland, Illinois
61221



CLERK
Architectural Engineering
Associates, Ltd.
155 E. Jefferson Street
Chicago, IL 60641
P: 312.468.0551

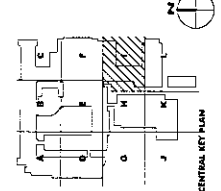
Structural
Steel Erection
Company, LLC
1214 Tower Road
Chicago, IL 60641
P: 847.382.2010

Mechanical/Electrical/
Plumbing
Associates
111 S. Virginia Street
Chicago, IL 60604
P: 312.788.8001

REVISIONS
No. Date By

Project Number
1910
Issue Date
October 12, 2020
Drawing Set
Sheet Title
PARTIAL
Sheet Number

3-AS1.2
HIGHLAND COLLEGE
HIGH SCHOOL DISTRICT 24

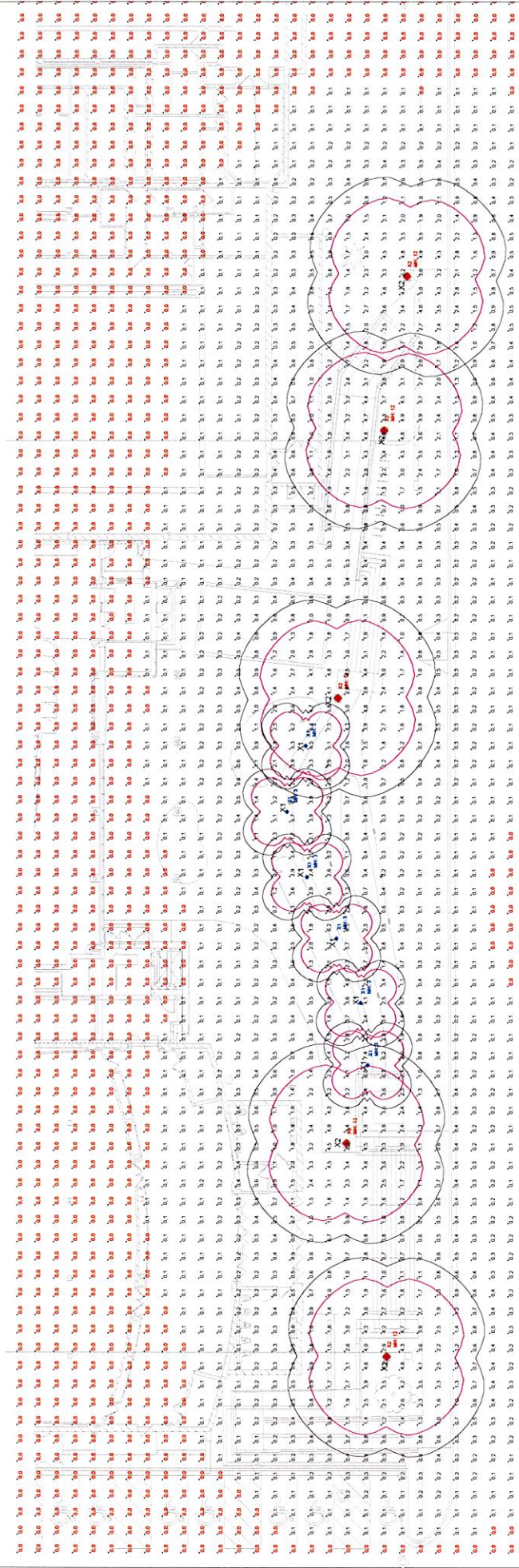


CENTRAL KEY PLAN



FINE ARTS - EXTERIOR EAST VIEW

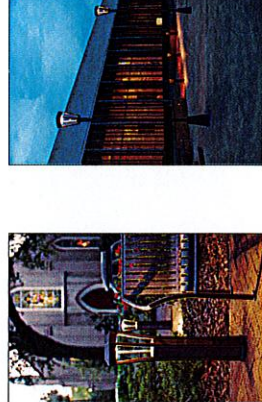
FINE ARTS PLAZA PHOTOMETRIC PLAN



Scale: 1 inch = 10 ft.

Luminaire Schedule				Lum. Lumens		Lum. Watts	
Symbol	Qty	Label	Description	Lum. Lumens		Lum. Watts	
	5	X2	Landscape Forms AP-212LS-100F-40K-JUV1-20K-P2-NW11 // AP-12-P2-4-CVR (ASHBERRY, 12LED, TYPE 5, 1000mA, 4000K, 100-277VAC, 2000K, SINGLE TENON, NO TWIST LOCK // ASHBERRY, 12FT, SINGLE TENON, 4IN DIA, COVER PLATE)	3920		82.45	
	6	X1	Landscape Forms AP-012LS-035F-40K-JUV1-SM (ASHBERRY, 12LED, TYPE 5, STANDARD OUTPUT, 4000K, 100-277VAC, SURFACE MOUNT)	841		14.63	

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
Total Calc Pts	Illuminance	Fc	0.50	7.4	0.0	N.A.



7800 E. Michigan Ave.
Kalamazoo, MI 49008
800.430.6209
landscapeforms.com

HS District 86-Hinsdale Central Renovations

THIS DRAWING SHOWS SUGGESTED FIXTURES AND MOUNTING LOCATIONS BASED ON THE INFORMATION PROVIDED. LANDSCAPE FORMS ASSUMES NO RESPONSIBILITY FOR VARIATION OF LIGHT LEVELS THAT RESULT FROM CHANGES IN PARAMETERS NOT PROVIDED AT THE TIME OF DESIGN.

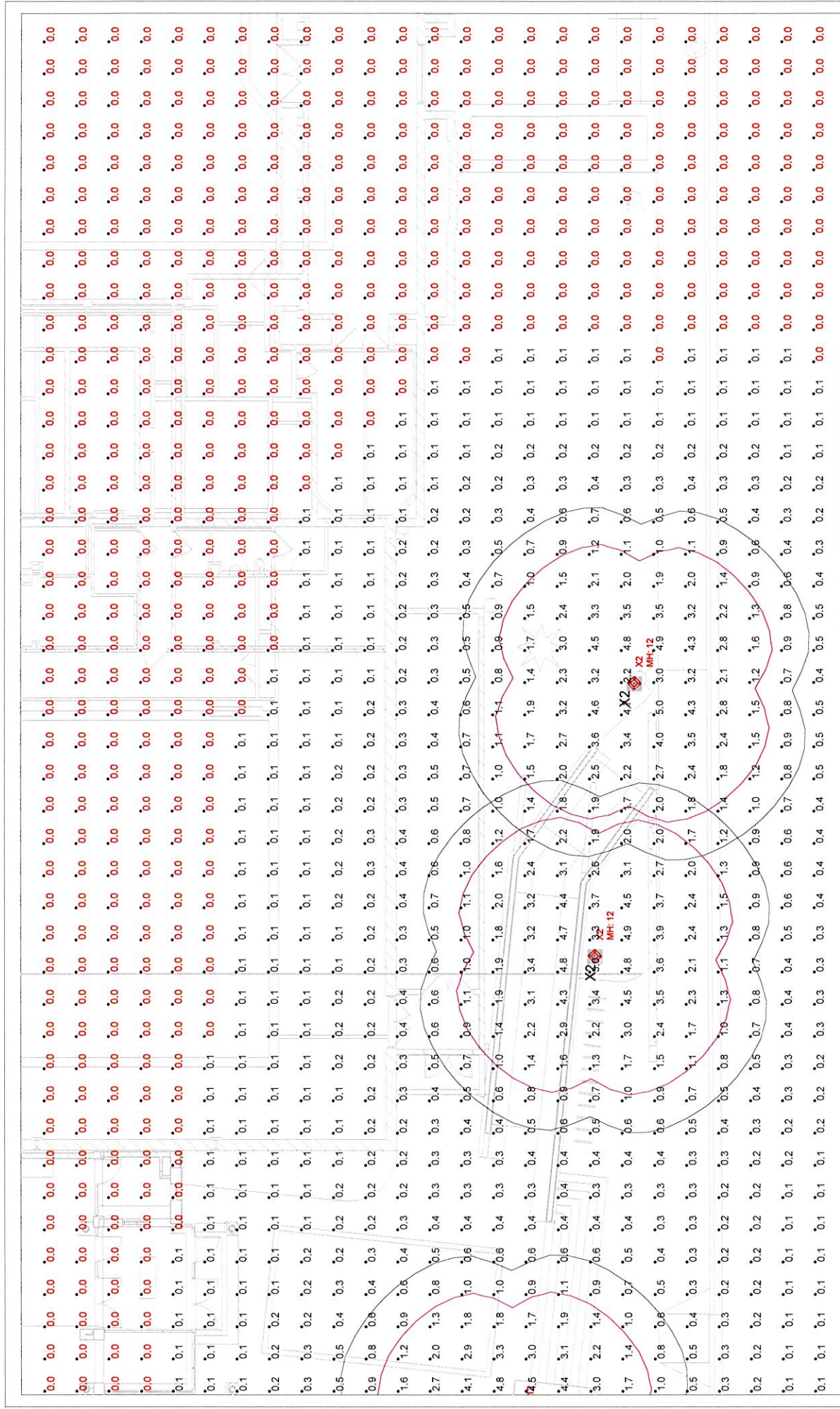
COMMENTS:

- LIGHT MEASUREMENTS FROM LANDSCAPE FORMS FIXTURES ONLY.
- SCALE: 1" = 10'-0"

Completed By: AG
Checked By: CG
Date: 12/22/2020
AGC098 Version 19.15.0

Revisions:

Revision	Description
Revision A	Revisions: (U7720) - HS District 86-Hinsdale Central Renovations, Rev A-02



Scale: 1 inch = 5 ft.

landscapeforms
800.430.6209
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Kalamazoo, MI 49048
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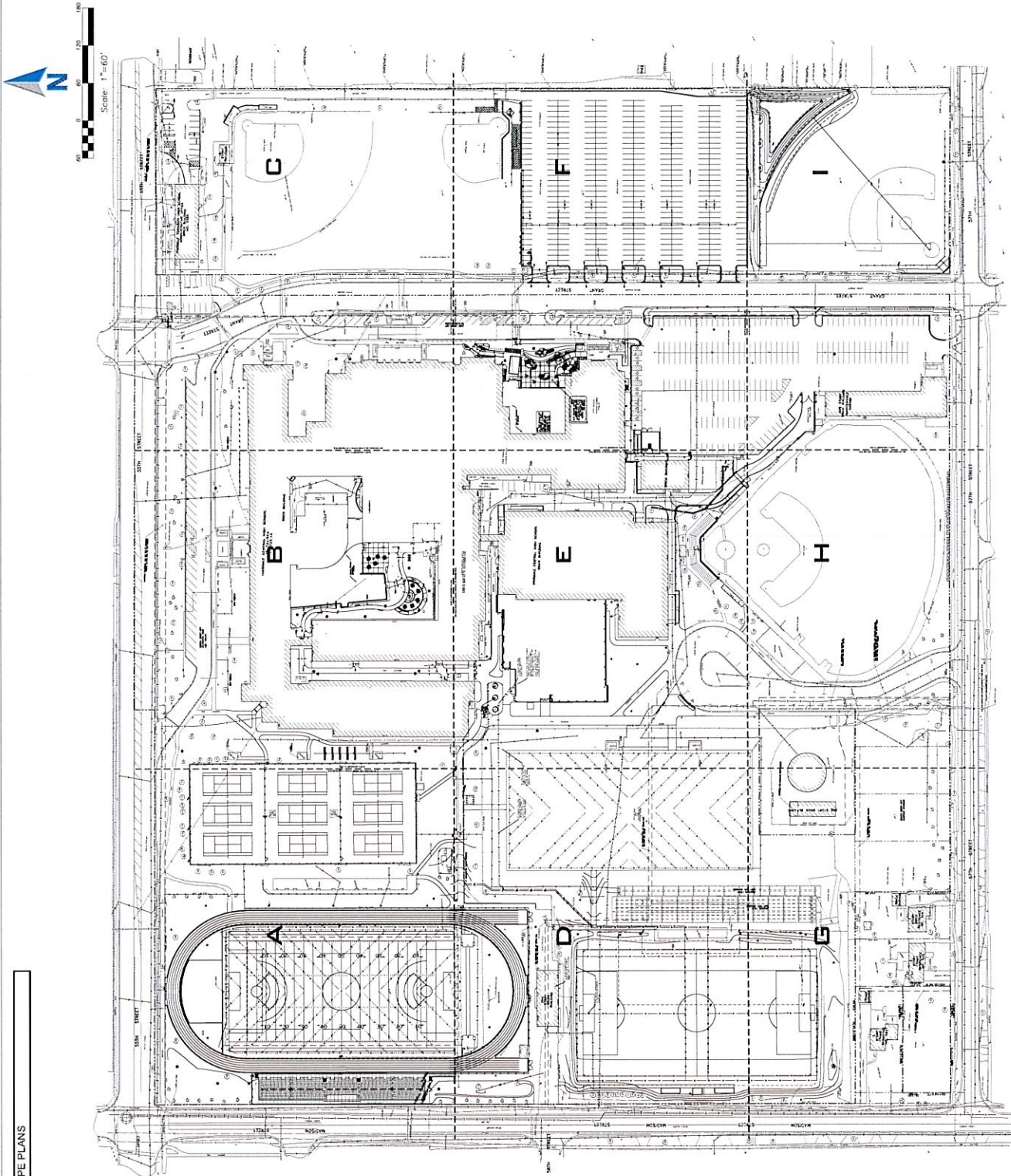
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Completed By: KG
Checked By: CG
Date: 10/22/2020
ACQ/18 Version 18.15.0

COMMENTS:
- BASE FILE: 2020-10-22
- BASE FILE: 2020-10-22

LANDSCAPE PLANS



ADDITIONS AND RENOVATIONS
BID PERIOD 3

of
Hinsdale Central
High School
55th and Grand Streets
Hinsdale, Illinois 60521

ISSUED FOR CONSTRUCTION

for file
BOARD OF EDUCATION
Hinsdale Central
High School District 86
5508 South Grand Street
Hinsdale, Illinois
60521

Civil
Eriksson Engineering
Associates, Ltd.
133 S. Jefferson Street
Chicago, IL 60661
P: 312.463.8551

Structural
Group, LLC
214 Tower Road
Suite 200
P: 87.853.2010

Mechanical/Electrical/
Plumbing/HVAC
Associates
Mechanical Services
Associates
1711 W. Lake Street
Crystal Lake, IL 60014
P: 815.788.9991

REVISIONS

No.	Date	By
1	10.23.2020	AD3
2	10.23.2020	AD3
3	10.23.2020	AD3
4	10.23.2020	AD3
5	12.09.2020	AD3
6	12.18.2020	HC

Project Number:
19161

Issue Date:
December 18, 2020

Drawn by:
HC

Sheet Title:
OVERALL LANDSCAPE
PLAN

Sheet Number:
3-L1.0-0

3-L1.0-0

3-L1.0-0

3-L1.0-0

3-L1.0-0

3-L1.0-0

3-L1.0-0

3-L1.0-0

3-L1.0-0

3-L1.0-0

3-L1.0-0

3-L1.0-0

3-L1.0-0



ADDITIONS AND RENOVATIONS

PERIOD 3

**Minsdale Central
High School**
55th and Grant Streets
Minsdale, Illinois 60521

No

ISSUED FOR CONSTRUCTION

of the
BOARD of EDUCATION

Minsdale Township
High School District 36
500 South Grant Street
Minsdale, Illinois
60521

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 335 S. Jefferson Street
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 Chicago, IL 60661
 Tel: 312.462.0551

Structural:
 10/10 Engineering
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 216 Tower Road
 Schaumburg, IL 60173
 Tel: 847.882.2010

Mechanical/Electrical/
 Plumbing/Fire
 Protection:
 Mechanical Services
 Associates
 111 S. Virginia Street
 Crystal Lake, IL 60014
 Tel: 815.785.3901

EVIDENCES		
No.	Date	By
1	10.15.2020	AD1
2	10.22.2020	AD2
3	10.28.2020	AD3
4	10.30.2020	AD4
5	12.09.2020	AD5
6	12.18.2020	IFC

Project Number:
9101

Issue Date: _____

December 18, 2020

Drawn by: _____

Sheet Title

LANDSCAPE PLAN

Sheet Number

3-L1.0-B

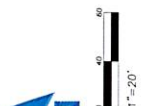
INSDALE CENTRAL

1



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ASSOCIATES, LTD.**

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SCARBOROUGH, ONTARIO M1V 4G5
Canada (416) 751-2260
fax (416) 751-2261
telex 344040 ERAS CAN
cable 344040 ERAS CAN
SINCE 1964



PLANT SCHEDULE (Sheet B Only)

[illegible]





LANDSCAPE NOTES:

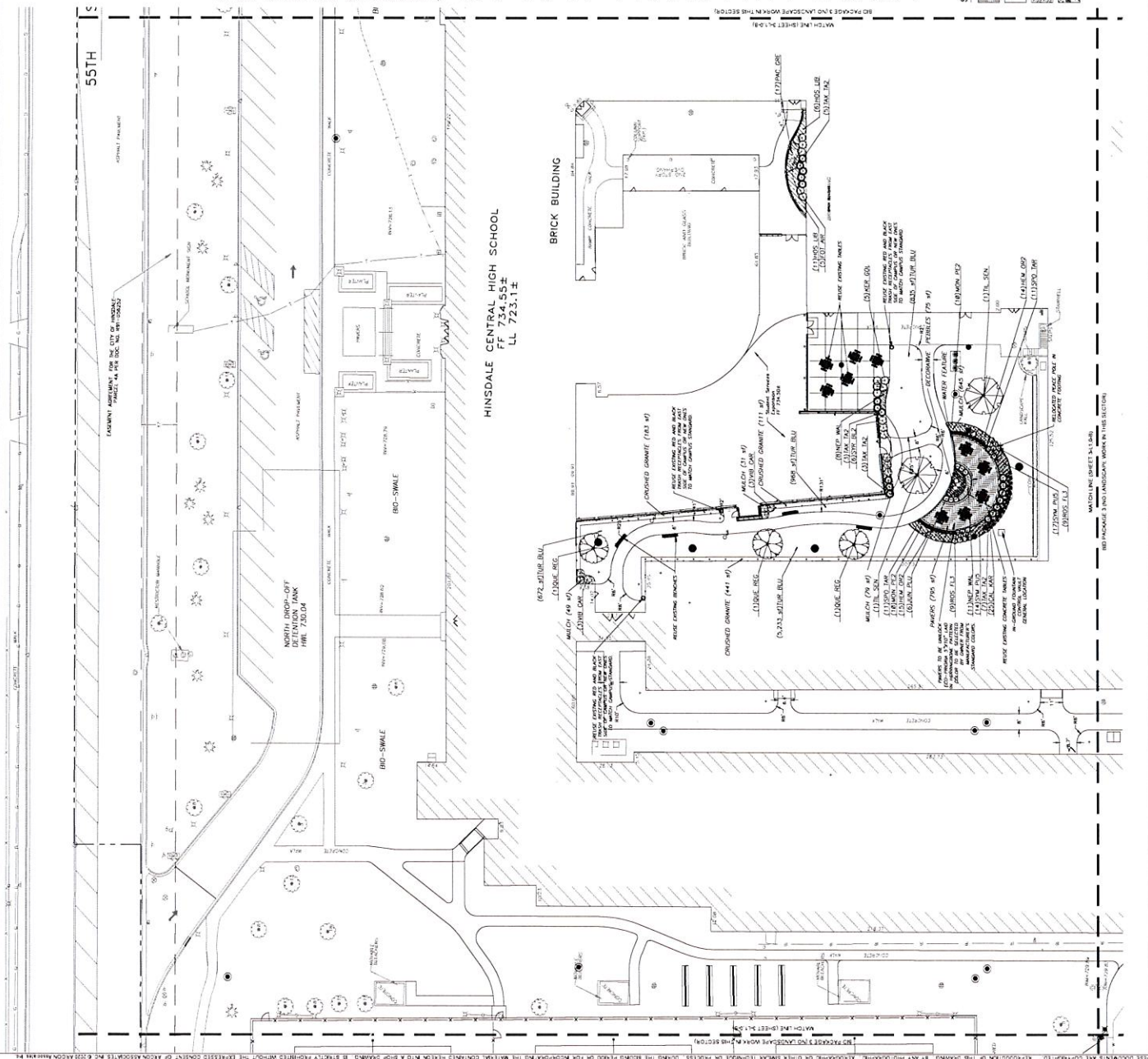
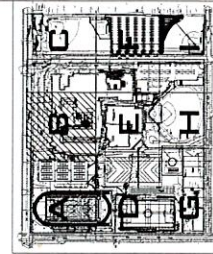
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12. ALL PLANT MATERIAL ON THIS PLANT SPECIES AND LOCATIONS MAY VARY AT THE TIME OF INSTALLATION.

[illegible]

SITE MATERIALS SCHEDULE (Sheet B Only)

	PAVERS	795 SF
	CRUSHED GRANITE	735 SF
	MULCH	804 SF
	DECORATIVE PAVEMENT	75 SF



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ADDITIONS AND RENOVATIONS

a7
**Niwadale Central
 High School**
 55th and Grant Streets
 Niwadale, Illinois 60571

ISSUED FOR BID

for the
BOARD of EDUCATION
Hinsdale Township
High School District 28
3500 South Grant Street
Hinsdale, Illinois
60521



Chaff:
Eriksson Engineering
Associates, Ltd.
105 S. Jefferson Street
Suite 125
Chicago, IL 60661
8: 713 843 0553

Structured:
2010 Engineering
Group, LLC
1216 Tower Road
Schaumburg, IL 60193
P: 847.882.2010

**Mechanical/Electrical/
Plumbing/Fire
Protection/
Mechanical Services
Associates**
111 S. Virginia Street
Crystal Lake, IL 60014
P: 815.788.8901

Aquatic Consultants:
Counselors, Hummer &
Associates
10733 Sunset Office
Dr # 400
St. Louis, MO 63127
P: 314.894.1243

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Project Number:
19101

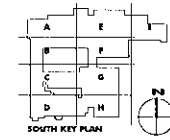
Issue Date:
October 12, 2020

Author
Short Title
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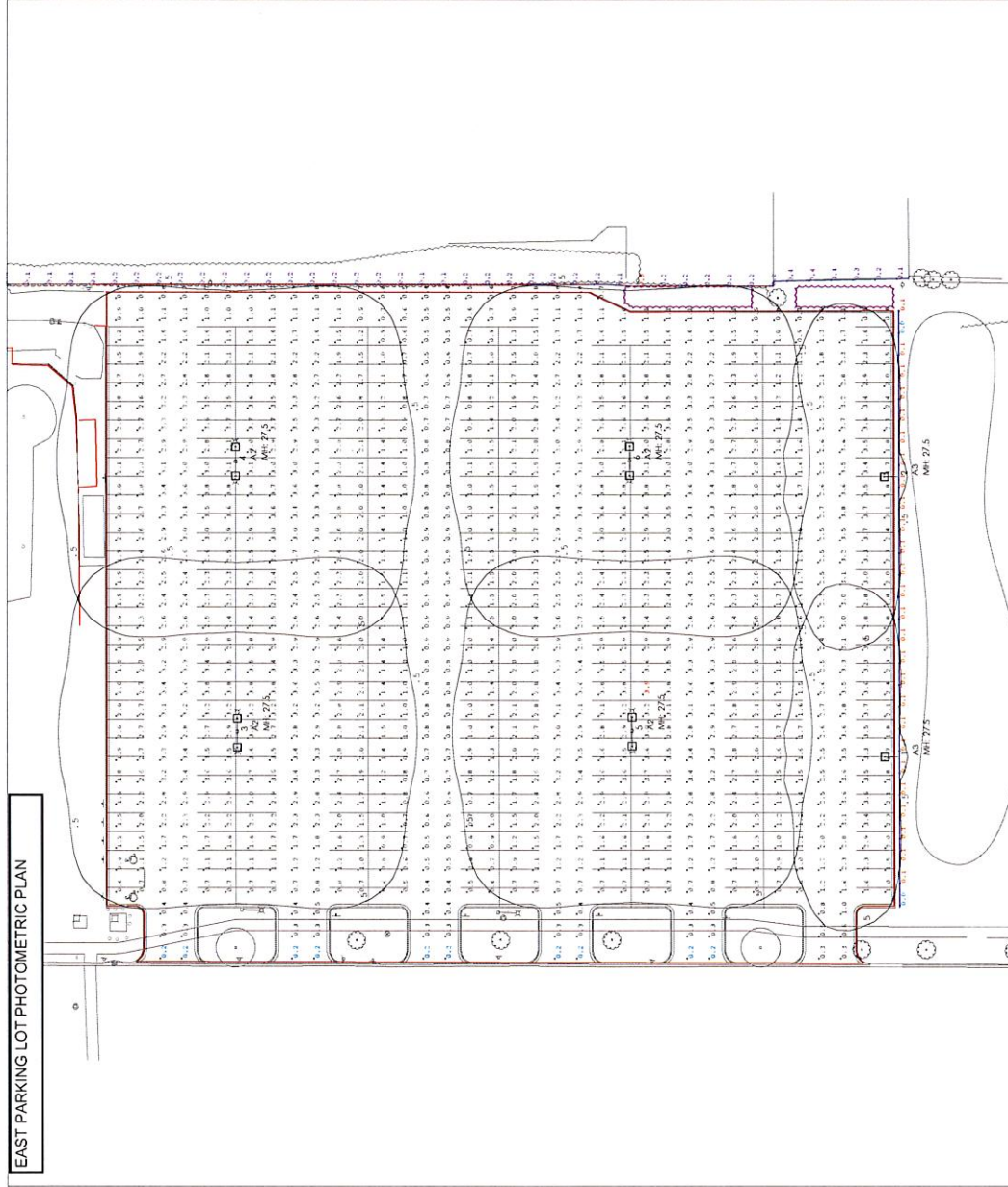
Sheet Number

3-E3.1-B

BRASDALE CENTRAL
WINDMILL



EAST PARKING LOT PHOTOMETRIC PLAN



Luminaire Schedule		Label	Arrangement	Lum. Watts	Air. Watts	Lum. Lumens	Air. Lum. Lumens	LUF	Manufacturer	Description
Symbol	Qty	A2	RAK2-480L-210-4K7-4W-2 @ 180 DEGREES	198.3	396.6	29630	57260	0.900	HUBRELL OUTDOOR	RAK2-480L-210-4K7-4W
		A3	RAK2-500L-210-4K7-5W-SINGLE	198.3	396.6	16776	16776	0.900	HUBRELL OUTDOOR	RAK2-500L-210-4K7-5W

Calculation Summary		CalcType	Units	Avg	Max	Avg Min	Max/Min	Description
Label	FENCE LINE EAST	Illuminance	Fc	0.09	0.1	N/A	N/A	READINGS @ GRADE
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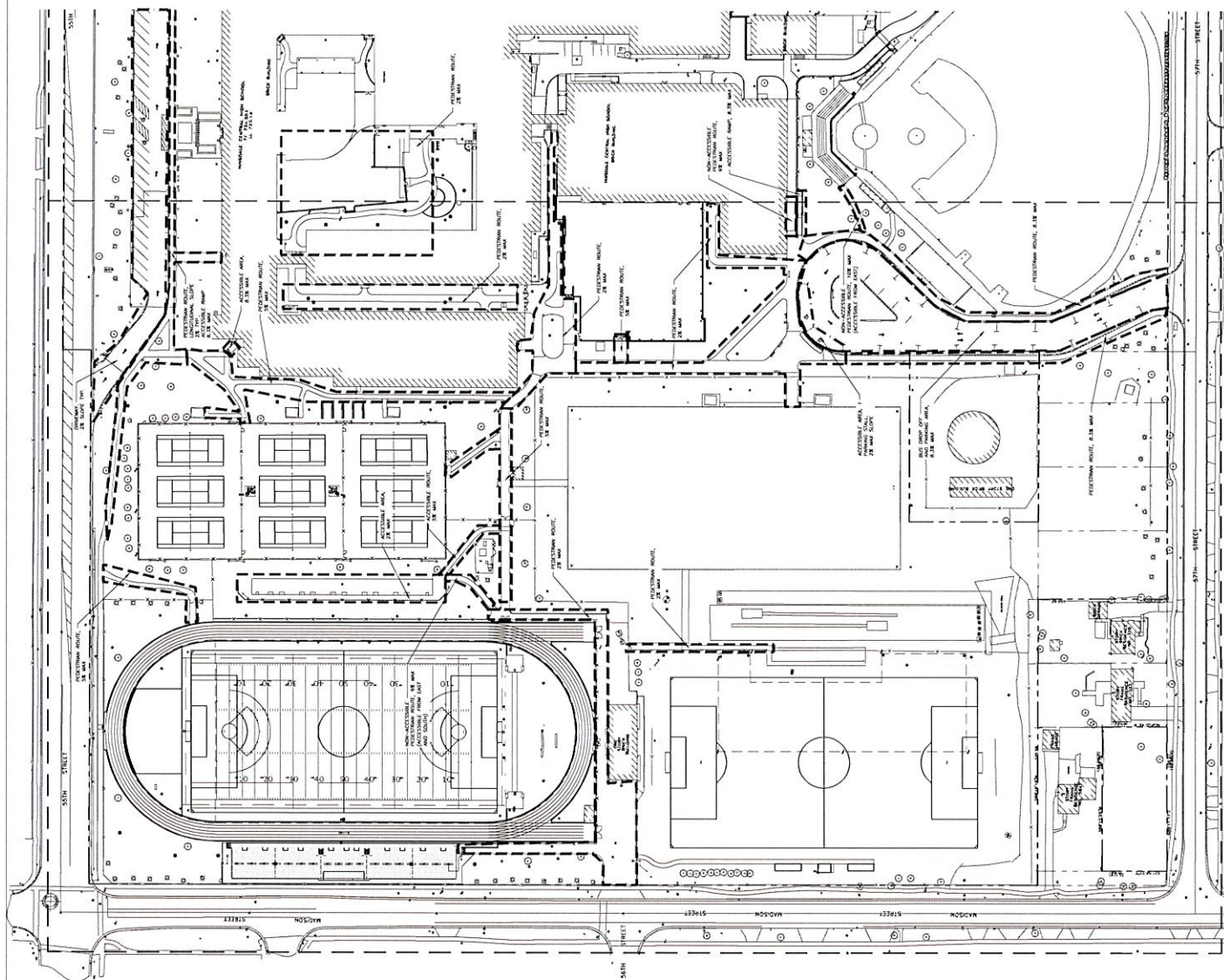
Project Name: HINSDALE CENTRAL PARKING LOT
Location: HINSDALE, IL

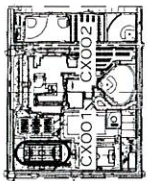
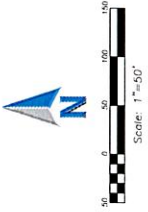
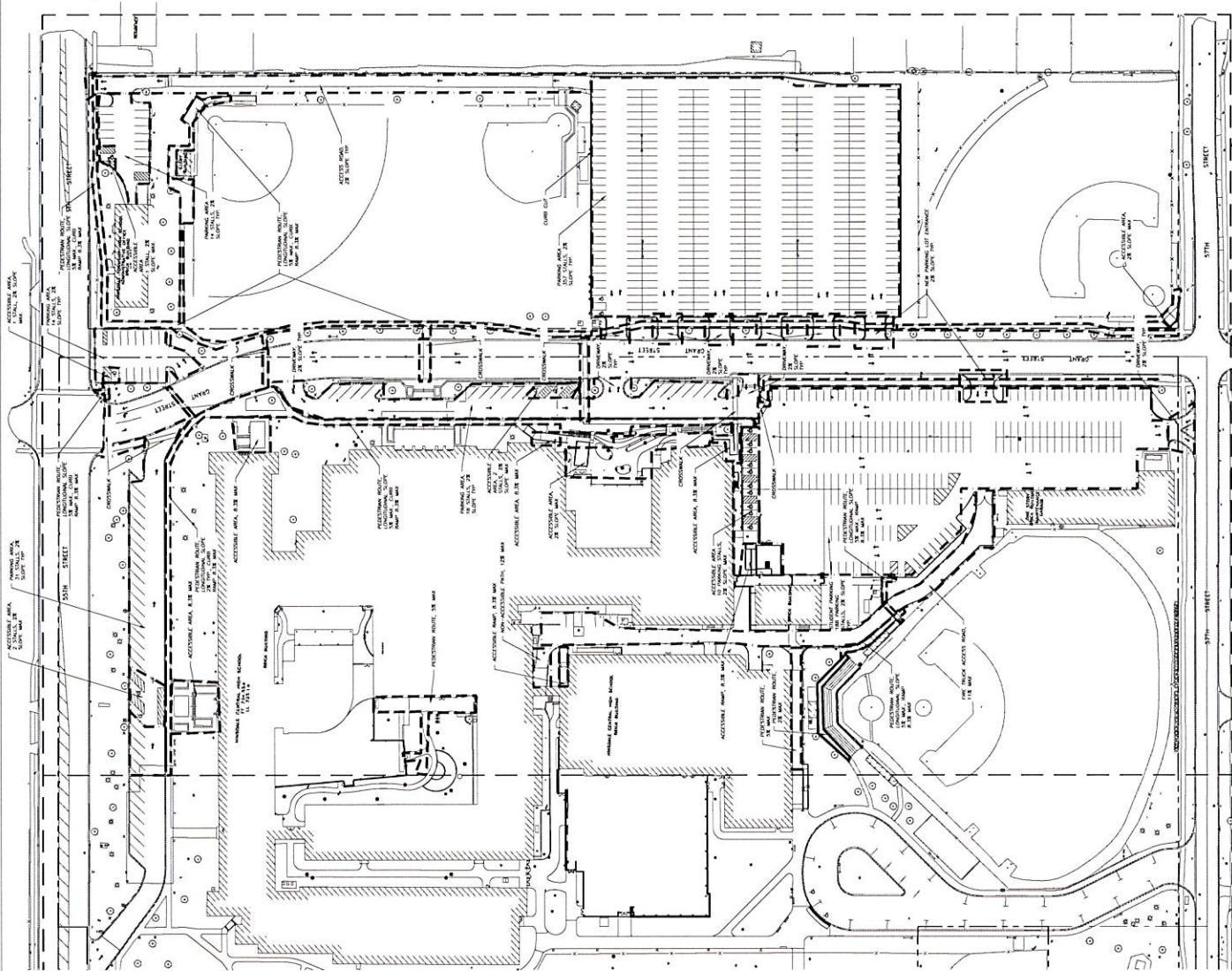
Drawn By: Josef Collins
Date: 8/6/2020
Scale: 1" = 25'

Revisions

#	Date	Comments





2020
REFERENDUM
WORK

and
 Hinsdale Central High
 School
 55th and Grant Streets
 Hinsdale, Illinois 60521

and
 Hinsdale South High
 School
 7401 S. Clarendon Hills
 Rd.
 Darien, Illinois 60561
 and
 Administration Center
 5500 S. Grant Street
 Hinsdale, Illinois 60521

for the
BOARD of EDUCATION
Hinsdale Township High
School District #16
5500 S Grant Street
Hinsdale, Illinois 60521



Civil
Eriksson Engineering
Associates, Inc.
135 S Jefferson Street Suite 135
Chicago, IL 60661
p. 312.463.0551

Structural
2010 Engineering Group LLC
1216 Lower Road
Schuamburg, IL 60173
p. 847.882.2010

Mechanical/Electrical
Mechanical Services Associates
111 S Virginia Street
Crystal Lake, IL 60014
p. 815.788.8901

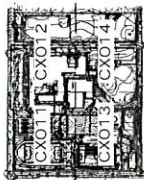
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No.	Date	By
01	10/07/19	
02	10/25/19	
03	01/22/21	

Project Number: IBD	Issue Date: Jun 22, 2023	Drawn by: JG	Sheet Title CIRCULATION EXHIBIT	Sheet Number
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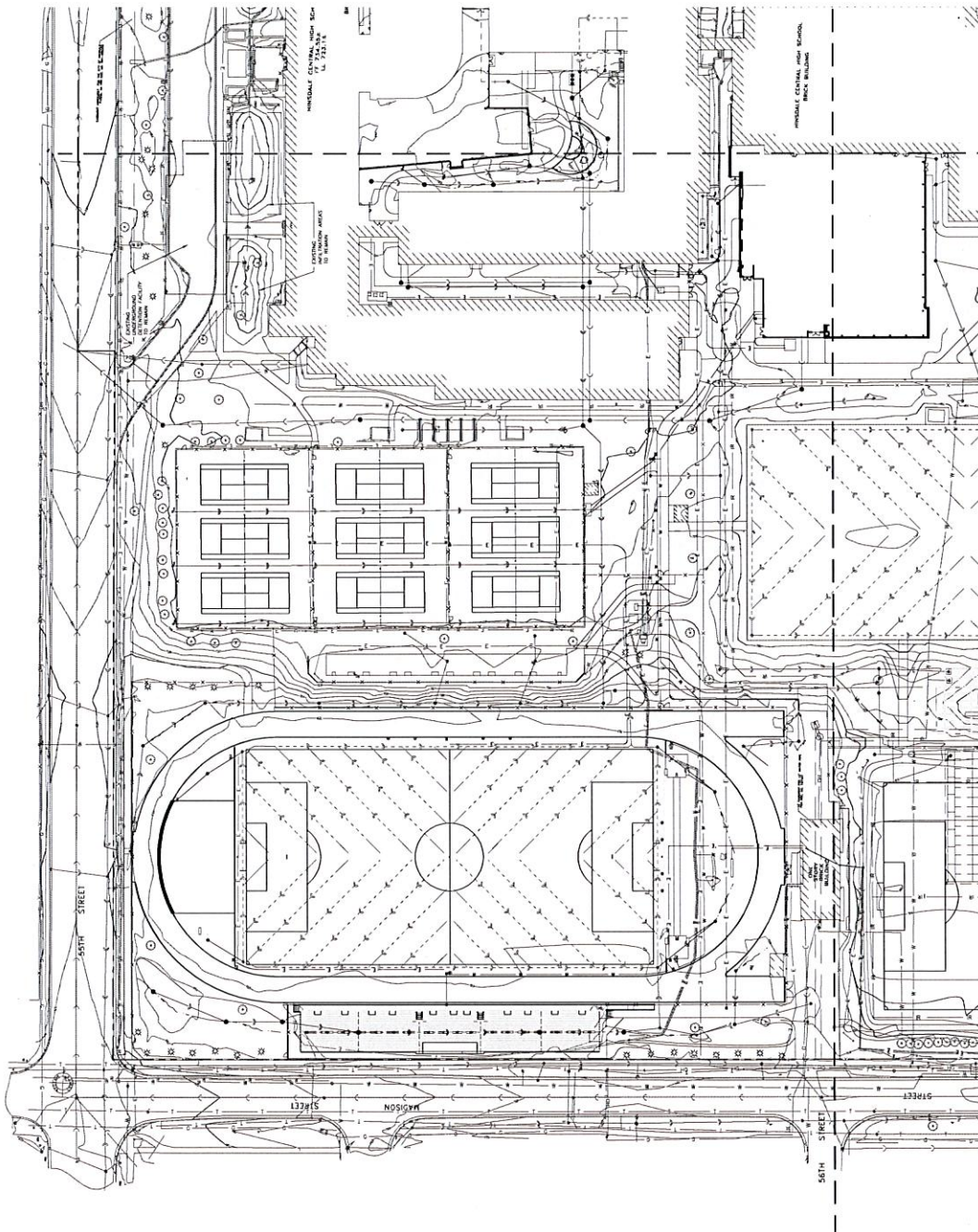
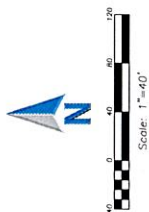
CX002



ERIKSSON
ENGINEERING
ASSOCIATES, LTD.



LEGEND	
—○—	Storm Sewer
—●—	Sanitary Sewer
—□—	Combined Sewer
—△—	Water Main
—W—	Gas Line
—E—	Electric Cable
—OH—	Overhead Water
—P—	Irrigation Pipe
—T—	Telephone / Communications



2020
REFERENDUM
WORK

at
Hinsdale Central High
School
5511 and Grant Streets
Hinsdale, Illinois 60521

and
Hinsdale South High
School
7401 S. Clearendon Hills
Rd.
Darien, Illinois 60551

and
Administration Center
5501 S. Grant Street
Hinsdale, Illinois 60521

for the
BOARD of EDUCATION
Hinsdale Township High
School District 86
5500 S Grant Street
Hinsdale, Illinois 60521



Civil:
Erikson Engineering
Associates, Ltd.
135 S Jefferson Street Suite 100
Chicago, IL 60661
p. 312.463.0551

Structural:
P27/10 Engineering Group, LLC
12116 Lower Road
Schaumburg, IL 60173
p. 847.802.2010

Mechanical/Electrical:
Mechanical Services Associates
111 S Virginia Street
Crystal Lake, IL 60014
p. 815.788.8901

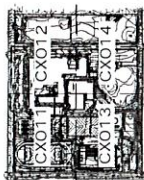
REVISIONS		By
No.	Date	
01	10/07/19	
02	10/25/19	
03	01/22/21	

Project Number:	TBD
Issue Date:	Jan 22, 2023
Drawn by:	JG
Sheet Title	UTILITY EXHIBIT
Sheet Number	

CX012



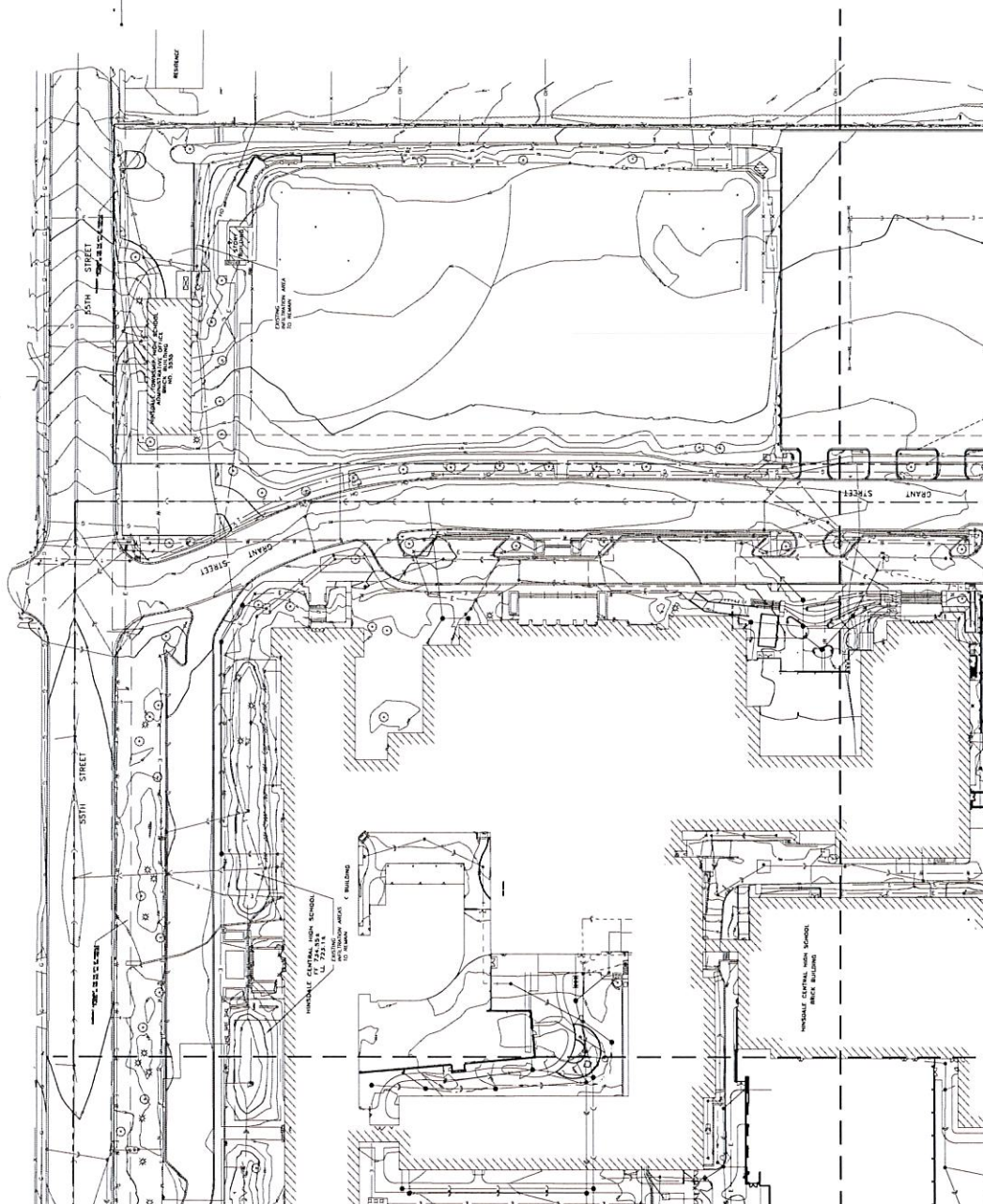
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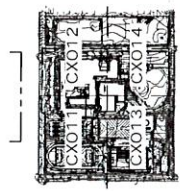
LEGEND

Shoreline	Shoreline
Sanitary Sewer	Sanitary Sewer
Combined Sewer	Combined Sewer
Water Main	Water Main
Gas Line	Gas Line
Electric Cable	Electric Cable
Overhead Water	Overhead Water
Impervious Pavement	Impervious Pavement
Impervious / Permeable	Impervious / Permeable



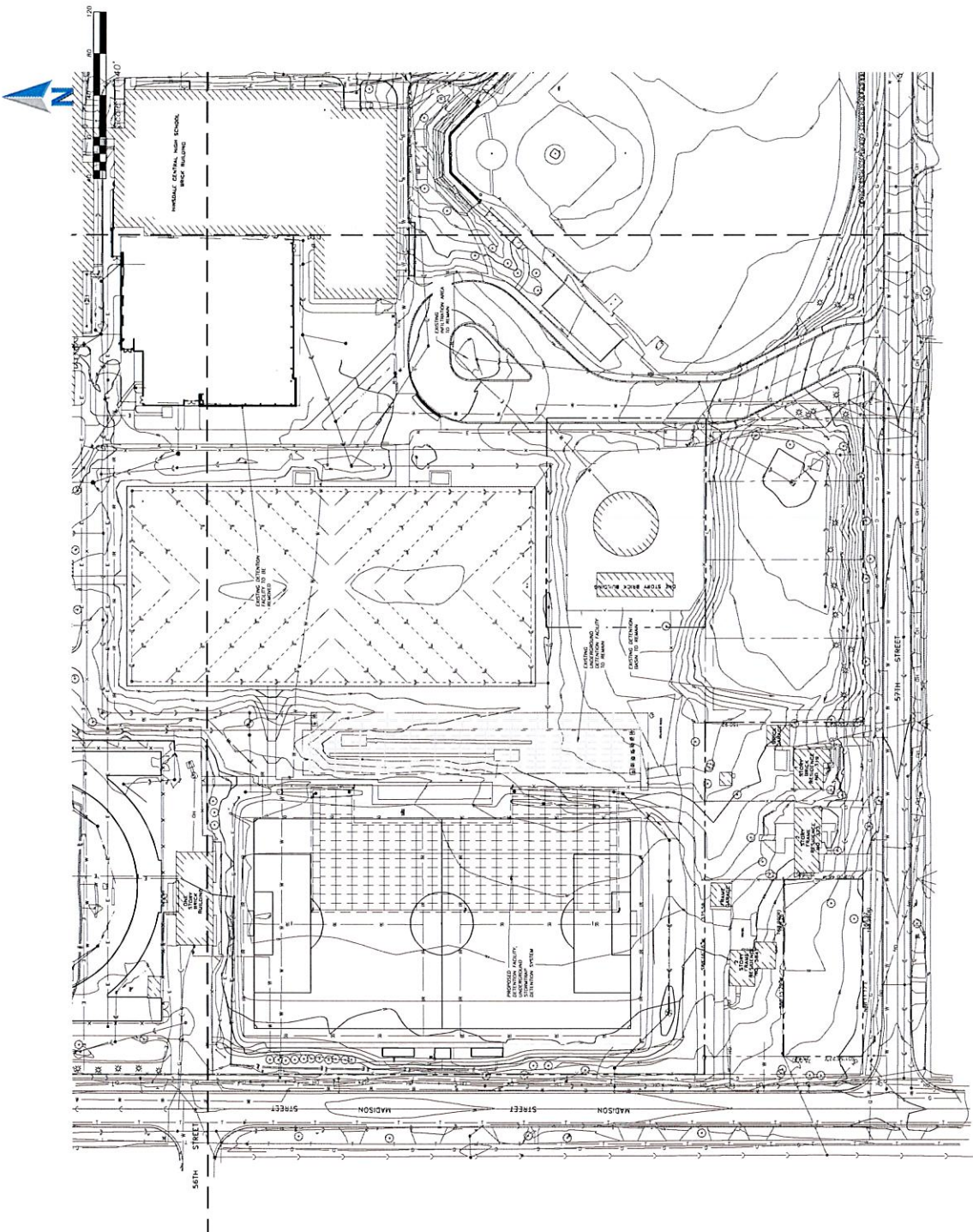


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ENGINEERING
ASSOCIATES, LTD.
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HINDALE, ILLINOIS 60521
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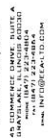
LEGEND

1	Proposed Building
2	Proposed Parking
3	Proposed Driveway
4	Proposed Stormwater Management
5	Proposed Landscaping
6	Proposed Fencing
7	Proposed Signage
8	Proposed Access
9	Proposed Easement
10	Proposed Right-of-Way
11	Proposed Utility
12	Proposed Other





Storm Sewer	3
Sewinary Street	—
Combined Sewer	>
Water Main	M
Gas Line	G
Electrician Cable	C
Sanitary Drain	SD
Ventilation Pipe	V

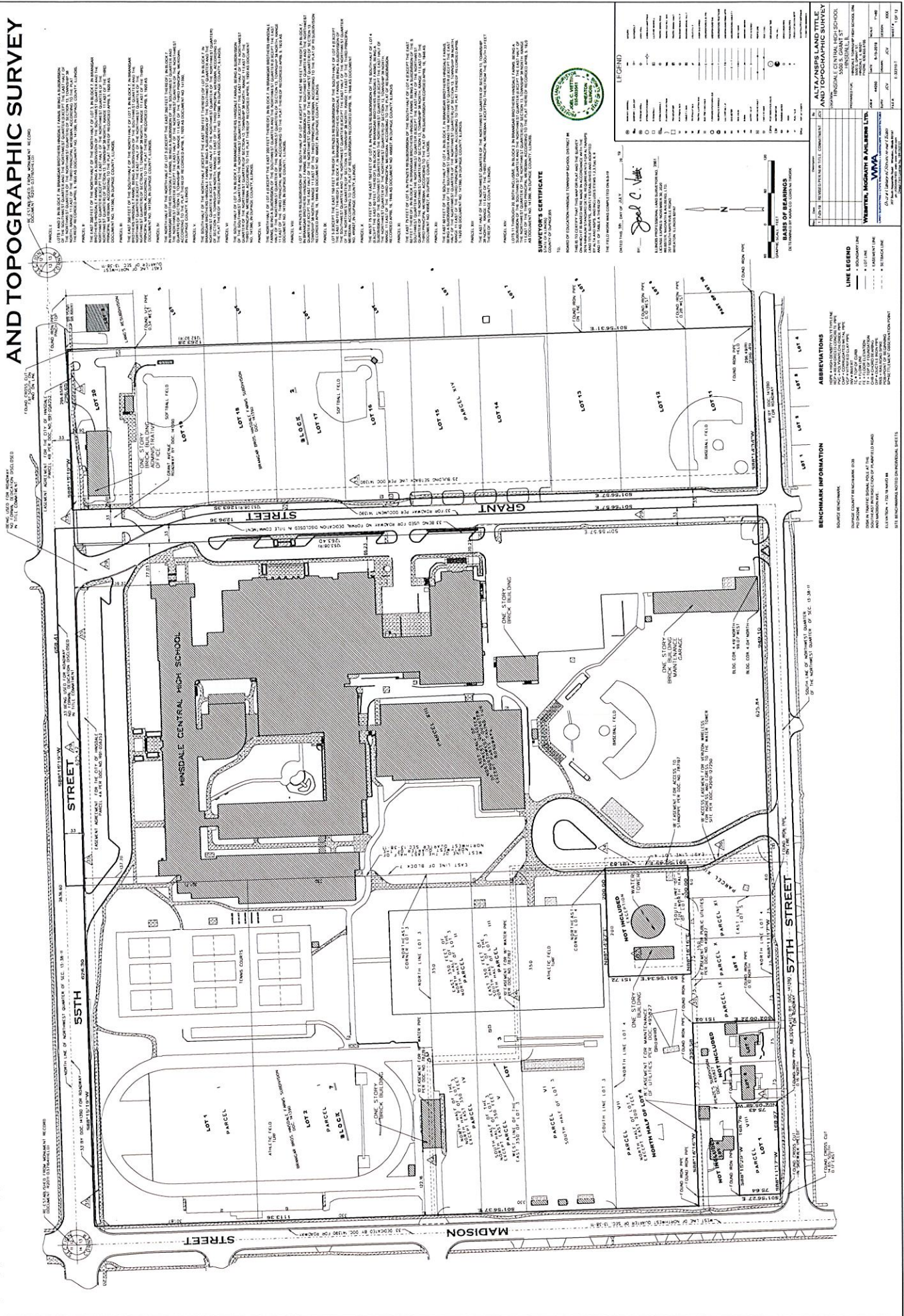


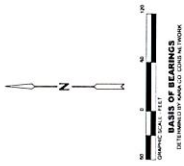
Project Number: 18D
Issue Date: Jan 22, 2021

Sheet title

CV041

CX014





LINE LEGEND

- • BOUNDARY LINE
- • LOT LINE
- - - • EASEMENT LINE
- - - • SETBACK LINE

LEGEND

LEADING	
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DATE	10/1/2018	BY	WMA
<p>WEINER, MCGATH & ARLBERG LTD.</p> <p>WMA</p> <p>MEMBER NATIONAL ASSOCIATION OF REALTORS</p> <p>1012 E. Liberty St. Suite 1000, Denver, CO 80202</p> <p>402.462.4444</p> <p>402.462.4445</p> <p>402.462.4446</p> <p>402.462.4447</p> <p>402.462.4448</p> <p>402.462.4449</p> <p>402.462.4450</p> <p>402.462.4451</p> <p>402.462.4452</p> <p>402.462.4453</p> <p>402.462.4454</p> <p>402.462.4455</p> <p>402.462.4456</p> <p>402.462.4457</p> <p>402.462.4458</p> <p>402.462.4459</p> <p>402.462.4460</p> <p>402.462.4461</p> <p>402.462.4462</p> <p>402.462.4463</p> <p>402.462.4464</p> <p>402.462.4465</p> <p>402.462.4466</p> <p>402.462.4467</p> <p>402.462.4468</p> <p>402.462.4469</p> <p>402.462.4470</p> <p>402.462.4471</p> <p>402.462.4472</p> <p>402.462.4473</p> <p>402.462.4474</p> <p>402.462.4475</p> <p>402.462.4476</p> <p>402.462.4477</p> <p>402.462.4478</p> <p>402.462.4479</p> <p>402.462.4480</p> <p>402.462.4481</p> <p>402.462.4482</p> <p>402.462.4483</p> <p>402.462.4484</p> <p>402.462.4485</p> <p>402.462.4486</p> <p>402.462.4487</p> <p>402.462.4488</p> <p>402.462.4489</p> <p>402.462.4490</p> <p>402.462.4491</p> <p>402.462.4492</p> <p>402.462.4493</p> <p>402.462.4494</p> <p>402.462.4495</p> <p>402.462.4496</p> <p>402.462.4497</p> <p>402.462.4498</p> <p>402.462.4499</p> <p>402.462.4500</p> <p>402.462.4501</p> <p>402.462.4502</p> <p>402.462.4503</p> <p>402.462.4504</p> <p>402.462.4505</p> <p>402.462.4506</p> <p>402.462.4507</p> <p>402.462.4508</p> <p>402.462.4509</p> <p>402.462.4510</p> <p>402.462.4511</p> <p>402.462.4512</p> <p>402.462.4513</p> <p>402.462.4514</p> <p>402.462.4515</p> <p>402.462.4516</p> <p>402.462.4517</p> <p>402.462.4518</p> <p>402.462.4519</p> <p>402.462.4520</p> <p>402.462.4521</p> <p>402.462.4522</p> <p>402.462.4523</p> <p>402.462.4524</p> <p>402.462.4525</p> <p>402.462.4526</p> <p>402.462.4527</p> <p>402.462.4528</p> <p>402.462.4529</p> <p>402.462.4530</p> <p>402.462.4531</p> <p>402.462.4532</p> <p>402.462.4533</p> <p>402.462.4534</p> <p>402.462.4535</p> <p>402.462.4536</p> <p>402.462.4537</p> <p>402.462.4538</p> <p>402.462.4539</p> <p>402.462.4540</p> <p>402.462.4541</p> <p>402.462.4542</p> <p>402.462.4543</p> <p>402.462.4544</p> <p>402.462.4545</p> <p>402.462.4546</p> <p>402.462.4547</p> <p>402.462.4548</p> <p>402.462.4549</p> <p>402.462.4550</p> <p>402.462.4551</p> <p>402.462.4552</p> <p>402.462.4553</p> <p>402.462.4554</p> <p>402.462.4555</p> <p>402.462.4556</p> <p>402.462.4557</p> <p>402.462.4558</p> <p>402.462.4559</p> <p>402.462.4560</p> <p>402.462.4561</p> <p>402.462.4562</p> <p>402.462.4563</p> <p>402.462.4564</p> <p>402.462.4565</p> <p>402.462.4566</p> <p>402.462.4567</p> <p>402.462.4568</p> <p>402.462.4569</p> <p>402.462.4570</p> <p>402.462.4571</p> <p>402.462.4572</p> <p>402.462.4573</p> <p>402.462.4574</p> <p>402.462.4575</p> <p>402.462.4576</p> <p>402.462.4577</p> <p>402.462.4578</p> <p>402.462.4579</p> <p>402.462.4580</p> <p>402.462.4581</p> <p>402.462.4582</p> <p>402.462.4583</p> <p>402.462.4584</p> <p>402.462.4585</p> <p>402.462.4586</p> <p>402.462.4587</p> <p>402.462.4588</p> <p>402.462.4589</p> <p>402.462.4590</p> <p>402.462.4591</p> <p>402.462.4592</p> <p>402.462.4593</p> <p>402.462.4594</p> <p>402.462.4595</p> <p>402.462.4596</p> <p>402.462.4597</p> <p>402.462.4598</p> <p>402.462.4599</p> <p>402.462.4600</p> <p>402.462.4601</p> <p>402.462.4602</p> <p>402.462.4603</p> <p>402.462.4604</p> <p>402.462.4605</p> <p>402.462.4606</p> <p>402.462.4607</p> <p>402.462.4608</p> <p>402.462.4609</p> <p>402.462.4610</p> <p>402.462.4611</p> <p>402.462.4612</p> <p>402.462.4613</p> <p>402.462.4614</p> <p>402.462.4615</p> <p>402.462.4616</p> <p>402.462.4617</p> <p>402.462.4618</p> <p>402.462.4619</p> <p>402.462.4620</p> <p>402.462.4621</p> <p>402.462.4622</p> <p>402.462.4623</p> <p>402.462.4624</p> <p>402.462.4625</p> <p>402.462.4626</p> <p>402.462.4627</p> <p>402.462.4628</p> <p>402.462.4629</p> <p>402.462.4630</p> <p>402.462.4631</p> <p>402.462.4632</p> <p>402.462.4633</p> <p>402.462.4634</p> <p>402.462.4635</p> <p>402.462.4636</p> <p>402.462.4637</p> <p>402.462.4638</p> <p>402.462.4639</p> <p>402.462.4640</p> <p>402.462.4641</p> <p>402.462.4642</p> <p>402.462.4643</p> <p>402.462.4644</p> <p>402.462.4645</p> <p>402.462.4646</p> <p>402.462.4647</p> <p>402.462.4648</p> <p>402.462.4649</p> <p>402.462.4650</p> <p>402.462.4651</p> <p>402.462.4652</p> <p>402.462.4653</p> <p>402.462.4654</p> <p>402.462.4655</p> <p>402.462.4656</p> <p>402.462.4657</p> <p>402.462.4658</p> <p>402.462.4659</p> <p>402.462.4660</p> <p>402.462.4661</p> <p>402.462.4662</p> <p>402.462.4</p>			



SHEET 4 OF 12



ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY



■ BOUNDARY LINE

■ LOT LINE

■ EASEMENT LINE

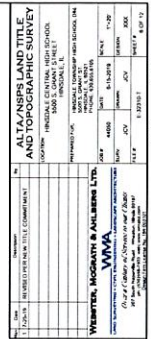
■ SETBACK LINE

VCM = VERTICAL CLAY PIPE
 LTR = LATERAL
 TC = TOP OF CURB
 FL = FLOW LINE
 FE = FLOOR ELEVATION
 TF = TOP OF FOUNDATION
 CB = CHORD BEARING
 GP = GUTTER IRON PIPE
 RH = RAILROAD SPIKE
 PC = PERCENT OF BEGINNING

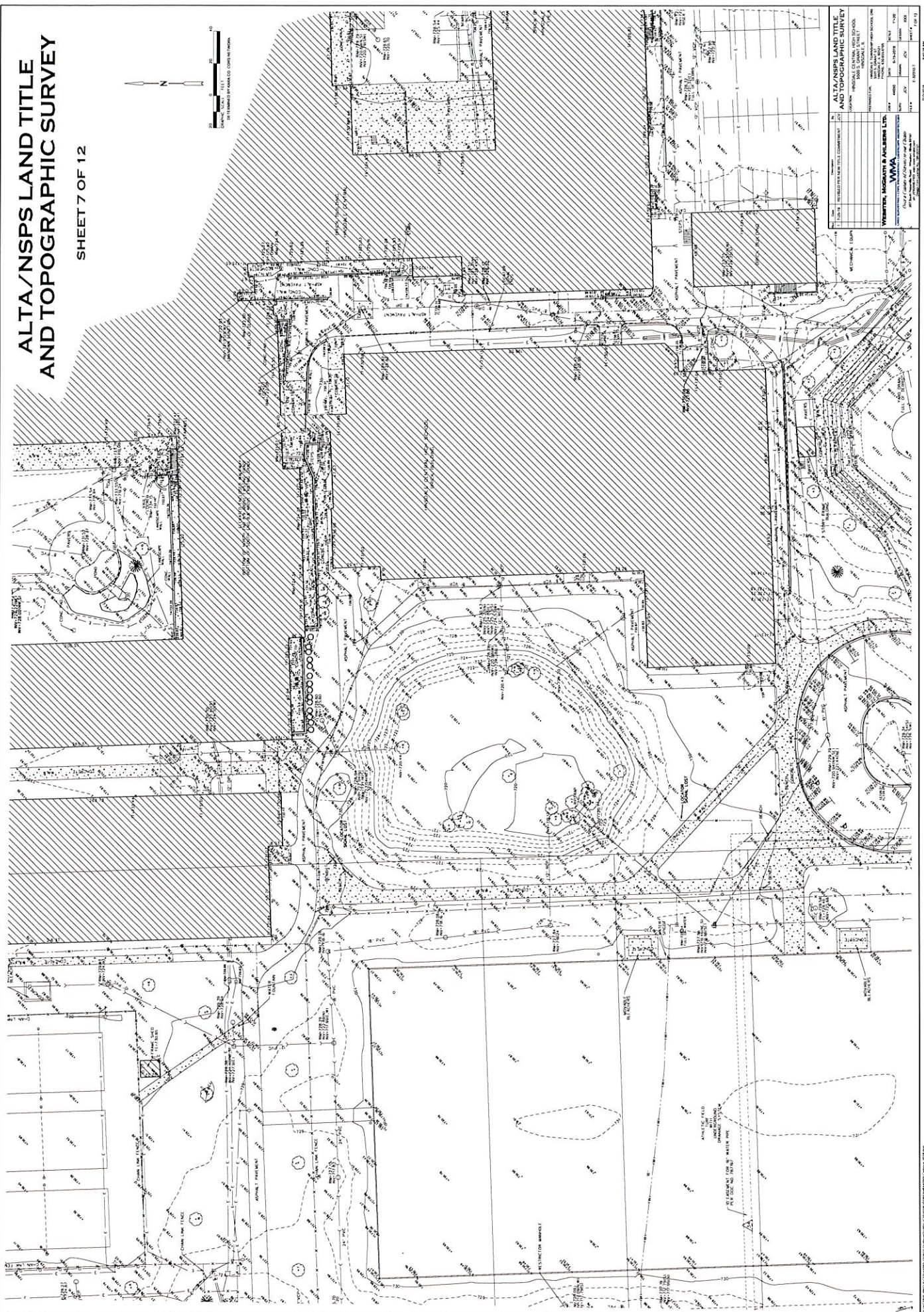
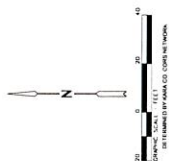
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<p>WHEATON, HOGAN & ANDERS LTD.</p> <p><i>INCORPORATED IN CANADA</i></p> <p>1100 University Ave. Suite 1000 Winnipeg, Manitoba R2S 3K1 Canada</p> <p>1100 University Ave. Suite 1000 Winnipeg, Manitoba R2S 3K1 Canada</p>		<p>ALTA/NISPS LAND TITLE & TOPOGRAPHIC SURVEY</p> <p>HOGAN HEDGECOCK CENTRAL HIGH SCHOOL, 3000 UNIVERSITY AVE. E. WINNIPEG, R. 2</p> <p>ANDERS 1100 UNIVERSITY AVE., WINNIPEG, R. 2</p>	
DATE	1987	DATE	1987
TIME	10:00 AM	TIME	10:00 AM
LOCATION	1100 UNIVERSITY AVE., WINNIPEG, R. 2	LOCATION	1100 UNIVERSITY AVE., WINNIPEG, R. 2
DESCRIPTION	1100 UNIVERSITY AVE., WINNIPEG, R. 2	DESCRIPTION	1100 UNIVERSITY AVE., WINNIPEG, R. 2
REMARKS	1100 UNIVERSITY AVE., WINNIPEG, R. 2	REMARKS	1100 UNIVERSITY AVE., WINNIPEG, R. 2

SHEET 6 OF 12

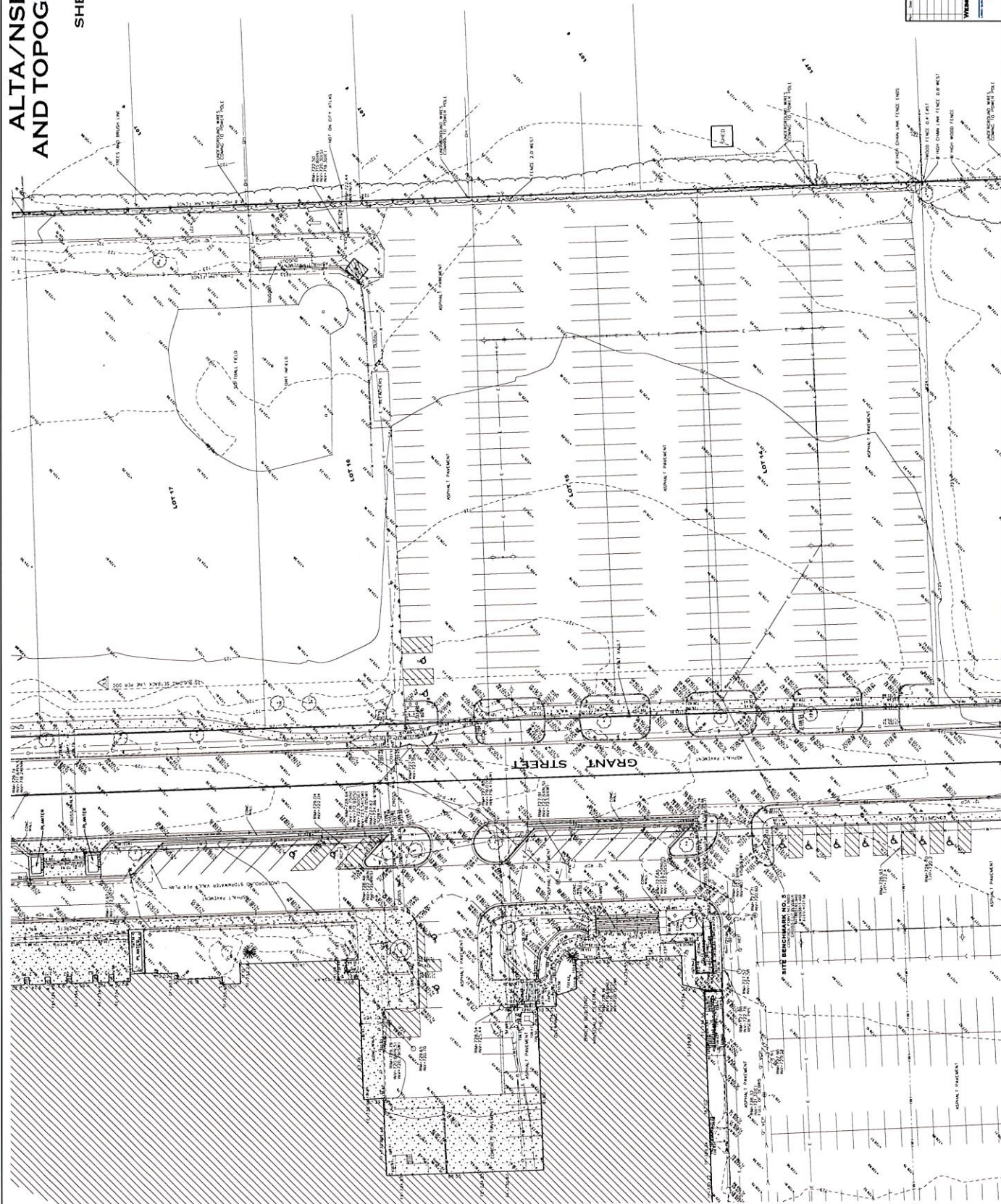
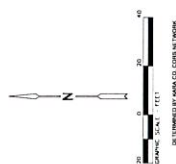


SHEET 7 OF 12



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SHEET 8 OF 12



LEGEND

①	Major cities (100,000+)	⑩	1000
②	Major cities (50,000-100,000)	⑪	10000
③	Major cities (25,000-50,000)	⑫	100000
④	Major cities (10,000-25,000)	⑬	1000000
⑤	Major cities (5000-10,000)	⑭	10000000
⑥	Major cities (2500-5000)	⑮	100000000
⑦	Major cities (1000-2500)	⑯	1000000000
⑧	Major cities (500-1000)	⑰	10000000000
⑨	Major cities (250-500)	⑱	100000000000
⑩	Major cities (100-250)	㉑	1000000000000
⑪	Major cities (50-100)	㉒	10000000000000
⑫	Major cities (25-50)	㉓	100000000000000
⑬	Major cities (10-25)	㉔	1000000000000000
⑭	Major cities (5-10)	㉕	10000000000000000
⑮	Major cities (2-5)	㉖	100000000000000000
⑯	Major cities (1-2)	㉗	1000000000000000000
⑰	Major cities (500-1000)	㉘	10000000000000000000
⑱	Major cities (1000-2500)	㉙	100000000000000000000
㉑	Major cities (2500-5000)	㉚	1000000000000000000000
㉒	Major cities (5000-10000)	㉛	10000000000000000000000
㉓	Major cities (10000-25000)	㉜	100000000000000000000000
㉔	Major cities (25000-50000)	㉝	1000000000000000000000000
㉕	Major cities (50000-100000)	㉞	10000000000000000000000000
㉖	Major cities (100000-250000)	㉟	100000000000000000000000000
㉗	Major cities (250000-500000)	㊱	1000000000000000000000000000
㉘	Major cities (500000-1000000)	㊲	10000000000000000000000000000
㉙	Major cities (1000000-2500000)	㊳	100000000000000000000000000000
㉚	Major cities (2500000-5000000)	㊴	1000000000000000000000000000000
㉛	Major cities (5000000-10000000)	㊵	10000000000000000000000000000000
㉜	Major cities (10000000-25000000)	㊶	100000000000000000000000000000000
㉝	Major cities (25000000-50000000)	㊷	1000000000000000000000000000000000
㉞	Major cities (50000000-100000000)	㊸	10000000000000000000000000000000000
㉟	Major cities (100000000-250000000)	㊹	100000000000000000000000000000000000
Ⓚ	Major cities (250000000-500000000)	㊺	1000000000000000000000000000000000000
Ⓛ	Major cities (500000000-1000000000)	㊻	10000000000000000000000000000000000000
Ⓜ	Major cities (1000000000-2500000000)	㊼	100000000000000000000000000000000000000
Ⓨ	Major cities (2500000000-5000000000)	㊽	1000000000000000000000000000000000000000
Ⓩ	Major cities (5000000000-10000000000)	㊾	1000000000000000000000000000000000000000
ⓐ	Major cities (10000000000-25000000000)	㊿	100
ⓑ	Major cities (25000000000-50000000000)	Ⓚ	1000
ⓒ	Major cities (50000000000-100000000000)	Ⓛ	100
Ⓞ	Major cities (100000000000-250000000000)	Ⓜ	1000
Ⓟ	Major cities (250000000000-500000000000)	Ⓨ	100
Ⓠ	Major cities (500000000000-1000000000000)	Ⓩ	1000
Ⓡ	Major cities (1000000000000-2500000000000)	ⓐ	100
Ⓢ	Major cities (2500000000000-5000000000000)	ⓑ	1000
Ⓣ	Major cities (5000000000000-10000000000000)	ⓒ	100
Ⓤ	Major cities (10000000000000-25000000000000)	Ⓞ	1000
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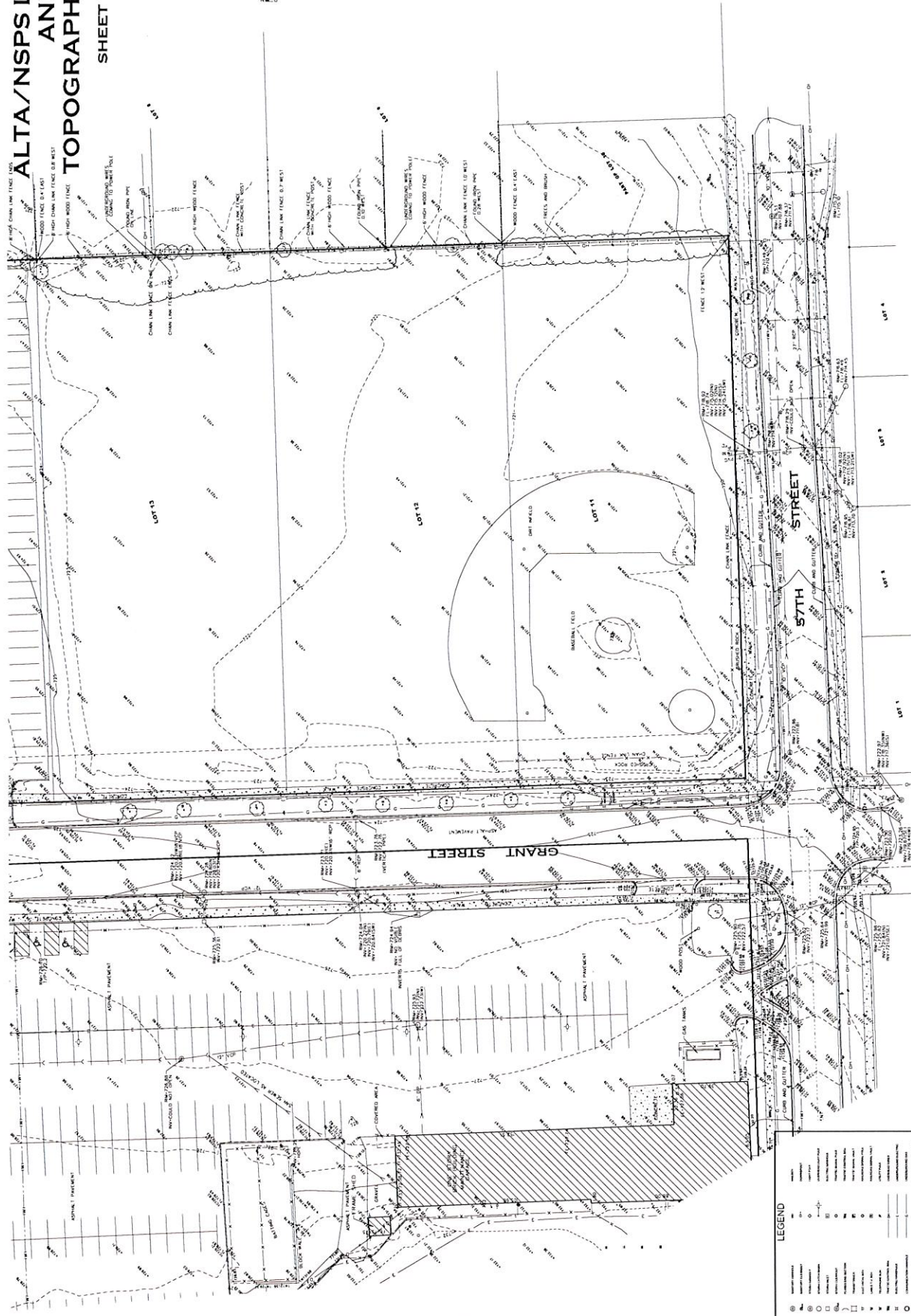
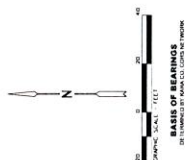
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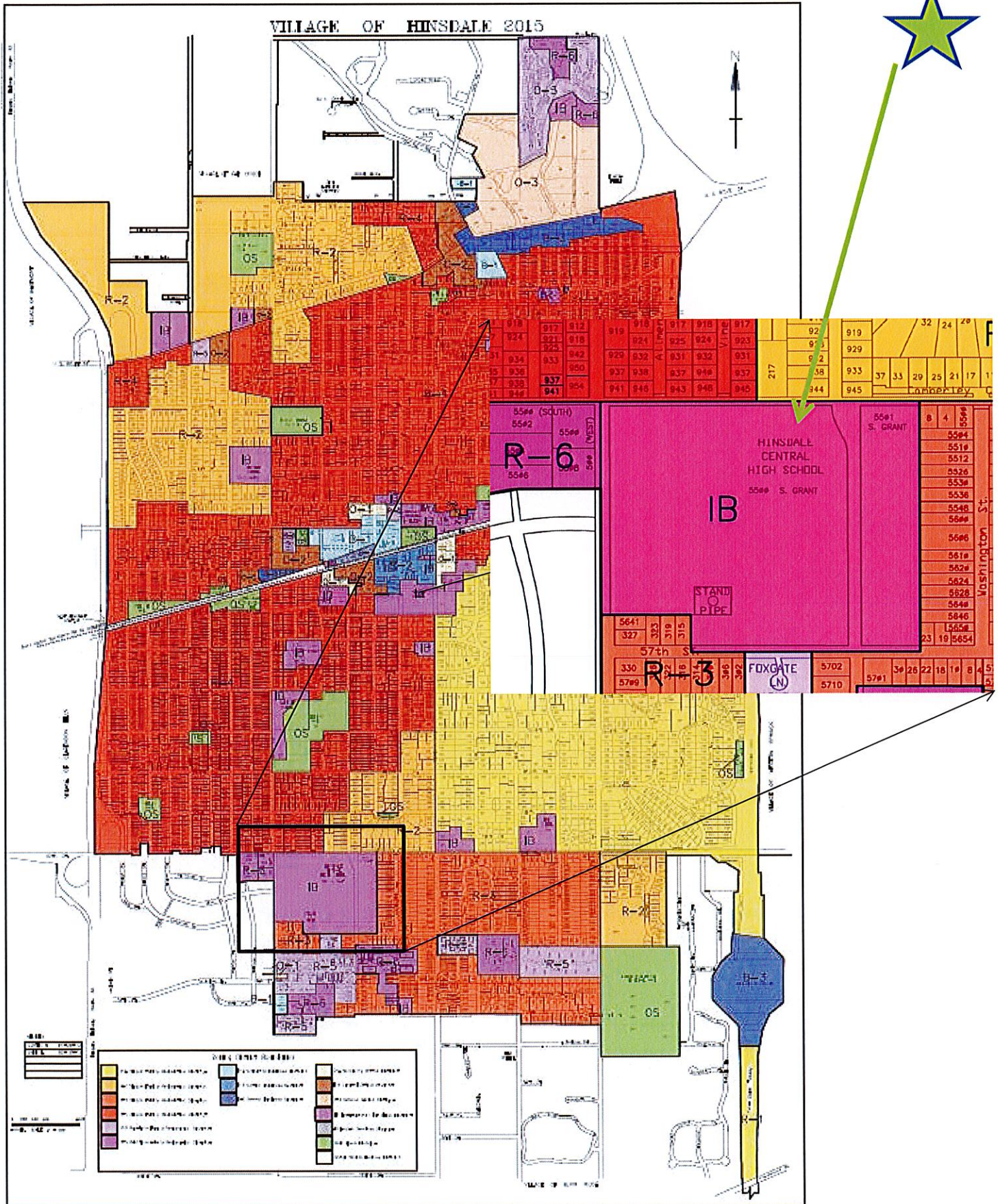
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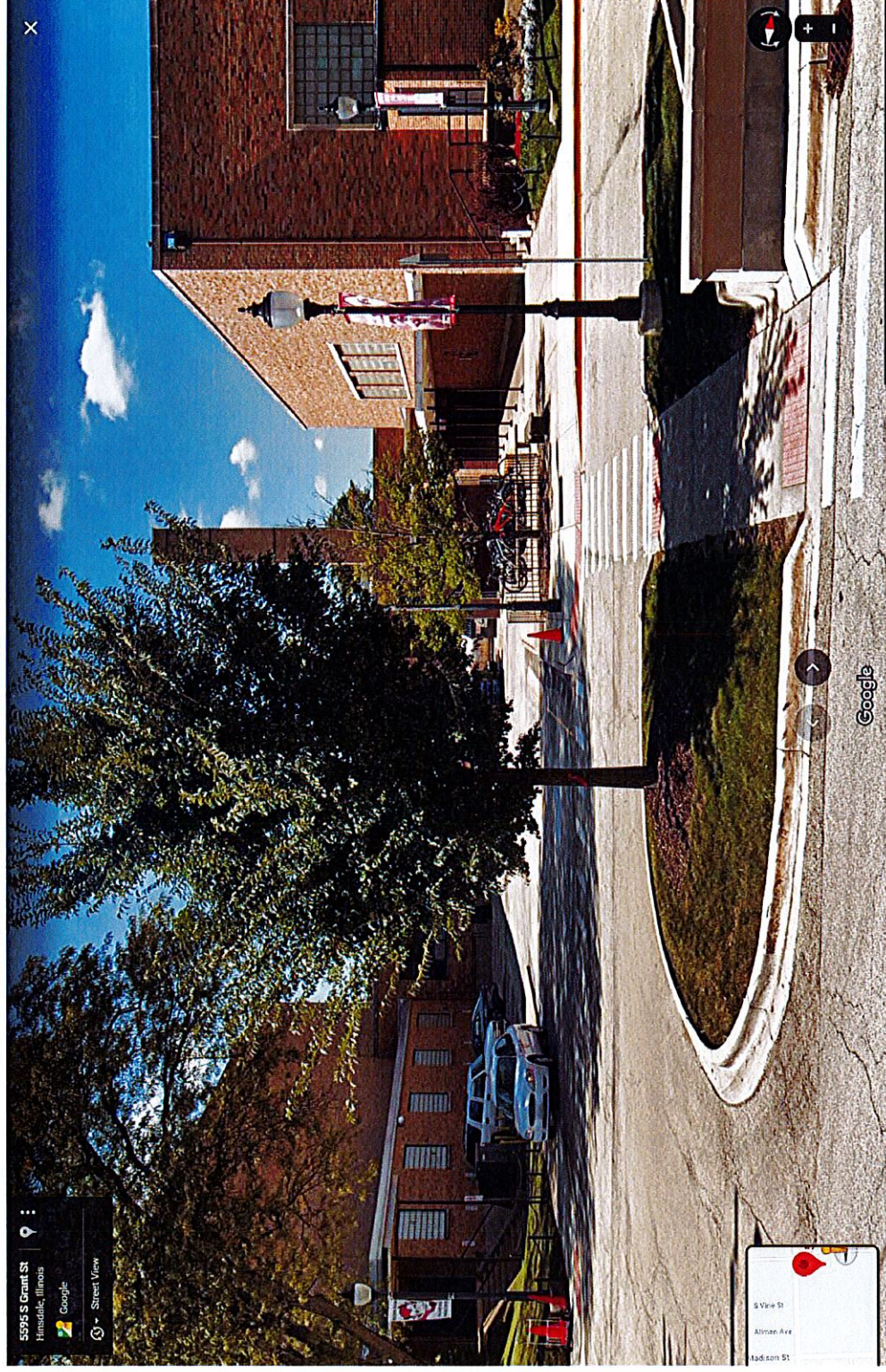
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Attachment 2: Village of Hinsdale Zoning Map and Project Location



Attachment 3: Street View Facing West from Grant Street – Proposed Location of Fine Arts Addition/Entry Plaza



Attachment 4: Aerial View of Hinsdale Central High School Campus, 5500 S. Grant St.



**HINSDALE PLAN COMMISSION
FINDINGS AND RECOMMENDATION**

Application: Case A-02-2021 – Exterior Appearance and Site Plan Review for various building and site improvements *as part of Phase II referendum upgrades* to Hinsdale Central High School – Hinsdale Township High School District 86 located at 5500 S. Grant Street in the IB Institutional Buildings District

Applicant: ARCON Associates / Hinsdale Central High School / Hinsdale Township High School District 86

Request: Exterior Appearance and Site Plan Review

DATE OF PLAN COMMISSION (PC) REVIEW: March 10, 2021

DATE OF BOARD OF TRUSTEES 1ST READING: April 6, 2020

SUMMARY OF REQUEST: The Village of Hinsdale received a request from architect ARCON Associates, Inc. on behalf of Hinsdale Township High School District 86 requesting approval for various building and site improvements as part of Phase II of the referendum upgrades to Hinsdale Central High School located at 5500 S. Grant Street in the IB Institutional Buildings District. The proposed improvements include the replacement of the grandstand and press box, construction of a new ticket booth building, pavement renovation work to several parking lots and courtyard/plaza areas, and the replacement of backstops and chain-link fencing in several areas. Two building additions are also proposed. A two (2) story, 20,710 square foot Student Services/Special Education Addition is proposed within the building's interior courtyard and a one (1) story, 10,300 square foot Fine Arts Addition and Entry Plaza is proposed on the east elevation facing Grant Street.

The proposed project is part of a multi-year improvement plan for the High School. Phase I of the project was previously approved by the Board of Trustees and is currently under construction.

Chairman Cashman recused himself for this request, stating he served on the special committee for District 86, and asked Commissioner Crnovich to lead the public meeting.

The project architect, Nick Graal, ARCON Associates, Inc., introduced several members of the project team attending the meeting and provided a PowerPoint presentation summarizing the proposed improvement plans for Phase II of the referendum project for Hinsdale Central High School.

PUBLIC MEETING SUMMARY & FINDINGS: In recommending approval of the Exterior Appearance and Site Plan Review, the Plan Commission made the following findings of fact in accordance with the standards set forth in Section 11-604(F) and Section 11-605(E) of the Village's Zoning Code:

1. The applicant stated they completed the notification requirements for the public meeting. No public comment was made at the public meeting. Staff and the applicant stated that they have not received complaints or negative feedback from any members of the public prior to the meeting.
2. The site plan adequately meets code requirements and standards with respect to the proposed use and development with the exception of six (6) requested variations. The Zoning Board of Appeals (ZBA) recommended approval of six (6) zoning variations related to the applicant's development requests at a public hearing on January 20, 2021. Approval of the Exterior Appearance and Site Plan Review is contingent of the Board of Trustees approval of the associated variations with the project.
3. The use of the property, public high school, will remain unchanged and will provide a public service in the IB Institutional Buildings District. The proposed project is consistent with the existing use and will not have a significant impact on existing traffic patterns or surrounding properties.

4. The proposed project meets the quality of design and site development standards. The proposed design complements the existing character of the high school campus, surrounding neighborhood and aesthetics of Phase I of the referendum project previously approved and currently under construction.
5. The proposed project meets the visual compatibility standards. The applicant noted that overall intent of the project is to match the existing building aesthetically and architecturally as closely as possible to create a harmonious campus feel. The building additions will utilize brick that is currently being constructed on the natatorium and the building and grounds addition as part of Phase I of the project. New accessory structures, such as the ticket booth, press box, and grandstand, will be constructed with matching colors and materials to provide a cohesive appearance throughout the school campus.
6. The proposed building additions are compatible in height with the existing building. The applicant noted that the proposed press box will be slightly shorter in height than the existing press box to improve sight lines from neighboring residential properties. The Student Services and Special Education Addition will be located within an existing interior courtyard area and is not visible from any of the surrounding streets.
7. Open space and landscaping will be maintained or enhanced on site. The courtyard adjacent to the Student Services and Special Education Addition will be reconstructed and a new entrance area and outdoor plaza will be constructed adjacent to the Fine Arts Addition off of Grant Street. Existing trees will be protected during construction.
8. The applicant provided a description of several stormwater improvements as part of the project to ensure proper drainage on site, including the installation of a flat bottom basin at the baseball field at the southeast corner of the campus. Several other improvements have already been completed as part of Phase I. The applicant noted that the plans have been approved by the Village and the Flagg Creek Water Reclamation District.
9. The applicant noted that, overall, fencing is to be installed where existing fencing is already located. The only new fencing will be located in the JV Softball Field at the southeast corner of the campus. Privacy fencing along the east side of the campus as part of Phase I has already been installed to ensure screening between the school and adjacent residential properties.
10. Stadium lighting will not be modified as part of the project. Parking lot lights are at or below the maximum lumen level allowed at the lot lines adjacent to neighboring residential properties. Village staff will inspect the lumen levels at night after the lights are installed to ensure the lights are not exceeding allowable limits. If they exceed the allowable limit, District 86 will be required to install light shields. The applicant stated that the lights will have dark sky cut offs. About half of the parking lot lights will shut off around 11:30pm at night. Half of the lights will stay on for safety and security purposes, accommodating athletic events or other events, and maintenance/custodian staff leaving the building at late hours. This is the current operation schedule used for the parking lot lighting.

RECOMMENDATIONS: Based on the findings set forth above, the Village of Hinsdale Plan Commission, by a vote of eight (8) ayes, zero (0) nays, and one (1) abstained, recommends to the President and Board of Trustees that the Exterior Appearance and Site Plan for various building and site improvements as part of the Phase II referendum project for Hinsdale Central High School - Hinsdale Township High School District 86 located at 5500 S. Grant Street be approved as submitted.

THE HINSDALE PLAN COMMISSION By: _____, Chairman

Dated this _____ day of _____, 2020.



AGENDA ITEM # 7g
REQUEST FOR BOARD ACTION
Community Development

AGENDA SECTION: First Reading - ZPS

SUBJECT: Consideration of a Request for Variation-33 S. Garfield Street

MEETING DATE: April 6, 2021

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

Recommended Motion

Approve an Ordinance Approving a Lot Coverage Variation at 33 S. Garfield Street, Hinsdale, Illinois- Flynn-Case Number V-02-21.

Background

In this application for variation, the applicant requests relief from the Total Lot Coverage requirements set forth in section 6-111(F) of the Code in order to lawfully convert an existing house into an office as permitted in the O-1 zoning district.

The code currently limits Total Lot Coverage to 80% in the O-1 zoning district. The existing lot coverage is approximately 86.3%, or 5,761 square feet. The specific request is for an extra 6.3% or approximately 3,427 square feet.

Discussion & Recommendation

Following a public hearing held on February 17, 2021, the Zoning Board of Appeals of the Village of Hinsdale ("ZBA") recommended approval of the Requested Variations on a vote of seven (7) in favor and zero (0) opposed, with zero (0) members absent.

Budget Impact

N/A

Village Board and/or Committee Action

Documents Attached

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

1

VILLAGE OF HINSDALE

ORDINANCE NO. _____

AN ORDINANCE APPROVING A LOT COVERAGE VARIATION AT 33 S. GARFIELD STREET, HINSDALE, ILLINOIS – FLYNN – CASE NUMBER V-02-21

WHEREAS, the Village of Hinsdale received an application (the "Application") from Kevin Flynn (the "Applicant"), the owner of property located in the O-1 Specialty Office Zoning District at 33 S. Garfield Street (the "Subject Property"), for certain variations related to the lawful conversion of an existing house into an office; and

WHEREAS, the Applicant has requested a variation to Section 6-111.F. of the Zoning Code of the Village of Hinsdale ("Zoning Code") to allow lot coverage on the Subject Property of approximately 86.3%, as opposed to the 80% maximum allowed on lots in the O-1 Specialty Office Zoning District (the "Requested Variation"). This is an existing condition. The Village President and Board of Trustees, upon a recommendation from the Zoning Board of Appeals of the Village of Hinsdale ("ZBA") have final authority over the Requested Variation; and

WHEREAS, in addition to the Requested Variation, additional variations related to parking were requested over which the Zoning Board of Appeals of the Village has final authority. Those additional variations were approved by a final decision of the Zoning Board of Appeals; and

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

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

WHEREAS, on Wednesday, February 17, 2021, the Zoning Board of Appeals of the Village of Hinsdale held a public hearing pursuant to notice given in accordance with State law and the Zoning Code, relative to the Requested Variation; and

WHEREAS, the Zoning Board of Appeals, after considering all of the testimony and evidence presented at the public hearing, recommended approval of the Requested Variation on a unanimous vote of seven (7) in favor and zero (0) opposed, with zero (0) members absent; and

WHEREAS, the Zoning Board of Appeals has filed its report of Findings and Recommendation regarding the Requested Variation in Case Number V-02-21 with the President and Board of Trustees, a copy of which is attached hereto as Exhibit B and made a part hereof; and

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

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

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

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

SECTION 2: Adoption of Findings and Recommendation. The President and Board of Trustees of the Village of Hinsdale approve and adopt the findings and recommendation of the Zoning Board of Appeals, a copy of which is attached hereto as **Exhibit B** and made a part hereof, and incorporate such findings and recommendation herein by reference as if fully set forth herein.

SECTION 3: Approval of Requested Variation. The President and Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and Subsection 11-503(A) of the Hinsdale Zoning Code, GRANT the following Requested Variation for the Subject Property commonly known as 33 S. Garfield Street, and legally described in **Exhibit A** attached hereto and made a part hereof:

- A variation to Section 6-111.F. of the Zoning Code to allow lot coverage of approximately 86.3%, as opposed to the 80% maximum allowed on lots in the O-1 Specialty Office Zoning District.

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

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

PASSED this _____ day of _____ 2021.

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED by me this _____ day of _____ 2021 and attested by the Village Clerk this same day.

Thomas K. Cauley, Jr., Village President

ATTEST:

Christine M. Bruton, Village Clerk

EXHIBIT A

LEGAL DESCRIPTION OF THE SUBJECT PROPERTY

THE NORTH $\frac{1}{2}$ OF LOT 16 IN GLADSTONE PARK, A SUBDIVISION OF BLOCK 4 OF ROBBINS' FIRST ADDITION TO HINSDALE, IN THE NORTH $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 7, 1887 AS DOCUMENT 38039, IN DUPAGE COUNTY, ILLINOIS

COMMONLY KNOWN AS: 33 South Garfield Street, Hinsdale, Illinois
PIN: 09-12-201-004-0000

EXHIBIT B

FINDINGS OF FACT AND RECOMMENDATION

(ATTACHED)

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

ZONING CASE NO: V-02-21

PETITIONER: Kevin Flynn

APPLICATION: For certain Variations from the Zoning Code of the Village of Hinsdale ("Zoning Code") and to the Hinsdale Village Code relative to total lot coverage requirements and off-street parking requirements in order to lawfully convert an existing residential structure to office use as permitted in the O-1 Specialty Office Zoning District at 33 S. Garfield Street, Hinsdale, Illinois.

MEETING HELD: A Public Hearing was held on Wednesday, February 17, 2021, in Memorial Hall, in the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois, pursuant to a notice published in The Hinsdalean on January 28, 2021.

PROPERTY: The subject property is commonly known as 33 S. Garfield Street, Hinsdale, Illinois (the "Property") and is legally described in Exhibit A attached hereto and made a part hereof.

SUMMARY OF REQUEST: The Village of Hinsdale has received a request from Kevin Flynn (the "Applicant"), the owner of the Property, for certain variations relative to allowing the lawful conversion of an existing house into an office as permitted in the O-1 Specialty Office Zoning District at the Property, commonly known as 33 S. Garfield Street (the "Application").

The Applicant has requested a variation to the following Section of the Zoning Code of the Village of Hinsdale ("Zoning Code") over which the Village President and Board of Trustees of the Village of Hinsdale has final authority:

- to Section 6-111.F. of the Zoning Code to allow lot coverage of approximately 86.3%, as opposed to the 80% maximum allowed on lots in the O-1 Specialty Office Zoning District.

This variation request shall be referred to herein as the "Requested Variation."

In addition to the Requested Variation, an additional variation over which the Village Zoning Board of Appeals ("ZBA") has final authority was sought and approved by the ZBA. That variation was:

- to Section 9-104.J(a) and (c) to allow a total of four (4) off-street parking spaces, including one (1) handicapped space, instead of the collective nine (9) spaces required by the Zoning Code (three (3) for residential accessory building and six (6) spaces for main building use).

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

On February 17, 2021, following the conclusion of the public hearing on this matter, the ZBA recommended its approval of the Requested Variation on a vote of seven (7) in favor, zero (0) opposed, and zero (0) absent, and directed the preparation of this Findings of Fact and Recommendation.

PUBLIC HEARING: At the combined public hearing on the Variations, Project Architect Jamie Zoura testified as the representative of the Applicant. Ms. Zoura reviewed the Variations for the benefit of the ZBA, and how, in the opinion of the Applicant, the standards for Variations had been met.

Ms. Zoura noted that the main building on the Property is currently utilized as an office, and that the current residence on the Property was a former barn. Collectively, the uses require nine (9) off-street parking spaces – three (3) for the residential use, and six (6) for the office uses. The Property in its existing configuration can only accommodate four (4) spaces, including one (1) handicap space. The current condition of the property is 86.3% lot coverage, instead of the 80% allowed by the Zoning Code.

Ms. Zoura testified that the Property has a unique physical condition in that the home is over 118 years old. The conditions were not caused by the current owners. A number of lots in the O-1 Specialty Office District are larger than this one, which is only fifty (50) feet wide, with a total of 6,668 square feet.

The character of the structures on the Property will not change. The owners to the north and south of the Property have both submitted letters in support of the Variations.

In response to questions, Ms. Zoura testified that the immediate use of the buildings will remain as they currently are. The offices are occupied by an attorney, investment broker and naturopath and those tenants will remain. Clients or tenants unable to park on-site will park in the street, or in the nearby public lot, just as they do now.

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

Members discussed the Requested Variation and agreed that the standards for variations set forth in 11-503(F) of the Hinsdale Zoning Code had been met. A motion to

recommend approval of the Requested Variation to the Village President and Board of Trustees was made by Member Podliska and seconded by Member Lee. The vote on the motion was as follows:

AYES: Members Moberly, Alesia, Giltner, Murphy, Lee, Podliska, Chairman Neiman

NAYS: None

ABSTAIN: None

ABSENT: None

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

1. *General Standard: Carrying out the strict letter of the provisions of the Zoning Code would create a particular hardship or a practical difficulty, based on satisfaction of the standards below:*
2. *Unique Physical Condition: The Subject Property is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure, or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject property that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current owner of the lot. The Property is constrained by its long-existing structures and site configuration, as well as its small size compared to many lots in the O-1 Specialty Office District. The excess lot coverage is an existing condition, and is due to the lot size and long-existing structures and uses.*
3. *Not Self-Created: The unique physical condition is not the result of any action or inaction of the owner, or of the owner's predecessors in title and known to the owner prior to acquisition of the subject property, and existed at the time of the enactment of the provisions from which a variation is sought or was created by natural forces or was the result of governmental action, other than the adoption of the Zoning Code, for which no compensation was paid. The need for the Requested Variation is not self-created, and is in part driven by the long-existing physical conditions present on the Property, and its platted size. The ZBA finds this standard to have been met.*
4. *Denied Substantial Rights: The carrying out of the strict letter of the provisions from which a variation is sought would deprive the owner of the subject property of substantial rights commonly enjoyed by owners of other lots subject to the same provision. In this case, requiring the Applicant to conform to the provisions of the Zoning Code for which relief is sought would require significant changes to the long existing*

physical conditions on the Property, despite the long-standing uses of the Property for the same purposes as now proposed.

5. *Not Merely Special Privilege:* The alleged hardship or difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from the use of the subject property; provided, however, that where the standards herein set out exist, the existence of an economic hardship shall not be a prerequisite to the grant of an authorized variation. The Requested Variation is not sought to make money from use of the Property, but is instead sought in order to make the Property conforming without changing the existing site conditions or uses.

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

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

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

The granting of the Requested Variation will make the Property conforming without changes to the existing structures, site conditions or uses. The adjacent neighbors to the north and south both submitted letters in support of the Variations. The Requested Variation will not endanger the public health or safety.

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

RECOMMENDATION:

Based on the Findings set forth above, the ZBA, by a vote of seven (7) in favor, zero (0) opposed and zero (0) absent, recommends to the President and Board of Trustees that the following Requested Variation relative to lot coverage at 33 S.

Garfield Street, Hinsdale, Illinois, in the O-1 Specialty Office Zoning District, as described in the Application, a copy of which is attached hereto as Exhibit B and made a part hereof, be GRANTED:

- A variation to Section 6-111.F. of the Zoning Code to allow lot coverage of approximately 86.3%, as opposed to the 80% maximum allowed on lots in the O-1 Specialty Office Zoning District.

Signed: _____

Robert Neiman, Chair
Zoning Board of Appeals
Village of Hinsdale

Date: _____

EXHIBIT A

LEGAL DESCRIPTION OF THE SUBJECT PROPERTY

THE NORTH $\frac{1}{2}$ OF LOT 16 IN GLADSTONE PARK, A SUBDIVISION OF BLOCK 4 OF ROBBINS' FIRST ADDITION TO HINSDALE, IN THE NORTH $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 7, 1887 AS DOCUMENT 38039, IN DUPAGE COUNTY, ILLINOIS

COMMONLY KNOWN AS: 33 South Garfield Street, Hinsdale, Illinois
PIN: 09-12-201-004-0000

EXHIBIT B

APPLICATION FOR VARIATIONS



19 E. Chicago Avenue, Hinsdale, IL 60521

APPLICATION FOR VARIATION

COMPLETE APPLICATION CONSISTS OF (10) COPIES
(All materials to be collated)

FILING FEES: \$850.00

Name of Applicant(s): Kevin Flynn

Address of Subject Property: 33 South Garfield Street

If Applicant is not property owner, Applicant's relationship to property owner:

FOR OFFICE USE ONLY
Date Received: 1/13/21 CB Zoning Calendar No. V-02-21

PAYMENT INFORMATION: Check # Check Amount \$

SECTION 1- NAME & CONTACT INFORMATION

1. **Owner.** Name, mailing address, telephone number and email address of owner:

Name: Kevin Flynn

Address: 33 South Garfield Street, Hinsdale

Telephone: 312.919.1104 email: kevinflynn@comcast.net

2. **Trustee Disclosure.** In the case of a land trust provide the name, address, telephone number and email address of all trustees and beneficiaries of the trust:

Name: N/A

Address: _____

Telephone: _____ email: _____

3. **Applicant.** Name, address, telephone number and email address of applicant, if different from owner:

Name: Kevin Flynn

Address: 33 South Garfield Street, Hinsdale

Telephone: 312.919.1104 email: kevinflynn@comcast.net

4. **Subject Property.** Address, PIN Number, and legal description of the subject property, use separate sheet for legal description, if necessary.

PIN Number: 09-12-201-004 See plat of survey for Legal Description.

5. **Consultants.** Name and address of each professional consultant advising applicant with respect to this application:

a. Attorney: _____

b. Engineer: _____

c. Architect: 845 Design Group, PC Jamie Zaura 708.268.9719 jamiez@845designgroup.com

d. Contractor: _____

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

a. _____
b. _____

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

After the Village has prepared the legal notice, the applicant/agent must mail by certified mail, "return receipt requested" to each property owner/ occupant.

The applicant/agent must then fill out, sign, and notarize the "Certification of Proper Notice" form, returning that form and all certified mail receipts to the Village.

8. **Survey.** Submit with this application a recent survey, certified by a registered land surveyor, showing existing lot lines and dimensions, as well as all easements, all public and private rights-of-way, and all streets across and adjacent to the Subject Property.
9. **Existing Zoning.** Submit with this application a description or graphic representation of the existing zoning classification, use, and development of the Subject Property, and the adjacent area for at least 250 feet in all directions from the Subject Property.
10. **Conformity.** Submit with this application a statement concerning the conformity or lack of conformity of the approval being requested to the Village Official Comprehensive Plan and the Official Map. Where the approval being requested does not conform to the Official Comprehensive Plan or the Official Map, the statement should set forth the reasons justifying the approval despite such lack of conformity.
11. **Zoning Standards.** Submit with this application a statement specifically addressing the manner in which it is proposed to satisfy each standard that the Zoning Ordinance establishes as a condition of, or in connection with, the approval being sought.
12. **Successive Application.** In the case of any application being filed less than two

years after the denial of an application seeking essentially the same relief, submit with this application a statement as required by Sections 11-501 and 11-601 of the Hinsdale Zoning Code.

SECTION II

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

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

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

Please see attached document.

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

Please see attached document.

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

Please see attached document.

5. Standards for Variation. A statement of the characteristics of Subject Property that prevent compliance with the provisions of the Zoning Ordinance and the specific facts you believe support the grant of the required variation. In addition to your general explanation, you must specifically address the following requirements for the grant of a variation:
- (a) Unique Physical Condition. The Subject Property is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure of sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the Subject Property that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current lot owner.
 - (b) Not Self-Created. The aforesaid unique physical condition is not the result of any action or inaction of the owner, or of the owner's predecessors in title and known to the owner prior to acquisition of the Subject Property, and existed at the time of the enactment of the provisions from which a variation is sought or was created by natural forces or was the result of governmental action, other than the adoption of this Code, for which no compensation was paid.
 - (c) Denied Substantial Rights. The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the Subject Property of substantial rights commonly enjoyed by owners of other lots subject to the same provision.
 - (d) Not Merely Special Privilege. The alleged hardship or difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from the use of the subject property; provided, however, that where the standards herein set out exist, the existence of an economic hardship shall not be a prerequisite to the grant of an authorized variation.
 - (e) Code and Plan Purposes. The variation would not result in a use or development of the Subject Property that would not be in harmony with the general and specific purposes for which this Code and the provision from which a variation is sought were enacted or the general purpose and intent of the Official Comprehensive Plan.
 - (f) Essential Character of the Area. The variation would not result in a use or development of the Subject Property that:

- (1) Would be materially detrimental to the public welfare or materially

pg. 5

injurious to the enjoyment, use development, or value of property of improvements permitted in the vicinity; or

- (2) Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity; or
 - (3) Would substantially increase congestion in the public streets due to traffic or parking; or
 - (4) Would unduly increase the danger of flood or fire; or
 - (5) Would unduly tax public utilities and facilities in the area; or
 - (6) Would endanger the public health or safety.
- (g) No Other Remedy. There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the Subject Project. (Attach separate sheet if additional space is needed.)

Please see attached document.

SECTION III

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

1. A copy of preliminary architectural and/or surveyor plans showing the floor plans, exterior elevations, and site plan needs to be submitted with each copy of the zoning petitions for the improvements.

2. The architect or land surveyor needs to provide zoning information concerning the existing zoning; for example, building coverage, distance to property lines, and floor area ratio calculations and data on the plans or supplemental documents for the proposed improvements.

SECTION IV

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

Name of Applicant: KEVIN FLYNN

Signature of Applicant: P. Kevin Flynn

Date: JANUARY 11, 2021

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

We are seeking variations from the following:

Section 6-111, F: Bulk, Space, and yard requirements. The existing property exceeds the maximum total lot coverage of 80%.

Section 9-104, J,a, ii Off Street Parking. Single family dwellings require three parking spaces.

Section 9-104, J,c, Off Street Parking. Finance, insurance, real estate requires one parking space for each 250 square feet of net floor area. This requires six parking spaces. A total of nine parking spaces for this property is required. Three spaces for the residential accessory building and six spaces for the main building.

3. Variation Sought: The precise variation being sought, the purpose therefor, and the specific feature or features of the proposed use, construction, or development that require a variation.

This is an existing property recently purchased in December 2020. The existing property is non-conforming and does not meet the following ordinances listed below. The main building on the property is utilized as an office. The tenants of the main building are attorneys, investment brokers, and a naturopath. The main building will remain as is. The accessory structure was a barn at one time, converted decades ago into a residence. This structure will remain as a single-family residence to be used by the current Owners.

Section 6-111, F: Bulk, Space, and yard requirements. The existing property exceeds the maximum total lot coverage of 80%.

Section 9-104, J,a, ii Off Street Parking. Single family dwellings require three parking spaces.

Section 9-104, J,c, Off Street Parking. Finance, insurance, real estate requires one parking space for each 250 square feet of net floor area. This requires six parking spaces. A total of nine parking spaces for this property is required. Three spaces for the residential accessory building and six spaces for the main building.

4. Minimum Variation: A statement of the minimum variation of the provisions of the Zoning Ordinance that would be necessary to permit the proposed use, construction, or development.

The Owner is seeking the listed variances because the existing property does not meet the Village's code requirements. The buildings on the property were built in 1902.

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

(a) **Unique Physical Condition.** The Subject Property is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure of sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the Subject Property that

amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current lot owner.

Response: The site is non-conforming. It is impossible to accommodate the nine parking spaces on the 6,668 square foot site.

(b) Not Self-Created. The aforesaid unique physical condition is not the result of any action or inaction of the owner, or of the owner's predecessors in title and known to the owner prior to acquisition of the Subject Property, and existed at the time of the enactment of the provisions from which a variation is sought or was created by natural forces or was the result of governmental action, other than the adoption of this Code, for which no compensation was paid.

Response: The unique physical condition of the site is the size of the site. The lot is 50' wide and 6,668 square feet. The main building on the site was built in 1902, prior to the current zoning requirements in place.

The accessory structure was built as a barn, at some point this building was converted into a residence.

The property exceeds the allowable 80% maximum lot coverage. 86.3% of the property is impervious.

The property is 6,668 square feet, the total building coverage for the main building and the accessory building is 1,624 square feet. This is 24% of the lot coverage, 76% of the property does not have a building on it and the lot can still not accommodate the parking requirements.

(c) Denied Substantial Rights. The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the Subject Property of substantial rights commonly enjoyed by owners of other lots subject to the same provision.

Response: The Owner purchased this property in December 2020, the Owner would like the property in conformance with the Village code.

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

Response: The variation requests do not change the property, but allow the property to conform to the current Village code.

(e) Code and Plan Purposes. The variation would not result in a use or development of the Subject Property that would not be in harmony with the general and specific purposes for which this Code and the provision from which a variation is sought were enacted or the general purpose and intent of the Official Comprehensive Plan.

Response: The variation requests do not change the property, but allow the property to conform to the current Village code.

(f) Essential Character of the Area. The variation would not result in a use or development of the Subject Property that:

Response: The variation requests do not change the property, but allow the property to conform to the current Village code.

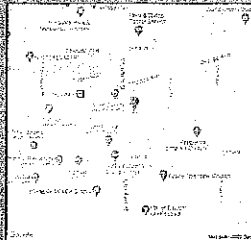
- (1) Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use development, or value of property of improvements permitted in the vicinity; or (2) Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity; or**
- (3) Would substantially increase congestion in the public streets due to traffic or parking; or**
- (4) Would unduly increase the danger of flood or fire; or**
- (5) Would unduly tax public utilities and facilities in the area; or**
- (6) Would endanger the public health or safety.**

g) No Other Remedy. There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the Subject Project.

Response: The variation requests do not change the property, but allow the property to conform to the current Village code.

EXACTA

LAND SURVEYORS, LLC



PROPERTY ADDRESS: 33 S GARFIELD STREET, HINSDALE, ILLINOIS 60521

SURVEY NUMBER: 2011.4851

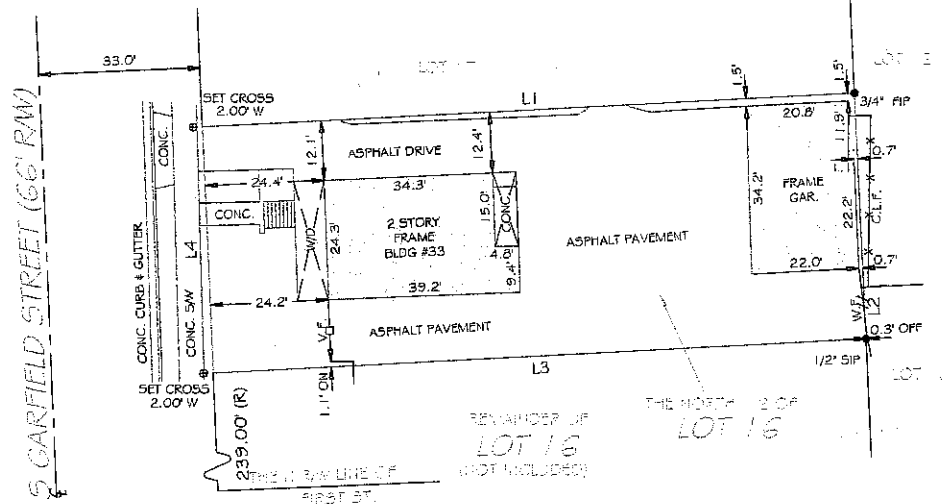
FIELD WORK DATE: 11/25/2020

REVISION DATE(S): (REV: 12/31/2020)

2011.4851
BOUNDARY SURVEY
DUPAGE COUNTY

THE NORTH 1/2 OF LOT 16 IN GLADSTONE PARK, A SUBDIVISION OF BLOCK 4 OF ROBBINS' FIRST ADDITION TO HINSDALE, IN THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 7, 1887 AS DOCUMENT 38039, IN DUPAGE COUNTY, ILLINOIS.
TOTAL AREA OF PROPERTY SURVEYED: 8069.50 SQ. FT. ±

TABLE:
L1 N 87°02'18" E 133.29' (C)
133.50' (R)
L2 S 2°39'19" E 50.01' (C) 50.00' (R)
L3 S 87°02'24" W 133.36' (C)
133.50' (R)
L4 N 2°34'22" W 50.01' (C)

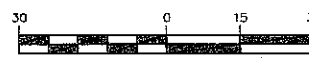
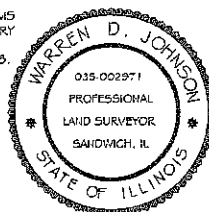


STATE OF ILLINOIS } ss
COUNTY OF LA SALLE

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, GIVEN UNDER MY HAND AND SEAL THIS 30TH DAY OF NOVEMBER, 2020 AT 1568 HOLIDAY DRIVE, SANDWICH, IL 60545.

Warren D. Johnson

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2971
LICENSE EXPIRES 11/30/2022
EXACTA LAND SURVEYORS
PROFESSIONAL DESIGN FIRM 184008059-0008



GRAPHIC SCALE (In Feet)
1 inch = 30' ft.



THE ABOVE SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. COPYRIGHT BY EXACTA ILLINOIS SURVEYORS. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED. PLEASE DIRECT QUESTIONS OR COMMENTS TO EXACTA ILLINOIS SURVEYORS, INC. AT THE NUMBER IN THE BOTTOM RIGHT CORNER.

CLIENT NUMBER: AF1003038

DATE: 12/03/20

BUYER: KLPM, LLC

SELLER: DOUGLAS B. DAY

CERTIFIED TO: KLPM, LLC; CHAPELLO & CHAPELLO ATTORNEYS AT LAW; FIRST AMERICAN TITLE INSURANCE COMPANY

This is page 1 of 2 and is not valid without all pages.

POINTS OF INTEREST

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FINAL DECISION

VILLAGE OF HINSDALE ZONING BOARD OF APPEALS PETITION FOR VARIATION

ZONING CASE NO: V-02-21

PETITIONER: Kevin Flynn

APPLICATION: For certain Variations from the Zoning Code of the Village of Hinsdale ("Zoning Code") and to the Hinsdale Village Code relative to total lot coverage requirements and off-street parking requirements in order to lawfully convert an existing residential structure to office use as permitted in the O-1 Specialty Office Zoning District at 33 S. Garfield Street, Hinsdale, Illinois.

MEETING HELD: A Public Hearing was held on Wednesday, February 17, 2021, in Memorial Hall, in the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois, pursuant to a notice published in The Hinsdalean on January 28, 2021.

PROPERTY: The subject property is commonly known as 33 S. Garfield Street, Hinsdale, Illinois (the "Property") and is legally described in **Exhibit A** attached hereto and made a part hereof.

SUMMARY OF REQUEST: The Village of Hinsdale has received a request from Kevin Flynn (the "Applicant"), the owner of the Property, for certain variations relative to allowing the lawful conversion of an existing house into an office as permitted in the O-1 Specialty Office Zoning District at the Property, commonly known as 33 S. Garfield Street (the "Application").

The Applicant has requested a variation to the following Section of the Zoning Code of the Village of Hinsdale ("Zoning Code") over which the Zoning Board of Appeals of the Village of Hinsdale ("ZBA") has final authority:

- to Section 9-104.J(a) and (c) to allow a total of four (4) off-street parking spaces, including one (1) handicapped space, instead of the collective nine (9) spaces required by the Zoning Code (three (3) for residential accessory building and six (6) spaces for main building use).

This variation request shall be referred to herein as the "Requested Variation."

In addition to the Requested Variation, an additional variation over which the Village President and Board of Trustees have final authority was sought and recommended for approval by the ZBA. That variation was:

- to Section 6-111.F. of the Zoning Code to allow lot coverage of approximately 86.3%, as opposed to the 80% maximum allowed on lots in the O-1 Specialty Office Zoning District.

This is the "Additional Variation" and, collectively with the Requested Variation, comprise the "Variations". The proceedings and findings and recommendation of the ZBA on the Additional Variation are detailed in a separate Findings and Recommendation from the ZBA to the Board of Trustees in this matter. The collective Variations are all described in more detail in the Application, a copy of which is attached hereto as **Exhibit B** and made a part hereof.

On February 17, 2021, following the conclusion of the public hearing on this matter, the ZBA indicated its approval of the Requested Variation on a vote of seven (7) in favor, zero (0) opposed, and zero (0) absent, and directed the preparation of this Final Decision.

PUBLIC HEARING: At the combined public hearing on the Variations, Project Architect Jamie Zoura testified as the representative of the Applicant. Ms. Zoura reviewed the Variations for the benefit of the ZBA, and how, in the opinion of the Applicant, the standards for Variations had been met.

Ms. Zoura noted that the main building on the Property is currently utilized as an office, and that the current residence on the Property was a former barn. Collectively, the uses require nine (9) off-street parking spaces – three (3) for the residential use, and six (6) for the office uses. The Property in its existing configuration can only accommodate four (4) spaces, including one (1) handicap space. The current condition of the property is 86.3% lot coverage, instead of the 80% allowed by the Zoning Code.

Ms. Zoura testified that the Property has a unique physical condition in that the home is over 118 years old. The conditions were not caused by the current owners. A number of lots in the O-1 Specialty Office District are larger than this one, which is only fifty (50) feet wide, with a total of 6,668 square feet.

The character of the structures on the Property will not change. The owners to the north and south of the Property have both submitted letters in support of the Variations.

In response to questions, Ms. Zoura testified that the immediate use of the buildings will remain as they currently are. The offices are occupied by an attorney, investment broker and naturopath and those tenants will remain. Clients or tenants unable to park on-site will park in the street, or in the nearby public lot, just as they do now.

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

Members discussed the Requested Variation and agreed that the standards for variations set forth in 11-503(F) of the Hinsdale Zoning Code had been met. A motion to approve the Requested Variation was made by Member Podliska and seconded by Member Lee. The vote on the motion was as follows:

AYES: Members Moberly, Alesia, Giltner, Murphy, Lee, Podliska,
Chairman Neiman

NAYS: None

ABSTAIN: None

ABSENT: None

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

1. *General Standard: Carrying out the strict letter of the provisions of the Zoning Code would create a particular hardship or a practical difficulty, based on satisfaction of the standards below:*
2. *Unique Physical Condition: The Subject Property is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure, or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject property that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current owner of the lot. The Property is constrained by its long-existing structures and site configuration, as well as its small size compared to many lots in the O-1 Specialty Office District. It is not possible to fit the required parking spaces on the Property given the lot size and long-existing structures and uses.*
3. *Not Self-Created: The unique physical condition is not the result of any action or inaction of the owner, or of the owner's predecessors in title and known to the owner prior to acquisition of the subject property, and existed at the time of the enactment of the provisions from which a variation is sought or was created by natural forces or was the result of governmental action, other than the adoption of the Zoning Code, for which no compensation was paid. The need for the Requested Variation is not self-created, and is in part driven by the long-existing physical conditions present on the Property, and its platted size. The ZBA finds this standard to have been met.*
4. *Denied Substantial Rights: The carrying out of the strict letter of the provisions from which a variation is sought would deprive the owner of the subject property of substantial rights commonly enjoyed by owners of other lots subject to the same provision. In this case, requiring the Applicant to conform to the provisions of the Zoning Code for which relief is sought would require significant changes to the long existing physical conditions on the Property, despite the long-standing uses of the Property for the same purposes as now proposed.*
5. *Not Merely Special Privilege: The alleged hardship or difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor*

merely an inability to make more money from the use of the subject property; provided, however, that where the standards herein set out exist, the existence of an economic hardship shall not be a prerequisite to the grant of an authorized variation. The Requested Variation is not sought to make money from use of the Property, but is instead sought in order to make the Property conforming without changing the existing site conditions or uses.

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

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

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

The granting of the Requested Variation will make the Property conforming without changes to the existing structures, site conditions or uses. The adjacent neighbors to the north and south both submitted letters in support of the Variations. The Requested Variation will not endanger the public health or safety.

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

FINAL DECISION:

Based on the Findings set forth above, the ZBA, by a vote of seven (7) in favor, zero (0) opposed and zero (0) absent, APPROVES and GRANTS the following Requested Variation, as described in the Application, a copy of which is attached hereto as Exhibit B and made a part hereof, relative to off-street parking for the residential and office uses as permitted in the O-1 Specialty Office Zoning District at 33 S. Garfield Street, Hinsdale, Illinois:

A variation to Section 9-104.J(a) and (c) to allow a total of four (4) off-street parking spaces, including one (1) handicapped space on the Property, instead of the collective nine (9) spaces required by the Zoning Code (three (3) for residential accessory building and six (6) spaces for main building use).

AYES: _____

NAYS: _____

ABSENT: _____

Signed: _____

Robert Neiman, Chair
Zoning Board of Appeals
Village of Hinsdale

Date: _____

Filed this ____ day of _____, 2021, with the office of the Building Commissioner.

LEGAL DESCRIPTION OF THE SUBJECT PROPERTY

THE NORTH $\frac{1}{2}$ OF LOT 16 IN GLADSTONE PARK, A SUBDIVISION OF BLOCK 4 OF ROBBINS' FIRST ADDITION TO HINSDALE, IN THE NORTH $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 7, 1887 AS DOCUMENT 38039, IN DUPAGE COUNTY, ILLINOIS

COMMONLY KNOWN AS: 33 South Garfield Street, Hinsdale, Illinois
PIN: 09-12-201-004-0000

STATE OF ILLINOIS)
) ss:
 COUNTY OF DU PAGE)

BEFORE THE HINSDALE ZONING BOARD OF APPEALS

In the Matter of:)
)
)
 V-02-21,)
 33 South Garfield Avenue.)

REPORT OF PROCEEDINGS had and testimony
 taken via Zoom at the hearing of the above-
 entitled matter before the Hinsdale Zoning Board
 of Appeals, at 19 East Chicago Avenue, Hinsdale,
 Illinois, on February 17, 2021, at the hour of
 6:30 p.m.

BOARD MEMBERS PRESENT:

MR. ROBERT NEIMAN, Chairman;
 MS. LESLIE LEE, Member;
 MR. TOM MURPHY, Member;
 MR. JOHN F. PODLISKA, Member;
 MR. JOSEPH ALESIA, Member;
 MR. KEITH GILTNER, Member; and
 MR. GARY MOBERLY, Member.

<p style="text-align: right;">2</p> <p>1 ALSO PRESENT VIA ZOOM:</p> <p>2 MS. CHRISTINE BRUTON, Deputy Village</p> <p>3 Clerk;</p> <p>4 MR. ROBB MCGINNIS, Director of</p> <p>5 Community Development;</p> <p>6 MS. JAMIE ZAURA, Applicant's Architect;</p> <p>7 MR. KEVIN FLYNN,</p> <hr/> <p>8 (Ms. Jamie Zaura was</p> <p>9 previously sworn in.)</p> <p>10 CHAIRMAN NEIMAN: Next matter on our</p> <p>11 agenda, given the new ordering I indicated</p> <p>12 earlier, is Case V-02-21, 33 South Garfield.</p> <p>13 MS. ZAURA: Good evening. Thank you</p> <p>14 for having us. My name is Jamie Zaura. I'm the</p> <p>15 architect for 33 South Garfield. The owners are</p> <p>16 on this call so if there's any questions for</p> <p>17 them, they can answer. I'm going to go briefly</p> <p>18 through the purpose of us being here this</p> <p>19 evening.</p> <p>20 The property was purchased in</p> <p>21 December of 2020. This is the 33 South Garfield.</p> <p>22 It's nonconforming and we are currently asking</p>	<p style="text-align: right;">4</p> <p>1 old and these conditions were not caused by the</p> <p>2 current owners. The property is 6,668 square</p> <p>3 feet in the O-1 specialty district. The O-1</p> <p>4 properties in the zoning district are -- some of</p> <p>5 them are nearly double this lot's width. For</p> <p>6 instance on Vine there's a property 115 South</p> <p>7 Vine that's also O-1 and that lot is over 11,000</p> <p>8 square feet and it has the same zoning</p> <p>9 requirements as our property that's 6,668 square</p> <p>10 feet so that makes it very difficult. These</p> <p>11 issues again were not self-created.</p> <p>12 The unique physical condition of</p> <p>13 the site is due to the size of the property.</p> <p>14 The lot is 50 feet wide and again, it's</p> <p>15 6,668 square feet.</p> <p>16 The main building on this site was</p> <p>17 built over a century ago prior to the current</p> <p>18 zoning requirements that are in place. The</p> <p>19 accessory structure was built as a barn at some</p> <p>20 point and was later converted into a residence.</p> <p>21 The main building and accessory buildings are</p> <p>22 1,624 square feet which is just the building</p>
<p style="text-align: right;">3</p> <p>1 for two variances, one for the existing maximum</p> <p>2 lot coverage, which is Section F-111 and a</p> <p>3 second for reduction of parking on the property</p> <p>4 which is Section 9-104(J)(A) and (C). The main</p> <p>5 building on the property is currently utilized</p> <p>6 as an office. Based on the square footage of</p> <p>7 the main building we are required to have six</p> <p>8 parking spaces to accommodate the offices. The</p> <p>9 residence was a former barn. Considering that</p> <p>10 it's a residence now requires three spaces. So</p> <p>11 the property is required to have nine parking</p> <p>12 spaces but based on the site plan, we can only</p> <p>13 accommodate four, one including a handicap</p> <p>14 parking space. So we are asking for a variance</p> <p>15 for the parking and for the maximum lot</p> <p>16 coverage, which should be 80 percent but based</p> <p>17 on the current conditions of this property, it's</p> <p>18 86.3 percent of this property is impervious.</p> <p>19 I wanted to discuss the standards</p> <p>20 for the variation that were provided in the</p> <p>21 application. This property has a unique</p> <p>22 physical condition. The home is over 118 years</p>	<p style="text-align: right;">5</p> <p>1 coverage. This is only 24 percent of our actual</p> <p>2 lot coverage is the buildings. The other 76</p> <p>3 percent of this property does not have a</p> <p>4 building on it and it still cannot allow the</p> <p>5 parking requirements to be met.</p> <p>6 In regards to the other variance we</p> <p>7 are requesting for the maximum lot coverage, the</p> <p>8 property exceeds the allowable 80 percent as I</p> <p>9 mentioned and it's 86.3 percent of this property</p> <p>10 is impervious. Again, it's due to the size of</p> <p>11 this property. If this lot was similar to the</p> <p>12 size of the property I mentioned on Vine, we</p> <p>13 would have no issue with meeting the parking</p> <p>14 requirement.</p> <p>15 For the standards for the variation</p> <p>16 if this variation is not approved, the owners</p> <p>17 would be denied the right to utilize the</p> <p>18 property as others in the O-1 district currently</p> <p>19 do just as the neighbors north and south of this</p> <p>20 property.</p> <p>21 These requests are not for a</p> <p>22 special privilege. The owners of this property</p>

1 have a hardship that was not created by them.
 2 These requests for a variation are intended to
 3 lawfully convert this house into an office
 4 building as permitted in O-1 zoning. The use of
 5 the building will remain as it currently was.
 6 The character of the building will remain
 7 unaffected by these variance approvals but will
 8 conform to village code.

9 The owners and myself have spoken
 10 to the neighbors directly north and south of the
 11 property at 35 and 27 South Garfield and both
 12 owners have provided letters in favor of the
 13 approval and both letters were submitted to the
 14 village.

15 If there are any questions, I'd be
 16 happy to answer them.

17 CHAIRMAN NEIMAN: What type of offices
 18 are going to be moving in if you know?

19 MS. ZAURA: So it will be the same
 20 tenants that they currently have, which is an
 21 attorney, investment broker and a naturopath.
 22 So the tenants will stay that are there now.

1 CHAIRMAN NEIMAN: Because of the
 2 reduced number of parking spots, any clients of
 3 the tenants will park either on the street or in
 4 the nearby public lot; is that the game plan?

5 MS. ZAURA: Yes. And I believe that's
 6 what occurs now.

7 CHAIRMAN NEIMAN: Okay. Any questions
 8 from the board?

9 (No response.)

10 Are there any members of the public
 11 that want to address this variance application?

12 (No response.)

13 Do I hear a motion to close the
 14 Public Hearing in Case V-02-21, 33 South Garfield?

15 MR. GILTNER: So moved.

16 MR. ALESIA: Second.

17 CHAIRMAN NEIMAN: Roll call, please?

18 MS. BRUTON: Member Moberly?

19 MR. MOBERLY: Yes.

20 MS. BRUTON: Member Alesia?

21 MR. ALESIA: Yes.

22 MS. BRUTON: Member Giltner?

1 MR. GILTNER: Yes.

2 MS. BRUTON: Member Murphy?

3 MR. MURPHY: Yes.

4 MS. BRUTON: Member Lee?

5 MS. LEE: Yes.

6 MS. BRUTON: Member Podliska?

7 MR. PODLISKA: Yes.

8 MS. BRUTON: Chairman Neiman?

9 CHAIRMAN NEIMAN: Yes.

10 (WHICH, were all of the
 11 proceedings had, evidence
 12 offered or received in the
 13 above entitled cause.)
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 22

STATE OF ILLINOIS)

) ss:

COUNTY OF DU PAGE)

I, KATHLEEN W. BONO, Certified
 Shorthand Reporter, Notary Public in and for the
 County DuPage, State of Illinois, do hereby
 certify that previous to the commencement of the
 examination and testimony of the various
 witnesses via Zoom, they were duly sworn by me
 to testify the truth in relation to the matters
 pertaining hereto; that the testimony given by
 said witnesses was reduced to writing by means
 of shorthand and thereafter transcribed into
 typewritten form; and that the foregoing is a
 true, correct and complete transcript of my
 shorthand notes so taken aforesaid.

IN TESTIMONY WHEREOF I have
 hereunto set my hand and affix my electronic
 signature this 26th day of February 2021.

Kathleen W Bono

KATHLEEN W. BONO

C.S.R. No. 84-1423

Notary Public, DuPage County

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STATE OF ILLINOIS)
) ss:
 COUNTY OF DU PAGE)

DELIBERATIONS OF THE HINSDALE
 ZONING BOARD OF APPEALS

In the Matter of:)
)
)
 V-02-21,)
 33 South Garfield Avenue.)

REPORT OF PROCEEDINGS had via Zoom and
 deliberations of the above-entitled matter
 before the Hinsdale Zoning Board of Appeals, at
 19 East Chicago Avenue, Hinsdale, Illinois, on
 February 17, 2021, at the hour of 6:30 p.m.

BOARD MEMBERS PRESENT:

MR. ROBERT NEIMAN, Chairman;
 MS. LESLIE LEE, Member;
 MR. TOM MURPHY, Member;
 MR. JOHN F. PODLISKA, Member;
 MR. JOSEPH ALESIA, Member;
 MR. KEITH GILTNER, Member; and
 MR. GARY MOBERLY, Member.

<p>2</p> <p>1 ALSO PRESENT VIA ZOOM:</p> <p>2 MS. CHRISTINE BRUTON, Deputy Village Clerk;</p> <p>3 MR. ROBB MCGINNIS, Director of</p> <p>4 Community Development;</p> <p>5 MS. JAMIE ZAURA, Applicant's Architect;</p> <p>6 MR. KEVIN FLYNN.</p> <hr/> <p>7</p> <p>8 CHAIRMAN NEIMAN: Who wants to begin</p> <p>9 our deliberations in Case V-02-21, 33 South</p> <p>10 Garfield?</p> <p>11 MR. MOBERLY: I drove by the building</p> <p>12 today and there's not much room to put parking</p> <p>13 spaces there. It's not really necessary. I</p> <p>14 checked out parking on the street so even with</p> <p>15 all the snow and whatnot, so I'm okay with</p> <p>16 granting this variance.</p> <p>17 MR. MURPHY: I agree.</p> <p>18 CHAIRMAN NEIMAN: Any other comments</p> <p>19 from the board?</p> <p>20 MR. PODLISKA: I agree, but let me just</p> <p>21 verify here. We get final authority on the</p> <p>22 parking spaces, right, but the rest of it has to</p>	<p>4</p> <p>1 CHAIRMAN NEIMAN: Roll call, please?</p> <p>2 MS. BRUTON: Member Moberly?</p> <p>3 MR. MOBERLY: Yes.</p> <p>4 MS. BRUTON: Member Alesia?</p> <p>5 MR. ALESIA: Yes.</p> <p>6 MS. BRUTON: Member Giltner?</p> <p>7 MR. GILTNER: Yes.</p> <p>8 MS. BRUTON: Member Murphy?</p> <p>9 MR. MURPHY: Yes.</p> <p>10 MS. BRUTON: Member Lee?</p> <p>11 MS. LEE: Yes.</p> <p>12 MS. BRUTON: Member Podliska?</p> <p>13 MR. PODLISKA: Yes.</p> <p>14 MS. BRUTON: Chairman Neiman?</p> <p>15 CHAIRMAN NEIMAN: Yes. Thank you.</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p>
<p>3</p> <p>1 go as a recommendation to the village board?</p> <p>2 MR. MCGINNIS: Yes. That's correct.</p> <p>3 The ZBA has final authority on the parking. The</p> <p>4 problem is you don't have final authority on</p> <p>5 total lot coverage.</p> <p>6 MR. PODLISKA: Okay. So I think I</p> <p>7 would be in favor of approving the parking</p> <p>8 spaces request.</p> <p>9 I'd also be in favor of</p> <p>10 recommending to the village board the variance</p> <p>11 be approved for the structure itself as well. I</p> <p>12 think it's important to the character of the</p> <p>13 community that we try to maintain a building</p> <p>14 such as this and that would be the principal</p> <p>15 reason I would be in favor of continuing to have</p> <p>16 this structure available for use as an office</p> <p>17 building to preserve the structure and to</p> <p>18 preserve the atmosphere that it creates in the</p> <p>19 community.</p> <p>20 CHAIRMAN NEIMAN: Do I hear a second to</p> <p>21 that motion?</p> <p>22 MS. LEE: Second.</p>	<p>5</p> <p>STATE OF ILLINOIS)</p> <p>) ss:</p> <p>COUNTY OF DU PAGE)</p> <p>I, KATHLEEN W. BONO, Certified</p> <p>Shorthand Reporter, Notary Public in and for the</p> <p>County DuPage, State of Illinois, do hereby</p> <p>certify that previous to the commencement of the</p> <p>examination and testimony of the various</p> <p>witnesses via Zoom, they were duly sworn by me</p> <p>to testify the truth in relation to the matters</p> <p>pertaining hereto; that the testimony given by</p> <p>said witnesses was reduced to writing by means</p> <p>of shorthand and thereafter transcribed into</p> <p>typewritten form; and that the foregoing is a</p> <p>true, correct and complete transcript of my</p> <p>shorthand notes so taken aforesaid.</p> <p>IN TESTIMONY WHEREOF I have</p> <p>hereunto set my hand and affix my electronic</p> <p>signature this 26th day of February 2021.</p> <p>KATHLEEN W. BONO</p> <p>C.S.R. No. 84-1423</p> <p>Notary Public, DuPage County</p>

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ZONING ANALYSIS:

33 SOUTH GARFIELD STREET
HINSDALE, ILLINOIS 60521

DRAWING INDEX
ARCHITECTURAL

A000 COVER SHEET AND ARCHITECTURAL SITE PLAN

ZONING SUMMARY

SPECIALTY OFFICE DISTRICT D-1 ZONING

LOT AREA: 6,669 SQ. FT.
MAIN BUILDING IS AN EXISTING OFFICE SUITE
EXISTING ACCESSORY STRUCTURE IS A RESIDENCE

	ALLOWABLE	ACTUAL
MAX FLOOR AREA RATIO (0.40) =	2,667.2 SQ. FT.	2,385 SQ. FT. (MEETS CODE)
MAX LOT COVERAGE (80%) =	5,334.4 SQ. FT.	5,761 SQ. FT. (DOES NOT MEET CODE)
MAX TOTAL BLDG COVERAGE (95%) =	2,333.8 SQ. FT.	1,624 SQ. FT. (MEETS CODE)
PERMITTED D-1 USES AND CURRENT USES OF MAIN BUILDING: INVESTMENT BROKERS, NATUROPATH, AND ATTORNEY		
ACTUAL SQUARE FOOTAGE OF TWO BUILDINGS		
MAIN BUILDING FIRST FLOOR		885 SQ. FT.
MAIN BUILDING SECOND FLOOR @ 7' CEILING OR HIGHER		885 SQ. FT.
ACCESSORY BUILDING FIRST FLOOR		738 SQ. FT.
ACCESSORY BUILDING SECOND FLOOR @ 7' CEILING OR HIGHER		210 SQ. FT.
TOTAL		2,385 SQ. FT.

PROJECT CONTACTS

Architect
845 Design Group P.C.
106 Calendar Court, #131
Lisle, IL 60532
Jamie Zaura, AIA, LEED AP BD+C
P: 708.672.4146

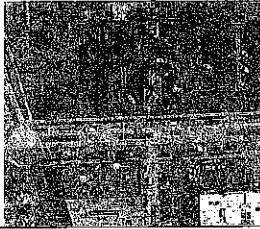
Owner/Client

Kerlin Flynn
pflynnflynn@comcast.net
P: 312.919.1104

APPLICABLE CODES

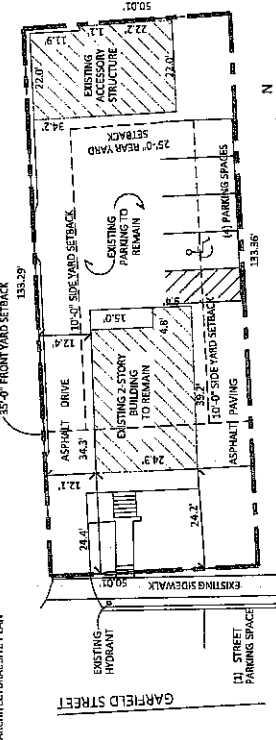
2006 International Building Code*
2018 International Energy Conservation Code - Commercial with State of Illinois Amendments
2006 International Property Maintenance Code*
Illinois State Plumbing Code - Most Current
State of Illinois Accessibility Code - Most Current
2005 National Electrical Code (NEC)*
2003 NFPA 101 Life Safety Code*
2006 International Fire Code*
2006 International Mechanical Code*
2006 International Fuel Gas Code*
2002 Edition of NFPA 72*
2002 Edition of NFPA 13*
* with Village of Hinsdale amendments

PROJECT LOCATION



PROVIDED BY GOOGLE
MAPS

ARCHITECTURAL SITE PLAN



ARCHITECTURAL SITE PLAN

REQUIRED BY VILLAGE OF HINSDALE
MAXIMUM HEIGHT 30', 2.5 STORIES
MAXIMUM HEIGHT ACCESSORY STRUCTURES 15'
LOT WIDTH 60'
LOT DEPTH 135'

EXISTING LOT
MEETS CODE REQUIREMENT
EXISTING STRUCTURE IS 2 STORIES AND IS NON-CONFORMING
LOT IS NON-CONFORMING
MEETS CODE REQUIREMENT
NON-CONFORMING
MEETS CODE REQUIREMENT
MEETS CODE REQUIREMENT FOR MAIN BUILDING
NON-CONFORMING DOES NOT MEET SETBACK REQUIREMENT

OUTSIDE STAIRWAYS CAN PROJECT 3' FROM EXTERIOR
WALL AND HAVE A HEIGHT OF 4'

PARKING GROSS SQ. FOOTAGE 0-10,000 1 FOR EACH 250 SQ. FT.
OF NET FLOOR AREA

MAIN BUILDING SQ. FT. IS 1,477 SQ. FT./250 = 6 PARKING SPACES
RESIDENCE (ACCESSORY BUILDING) REQUIRES - 3 PARKING SPACES
(9 PARKING SPACES ARE REQUIRED ON PROPERTY, 4 SPACES ARE AVAILABLE)


SOLID FOR PAVING BOARD OF APPEALS
JANUARY 23, 2021

845 DESIGN GROUP

106 Calendar Court, No. 131
Lisle, Illinois 60532
Phone: 708.672.4146
www.845designgroup.com
Illinois professional design license #008589



REQUEST FOR BOARD ACTION
Finance

AGENDA SECTION: Consent – ACA
SUBJECT: Accounts Payable-Warrant #1737
MEETING DATE: April 6, 2021
FROM: Alison Brothen, Interim Finance Director 

Recommended Motion

Approve payment of the accounts payable for the period of March 15, 2021 through April 2, 2021 in the aggregate amount of \$550,674.04 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 #1737 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 #1737

VILLAGE OF HINSDALE

ACCOUNTS PAYABLE WARRANT REGISTER #1737

FOR PERIOD March 15, 2021 through April 2, 2021

The attached Warrant Summary by Fund and Warrant Register listing TOTAL DISBURSEMENTS FOR ALL FUNDS of \$550,674.04 reviewed and approved by the below named officials.

APPROVED BY Alison Bolton DATE 4/1/21
INTERIM VILLAGE TREASURER/FINANCE DIRECTOR

APPROVED BY _____ DATE _____
VILLAGE MANAGER

APPROVED BY _____ DATE _____
VILLAGE TRUSTEE

Village of Hinsdale
#1737
Summary By Fund

Recap By Fund	Fund	Regular Checks	ACH/Wire Transfers	Total
General Fund	100	115,819.01	172,470.72	288,289.73
Water & Sewer Operations	600	5,567.61	-	5,567.61
Payroll Revolving Fund	740	10,389.07	246,406.38	256,795.45
Library Operating Fund	900	21.25	-	21.25
Total		131,796.94	418,877.10	550,674.04

Village of Hinsdale
Schedule of Bank Wire Transfers and ACH Payments
1737

Payee/ Date	Description	Vendor Invoice	Invoice Amount
Electronic Federal Tax Payment Systems			
3/19/2021	Village Payroll #6 - Calendar 2021	FWH/FICA/Medicare	\$ 83,590.78
4/1/2021	Village Payroll #7 - Calendar 2021	FWH/FICA/Medicare	\$ 86,923.04
Illinois Department of Revenue			
3/19/2021	Village Payroll #6 - Calendar 2021	State Tax Withholding	\$ 17,937.01
4/1/2021	Village Payroll #7 - Calendar 2021	State Tax Withholding	\$ 18,474.13
ICMA - 457 Plans			
3/19/2021	Village Payroll #6 - Calendar 2021	Employee Withholding	\$ 18,300.81
4/1/2021	Village Payroll #7 - Calendar 2021	Employee Withholding	\$ 18,580.61
HSA PLAN CONTRIBUTION			
3/19/2021	Village Payroll #6 - Calendar 2021	Employer/Employee Withholding	\$ 1,300.00
4/1/2021	Village Payroll #7 - Calendar 2021	Employer/Employee Withholding	\$ 1,300.00
Intergovernmental Personnel Benefit Cooperative		Employee Insurance	\$ 172,470.72
Illinois Municipal Retirement Fund		Employer/Employee	\$ -
Total Bank Wire Transfers and ACH Payments			\$ 418,877.10



Warrant Register 1737

Invoice	Description	Invoice/Amount
BMO HARRIS BANK N.A. PYMT		
FEB2021	FEB21 MISCELLANOUS CHARGES	17.46
FEB2021	FEB21 MISCELLANOUS CHARGES	915.84
FEB2021	FEB21 MISCELLANOUS CHARGES	12.92
FEB2021	FEB21 MISCELLANOUS CHARGES	140.00
FEB2021	FEB21 MISCELLANOUS CHARGES	36.52
FEB2021	FEB21 MISCELLANOUS CHARGES	84.95
FEB2021	FEB21 MISCELLANOUS CHARGES	91.89
FEB2021	FEB21 MISCELLANOUS CHARGES	149.90
FEB2021	FEB21 MISCELLANOUS CHARGES	399.99
FEB2021	FEB21 MISCELLANOUS CHARGES	36.98
FEB2021	FEB21 MISCELLANOUS CHARGES	595.00
FEB2021	FEB21 MISCELLANOUS CHARGES	71.14
FEB2021	FEB21 MISCELLANOUS CHARGES	62.45
FEB2021	FEB21 MISCELLANOUS CHARGES	12.00
FEB2021	FEB21 MISCELLANOUS CHARGES	15.96
FEB2021	FEB21 MISCELLANOUS CHARGES	45.00
FEB2021	FEB21 MISCELLANOUS CHARGES	38.99
FEB2021	FEB21 MISCELLANOUS CHARGES	460.80
FEB2021	FEB21 MISCELLANOUS CHARGES	137.98
FEB2021	FEB21 MISCELLANOUS CHARGES	-50.00
FEB2021	FEB21 MISCELLANOUS CHARGES	0.99
FEB2021	FEB21 MISCELLANOUS CHARGES	5.00
FEB2021	FEB21 MISCELLANOUS CHARGES	140.00
FEB2021	FEB21 MISCELLANOUS CHARGES	77.83
FEB2021	FEB21 MISCELLANOUS CHARGES	129.00
FEB2021	FEB21 MISCELLANOUS CHARGES	599.84
FEB2021	FEB21 MISCELLANOUS CHARGES	9.99
FEB2021	FEB21 MISCELLANOUS CHARGES	249.99
FEB2021	FEB21 MISCELLANOUS CHARGES	413.90
FEB2021	FEB21 MISCELLANOUS CHARGES	38.66
FEB2021	FEB21 MISCELLANOUS CHARGES	149.90
FEB2021	FEB21 MISCELLANOUS CHARGES	65.00
FEB2021	FEB21 MISCELLANOUS CHARGES	35.91
Check Date 3/18/2021 Total For Check # 108797		5,191.78



Warrant Register 1737

Invoice	Description	Invoice/Amount
COMCAST		
8771201110009242	POLICE/FIRE 3/16 TO 4/15/21	70.00
8771201110009242	POLICE/FIRE 3/16 TO 4/15/21	69.99
Check Date 3/18/2021 Total For Check # 108798		139.99
AFLAC-FLEXONE		
8971	Payroll Run 1 - Warrant PR2106	846.65
Check Date 3/19/2021 Total For Check # 108799		846.65
NATIONWIDE RETIREMENT SOL		
8970	Payroll Run 1 - Warrant PR2106	200.00
Check Date 3/19/2021 Total For Check # 108800		200.00
NATIONWIDE TRUST CO FSB		
8972	Payroll Run 1 - Warrant PR2106	3,277.76
Check Date 3/19/2021 Total For Check # 108801		3,277.76
STATE DISBURSEMENT UNIT		
8973	Payroll Run 1 - Warrant PR2106	230.77
Check Date 3/19/2021 Total For Check # 108802		230.77
A BLOCK MARKETING INC		
LC00034102	WOOD CHIP DISPOSAL	30.00
ME00043984A	WOOD CHIP DISPOSAL	30.00
MC00046081	WOOD CHIP DISPOSAL	30.00
LC00029845	WOOD CHIP DISPOSAL	30.00
LC00033232	WOOD CHIP DISPOSAL	30.00
LC0003192A	WOOD CHIP DISPOSAL	30.00
ME00048523A	WOOD CHIP DISPOSAL	30.00
LC00033974	WOOD CHIP DISPOSAL	30.00
LC00034138	WOOD CHIP DISPOSAL	30.00
LC00034205	WOOD CHIP DISPOSAL	30.00
Check Date 4/2/2021 Total For Check # 108803		300.00
AEP ENERGY		
3013129837-FEB21	STREET LIGHT ELEC FEB21	7,215.29
Check Date 4/2/2021 Total For Check # 108804		7,215.29
ALL SAFE INDUSTRIES INC		
SO-03137	KAPPLER ZYTRON 500 TRAINING SUITS	711.19
Check Date 4/2/2021 Total For Check # 108805		711.19
AMERICAN EXPRESS		
MARCH2021	MAR21 MISCELLANEOUS CHARGES	0.99
MARCH2021	MAR21 MISCELLANEOUS CHARGES	-10.41



Warrant Register 1737

Invoice	Description	Invoice/Amount
MARCH2021	MAR21 MISCELLANEOUS CHARGES	49.95
MARCH2021	MAR21 MISCELLANEOUS CHARGES	59.95
	Check Date 4/2/2021 Total For Check # 108806	100.48
ANAGNOS DOOR CO INC		
90206	SVC TO PW GARAGE DOORS	426.25
	Check Date 4/2/2021 Total For Check # 108807	426.25
AT & T		
63032338639258	VEECK PARK 3/13-4/12/21	322.42
	Check Date 4/2/2021 Total For Check # 108808	322.42
AVOLIN, LLC		
58358535334523905 480	GOMEMBERS SER-V-GOM DATA MIGRATION	300.00
	Check Date 4/2/2021 Total For Check # 108809	300.00
AWWA		
7001891842	AWWA MEMBERSHIP FEE	2,195.00
	Check Date 4/2/2021 Total For Check # 108810	2,195.00
BENSON, ANNA		
MAR21	MAR21 PETTY CASH PD	15.00
MAR21	MAR21 PETTY CASH PD	14.00
MAR21	MAR21 PETTY CASH PD	7.84
MAR21	MAR21 PETTY CASH PD	7.62
MAR21	MAR21 PETTY CASH PD	5.66
MAR21	MAR21 PETTY CASH PD	5.00
MAR21	MAR21 PETTY CASH PD	5.39
MAR21	MAR21 PETTY CASH PD	5.00
MAR21	MAR21 PETTY CASH PD	11.56
MAR21	MAR21 PETTY CASH PD	8.00
MAR21	MAR21 PETTY CASH PD	7.00
MAR21	MAR21 PETTY CASH PD	6.25
MAR21	MAR21 PETTY CASH PD	8.15
MAR21	MAR21 PETTY CASH PD	18.61
MAR21	MAR21 PETTY CASH PD	30.00
MAR21	MAR21 PETTY CASH PD	65.00
MAR21	MAR21 PETTY CASH PD	60.00
MAR21	MAR21 PETTY CASH PD	11.00
MAR21	MAR21 PETTY CASH PD	7.85
MAR21	MAR21 PETTY CASH PD	8.72
MAR21	MAR21 PETTY CASH PD	52.88

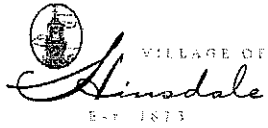


Warrant Register 1737

Invoice	Description	Invoice/Amount
MAR21	MAR21 PETTY CASH PD	17.58
MAR21	MAR21 PETTY CASH PD	39.72
MAR21	MAR21 PETTY CASH PD	116.54
MAR21	MAR21 PETTY CASH PD	94.99
Check Date 4/2/2021 Total For Check # 108811		629.36
BRAVO SERVICES, INC		
13	MAR21 MAT & TOWEL SVC	2,250.00
13	MAR21 MAT & TOWEL SVC	300.00
13	MAR21 MAT & TOWEL SVC	200.00
13	MAR21 MAT & TOWEL SVC	650.00
13	MAR21 MAT & TOWEL SVC	1,200.00
13	MAR21 MAT & TOWEL SVC	1,250.00
Check Date 4/2/2021 Total For Check # 108812		5,850.00
BUTTREY RENTAL SERVICE IN		
295547	EQUIPMENT RENTAL TO REPAIR ICE RINK	140.39
Check Date 4/2/2021 Total For Check # 108813		140.39
CDW-GOVERNMENT INC.		
8561084	10 DESKTOP COMPUTERS	6,900.00
8549716	10 24" MONITORS	2,077.90
Check Date 4/2/2021 Total For Check # 108814		8,977.90
CINTAS CORPORATION 769		
4078844501	MAT SERVICE & TOWELS	46.07
4078844501	MAT SERVICE & TOWELS	42.97
4078844501	MAT SERVICE & TOWELS	22.85
4078844501	MAT SERVICE & TOWELS	27.42
4078844501	MAT SERVICE & TOWELS	21.39
4078844501	MAT SERVICE & TOWELS	12.15
Check Date 4/2/2021 Total For Check # 108815		172.85
CINTAS FIRST AID & SAFETY		
5055938596	MEDICAL CABINET RESTOCK/VH	66.69
5055938596	MEDICAL CABINET RESTOCK/VH	66.69
Check Date 4/2/2021 Total For Check # 108816		133.38
CLARK BAIRD SMITH LLP		
13688	LEGAL FILE/LABOR GENERAL #12929	4,890.00
Check Date 4/2/2021 Total For Check # 108817		4,890.00

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Invoice	Description	Invoice/Amount
COMED-6112		
1653148069	TRAFFIC SIGNALS-1/29-3/1/21	23.42
	Check Date 4/2/2021 Total For Check # 108818	23.42
COMMERCIAL COFFEE SERVICE		
160089	COFFEE, CREAMER	150.93
	Check Date 4/2/2021 Total For Check # 108819	150.93
DAILY HERALD PADDOCK PUB		
171650	BID NOTICE-KLM HPTA	101.20
	Check Date 4/2/2021 Total For Check # 108820	101.20
WEX HEALTH INC		
0001310683-IN	FSA MONTHLY-FEB21	4.25
0001310683-IN	FSA MONTHLY-FEB21	29.75
0001310683-IN	FSA MONTHLY-FEB21	25.50
0001310683-IN	FSA MONTHLY-FEB21	4.25
0001310683-IN	FSA MONTHLY-FEB21	8.50
0001310683-IN	FSA MONTHLY-FEB21	21.25
	Check Date 4/2/2021 Total For Check # 108821	93.50
ETP LABS, INC		
21-135025	DISTRIBUTION BACTERIA SAMPLES	240.00
	Check Date 4/2/2021 Total For Check # 108822	240.00
FULLERS SERVICE CENTER IN		
FEB21	CAR WASH-DIAZ	29.99
	Check Date 4/2/2021 Total For Check # 108823	29.99
GOVTEMPS USA, LLC		
3683593	TEMPORARY HR, CLERICAL, COM DEV STAFFING- VOB 2/2/2	6,443.50
3683955	TEMPORARY HR, CLERICAL, COM DEV STAFFING- VOB 2/2/2	1,249.50
3683952	TEMPORARY HR, CLERICAL, COM DEV STAFFING- VOB 2/2/2	784.00
3683954	TEMPORARY HR, CLERICAL, COM DEV STAFFING- VOB 2/2/2	3,087.00
3692214	TEMPORARY HR, CLERICAL, COM DEV STAFFING- VOB 2/2/2	5,293.76
3692216	TEMPORARY HR, CLERICAL, COM DEV STAFFING- VOB 2/2/2	2,058.00
3692213	TEMPORARY HR, CLERICAL, COM DEV STAFFING- VOB 2/2/2	784.00



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Invoice	Description	Invoice/Amount
3692215	TEMPORARY HR, CLERICAL, COM DEV STAFFING- VOB 2/2/2	2,625.00
	Check Date 4/2/2021 Total For Check # 108824	22,324.76
GRAINGER, INC.		
9829166843	HOSE NOZZLE FOR LAYERING ICE RINK	34.92
	Check Date 4/2/2021 Total For Check # 108825	34.92
H2O SERVICES, INC.		
4719	VH BOILER TREATMENT	501.50
	Check Date 4/2/2021 Total For Check # 108826	501.50
HUGHES ENVIRONMENTAL CONSULTING INC		
103	FEB21 CSO CERTIFIED OPERATOR VEECK PK	400.00
	Check Date 4/2/2021 Total For Check # 108827	400.00
IGFOA		
030321	JOB POSTING-PT ACCOUNTANT	250.00
	Check Date 4/2/2021 Total For Check # 108828	250.00
INDUSTRIAL ELECTRIC		
S100000308.001	CONTACTOR COIL FOR CSO BLDG	50.67
	Check Date 4/2/2021 Total For Check # 108829	50.67
INTERNATIONAL EXTERMINATO		
02-2491	FEB21-PEST CONTROL	273.00
	Check Date 4/2/2021 Total For Check # 108830	273.00
JUNG, THOMAS		
030421	CDL REIMBURSEMENT	60.00
	Check Date 4/2/2021 Total For Check # 108832	60.00
KLUBER, INC		
7577	ENGINEERING DESIGN PD/FD BOILER REPLACE	551.25
7577	ENGINEERING DESIGN PD/FD BOILER REPLACE	551.25
	Check Date 4/2/2021 Total For Check # 108833	1,102.50
CLEENSWEEP		
PS351016	STREET SWEEPING	8,980.00
PS363940	STREET SWEEPING	230.00
	Check Date 4/2/2021 Total For Check # 108834	9,210.00
LAUTERBACH & AMEN, LLP		
53729	ACCOUNTING SERVICES VOB 2/2/21	6,933.33
	Check Date 4/2/2021 Total For Check # 108835	6,933.33

VOID 108831



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Invoice	Description	Invoice/Amount
MANGANIELLO, JIM		
MARCH2021	MAR21 METER READINGS	62.50
	Check Date 4/2/2021 Total For Check # 108836	62.50
MENARDS		
70224	STREET LIGHT POLE STRIPPER/PAINT	83.82
69924	DETERGENT	74.81
70704	GARBAGE CAN FOR HOLIDAY LIGHT STORAGE	116.41
	Check Date 4/2/2021 Total For Check # 108837	275.04
MIDWEST TIME RECORDER		
177870	TIME CLOCK	1,062.50
	Check Date 4/2/2021 Total For Check # 108838	1,062.50
MONROE TRUCK EQUIPT CO		
R78858	PLOW REPAIR UNIT #22	885.00
	Check Date 4/2/2021 Total For Check # 108839	885.00
ONE STEP		
165308	HOLIDAY CARDS	166.31
	Check Date 4/2/2021 Total For Check # 108840	166.31
CHAO, RANDAL		
1803919	OVERPAID FINAL BILL	118.27
	Check Date 4/2/2021 Total For Check # 108841	118.27
HEALTHCARE SVCS CORP CLAIMS OVER		
HNIL-20-0731	REF AMB RUN #HNIL-20-1731:1	412.50
	Check Date 4/2/2021 Total For Check # 108842	412.50
NARCAROTI, RENARD		
0213397	REFUND CREDIT BALANCE	125.86
	Check Date 4/2/2021 Total For Check # 108843	125.86
PITCHER, ERIC		
3115042	REFUND OVERPAYMENT	529.59
	Check Date 4/2/2021 Total For Check # 108844	529.59
SHUPE, JEFFERY		
HNIL-20-1731	REF AMB RUN #HNIL-20-1731:1	428.00
	Check Date 4/2/2021 Total For Check # 108845	428.00
PRAXAIR DISTRIBUTION, INC		
61344222	CYLINDER RENTAL	123.31
61344222-A	CYLINDER RENTAL	7.06
	Check Date 4/2/2021 Total For Check # 108846	130.37

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Invoice	Description	Invoice/Amount
RAILROAD MANAGEMENT CO		
434119	RR LICENSE FEES 24" STORM SEWER	284.85
434159	RR LICENSE FEES 36" STORM SEWER	284.85
Check Date 4/2/2021 Total For Check # 108847		569.70
RECREONICS		
851753	REPLACING BROKEN LANE LINES FOR POOL	1,685.97
Check Date 4/2/2021 Total For Check # 108848		1,685.97
STRATEGIA CONSULTING LLC		
1331	CONSULTING FEES	1,437.50
Check Date 4/2/2021 Total For Check # 108849		1,437.50
SUBURBAN DOOR CHECK		
IN534487	VH KEY	6.20
Check Date 4/2/2021 Total For Check # 108850		6.20
TEREX USA, LLC		
7100519	SAFETY, DIELECTRIC TESTING UNIT 12	2,115.57
Check Date 4/2/2021 Total For Check # 108851		2,115.57
TERRY PLUMBING CO		
15057	REPAIR PLUMBING PER PROPOSAL #24074	2,850.00
Check Date 4/2/2021 Total For Check # 108852		2,850.00
THE HINSDALEAN		
8843	#V-03-21	180.60
8923	LEGAL-PEST MGMT REVIEW	117.00
Check Date 4/2/2021 Total For Check # 108853		297.60
THE LAW OFFICES OF AARON H. REINKE		
H-3-18-2021	ADMIN HEARINGS-TOWINGS	150.00
Check Date 4/2/2021 Total For Check # 108854		150.00
THE STEVENS GROUP		
0104614	TRANSMITTAL FORMS	165.13
Check Date 4/2/2021 Total For Check # 108855		165.13
THIRD MILLENIUM		
25969	VEHICLE STICKER MAINT 4/30/21-4/29/22	1,236.85
25983	UTILITY BILLING-3/3/21	1,112.97
Check Date 4/2/2021 Total For Check # 108856		2,349.82
TRANE		
972460	VH PITCHBELT	17.37
9724195	VH HVAC	57.55
8909206	PW GARAGE REPAIR	9.79



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Invoice	Description	Invoice/Amount
	Check Date 4/2/2021 Total For Check # 108857	84.71
TYLER TECHNOLOGIES, INC		
045-333077	SAAS CONTRACT IMPLEMENTATION-MAIR	2,560.00
	Check Date 4/2/2021 Total For Check # 108858	2,560.00
VILLAGE TRUE VALUE HDWE		
242358	STREETLIGHT POLE PAINT	9.44
342755	PLOW REPAIR #11 PAINT/CLEANER	11.23
	Check Date 4/2/2021 Total For Check # 108859	20.67
WAREHOUSE DIRECT INC		
4906272-0	OFFICE SUPPLIES	253.91
C4874842-0	RETURNED ITEM	-23.60
4715960-1	OFFICE SUPPLIES	8.84
	Check Date 4/2/2021 Total For Check # 108860	239.15
WILLIAMS ASSOC ARCHITECTS		
0020261	COMMUNITY POOL-ARCHITECT-BID ASSIST	3,878.90
	Check Date 4/2/2021 Total For Check # 108861	3,878.90
BANNERVILLE USA		
29979	EGGSPLORATION EGGS	276.00
29984	SUMMER AND PARK CLEAN UP	180.00
	Check Date 4/2/2021 Total For Check # 108862	456.00
BUTTREY RENTAL SERVICE IN		
293656	EQUIPMENT RENTAL - WINTERIZE BATHROOMS	146.14
	Check Date 4/2/2021 Total For Check # 108863	146.14
CLARENDON HILLS PARK DIST		
WS21	FEBRUARY KID TOT ROCK 2021	496.00
	Check Date 4/2/2021 Total For Check # 108864	496.00
FEDEX		
940293907824	POSTAGE	20.76
	Check Date 4/2/2021 Total For Check # 108865	20.76
FULLERS SERVICE CENTER IN		
FEB2021PD	CAR WASHES	270.00
	Check Date 4/2/2021 Total For Check # 108866	270.00
GALLS		
017816245	UNIFORMS	96.96
017882818	UNIFORMS	96.00
	Check Date 4/2/2021 Total For Check # 108867	192.96



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Invoice	Description	Invoice/Amount
INTOXIMETERS, INC.		
674494	THERMAL PAPER	45.00
	Check Date 4/2/2021 Total For Check # 108868	45.00
JOHNSON CONTROLS SECURITY		
356221880	ANNUAL SERVICE CHARGE	1,179.60
	Check Date 4/2/2021 Total For Check # 108869	1,179.60
LAKE VIEW NATURE CENTER		
JANFEB2021	JAN FEB 2021 NATURE TOTS	45.00
	Check Date 4/2/2021 Total For Check # 108870	45.00
LEADS ONLINE LLC		
317587	SUBSCRIPTION	2,848.00
	Check Date 4/2/2021 Total For Check # 108871	2,848.00
NEUCO INC		
4839608	HEATER REPAIRS AT ROBBINS	422.20
4858035	HEATER REPAIRS AT ROBBINS	166.25
	Check Date 4/2/2021 Total For Check # 108872	588.45
PAX GROUP		
00000262	POLICE STAFF PRESENTATION	2,100.00
	Check Date 4/2/2021 Total For Check # 108873	2,100.00
RAY O'HERRON CO INC		
2091993-IN	UNIFORMS	97.98
2092414-IN	UNIFORMS	149.95
	Check Date 4/2/2021 Total For Check # 108874	247.93
SCOTT STOMPER		
71	SUMMER 2021 BROCHURE DESIGN	2,000.00
	Check Date 4/2/2021 Total For Check # 108875	2,000.00
STARGUARD ELITE LLC		
1599	LUKE LEDDY LIFEGUARD INSTRUCTOR TRAINING	400.00
	Check Date 4/2/2021 Total For Check # 108876	400.00
THE POLICE & SHERIFFS		
144042	ID CARD	17.55
	Check Date 4/2/2021 Total For Check # 108877	17.55
THOMSON REUTERS WEST		
843926628	CLEAR SUBSCRIPTION	211.84
	Check Date 4/2/2021 Total For Check # 108878	211.84



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Invoice	Description	Invoice/Amount
TOTAL PARKING SOLUTIONS		
105210	WEST HINSDALE LOT PAY BOX SUBSCRIPTION	960.00
105211	WEST HINSDALE LOT PARTS AND PM	840.00
	Check Date 4/2/2021 Total For Check # 108879	1,800.00
TRANE		
9724087	HVAC FILTERS	101.28
	Check Date 4/2/2021 Total For Check # 108880	101.28
WAREHOUSE DIRECT INC		
4913655-0	KLM OFFICE SUPPLIES	5.55
	Check Date 4/2/2021 Total For Check # 108881	5.55
WILLOWBROOK FORD INC		
6344483/1	SQUAD 46	167.20
6344114/1	SQUAD 43	248.27
6344398/1	SQUAD 44 REPLACED CRACKED FAN/DRIVE BELT	167.20
6344269/1	SQUAD 25 REPLACED BAD MOTOR MOUNT	582.32
6344967/1	SQUAD 45 REPAIR CHECK ENGINE LIGHT	647.23
	Check Date 4/2/2021 Total For Check # 108882	1,812.22
WILLOWBROOK/BURR RIDGE		
133	WILLOWBROOK/BURR RIDGE CHAMBER MEMBERSHIP	206.00
	Check Date 4/2/2021 Total For Check # 108883	206.00
DOCU-SHRED, INC.		
47161	DOCUMENT DESTRUCTION	40.00
	Check Date 4/2/2021 Total For Check # 108884	40.00
MUNICIPAL EMERGENCY SVCS		
IN1552096	SCBA TESTING & MAINTENANCE	2,223.20
	Check Date 4/2/2021 Total For Check # 108885	2,223.20
RAY O'HERRON CO INC		
2095662-IN	UNIFORM ALLOWANCE - OFFICER PROMOTIONS	74.65
2095392-IN	UNIFORM ALLOWANCE - FIRE INSPECTOR SIBLE JACKET	249.99
	Check Date 4/2/2021 Total For Check # 108886	324.64
TRANE		
9724107	HVAC REPAIRS	31.37
9724107	HVAC REPAIRS	31.38
	Check Date 4/2/2021 Total For Check # 108887	62.75



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Invoice	Description	Invoice/Amount
UNIVERISTY OF ILLINOIS		
UFIW1221	FIRE DEPARTMENT INCIDENT SAFETY OFFICER TRAINING	350.00
Check Date 4/2/2021 Total For Check # 108888		350.00
VERIZON WIRELESS		
9874042275	JAN 24 - FEB 23 MONTHLY CHARGES	50.04
9874042275	JAN 24 - FEB 23 MONTHLY CHARGES	38.01
9874343121	JAN 29 - FEB 28 MONTHLY CHARGES	264.50
9874343121	JAN 29 - FEB 28 MONTHLY CHARGES	486.25
9874343121	JAN 29 - FEB 28 MONTHLY CHARGES	163.96
Check Date 4/2/2021 Total For Check # 108889		1,002.76
WAREHOUSE DIRECT INC		
4913491-0	OFFICE SUPPLIES	59.74
4914825-0	OFFICE SUPPLIES	71.64
Check Date 4/2/2021 Total For Check # 108890		131.38
AFLAC-FLEXONE		
9109	Payroll Run 1 - Warrant PR2107	846.65
Check Date 4/1/2021 Total For Check # 108891		846.65
COLONIAL LIFE PROCCESING		
9105	Payroll Run 1 - Warrant PR2107	92.36
Check Date 4/1/2021 Total For Check # 108892		92.36
ILLINOIS FRATERNAL ORDER		
9107	Payroll Run 1 - Warrant PR2107	864.00
Check Date 4/1/2021 Total For Check # 108893		864.00
NATIONWIDE RETIREMENT SOL		
9108	Payroll Run 1 - Warrant PR2107	200.00
Check Date 4/1/2021 Total For Check # 108894		200.00
NATIONWIDE TRUST CO FSB		
9110	Payroll Run 1 - Warrant PR2107	3,360.11
Check Date 4/1/2021 Total For Check # 108895		3,360.11
NCPERS GRP LIFE INS#3105		
9106	Payroll Run 1 - Warrant PR2107	240.00
Check Date 4/1/2021 Total For Check # 108896		240.00



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Invoice	Description	Invoice/Amount
STATE DISBURSEMENT UNIT		
9111	Payroll Run 1 - Warrant PR2107	230.77
	Check Date 4/1/2021 Total For Check # 108897	230.77
	Total For ALL Checks	131,796.94



Warrant Summary by Fund:

RECAP BY FUND	FUND NUMBER	FUND TOTAL
GENERAL FUND	100	115,819.01
WATER & SEWER OPERATIONS FUND	600	5,567.61
PAYROLL REVOLVING FUND	740	10,389.07
LIBRARY OPERATIONS	900	21.25
	TOTALS:	131,796.94
END OF REPORT		

Administration

AGENDA SECTION: Consent Agenda – ACA
SUBJECT: Bid Award Recommendation for the Hinsdale Paddle Tennis Hut Construction Renovation
MEETING DATE: April 6, 2021
FROM: Bradley Bloom, Assistant Village Manager/Director of Public Safety

Recommended Motion

Award the contract for construction and renovation of the paddle tennis hut located at Katherine Legge Memorial Park to the Red Feather Group in amount not to exceed \$351,800.

Background

This project is for the reconstruction and renovation of the paddle tennis hut located at Katherine Legge Memorial Park. Plans for the paddle tennis hut were approved by the Village Board on February 12, 2020 and by the Village Board on March 17, 2020. The Village originally solicited competitive bids in January 2020 and did not receive any bids. In order to reduce the cost, the project scope was revised and then re-bid.

The Public Services Department assembled competitive bid specifications and published notice in the Daily Herald. The bids, as read, are summarized below:

	<u>Base Bid plus Alternates</u>
• Red Feather Group	\$ 351,800.00
• Vine Properties	\$ 542,313.53

Final payouts will be dependent upon actual work done.

Discussion & Recommendation

Village staff along with a representative from the Hinsdale Paddle Tennis Association met with the Red Feather Group to review the bid tabs. Village staff also contacted some of the municipal references provided by the Red Feather Group where they have done work. The references (including the restoration of a historic building for the Glencoe Park District) provided positive comments.

Based upon the bid tab review and staff reference checks, Village staff recommends awarding the bid to the Red Feather Group.

Budget Impact

Under the terms of the First Amendment to the Agreement with the Hinsdale Paddle Tennis Association (HPTA) the Village is responsible for first \$40,000 in cost inclusive of design and engineering costs. The Village will also be the guarantor on a bank loan that the HPTA will be responsible for paying over a 7 year term.

Village Board and/or Committee Action

At their meeting of March 16, the Village Board of Trustees agreed to move this item to the Consent Agenda of their next meeting.

Documents Attached

1. Bid Tab

Katherine Legge Memorial Park - Village of Hinsdale

Platform Tennis Hut Expansion and Renovation

CONSTRUCTION ITEM	ITEM DETAILS	Allowance Amount	Red Feather Group	Vine Properties
GENERAL CONSTRUCTION COSTS				
1 Demolition and Hauling	Demolition of existing Hut interior finishes per plan - note protect all areas to be retained and refinished from existing Hut. Removal of all internal walls, floor finishes, cabinetry, plumbing fixtures, etc., as noted per plans.		\$ 6,000.00	\$ 5,450.00
2 Excavation	Demo and removal of decking as noted per plans for expansion (existing decking to remain to be adequately protected / shored against damage), demo and removal of concrete pier supports for said decking and demo and removal of existing asphalt drive up to point of construction fence location; excavation and hauling of all material for new footings and foundation; rough grading to within 6" of final grade. NOTE: All decking and handrails to be removed and stored on site for future use.		\$ 7,000.00	\$ 16,395.00
3 Concrete	Stone Backfill all areas of overdig where they meet hardscape and/or decking locations; provide and install temporary 3" stone construction entrance up to point of construction fencing (per plans).		\$ 2,500.00	\$ -
	Foundation Walls and Footings (including damp proofing and drain tile per plans); provide for 3 sleeves in new foundation wall West side (3" size) for gas and electric pass through.		\$ 3,500.00	\$ 3,810.00
	Foundation and walls to be designed for 1500 PSF soil conditions.			
	Conveyer Charges.		\$ 1,500.00	\$ 1,800.00
	Concrete post holes and concrete piers required for new deck work		\$ 2,500.00	\$ 6,900.00
4 Steel	Flatwork - new basement floor.		\$ 4,500.00	\$ 5,332.00
	Concrete cutting - from new space to existing basement (two 4' openings per plan)		\$ 1,500.00	\$ 1,200.00
	General Steel per plans (including use of crane for delivery and install, with carpenter assist)		\$ 6,000.00	\$ 2,580.00
	Steel pipe columns (concrete lally filled columns not to be used)		\$ 3,000.00	inc. above
5 Sewer/Water	None in scope - existing services to be utilized.		\$ 1,000.00	\$ -
6 Lumber	All Building Lumber (Note: Materials for deck construction, support framing, railing system, etc. to be detailed below under "Decking and Handrails"); include supply of two temporary construction access doors and lock sets.		\$ 6,500.00	\$ 20,406.20

CONSTRUCTION ITEM	ITEM DETAILS	Allowance Amount	Red Feather Group	Vine Properties
	Miscellaneous Material (Blocking, trim backing, cedar installation backing, etc.) by Allowance.	\$ 500.00		
7 Framing	Framing to include installation of all windows and exterior doors; install of kitchen bar knee wall, supply and install counter top supports into walls at 24" O.C. from CenterLine Brackets (black color, 10x8 size); installation of all hand rail blocking and framing for bathroom accessories and wall mounted sinks (per plan); install ceiling blocking for bathroom partition material; include shoring of existing structure to allow for and include the removal of north wall; assist with steel setting; furring of ceiling joists as needed for proper insulation capacity; Installation of sub-fascia and box out at all gable ends, solid for cedar siding contractor to wrap (follow plan details); install two temporary construction access doors.		\$ 18,000.00	\$ 17,727.48
8 Exterior Doors	New Front and Rear Door - Masonite VistaGrande ¾ Lite Exterior Fiberglass door (VSG-120-010-1).		\$ 1,400.00	\$ 1,785.27
	Locksets (Two (2)): Emtek Stretto Rectangular 10 Inch Tall Dummy Sideplate Entry Set with Dummy Cylinder from the Brass Modern Collection in Polished Chrome. Model:8042US26. Supply and install 6"x34" polished stainless steel kick plates (two per door). Supply and install self closers both doors.		\$ 800.00	\$ 344.74
9 Windows	All new windows to be Marvin "Essential" Line, picture windows in Bronze Color exterior color, White Interior Color.		\$ 8,000.00	\$ 5,740.26
10 Roofing	GAF Timberline HD Asphalt Shingles, Color: Pewter Gray; over new 30lb felt underlayment (Ice and Water shield 6' up all eaves).		\$ 7,000.00	\$ 10,880.00
	Alternate Bid: Provide alternate bid for full roof canopy at front door entrance as noted per plans, and particularly as detailed on Page A8 Detail 1. DO NOT PROVIDE ESTIMATE IN CONTRACT AMOUNT, BUT LIST AS ALTERNATE HERE:		\$ 4,000.00	\$ 5,435.90
	Removal of existing roof and existing roof underlayment.		\$ 1,300.00	inc. above
11 Wood and Other Exterior Trim	Supply all exterior Cedar trim per plans - new cedar trim details to match existing in profile and size.		\$ 7,000.00	\$ 13,147.21
	Exterior Trim Labor for Hut (for all decking, see break out below); include caulking all joints at exterior of hut, all penetrations in exterior materials, or otherwise required.		\$ 10,000.00	\$ 12,000.00
12 Gutters & Downspouts	Gutters and Downspouts - K style aluminum oversized, per plan. Dark Bronze color.		\$ 1,500.00	\$ 2,340.00
13 Plumbing	Rough plumbing of existing systems to new locations, plus additional fixtures and details per plan; new sump pump to be tied in with existing sump pump into 2" line (at same current exit point in existing Hut).		\$ 8,000.00	\$ 24,000.00
	Alternate Bid: Supply and install new power vent Bradford White 50 gallon water heater (remove and dispose of existing). DO NOT PROVIDE ESTIMATE IN CONTRACT AMOUNT, BUT LIST AS ALTERNATE HERE:		\$ 1,000.00	\$ 1,275.00

CONSTRUCTION ITEM	ITEM DETAILS	Allowance Amount	Red Feather Group	Vine Properties
	Allowance for rework of gas lines to be relocated (existing outside and North of existing Hut - see notes on Page A4). By Allowance.	\$ 1,500.00		
	Relocate water service, irrigation lines and control box for Lacrosse field irrigation system (currently located just north of the existing structure under the walkways). Water service and control box to be relocated to East side of building under walkways (near existing gas meter and existing sump discharge location).		\$ 4,000.00	\$ 1,300.00
	FRP Panels at both bathrooms. As detailed on Page F1, Detail 1.		\$ 3,000.00	\$ 1,410.00
	Fixtures per Specific Schedules noted on Plans (including grab bars, bath accessories, etc.). See Schedules on Pages A2 and F1.		\$ 5,000.00	\$ 7,929.14
14 Toilet Partitions	Supply and install two powder coated floor mounted and ceiling supported toilet partitions per plan		\$ 4,000.00	\$ 1,332.00
15 HVAC	Re-route duct work, supply and install new ducts for renovated and expanded space. Furnace was replaced in 2019 (will remain and be reused). Bid to include new digital programmable thermostat (Ecobee); supply and rotate furnace filters during project (minimum change once per month during times when furnace is being operated).		\$ 6,000.00	\$ 7,275.00
	Supply and install new AC unit sized for new space (estimated 3.5 ton) and line set run for connection with new Furnace. Supply and install AC Pad as required for AC unit.		\$ 1,500.00	inc. above
16 Electric	General Electric - revised layout, new space electrical per plan, additional AC power, switch and outlet replacement (all new decora style, dimmers for all fixtures other than bathrooms, storage and mechanical spaces).		\$ 5,500.00	\$ 34,205.00
	Provide for terminations electrical circuits as necessary for demolition. Remove exterior electrical heaters from south side of building; reinstall after finished exterior trim. Contractor to store units as required.		\$ 1,000.00	\$ 2,400.00
	Supply and install all Exit Signs and Safety Lighting per plan.		\$ 1,500.00	\$ 2,700.00
	All fixtures per plan notes. See Schedule at Page A1 (and other notations in plans)		\$ 5,000.00	\$ 2,658.89
17 Fire Suppression and Life Safety	Expand fire suppression system for new heads as required per plan; include preparation of CAD sprinkler head layout / plan for Village approval. Item can be less than provided allowance	\$ 16,000.00		
	Expansion and relocation of fire alarm system(s) for expanded space (supply and install new annunciator panel at North entrance); include preparation of CAD Fire Alarm system plans for Village approval for new space.		\$ 12,000.00	\$ 2,500.00
18 Low Voltage	Low Voltage Wiring as follows: 2 CAT6 wires and one RG6 wire run to each TV location (three total); run speaker wire for two pairs of ceiling speakers; run 4 CAT6 wires to wall just outside dual stall bathroom. All wires to be run down into the new basement space for centrally located equipment.		\$ 3,500.00	\$ 1,600.00

CONSTRUCTION ITEM	ITEM DETAILS	Allowance Amount	Red Feather Group	Vine Properties
	Other: Finish Equipment - outside scope.		\$ 2,000.00	\$ -
19 Insulation	Insulation per plans, including all foam around windows, stud gap sealing and required fire stop / fire sealant.		\$ 7,500.00	\$ 8,990.00
20 Drywall	5/8" Gypsum Board for all walls and ceilings		\$ 2,500.00	\$ 16,580.00
	Drywall Patching. By allowance	\$ 2,500.00		
21 LVT	LVT Flooring - all locations (other than bathrooms): NuCore Gray Blonde Rigid Core Luxury Vinyl Plank - Cork Back; including two reducers at bathroom entries.		\$ 4,000.00	\$ 8,320.97
22 Epoxy	Prepare floors and install quartz epoxy floor system in both bathrooms, and EasyCove 4" cove base.		\$ 4,500.00	\$ 1,846.00
23 Millwork and Interior Doors	Millwork per plans.		\$ 4,500.00	\$ 9,995.71
	Interior doors Masonite "Lincoln Park"		\$ 1,000.00	\$ 1,699.78
	Door Hardware: Emtek Helios Brass Modern Door Lever Handle (Polished Chrome). Self closers both bathroom doors.		\$ 500.00	\$ 494.99
24 Trim Carpenter Labor	Install all interior trim, all cabinetry and built ins, all bath accessories, grab bars and mirrors, install all door hardware and door closers.		\$ 4,500.00	\$ 18,450.00
25 Cabinets	Cabinetry (New bar area, pro desk, and window seats), inclusive of cabinetry hardware at all locations. By Allowance	\$ 16,000.00		
	Install 18" tall bench with open lockers below on each side of Hut (similar to existing). To be painted cubbies (out of birch plywood and poplar trim), and stained Oak tops. By Allowance	\$ 2,500.00		
26 Countertops	Supply and install quartz counter tops for Bar Area; and Pro Office. Material: Cambria, Color: Weybourne from the Marble Collection. Edge: Eased.		\$ 5,000.00	\$ 15,360.00
27 Appliances	Appliances per Schedule Page A2.		\$ 6,500.00	\$ 10,408.69
	Install all appliances.		\$ 1,000.00	\$ 750.00
28 Paint	Paint one color trim (including existing aluminum windows); paint one color ceiling; paint one color walls.		\$ 3,500.00	\$ 15,500.00
	Exterior Paint - one coat primer, one finish top coat all exterior trim		\$ 3,000.00	\$ 3,000.00
	Paint bid to include all touch ups required after other trades complete trim		\$ 1,500.00	inc. above
29 Bathroom Accessories	Grab Bars, mirrors, soap dispensers, toilet paper holders, towel dispensers, etc. Per Schedule Page F1		\$ 2,500.00	\$ 1,299.09
30 Decking and Handrails	All treated wood material for support of decking; and entire hand rail system (see details and notes on Pages A12 and A13) - supplied and installed.		\$ 2,000.00	\$ 15,541.52

CONSTRUCTION ITEM	ITEM DETAILS	Allowance Amount	Red Feather Group	Vine Properties
31 Exterior	Aluminum decking (to match existing) - supplied and installed. Existing decking: NextDeck Aluminum Decking by Nexan Building Products.		\$ 23,000.00	\$ 12,687.41
	All treated material for trash enclosure, hardware for hinged gates - supplied and installed.		\$ 2,500.00	\$ 939.48
	Asphalt for new driveway (post construction), new walks, and provide for any repairs in drive north of construction site (due to construction activities)		\$ 7,000.00	\$ 5,750.00
	Excavate as needed for 3" Agtec Geocell ground grid paver (located per engineering plans); supply and installation of Geocell. Geocell areas should be filled with top soil and sod during landscaping restoration.		\$ 3,000.00	\$ 3,700.00
	Level Spreader and drain tile to same per engineering plans (complete installation)		\$ 1,000.00	\$ 8,316.00
	Sod for new landscaping areas		\$ 2,000.00	\$ 3,000.00
	Other Landscaping repairs / restore after construction work and traffic to site. By Allowance.	\$ 1,500.00		

TOTAL GENERAL CONSTRUCTION COSTS:	\$ 40,500.00	\$269,000.00	\$398,908.53
TOTAL GENERAL CONSTRUCTION COSTS WITH ALLOWANCES:		\$309,500.00	\$439,408.53
TOTAL GENERAL CONSTRUCTION COSTS WITH ALLOWANCES & ALTERNATES:		\$314,500.00	\$446,119.43

GENERAL CONTRACTING / BUILDER AND SITE MANAGEMENT COSTS

Builders Cost	Dumpsters (not including demolition debris which should be included in the demolition estimate above).		\$ 1,500.00	\$ 3,150.00
	Portable Toilets		\$ 600.00	\$ 935.00
	Construction cleaning, window cleaning, additional touch up cleaning entire structure pre-occupancy		\$ 2,200.00	\$ 3,700.00
	Window Cleaning (inside and outside)		\$ 600.00	\$ 1,100.00
	Plywood decking protection around all decking adjacent to the existing Hut; plywood protection over existing driveway and sod to hut (for construction traffic / deliveries); temporary hand rails at all decking still in use that will abut construction zone.		\$ 1,200.00	\$ 900.00

CONSTRUCTION ITEM	ITEM DETAILS	Allowance Amount	Red Feather Group	Vine Properties
	4' Erosion control blanket as temporary entrance from existing asphalt drive to court access between Courts 6 and 1 (Southwest most court access point), supply and post signage for temporary access / court closed (as noted on Engineering Plans)		\$ 1,200.00	\$ 350.00
	Site Maintenance / Site Labor		\$ 4,500.00	\$ 5,000.00
	Chain Link Construction Fencing and silt fencing		\$ 3,000.00	\$ 2,759.10
	Floor protection material (finished floors to be protected until completion of trim phase)		\$ 1,000.00	\$ 800.00
	Other Miscellaneous out of pocket expenses	\$ 1,500.00		

TOTAL GENERAL CONTRACTING / SITE MANAGEMENT COSTS:	\$ 1,500.00	\$15,800.00	\$18,694.10
TOTAL GENERAL CONTRACTING / SITE MANAGEMENT COSTS WITH ALLOWANCES:		\$17,300.00	\$20,194.10

BID TABULATION SUMMARY

TOTALS WITHOUT ALTERNATES			
TOTAL GENERAL CONSTRUCTION COSTS:		\$309,500.00	\$439,408.53
TOTAL GENERAL CONTRACTING / SITE MANAGEMENT COSTS:		\$17,300.00	\$20,194.10
TOTAL PROJECT COST:		\$326,800.00	\$459,602.63
GENERAL CONTRACTING FEE:		\$20,000.00	\$52,500.00
PERFORMANCE BOND FEE		\$0.00	\$20,500.00
BUILDER'S RISK POLICY FEE		\$0.00	\$3,000.00
TOTAL COST WITH FEES:		\$346,800.00	\$535,602.63

CONSTRUCTION ITEM		ITEM DETAILS		Allowance Amount	Red Feather Group	Vine Properties
TOTALS INCLUDING ALTERNATES						
TOTAL GENERAL CONSTRUCTION COSTS WITH ALTERNATES:					\$314,500.00	\$446,119.43
TOTAL GENERAL CONTRACTING / SITE MANAGEMENT COSTS:					\$17,300.00	\$20,194.10
TOTAL PROJECT COST WITH ALTERNATES:					\$331,800.00	\$466,313.53
GENERAL CONTRACTING FEE:					\$20,000.00	\$52,500.00
PERFORMANCE BOND FEE					\$0.00	\$20,500.00
BUILDER'S RISK POLICY FEE					\$0.00	\$3,000.00
TOTAL COST WITH FEES AND ALTERNATES:					\$351,800.00	\$542,313.53

AGENDA SECTION: Consent Agenda - EPS

SUBJECT: Resolution for the use of local funds for the 2021 Chicago Avenue Resurfacing Project

MEETING DATE: April 06, 2021

FROM: Dan Deeter, PE Village Engineer

Recommended Motion

To Approve a Resolution for Improvement Under the Illinois Highway Code.

Background

On 01/05/21 the Village Board approved a resolution to allocate \$398,000 of local Motor Fuel Tax (MFT) funds as the village contribution for construction only of the 2021 Chicago Avenue Resurfacing Project. This was based upon the Village 2021 budget and the engineer's estimate at that time as shown below:

\$930,000	Previous Engineer's construction estimate
<u>-\$532,000</u>	STP funding
\$398,000	previous resolution for local (MFT) funds for construction
<u>\$103,000</u>	Village budget for construction observation
\$501,000	total local funds

Discussion & Recommendation

During the coordination with IDOT for the Surface Transportation Program (STP) documents, the construction estimate changed and IDOT required that the construction observation costs be included in the project costs. As part of the final submittal for the STP funding, the local contribution resolution must agree with the rest of the STP documents. The revised quantities are shown below:

\$870,385	Current Engineer's construction estimate (rounded up)
<u>\$103,000</u>	Village budget for construction observation
\$973,385	Project cost (construction and construction observation)
<u>-\$532,000</u>	STP funded
\$441,385	new total local funds (revised resolution)

The revised resolution notes "This resolution and the appropriation made herein supersede and replace Resolution No. R2021-01 approved on January 5, 2021, and the appropriation made therein."

Budget Impact

This recommendation is consistent with how the Village intended to fund the 2021 projects and will have no adverse Budget impact.



REQUEST FOR BOARD ACTION

Village Board and/or Committee Action

At the 03/16/21 Board of Trustees meeting, the Board approved the item to be moved to the Consent Agenda.

Documents Attached

1. Revised IDOT BLR 09110, Resolution for Improvement Under the Illinois Highway Code
2. Resolution R2021-01, Resolution for Improvement Under the Illinois Highway Code



**Resolution for Improvement
Under the Illinois Highway Code**



Resolution Type	Resolution Number	Section Number
Original		19-00098-00-RS

BE IT RESOLVED, by the President and Board of Trustees of the Village
Governing Body Type Local Public Agency Type
 of Hinsdale Illinois that the following described street(s)/road(s)/structure be improved under
Name of Local Public Agency
 the Illinois Highway Code. Work shall be done by Contract
Contract or Day Labor

For Roadway/Street Improvements:

Name of Street(s)/Road(s)	Length (miles)	Route	From	To
Chicago Avenue	0.93	FAU 1487	IL Route 83 (Kingery Hwy)	Garfield Street
3rd Street	0.16	Local	Grant Street	Washington Street

For Structures:

Name of Street(s)/Road(s)	Existing Structure No.	Route	Location	Feature Crossed
N/A				

BE IT FURTHER RESOLVED,

1. That the proposed improvement shall consist of

Pavement Rehabilitation including milling of bituminous surface course, pavement patching, structure adjustments, concrete curb & gutter replacement, and HMA surface paving, & ADA sidewalk ramp improvements. Includes budgeted amount for Construction Engineering also.

2. That there is hereby appropriated the sum of four hundred forty one thousand three hundred eighty five & 00/100

Dollars (\$441,385.00) for the improvement of

said section from the Local Public Agency's allotment of Motor Fuel Tax funds.

BE IT FURTHER RESOLVED, that the Clerk is hereby directed to transmit four (4) certified originals of this resolution to the district office of the Department of Transportation.

I, Christine M. Bruton Village Clerk in and for said Village
Name of Clerk Local Public Agency Type Local Public Agency Type

of Hinsdale Name of Local Public Agency in the State aforesaid, and keeper of the records and files thereof, as provided by statute, do hereby certify the foregoing to be a true, perfect and complete original of a resolution adopted by

President and Board of Trustees of Hinsdale at a meeting held on
Governing Body Type Name of Local Public Agency Date

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this day of Month, Year

*(This Resolution and the appropriation made herein supersede and replace
 Resolution R2021-01 approved on January 5, 2021,
 and the appropriation made therein.)*



**Illinois Department
of Transportation**

(SEAL)

**Resolution for Improvement
Under the Illinois Highway Code**



Clerk Signature

Date

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Approved

Regional Engineer

Department of Transportation

Date

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Resolution Number R2021-01	Resolution Type Original	Section Number 19-00098-00-RS
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BE IT RESOLVED, by the President and Board of Trustees of the Village
 of Hinsdale Illinois that the following described street(s)/road(s)/structure be improved under
 the Illinois Highway Code. Work shall be done by Contract
Contract or Day Labor

For Roadway/Street improvements:

Name of Street(s)/Road(s)	Length (miles)	Route	From	To
Chicago Avenue	0.93	FAU1487	IL Rte 83/Kingery Hwy	Garfield Street
Post Circle	0.11		Garfield Street	Symonds Drive
Third Street	0.13		Grant Street	Washington Street

For Structures:

Name of Street(s)/Road(s)	Existing Structure No.	Route	Location	Feature Crossed

BE IT FURTHER RESOLVED,

1. That the proposed improvement shall consist of

Remove and replace 2" HMA surface course. Remove unsuitable material, apply porous granular embankment and/or Class D pavement patch. Repair/replace CCC&G, sidewalk, detectable warnings, driveway pavement, pavement striping and landscaping, as necessary.

2. That there is hereby appropriated the sum of three hundred ninety-eight thousand dollars

Dollars (\$398,000.00) for the improvement of

said section from the Local Public Agency's allotment of Motor Fuel Tax funds.

BE IT FURTHER RESOLVED, that the Clerk is hereby directed to transmit four (4) certified originals of this resolution to the district office of the Department of Transportation.

I, Christine M. Bruton Village Clerk in and for said Village
Hinsdale in the State aforesaid, and keeper of the records and files thereof, as provided by
 statute, do hereby certify the foregoing to be a true, perfect and complete original of a resolution adopted by

President and Board of Trustees of Hinsdale at a meeting held on January 5, 2021
Governing Body Type Name of Local Public Agency Date

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this 5th day of January 2021
Day Month, Year

Clerk Signature

Christine M. Bruton

Approved

Regional Engineer
Department of Transportation

Date

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REQUEST FOR BOARD ACTION

Public Services & Engineering

AGENDA SECTION: Consent Agenda - EPS

SUBJECT: Proposal for Professional Engineering Services, Storm Sewer Drainage Study

MEETING DATE: April 06, 2021

FROM: Dan Deeter, PE Village Engineer

Recommended Motion

Approve the Professional Engineering Services for a drainage study in the amount not to exceed \$31,465 to James J. Benes and Associates, Inc.

Background

The 60-inch storm sewer on The Lane drains approximately 115-acres of northeastern Hinsdale. This area includes the northern portion of the Village in Cook County (east of County Line Road and north of Ravine Road). In DuPage County, this area consists of the Ravine Road/The Lane drainage corridor from about Washington Street to County Line Road.

This drainage area presents several challenges. The topography of the area drops about 60 feet from west to east. Most of this elevation change occurs from Garfield Street to Elm Street. The area east of Elm Street is flat. Thus, the water rapidly moving from the higher ground in the west slows in the lower, flatter area in the east. This "traffic jam" effect can cause street ponding. The sewer's capacity can also be affected by stormwater levels in the Tollway ditch and Flagg Creek downstream of the system. (Both of these conveyance methods are outside the Village's jurisdiction.) When the water levels downstream are high, then the Village's storm sewers will transport water at a reduced rate, which, again, causes street ponding at the inlet/low points.

The Village of Hinsdale has adopted the DuPage County Stormwater Ordinance as its guide to managing stormwater. While the DuPage County Stormwater Ordinance requires new stormwater systems to use detention basins, this drainage system was designed and constructed prior the adoption of the DuPage County Ordinance. As such, no detention basins were required in this drainage area. Under these circumstances, it is the Village's policy that stormwater that exceeds the capacity of the storm sewers should be temporarily stored in the street / public right of way until it can be drained.

Residents in the Cook County portion of this drainage area have complained about ponding in the streets in their vicinity. Village staff asked several engineering consultants for proposals to study the operation of the stormwater system and suggest potential solutions to reduce street ponding.

Discussion & Recommendation

Village staff asked four consultants, Baxter & Woodman, HR Green, Christopher B. Burke Engineering, Ltd. (CBBEL) and James J. Benes & Associates to provide proposals for a Drainage Study. In reviewing the consultant's experience, it is staff's opinion that all have the expertise to conduct this type of drainage study. Baxter & Woodman declined to submit a proposal. The proposals received are listed below:

- | | |
|--|-----------|
| • HR Green | \$ 44,166 |
| • Christopher B. Burke Engineering, Ltd. | \$ 35,000 |
| • James J. Benes & Associates | \$ 31,465 |

Staff is recommending the Board of Trustees approve James J. Benes & Associates for this drainage study.

Budget Impact

The 2021 Village budget includes \$40,000 for engineering studies. The Tollway has agreed to fund 50% of this drainage study since this drainage area is affected by the Tollway ditch as described above. Therefore, the budget impact will be \$15,733. No other engineering studies are currently planned in 2021.

Village Board and/or Committee Action

At the 03/16/21 Board of Trustees meeting, the Board approved the item to be moved to the Consent Agenda.

Documents Attached

1. James J. Benes & Associates Proposal for Engineering Services, 02/23/21



JAMES J. BENES AND ASSOCIATES, INC.
CONSULTING ENGINEERS

February 23, 2021

Mr. Daniel Deeter, P.E.
Village Engineer
Village of Hinsdale
19 E. Chicago Avenue
Hinsdale, Illinois 60521

Re: Proposal for Engineering Services
Fuller Road / Phillipa Street and Ravine Road Drainage Study

Dear Mr. Deeter:

Per your request, we have prepared the following proposal to perform field survey and prepare a drainage study for the low spot at Phillipa Street and Fuller Road. In addition, this will require the analysis of the entire tributary area to The Lane outfall located adjacent to the Interstate Route 294. The sewers are identified in your "drainage area map" provided via e-mail on 2-17-21.

Understanding of Project Phillipa Street and Fuller Road are residential streets that frequently flood in and adjacent to the intersection due to the intersections two foot lower relative elevation as compared to its immediate surroundings. Drainage is collected by curb inlets and a storm sewer system which runs southerly under Phillipa Street where it discharges into the main trunk sewer on The Lane. The Lane trunk storm sewer continues east and discharges southerly into an open channel adjacent to the west right-of-way of I-294 then travelling south to Flagg Creek near the BNSF Railway Line.

The low spot at Phillipa Street and Fuller Road floods during moderate storm events, affecting the residential properties along the street. The tributary area receives storm water runoff from as far west as North Garfield Street at Ravine Road. The purpose of the proposed study is to analyze the amount of storm water runoff accumulating at the Fuller Road and Phillipa Street intersection and to provide recommendations to eliminate flooding at the Fuller Road and Phillipa Street intersection. In addition, a cursory review of the existing system periodically overflowing from North Elm Street east to North Oak Street will be performed to develop recommendations to reduce the periodic overflows.

The project involves field survey tying the survey to the DuPage County datum. The scope also includes computer modeling for the watershed hydrology and the hydraulics of the receiving storm sewer / downstream storm sewer and open ditch drainage system. Finally the scope includes preparation of a report describing the existing conditions, the impact of various storm events on the drainage system, and recommendations to reduce future flooding frequency and severity. The proposal includes a description of the services to be provided, an estimated cost for each service, and a not-to-exceed cost for the entire project.

While preparing the proposal, the following assumptions about the scope of work were made, and it is understood that a change in the scope of work will affect the final costs:

- The extent of the study is from N. Garfield Street on the west to the ditch just west of I-294 and from East Hickory Street on the south to Bob-O-Link Drive on the north containing approximately 14,500 feet of storm sewer.
- The Village of Hinsdale will provide copies of atlases, roadway plans, other documents or video information which show the approximate alignment or condition of the existing storm sewer systems.
- The proposal does not include preparation of a tabular submittal for DuPage County and/or US Army Corps of Engineers permitting.
- The survey will require our personnel to enter private property. Village staff will coordinate with and obtain temporary access permission from the property owners if necessary.
- Other than coordination with Village of Hinsdale staff, the proposal does not include attendance at or presentations for public meetings

SCOPE OF SERVICES

1. **Field Survey.** Set a site benchmark and tie it to a known benchmark in the area. Investigate the routing of underground conduits and locate manholes, inlet structures, end sections and headwalls. Determine rim and invert elevations of all known structures. Evaluate the condition of structures and pipes and note the extent of siltation where possible.
Estimated Cost: \$7,976.
2. **Field Investigation/ Historical Data.** Engineer will perform an onsite inspection to clearly delineate tributary area and unique locations that may need additional survey data collection for proper modeling. A review of contour maps, roadway plan data, atlas information and other resources to perform a comprehensive drainage study.
Estimated Cost: \$3,356.
3. **Determine Existing Hydrology.** Define the area tributary to each catchment area and to the downstream drainage system using the DuPage County one-foot contour mapping. Identify sub-watershed areas based on land use and topography. Calculate the time of concentration and c-value number for each sub-watershed. Identify overland flow routes. Use Intellisolve Storm Sewer software to model anticipated flooding for storms of various return periods to determine the existing level of protection. Use Intellisolve Storm Sewers software to determine the existing capacity of the receiving drainage system and compute hydraulic grade lines.
Estimated Cost: \$7,915.
4. **Develop Alternative Solutions.** Develop alternative solutions which will reduce the frequency and severity of flooding at Fuller Road and Phillipa Street. Evaluate the advantages and disadvantages of each alternate and develop an estimate of construction cost for each alternative.
Estimated Cost: \$5242.

5. **Field Check and Coordination.** Perform a field check on-site with Village Engineering and Public Works staff. Document any observations which may affect the capacity of overland flow routes or which may impact proposed alternative solutions.
Estimated Cost: \$1,735.

6. **Drainage Report.** Prepare a narrative report with exhibits to describe the existing drainage problem, the hydrology of the tributary area, and the results of the modeling to determine flood elevations and flow rates. Describe alternative solutions which will reduce the severity and frequency of flooding at Fuller Road and Phillippa Street. Describe the advantages, disadvantages and estimates of cost for each alternative. Include a recommended course of action to effectively and economically address the current flooding problem.
Estimated Cost: \$5,242.

COST OF SERVICES

The cost of our services will be billed on a time and material basis. Invoices will be prepared at the end of each month for the services performed through the 25th of that month. The cost of our services will be determined as follows:

- | | |
|---|-----------------------------------|
| A. Direct Payroll: | Hours x Hourly Rate by Individual |
| B. Expansion for Overhead and Payroll Burden: | Direct Payroll x IDOT Rate* |
| C. Expansion for Professional Fee: | (Item A + Item B) x 15% |
| D. Direct Cost: | Invoiced at our cost. |
| E. Total Cost: | Item A + Item B + Item C + Item D |

* Our current IDOT approved Overhead and Payroll Burden rate is 151.80%.

The not-to-exceed cost for the Base Project, as described in the Scope of Services, is \$31,465. The not-to-exceed amount is based on the attached Estimate of Man-hours and Costs.

ACCEPTANCE

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

Respectfully submitted,

JAMES J. BENES AND ASSOCIATES, INC.

by: Jeffery C. Ziegler
Vice President

Accepted for: the Village of Hinsdale

by:

Date:

ESTIMATE OF HOURS AND COST

DATE: 23-Feb-21
 CLIENT: Village of Hinsdale
 PROJECT: Ravine Road Storm Sewer Drainage Study

CATEGORY OF SERVICE	PRINC. (QA/QC)	ENVIRO SCI	PROJ. ENGR	TECH	TOTAL HOURS	DIRECT PAY	TOTAL PAY COST	DIRECT COST	TOTAL COST
Develop Harding Road Detention Cost									
1. Field Survey	1	0	40	40	81	\$2,754	\$7,976		\$7,976
2. Field investigation, Historic Data	2	0	12	20	34	\$1,159	\$3,356		\$3,356
3. Determine Existing Hydrology / Hydraulics	1	0	68	0	69	\$2,733	\$7,915		\$7,915
4. Develop Alternative Solutions	2	0	40	4	46	\$1,810	\$5,242		\$5,242
5. Coordination with City Staff & Field Check	2	0	12	0	14	\$599	\$1,735		\$1,735
6. Drainage Report	2	0	40	4	46	\$1,810	\$5,242		\$5,242
TOTALS FOR PROJECT DESIGN & CONSTRUCTION	10	0	212	68	290	\$10,865	\$31,465	\$0	\$31,465



REQUEST FOR BOARD ACTION

Public Services & Engineering

AGENDA SECTION: Consent Agenda - EPS

SUBJECT: Community Pool Renovations Phase 1 & 2

MEETING DATE: April 6, 2021

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

Recommended Motion

To award the contract for construction of the Hinsdale Community Pool Phase 1 & 2 improvements with Alternate #1 to Schaefgas Brothers, in an amount not to exceed \$771,606.

Background (Williams Architects)

In the spring of 2019, the Village contracted with Williams Architects ("Williams") to complete the Community Pool Audit. In the report, Williams identified significant capital improvements that needed to be addressed at the facility within the next four (4) years in order to keep the facility operational.

In 2020, the Village retained Williams to develop the design engineering and provide construction management services for the Community Pool improvements.

Background (Capital Improvement Plan)

Staff developed a four (4) year Capital Improvement Plan (CIP) to address the issues identified in the audit report. The Phase 1 contracted improvements include replacing the lap pool deck, repairing the grout joints, replacing grout under the perimeter gutter and repainting the main pool. Staff identified cost saving opportunities for other smaller items listed in the audit that will be completed by the Public Services Department.

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

Staff recommended advancing the replacement of the four (4) pool filters in the amount of \$450,000, which were originally planned for Phase 2. The filters are considered the backbone of the entire pool system, and replacing them sooner will avoid any unplanned setbacks in the upcoming pool seasons. When creating the design specs/bid documents, Public Services staff had Williams combine Phase 1 improvements with the pool filters from Phase 2.

Originally scheduled for completion during CY 2020, this project was deferred until CY 2021 due to delays related to the OSLAD grant.

Discussion & Recommendation

Public Services staff published the bid package on Sunday, January 31, 2021. The bid opening was held on Monday, February 22, 2021 and the Village received four (4) competitive bids. The table below details the bids received.

Vendor	Base Bid	Base Bid w/ Alternate #1
Schaefgas Brothers	\$723,000	\$771,606
Stuckey Construction	\$769,000	\$804,000
Crossroads Construction	\$945,000	\$1,012,000
WB Olson	\$1,080,000	\$1,138,000

The lowest qualified bidder was Schaefgas Brothers with a base bid of \$723,000. Due to the favorable pricing, staff recommends acceptance of Alternate #1, which includes the removal and replacement of the Concession Deck in the amount of \$48,606, for a total project cost of \$771,606. Williams indicated in the attached recommendation (Attachment #1) that Schaefgas Brothers has extensive experience working on public sector projects including pool rehab and construction. In addition, Williams has worked with Schaefgas Brothers on similar projects and stated the projects went well.

Provided below is a breakdown of the project's contracted costs:

Item	Cost
Schaefgas Brothers Bid Proposal	\$771,606
Williams Architects Design Contract	\$61,800
Total (before OSLAD Grant)	\$833,406
OSLAD Grant	(\$400,000)
Total Project Costs to the Village	\$433,406

The expected funds received through the OSLAD Grant have significantly helped offset the proposed costs of the pool improvements. Even with the \$450,000 in added costs for the Phase 2 pool replacement filters, after receipt of the OSLAD funds, the CY 2021 contracted improvements are estimated to be \$616,594 under the CY 2021 CIP budgeted amount of \$1,050,000.

Item	Cost
Total CY 2021 CIP Budget (6500-7909)	\$1,050,000
Total Amended Project Costs (Phases 1 & 2)	\$433,406
Difference (Savings)	\$616,594

Budget Impact

The CY 2021 CIP Budget (6500-7909) has \$1,050,000 for contracted services for the Community Pool. The base bid from Schaefgas Brothers was \$723,000. Also included in their bid proposal was \$48,606 for Alternate #1. Public Services staff recommends acceptance of Alternate #1. The bid price, including Alternate #1, is \$771,606, which is \$278,394 under budget. Upon completion of the project, the Village will submit for reimbursement of \$400,000 through the OSLAD grant program.

Village Board and/or Committee Action

At their meeting of March 16, 3031, the Village Board of Trustees agreed to move this item to the Consent Agenda of their next meeting.

Documents Attached

1. Williams Architect's Recommendation Memo (March 2, 2021)

02 March 2021

Mr. George Peluso
Village of Hinsdale

Director of Public Services
225 Symonds Drive
Hinsdale, IL 60521

**Re: Summary of Bid Analysis / Contractor Interview
Village of Hinsdale Community Pool Renovation
WA Project #2020-015**

Dear Mr. Peluso:

Williams Architects administered the bid opening for the **Village of Hinsdale Community Pool Renovation** project on February 22, 2021. The bid results are attached, and we are pleased to report that the bid results have come in under our preliminary cost estimates. Our preliminary cost estimate for the scope of work desired including contingency allowances was \$963,100, and the apparent responsive low base bid for these items including contingency and allowances is \$723,000.00.

Williams Architects recommend the Village accept Alternate #1 for the removal and replacement of the concession Deck at a cost of \$48,606. We also recommend that Alternate #2- removal and reuse of the existing fencing NOT be accepted.

Four contractors provided bids for the project. Based on the overall scope of work and alternates desired by the Village, the apparent low bidder for the project is Schaefgas Brothers, Inc. of Wheeling, IL.

Schaefgas Brothers has extensive experience in public sector work as well as with Williams Architects. We interviewed Ken Schaefgas of the company prior to preparing this letter. He stated that their bid is complete as submitted with no limitations or exclusions. Ken did clarify that a new fence is included in their base bid which was unclear from their Alternate #2 line item in the Bid Form.

We find no reason to believe that Schaefgas Brothers, Inc is not the responsive and responsible low bidder for the Project. Therefore, subject to receipt of evidence of all required insurance coverage and payment/performance bonds as required by the Contract Documents, we find no reason why the contract should not be awarded to Schaefgas Brothers, Inc. of Wheeling, IL for the base scope amount of SEVEN HUNDRED TWENTY THREE THOUSAND DOLLARS (\$723,000) and award Alternate #1 for FORTY EIGHT THOUSAND SIX HUNDRED AND SIX DOLLARS (\$48,606.) for a total of SEVEN HUNDRED SEVENTY ONE THOUSAND SIX HUNDRED AND SIX DOLLARS (\$771,606)

Very truly yours,



James R. O'Malley, ALA,

Attachments: Bid Tabulation, 22 February 2021
Copy of Schaefgas Brothers, Inc Bid, Certifications, and References

BID TABULATION

Project:	Hinsdale Community Pool Renovation	Project Number:	2020-015
		Date Prepared:	2 March 2021
Location:	500 W Hinsdale Ave	Meeting Title:	Bid Opening Conference
	Hinsdale IL 60521	Date / Time:	22 February 2021, 10:00
		Meeting Location:	Village of Hinsdale

Bid Package # 1 of 1

EXPECTED ATTENDEES: Guests (List Abbreviated Organizations), and Bidders.

	BIDDER 1:	BIDDER 2:	BIDDER 3:	BIDDER 4:
Bidder Company:	Crossroads Constr	Integral Constr	Maverick Pools	Schaeffgas Bros
Bond:	Y			Y
Recognition of Addenda 1:	Y			Y
Base Bid:	\$945,000.00			\$723,000.00
Allowance 1:	Y			Y
Alternate No. 1:	\$67,000.00			\$48,606.00
Alterante No. 2:	\$15,000.00			\$23,600.00
Unit Price No.1:	\$150.00/LF			\$110.00
Total:	\$1,012,000.00			\$771,606.00

Distribution: Copied to
 Prepared by: JRO

End of Bid Tabulation

	BIDDER 5:	BIDDER 6:	BIDDER 7:	BIDDER 8:
Bidder Company:	Stuckey Constr.	WB Olson		
Bond:	Y	Y		
Recognition of Addenda 1:	Y	Y		
Base Bid:	\$769,000.00	\$1,080,000.00		
Allowance 1:	Y	Y		
Alternate No. 1:	\$35,000.00	\$58,000.00		
Alternate No. 2:	-\$13,000.00	-\$14,000.00		
Unit Price No. 1:	\$120.00/LF	\$132.00/LF + Mob		
Unit Price No. 2:				
Total:	\$804,000.00	\$1,138,000.00		

End of Bid Tabulation

DOCUMENT 00 4100

BID PROPOSAL FORM

Project: Village of Hinsdale
Community Pool Renovation

BID DUE DATE & LOCATION: **22 February, 2021; 10:00 AM**
Village of Hinsdale
19 E. Chicago Ave.
Hinsdale, IL 60521

BID BY:

Company Schaeffges Brothers, Inc.
Address 851 Seton Ct., Suite 2A, Wheeling, IL 60090
Contact Name Kenneth Schaeffges Phone 847-537-3330 Fax 847-537-7439

The Bidder agrees to perform the Work of this Contract in accordance with the Bid and the Contract Documents and to accept full compensation therefore in the amount of this Bid.

The Bidder agrees, if notified of the acceptance of this Bid by the Owner, to enter into a Contract with the Owner on the Terms stated in the Bid and the Contract Documents.

The Bidder agrees that this Bid may not be modified or withdrawn for a period of [60] calendar days after the date designated for receipt of Bids.

If an acceptable bid is received, the Village of Hinsdale intends to award a contract for construction by **16 March 2021**.

The Bidder (☒) is, (☐) is not signatory to the local Unions.

The Bidder acknowledges receipt of the following Addenda, (☒) #1, (☐) #2, (☐) #3, and has incorporated the Addenda into the Bid and Contract Documents.

The Village of Hinsdale is exempt from paying sales tax, and will pay permit costs.

BASE BID AMOUNT

Seven Hundred Twenty Three Thousand 00/100 Dollars (\$ 723,000.00)

ALLOWANCES

Include the following allowance(s) in the Base Bid.

1. Owner's miscellaneous contingency **\$25,000.00**

ALTERNATE #1 – Removal & Replacement of Concessions Deck

This work is not part of Base Bid and therefore this should be a Add Alternate.

Add Forty Eight Thousand Dollars (\$ 48,606.00)
Six Hundred Six and 00/100

ALTERNATE #2 – Remove and Reinstallation of Fence

Note: This work is currently not part of Base Bid and therefore should be an Add Alternate.

Add Twenty Three Thousand Dollars (\$ 23,600.00)
Six Hundred and 00/100

VOLUNTARY ALTERNATES – Contractor may volunteer alternate items.

Voluntary Alternate #1 – N/A

Add / Deduct _____ Dollars (\$ _____)

UNIT PRICES

Description

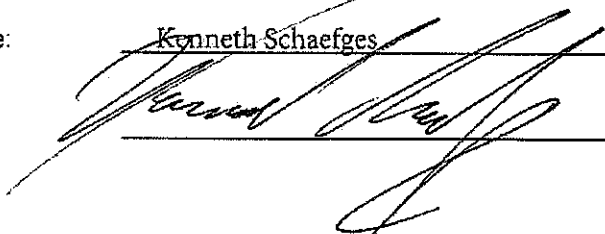
Unit Price

- | | |
|--|----------------------|
| 1. Epoxy injection of pool concrete cracks as described in
Section 012200-1 Unit Prices of Specifications | \$ <u>110.00</u> /LF |
|--|----------------------|

The Owner reserves the right to reject any or all Bids without explanation, to waive irregularities, and to accept a Bid, which in the Owner's sole judgment, is in the Owner's best interests.

The undersigned certifies that the Bid is made in good faith, without fraud, collusion, or connection of any kind with any other Bidder, and that he is competing in his own interest and in his own behalf without connection with or obligation to any undisclosed person, and that he has made his own examination and estimates and there from presents his Bid.

Printed Name: Kenneth Schaeffges Title President

Signature:  Date Feb. 22, 2021

Seal:

PROJECT: VILLAGE OF HINSDALE / POOL IMPROVEMENTS / WA PROJECT NO 2020-015

CONTRACTOR COMPLIANCE AND CERTIFICATIONS ATTACHMENT

Note: The following certifications form an integral part of the Agreement between the Owner and Contractor. Breach by Contractor of any of the certifications may result in immediate termination of the Contractor's services by Owner.

THE UNDERSIGNED CONTRACTOR HEREBY ACKNOWLEDGES, CERTIFIES, AFFIRMS AND AGREES AS FOLLOWS:

- A. Contractor has carefully read and understands the contents, purpose and legal effect of this document as stated above and hereafter in this document. The certifications contained herein are true, complete and correct in all respects.
- B. Contractor shall abide by and comply with, and in contracts which it has with all persons providing any of the services or Work on this Project on its behalf shall require compliance with, all applicable Federal, State and local laws and rules and regulations including without limitation those relating to 1) fair employment practices, affirmative action and prohibiting discrimination in employment; 2) workers' compensation; 3) workplace safety; 4) wages and claims of laborers, mechanics and other workers, agents, or servants in any manner employed in connection with contracts involving public funds or the development or construction of public works, buildings or facilities; and 5) steel products procurement.
- C. All contracts for this Project are subject to the provisions of the Illinois Prevailing Wage Act (820 ILCS 130/0.01 *et seq.*), providing for the payment of the prevailing rate of wage to all laborers, workmen and mechanics engaged in the Work. Contractor shall pay prevailing rates of wages in accordance with the Illinois Department of Labor's wage determination and any subsequent determinations issued by the Illinois Department of Labor, all in accordance with applicable law. These revisions may be accessed by computer at <http://labor.illinois.gov/>. Contractor is responsible for determining the applicable prevailing wage rates at the time of bid submission and at the time of performance of the Work. Failure of Contractor to make such determination shall not relieve it of its obligations in accordance with the Contract Documents. Contractor shall also comply with all other requirements of the Act including without limitation those pertaining to inclusion of required language in subcontracts, job site posting, maintenance and submission of certified payroll records and inspection of records. Contractor is not barred from entering into public contracts under Section 11a of the Illinois Prevailing Wage Act due to its having been found to have disregarded its obligations under the Act.
- D. To the best of Contractor's knowledge, no officer or employee of Contractor has been convicted of bribery or attempting to bribe an officer or employee of the State of Illinois, or any unit of local government, nor has any officer or employee made an admission of guilt of such conduct which is a matter of record.
- E. Contractor is not barred from bidding on or entering into public contracts due to having been convicted of bid-rigging or bid rotating under paragraphs 33E-3 or 33E-4 of the Illinois Criminal Code. Contractor also certifies that no officers or employees of the Contractor have been so convicted and that Contractor is not the successor company or a new company created by the

officers or owners of one so convicted. Contractor further certifies that any such conviction occurring after the date of this certification will be reported to the Owner, immediately in writing, if it occurs during the bidding process, or otherwise prior to entering into the Contract therewith.

- F. Pursuant to the Illinois Human Rights Act (775 ILCS 5/2-105), Contractor has a written sexual harassment policy that includes, at a minimum, the following information: (i) a statement on the illegality of sexual harassment; (ii) the definition of sexual harassment under State law; (iii) a description of sexual harassment utilizing examples; (iv) the Contractor's internal complaint process including penalties; (v) the legal recourse, investigative and complaint process available through the Illinois Department of Human Rights and the Human Rights Commission and directions on how to contact both; and (vi) protection against retaliation as provided by Section 6-101 of the Illinois Human Rights Act. Contractor further certifies that such policy shall remain in full force and effect. A copy of the policy shall be provided to the Illinois Department of Human Rights upon request.
- G. (i) Contractor's bid proposal was made without any connection or common interest in the profits anticipated to be derived from the Contract by Contractor with any other persons submitting any bid or proposal for the Contract; (ii) the Contract terms are in all respects fair and the Contract will be entered into by Contractor without collusion or fraud; (iii) no official, officer or employee of the Owner has any direct or indirect financial interest in Contractor's bid proposal or in Contractor, (iv) the Contractor has not directly or indirectly provided, and shall not directly or indirectly provide, funds or other consideration to any person or entity (including, but not limited to, the Owner and the Owner's employees and agents), to procure improperly special or unusual treatment with respect to this Agreement or for the purpose of otherwise improperly influencing the relationship between the Owner and the Contractor. Additionally, the Contractor shall cause all of its officers, directors, employees, (as the case may be) to comply with the restrictions contained in the preceding sentence.
- H. Contractor knows and understands the Equal Employment Opportunity Clause administrated by the Illinois Department of Human Rights, which is incorporated herein by this reference, and agrees to comply with the provisions thereof. Contractor further certifies that Contractor is an "equal opportunity employer" as defined by Section 2000 (e) of Chapter 21, Title 42 of the United States Code Annotated and Executive Orders #11246 and #11375 as amended, which are incorporated herein by this reference.
- I. Neither Contractor nor any substantially owned affiliated company is participating or shall participate in an international boycott in violation of the provisions of the U.S. Export Administration Act of 1979 or the regulations of the U.S. Department of Commerce promulgated under that Act.
- J. Contractor is not barred from contracting with the Owner because of any delinquency in the payment of any tax administrated by the Illinois Department of Revenue, unless it is being contested. Contractor further certifies that it understands that making a false statement regarding delinquency in taxes is a Class A misdemeanor and, in addition, voids the Contract and allows the Owner, a municipal entity, to recover in a civil action all amounts paid to the Contractor.
- K. If Contractor has 25 or more employees at the time of letting of the Contract, Contractor knows, understands and acknowledges its obligations under the Illinois Drug Free Workplace Act (30 ILCS 580/1 *et seq.*) and certifies that it will provide a drug-free workplace by taking the actions required under, and otherwise implementing on a continuing basis, Section 3 of the Drug Free Workplace

Act. Contractor further certifies that it has not been debarred and is not ineligible for award of this Contract as the result of a violation of the Illinois Drug Free Workplace Act.

- L. Contractor knows, understands and acknowledges its obligations under the Substance Abuse Prevention on Public Works Act, 820 ILCS 265/1 *et seq.* A true and complete copy of Contractor's Substance Abuse Prevention Program Certification is attached to and made a part of this Contractor Compliance and Certification Attachment.
- M. The Contractor shall comply with the requirements and provisions of the Freedom of Information Act (5 ILCS 140/1 *et seq.*) and, upon request of the Wheaton Park District's designated Freedom of Information Act Officer (FOIA Officer), Contractor shall within two (2) business days of said request, turn over to the FOIA Officer any record in the possession of the Contractor that is deemed a public record under FOIA.

CONTRACTOR Schaeffges Brothers, Inc.

By: _____

Its: Kenneth Schaeffges, President

STATE OF IL)

)SS

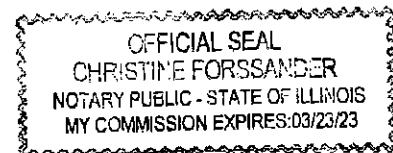
COUNTY OF Cook)

I, the undersigned, a notary public in and for the State and County, aforesaid, hereby certify that Kenneth Schaeffges appeared before me this day and, being first duly sworn on oath, acknowledged that he/she executed the foregoing instrument as his/her free act and deed and as the act and deed of the Contractor.

Dated: Feb. 22, 2021

(SEAL)

Christine Forssander
(Notary Public) Christine Forssander



AIA Document A305™ – 1986

Contractor's Qualification Statement

The Undersigned certifies under oath that the information provided herein is true and sufficiently complete so as not to be misleading.

SUBMITTED TO: Village of Hinsdale

ADDRESS: 19 E. Chicago Ave.
Hinsdale, IL 60521

SUBMITTED BY: Schaeffges Brothers, Inc.

NAME: Kenneth Schaeffges

ADDRESS: 851 Seton Ct., Suite 2A
Wheeling, IL 60090

PRINCIPAL OFFICE: Same

- ☒ Corporation
☐ Partnership
☐ Individual
☐ Joint Venture
☐ Other

NAME OF PROJECT (if applicable): Community Pool Renovations

TYPE OF WORK (file separate form for each Classification of Work):

- ☒ General Construction
☐ HVAC
☐ Electrical
☐ Plumbing
☐ Other (please specify)

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

This form is approved and recommended by the American Institute of Architects (AIA) and The Associated General Contractors of America (AGC) for use in evaluating the qualifications of contractors. No endorsement of the submitting party or verification of the information is made by AIA or AGC.

§ 1. ORGANIZATION

§ 1.1 How many years has your organization been in business as a Contractor? **59 Years**

§ 1.2 How many years has your organization been in business under its present business name? **59 Years**

§ 1.2.1 Under what other or former names has your organization operated?

N/A

§ 1.3 If your organization is a corporation, answer the following:

§ 1.3.1 Date of incorporation: **July 13, 1962**

§ 1.3.2 State of incorporation: **Illinois**

§ 1.3.3 President's name: **Kenneth Schaeffges**

§ 1.3.4 Vice-president's name(s) **Susan Karecki**

§ 1.3.5 Secretary's name: **Susan Karecki**

§ 1.3.6 Treasurer's name: **Susan Karecki**

§ 1.4 If your organization is a partnership, answer the following:

§ 1.4.1 Date of organization:

§ 1.4.2 Type of partnership (if applicable):

§ 1.4.3 Name(s) of general partner(s)

§ 1.5 If your organization is individually owned, answer the following:

§ 1.5.1 Date of organization:

§ 1.5.2 Name of owner:

§ 1.6 If the form of your organization is other than those listed above, describe it and name the principals:

§ 2. LICENSING

§ 2.1 List jurisdictions and trade categories in which your organization is legally qualified to do business, and indicate registration or license numbers, if applicable.

General Contractors, Concrete Finishers, Operating Engineers, Laborers, Carpentry,
Brick Layers, Iron Workers

§ 2.2 List jurisdictions in which your organization's partnership or trade name is filed.

N/A

§ 3. EXPERIENCE

§ 3.1 List the categories of work that your organization normally performs with its own forces.

General Contracting, Concrete, Demolition, Excavation, Carpentry

§ 3.2 Claims and Suits. (If the answer to any of the questions below is yes, please attach details.)

§ 3.2.1 Has your organization ever failed to complete any work awarded to it?

No

§ 3.2.2 Are there any judgments, claims, arbitration proceedings or suits pending or outstanding against your organization or its officers?

No

§ 3.2.3 Has your organization filed any law suits or requested arbitration with regard to construction contracts within the last five years? No

§ 3.3 Within the last five years, has any officer or principal of your organization ever been an officer or principal of another organization when it failed to complete a construction contract? (If the answer is yes, please attach details.)
No

§ 3.4 On a separate sheet, list major construction projects your organization has in progress, giving the name of project, owner, architect, contract amount, percent complete and scheduled completion date.

See attached Work in Progress

§ 3.4.1 State total worth of work in progress and under contract:

See attached Work in Progress

§ 3.5 On a separate sheet, list the major projects your organization has completed in the past five years, giving the name of project, owner, architect, contract amount, date of completion and percentage of the cost of the work performed with your own forces.

See attached Project History

§ 3.5.1 State average annual amount of construction work performed during the past five years:

\$10,000,000.00

§ 3.6 On a separate sheet, list the construction experience and present commitments of the key individuals of your organization.

See attached Project History

§ 4. REFERENCES

§ 4.1 Trade References:

Prairie Materials
7601 W. 79th St.
Bridgeview, IL 61008
708-458-0400

Multiple Concrete Accessories, Corp
20284 N. Rand Rd.
Palatine, IL 60074
847-438-2000

§ 4.2 Bank References:

Inland Bank
1100 South Rand Rd.
Lake Zurich, IL 60047
847-726-3199

§ 4.3 Surety:

§ 4.3.1 Name of bonding company:

Fidelity and Deposit Company of Maryland
1400 American Lane
Schaumburg, IL 60196

§ 4.3.2 Name and address of agent:

Brown & Brown of Illinois
263 Shuman Blvd., Suite 110
Naperville, IL 60563 630-245-4622 Bill Cahill

§ 5. FINANCING

§ 5.1 Financial Statement.

§ 5.1.1 Attach a financial statement, preferably audited, including your organization's latest balance sheet and income statement showing the following items:

Current Assets (e.g., cash, joint venture accounts, accounts receivable, notes receivable, accrued income, deposits, materials inventory and prepaid expenses);

Net Fixed Assets:

Other Assets:

Current Liabilities (e.g., accounts payable, notes payable, accrued expenses, provision for income taxes, advances, accrued salaries and accrued payroll taxes);

Other Liabilities (e.g., capital, capital stock, authorized and outstanding shares par values, earned surplus and retained earnings).

§ 5.1.2 Name and address of firm preparing attached financial statement, and date thereof:

Barnes, Givens & Barnes, Ltd.
200 East Evergreen Ave., Suite 117
Mt. Prospect, IL 60056

§ 5.1.3 Is the attached financial statement for the identical organization named on page one?

Yes

§ 5.1.4 If not, explain the relationship and financial responsibility of the organization whose financial statement is provided (e.g., parent-subsidiary).

§ 5.2 Will the organization whose financial statement is attached act as guarantor of the contract for construction?

Yes

§ 6. SIGNATURE

§ 6.1 Dated at this 22nd day of Feb, 2021

Name of Organization: Schaeffges Brothers, Inc.

By:

Title: Kenneth Schaeffges, President

§ 6.2

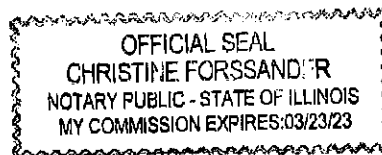
Kenneth Schaeffges being duly sworn deposes and says that the information provided herein is true and sufficiently complete so as not to be misleading.

Subscribed and sworn before me this 22nd day of Feb, 20 21

Notary Public:

Christine Forssander

My Commission Expires: 03/23/23





General Contractors

Schaeffges Brothers, Inc. / 851 Seton Court, Suite 2A, Wheeling, Illinois 60090-5790

Tel (847) 537-3330 · Fax (847) 537-7439 · www.sbigc.com

February 18, 2021

WORK IN PROGRESS

FOREST PRESERVE DISTRICT OF DUPAGE COUNTY THE PRESERVES AT OAK MEADOWS

Owner: Forest Preserve District of DuPage County
Construction Mgr.: Pepper Construction Company - Lisa Koeune - LKoeune@pepperconstruction.com
Project Manager: Kenneth Schaeffges
Superintendent: Mike Reed
Contract Amount: \$1,233,999.00
Percent Complete: 90%
Completion Date: April, 2021

MORGAN PARK HIGH SCHOOL POOL

Owner: Chicago Public School
Construction Mgr.: Friedler Construction - Jorge Elizondo - jorgeE@friedlerconstruction.com
Project Manager: Kenneth Schaeffges
Superintendent: Martin Pantoja
Contract Amount: \$178,900.00
Percent Complete: 71%
Completion Date: February, 2021

HARPER COLLEGE 2020 WALL LIFE SAFETY & EXTERIOR STAIRS

Owner: Harper College
Construction Mgr.: Eriksson Engineering Associates, Ltd. - Aaron Bruder - 847-849-7726
Project Manager: Kenneth Schaeffges
Superintendent: Martin Pantoja
Contract Amount: \$338,888.00
Percent Complete: 98%
Complete Date: February, 2021

PROVISO SD 209 MASTER PLAN IMPLEMENTATION SITE IMPROVEMENTS

Owner: Proviso Township HS District 209
Construction Mgr.: Gilbane Building Company
Project Manager: Kenneth Schaeffges
Superintendent: Martin Pantoja
Contract Amount: \$152,888.00
Percent Complete: 97%
Completion Date: February, 2021

HARRER POOL RENOVATIONS AQUATIC CONSTRUCTION

Owner: Morton Grove Park District
Construction Mgr.: W.B. Olson, Inc. Steve Karecki - srk@wbo.com - 847-302-5888
Superintendent: Martin Pantoja
Contract Amount: \$2,943,000.00
Percent Complete: 11%
Completion Date: July, 2021



General Contractors

Schaefges Brothers, Inc. / 851 Seton Court, Suite 2A, Wheeling, Illinois 60090-5790

Tel (847) 537-3330 · Fax (847) 537-7439 · www.sbgc.com

February 18, 2021

PROJECT HISTORY

MAINE WEST HIGH SCHOOL DIST 207 POOL

Owner: Maine Township HS District 207
Construction Mgr.: Pepper Construction – Todd Valliere – tvalliere@pepperconstruction.com
Project Manager: Kenneth Schaefges
Superintendent: Martin Pantoja
Contract Amount: \$930,000.00
Completion Date: November, 2020

VERNON HILLS HS ADDITIONS & LIBERTYVILLE HS POOL RENOVATION

Owner: Community High School District #128
Construction Mgr: Gilbane Building Company – Matt Zarate – Mzarate@GilbaneCo.com
Project Manager: Kenneth Schaefges
Superintendent: Mike Reed
Contract Amount: \$1,760,485.00
Completion Date: November, 2020

PALATINE PEDESTRIAN BRIDGE

Owner: Palatine Park District – Jim Holder – 847-705-5131
Project Manager: Kenneth Schaefges
Superintendent: Mike Reed
Contract Amount: \$713,709.00
Completion Date: November, 2020

PALATINE STABLES ADA SIDEWALK & PARKING IMPROVEMENTS

Owner: Palatine Park District – Jim Holder – 847-705-5131
Project Manager: Kenneth Schaefges
Superintendent: Mike Reed
Contract Amount: \$44,500.00
Completion Date: November, 2020

CYNTHIA NEAL CENTER RENOVATION

Owner: Hickory Hills Park District -
Construction Mgr.: W.B. Olson, Inc. – Andrew Crane – acrane@wbo.com
Project Manager: Chad Karecki
Superintendent: Mike Reed
Contract Amount: \$141,535.00
Completion Date: November, 2020

GLENCOE CENTRAL SCHOOL 2020 LANDSCAPING

Owner: Glencoe School District #35
Construction Mgr.: Frederick Quinn Corporation – Carmen Cabin – 630-628-8500
Project Manager: Kenneth Schaefges
Superintendent: Mike Reed
Contract Amount: \$582,653.00
Completion Date: November, 2020

Project History
February 18, 2021

AMOS ALONZO STAGG HS POOL FILTER REPLACEMENT

Owner: Consolidated SD 230 – Bob Hughes – dhughes@d230.org
Construction Mgr.: Studio GC Architects – Nikki Bridges – 630-853-5718
Project Manager: Kenneth Schaeffges
Superintendent: Martin Pantoja
Contract Amount: \$303,600.00
Completion Date: August, 2020

CHICAGO BOTANIC GARDEN SHADE EVALUATION GARDEN

Owner: Chicago Horticultural Society
Construction Mgr.: Bulley & Andrews – Catherine Solecki – 847-354-3780
Project Manager: Kenneth Schaeffges
Superintendent: Mike Reed
Contract Amount: \$161,600.00
Completion Date: September, 2020

NAVY PIER HOTEL

Owner: Navy Pier, Inc.
Construction Mgr: James McHugh Construction – Vince Reeves – vreeves@mchughconstruction.com
Project Manager: Kenneth Schaeffges
Superintendent: Mike Reed
Contract Amount: \$1,997,709.00
Completion Date: July, 2020

BLUE ISLAND SPLASH PAD RENOVATION

Owner: Blue Island Park District – Thomas Wogan – 708-385-3304
Construction Mgr: WT Group, Inc.
Project Manager: Kenneth Schaeffges
Superintendent: Martin Pantoja
Contract Amount: \$285,291.00
Completion Date: May, 2020

WOODRIDGE PARK DISTRICT CYPRESS COVE DRAIN LEAK REPAIR PROJECT

Owner: Woodridge Park District – Ryan Bordewick – 630-353-3340
Project Manager: Kenneth Schaeffges
Superintendent: Mike Reed
Contract Amount: \$36,000.00
Completion Date: May, 2020

WESMERE COUNTRY CLUB NEW FILTER BUILDING & KIDDIE POOL

Owner: Wesmere Country Club
Construction Mgr.: Prairie Forge Group – Dave Stermetz – dvstermetz@p-fgroup.com
Project Manager: Kenneth Schaeffges
Superintendent: Mike Reed
Contract Amount: \$332,599.00
Completion Date: April, 2020

OLYMPIC RECREATION CENTER ADDITION & RENOVATION

Owner: Arlington Heights Park District – Ben Rea – 847-506-7145
Construction Mgr: Corporate Construction Services–Tyler Quattrocchi–
tylerq@corporateconstructionservices.com
Project Manager: Kenneth Schaeffges
Superintendent: Martin Pantoja
Contract Amount: \$1,153,459.00
Completion Date: December, 2019

Project History
February 18, 2021

SCHAUMBURG VARIOUS ADA POOL LIFTS

Owner: Schaumburg Park District – Doug Kettel – 847-985-2115
Superintendent: Chad Karecki
Project Manager: Mike Reed
Contract Amount: \$82,009.00
Completion Date: December, 2019

CENTENNIAL PARK AQUATIC CENTER ACTIVITY POOL GUTTER REPAIRS

Owner: Village of Orland Park – Gary Couch – 708-403-6219
Project Manager: Kenneth Schaeffges
Superintendent: Martin Pantoja
Contract Amount: \$222,615.00
Completion Date: December, 2019

ARLINGTON HEIGHTS PARK DISTRICT RECREATION PARK CONCRETE POOL DECKS

Owner: Arlington Heights Park District – Ben Rea – 847-506-7145
Project Manager: Kenneth Schaeffges
Superintendent: Martin Pantoja
Contract Amount: \$195,733.00
Completion Date: December, 2019

ST. MATTHEWS CHURCH ADA RAMP

Owner: Schaumburg Park District – Doug Kettel – 847-985-2115
Project Manager: Kenneth Schaeffges
Superintendent: Mike Reed
Contract Amount: \$95,900.00
Completion Date: December, 2019

ELK GROVE AUDUBON SKATE PARK

Owner: Elk Grove Park District – Valerie Gerdes Lemme – 847-690-1190
Project Manager: Chad Karecki
Superintendent: Martin Pantoja
Contract Amount: \$464,758.00
Completion Date: October, 2019

MARQUARDT SD 15 RETAINING WALL

Owner: Marquardt SD 15 – Bill Brown – 630-469-7615
Architect: Legat Architect, Inc. – Scot Parker – Sparker@legat.com
Project Manager: Kenneth Schaeffges
Superintendent: Mike Reed
Contract Amount: \$266,622.00
Completion Date: August, 2019

D76 DIAMOND LAKE CAPITAL IMPROVEMENTS 2019 CAST IN PLACE CONCRETE

Owner: Board of Education of Diamond Lake School District 76 – Eric Rogers – 847-566-9221
Construction Mgr: Pepper Construction Company – Lisa Koeune – LKoeune@pepperconstruction.com
Project Manager: Kenneth Schaeffges
Superintendent: Martin Pantoja
Contract Amount: \$68,399.00
Completion Date: August, 2019

Project History
February 18, 2021

CAROL STREAM SIMKUS RECREATION CENTER ADA COMPLIANCE

Owner: Carol Stream Park District -- Ron Murray -- ronm@csparks.org
Architect: JSD Professional Services, Inc. -- Lori Vierow - lori.vierow@JSDinc.com
Project Manager: Kenneth Schaeffges
Superintendent: Mark Reed
Contract Amount: \$54,304.00
Completion Date: June, 2019

JOHNSTON RECREATION CENTER ADDITION & RENOVATION

Owner: Bloomingdale Park District- Joe Potts -- 630-529-3650 - joe@bloomingdaleparks.org
Construction Mgr: Corporate Construction Services -- Mike Rink - mrink@corporateconstructionservices.com
Project Manager: Kenneth Schaeffges
Superintendent: Martin Pantoja
Contract Amount: \$214,106.00
Completion Date: May, 2019

NAVY PIER ROOFTOP VENUE

Owner: Navy Pier, Inc.
Construction Mgr: James McHugh Construction -- Vince Reeves -- vreeves@inchughconstruction.com
Project Manager: Kenneth Schaeffges
Superintendent: Mike Reed
Contract Amount: \$388,180.00
Completion Date: May, 2019

TINLEY PARK POOL FILTER MEDIA

Owner: Tinley Park Park District -- Timothy Harvey -- Tim.Harvey@tinleyparkdistrict.org
Architect: Tinley Park Park District -- Timothy Harvey -- Tim.Harvey@tinleyparkdistrict.org
Project Manager: Chad Karecki
Superintendent: Mike Reed
Contract Amount: \$60,500.00
Completion Date: May, 2019

WHEATON NORTHSIDE POOL ADA STAIRS

Owner: Wheaton Park District -- Steve Hinchee -- 630-510-4976 -- shinchee@wheatonparks.org
Project Manager: Chad Karecki
Superintendent: Martin Pantoja
Contract Amount: \$60,000.00
Completion Date: June, 2019

WEST LEYDEN HIGH SCHOOL COURTYARD ADDITION/RENOVATION

Owner: Board of Education Leyden School District #212
Const. Mgr.: International Contractors, Inc. -- Jason Wasser -- JWasser@iciinc.com
Project Manager: Kenneth Schaeffges
Superintendent: Martin Pantoja
Contract Amount: \$996,724.00
Completion Date: March, 2019

D214 CPP 2018 BUFFALO GROVE HIGH SCHOOL CONCRETE

Owner: Township HS District 214
Construction Mgr: Pepper Construction Co., Lisa Koeune -- 847-670-4129, LKoeune@pepperconstruction.com
Project Manager: Kenneth Schaeffges
Superintendent: Mike Reed
Contract Amount: \$666,744.00
Completion Date: March, 2019

Project History
February 18, 2021

KELLER PARK PEDESTRIAN BRIDGE REPLACEMENT

Owner: Deerfield Park District – Jeff Nehila – 847-572-2612
Construction Mgr: Strand Associates, Inc. – Stephanie Thomsen – 608-251-4843
Project Manager: Kenneth Schaeffges
Superintendent: Martin Pantoja
Contract Amount: \$150,900.00
Completion Date: November, 2018

WAUCONDA AREA LIBRARY EARTHWORK

Owner: Wauconda Area Library
Construction Mgr: Featherstone, Inc. – Brian Gilsinn - 312-405-4057
Project Manager: Kenneth Schaeffges
Superintendent: Mark Reed
Contract Amount: \$149,519.00
Completion Date: November, 2018

WAUCONDA AREA LIBRARY CONCRETE

Owner: Wauconda Area Library
Construction Mgr: Featherstone, Inc. – Brian Gilsinn – 312-405-4057
Project Manager: Kenneth Schaeffges
Superintendent: Mike Reed
Contract Amount: \$252,010.00
Completion Date: November, 2018

ARLINGTON HEIGHTS POLICE STATION ENCLOSURE AND INTERIOR-SITE CONCRETE & PAVING

Owner: Village of Arlington Heights
Construction Mgr.: Riley Construction – Matt Walsh – 847-457-3909 Mattw@rileycon.com
Project Manager: Kenneth Schaeffges
Superintendent: Martin Pantoja
Contract Amount: \$433,959.00
Completion Date: November, 2018

1200 N. NORTH BRANCH, CHICAGO TENNANT BUILDOUT

Owner: 1200 Partners, LLC – Jarrik Mitchell – JMitchell@r2.me
Project Manager: Kenneth Schaeffges
Superintendent: Mike Reed
Contract Amount: \$563,353.99
Completion Date: October, 2018

NEW TRIER HIGH SCHOOL 2018 RENOVATIONS CAST IN PLACE & SITE CONCRETE

Owner: New Trier High School District 203
Construction Mgr: Pepper Construction
Project Manager: Ken Schaeffges
Superintendent: Martin Pantoja
Contract Amount: \$214,613.00
Completion Date: September, 2018

LINCOLN HALL MIDDLE SCHOOL PHASE III RENOVATION WORK

Owner: Lincolnwood SD 74
Construction Mgr: Z3 Solutions – Nicholas Zouras – 847-730-3945
Project Manager: Kenneth Schaeffges
Superintendent: Mike Reed
Contract Amount: \$147,716.00
Completion Date: September, 2018

SCHAEFGES BROTHERS, INC.

Balance Sheets
May 31, 2020 and 2019

	<u>2020</u>	<u>2019</u>
<u>ASSETS</u>		
<u>Current Assets</u>		
Cash	\$ 392,304	\$ 31
Accounts receivable - trade	1,049,601	2,018,008
Allowance for doubtful accounts	(25,000)	(25,000)
Costs and estimated earnings in excess of billings on uncompleted contracts	163,620	99,811
Prepaid expenses	6,677	873
Sundry receivables	-	67,308
Total Current Assets	<u>1,587,202</u>	<u>2,161,031</u>
<u>Fixed Assets</u>		
Machinery and equipment	1,239,217	1,230,382
Trucks and autos	422,301	655,537
Office equipment	144,080	139,518
Leasehold improvements	45,143	45,143
	<u>1,850,741</u>	<u>2,070,580</u>
Less: accumulated depreciation	<u>(1,702,883)</u>	<u>(1,875,658)</u>
Net Fixed Assets	<u>147,858</u>	<u>194,922</u>
<u>Other Assets</u>		
Deferred tax	237,954	80,299
Note receivable	20,003	33,542
Total Other Assets	<u>257,957</u>	<u>113,841</u>
Total Assets	<u>\$ 1,993,017</u>	<u>\$ 2,469,794</u>

See Accompanying Notes to Financial Statements and
Independent Auditors' Report

SCHAEFGES BROTHERS, INC.

Balance Sheets
May 31, 2020 and 2019

	<u>2020</u>	<u>2019</u>
<u>LIABILITIES AND STOCKHOLDERS' EQUITY</u>		
<u>Current Liabilities</u>		
Bank overdraft	\$ -	\$ 218,121
Accounts payable and unbilled amounts due subcontractors	469,252	705,565
Note payable	333,970	50,000
Billings in excess of costs and estimated earnings on uncompleted contracts	85,133	38,745
Accrued expenses	62,226	29,913
Accrued income taxes	-	-
Current portion long term debt	18,691	23,597
Total Current Liabilities	<u>969,272</u>	<u>1,065,941</u>
<u>Long Term Liabilities</u>		
Installment loans payable	<u>20,264</u>	<u>38,956</u>
<u>Stockholders' Equity</u>		
Common stock, \$10.00 par value - 5,000 shares authorized, issued and outstanding	50,000	50,000
Retained earnings	1,152,455	1,513,871
	<u>1,202,455</u>	<u>1,563,871</u>
Treasury stock, 1,433 shares at cost	<u>(198,974)</u>	<u>(198,974)</u>
Total Stockholders' Equity	<u>1,003,481</u>	<u>1,364,897</u>
Total Liabilities and Stockholders' Equity	<u>\$ 1,993,017</u>	<u>\$ 2,469,794</u>

See Accompanying Notes to Financial Statements and
Independent Auditors' Report

SCHAEFGES BROTHERS, INC.
Statements of Income and Retained Earnings
For the Years Ended May 31, 2020 and 2019

	2020	2019
Contracted Earned Income	\$ 5,898,922	\$ 6,811,172
Costs of Contracted Earned Income	<u>5,730,977</u>	<u>6,263,216</u>
Gross Margin	167,945	547,956
General and Administrative Expenses	<u>684,230</u>	<u>580,616</u>
Net Income (Loss) from Operations	(516,285)	(32,660)
Other Income (Expense)	<u>(2,786)</u>	<u>(3,198)</u>
Net Income (Loss) Before Provision for Income Tax	(519,071)	(35,858)
Income Tax Expense (Benefit)	<u>(157,655)</u>	<u>(11,100)</u>
Net Income (Loss)	(361,416)	(24,758)
Retained Earnings - Beginning of Year	<u>1,513,871</u>	<u>1,538,629</u>
Retained Earnings - End of Year	<u>\$ 1,152,455</u>	<u>\$ 1,513,871</u>


See Accompanying Notes to Financial Statements and
Independent Auditors' Report

SCHAEFGES BROTHERS, INC.
Statements of Cash Flows
For the Years Ended May 31, 2020 and 2019

	2020	2019
Cash Flows from Operating Activities		
Net income (loss)	\$ (361,416)	\$ (24,758)
Adjustments to reconcile net income to cash provided by operating activities:		
Depreciation	60,461	57,752
(Increase) decrease in -		
Accounts receivable	968,407	(229,239)
Other current assets	(2,305)	60,924
Deferred taxes	(157,655)	(11,100)
Increase (decrease) in -		
Accounts payable	(236,313)	(26,761)
Other current liabilities	78,701	(130,390)
Deferred taxes	-	-
Net Cash Provided by (Used in) Operating Activities	349,880	(303,572)
Cash Flows from Financing Activities:		
Note payable	283,970	50,000
Installment loan	(23,598)	10,278
Net Cash Provided by (Used in) Financing Activities	260,372	60,278
Cash Flows from Investing Activities		
(Increase) decrease in note receivable	13,539	(1,417)
(Purchase) of fixed assets	(13,366)	(115,707)
Net Cash Provided by (Used in) Investing Activities	173	(117,124)
Net Increase in Cash and Cash Equivalents	610,425	(360,418)
Cash and Cash Equivalents - Beginning of Year	(218,121)	142,297
Cash and Cash Equivalents - End of Year	\$ 392,304	\$ (218,121)
* * * * *		
Supplemental Disclosure of Cash Flow Information -		
Cash paid during the year for:		
Income taxes	\$ -	\$ -
Interest	\$ 526	\$ 1,202

See Accompanying Notes to Financial Statements and
Independent Auditors' Report

Administration

AGENDA SECTION: Second Reading - ACA
SUBJECT: Adjust the number of authorized liquor licenses by class
MEETING DATE: April 6, 2021
FROM: Christine Bruton, Village Clerk 

Recommended Motion

Approve an Ordinance Amending Subsection 3-3-13A of the Village Code of Hinsdale Related to the Number of Liquor Licenses

Background

As a discussion item at the Village Board meeting of March 16, 2021, the Board agreed to approve the request for a B4 Restaurant Packaged license from Mr. Peter Burdi that will permit the sale of packaged liquor at Nabuki located at 18 East First Street.

In accordance with the provisions of Chapter 3-3-13B, Board approval is required to increase or decrease the number of licenses permitted in any classification.

Discussion & Recommendation

As a result of this approval, the following change to the number of B4 – Restaurant Packaged licenses is illustrated below.

License Class	Current #	Inc./Dec.	Final	Explanation
B4 – Restaurant Packaged	4	+1	5	Addition of Nabuki (Currently includes Sauced Pizzeria, Vistro, Casa Margarita and Fuller House)

Budget Impact

N/A

Village Board and/or Committee Action

This appears as a second reading, as according to policy the introduction and discussion of this license request on March 16, 2021 can serve as a first reading.

Attachments

1. Draft Ordinance

VILLAGE OF HINSDALE

ORDINANCE NO. _____

AN ORDINANCE AMENDING SUBSECTION 3-3-13A
OF THE VILLAGE CODE OF HINSDALE
RELATED TO THE NUMBER OF LIQUOR LICENSES

WHEREAS, the Village of Hinsdale carefully licenses and regulates the sale and service of alcoholic liquor in the Village;

WHEREAS, among the alcoholic liquor regulations are limits on the number of available licenses in each license class, which limits are set forth in Subsection 3-3-13A of the Village Code of Hinsdale; and

WHEREAS, the President and Board of Trustees of the Village of Hinsdale have determined that it is appropriate and in the best interests of the Village and its residents to amend Subsection 3-3-13A as provided in this Ordinance;

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

Section 1. Recitals. The foregoing recitals are hereby incorporated into this Ordinance as findings of the President and Board of Trustees.

Section 2. Amendment of Subsection 3-3-13A. Subsection 3-3-13A, titled "Number of Licenses," of the Village Code of Hinsdale shall be, and it is hereby, amended in its entirety so that said Subsection 3-3-13A shall hereafter be and read as follows:

3-3-13: LOCAL LIQUOR LICENSES:

* * *

A. Number of Licenses:

<u>License Category</u>	<u>Number of Licenses</u>
Class A1 Packaged Sales-Beer/Wine	4
Class A2 Packaged Sales-Liquor/Beer/Wine	2
Class A3 Packaged Sales-Boutique	1
Class A4 Packaged Sales-Consumption	0
Class B1 Restaurant-Beer/Wine	3
Class B2 Restaurant-Liquor/Beer/Wine	10
Class B3 Restaurant-BYOB	0
Class B4 Restaurant-Packaged Sales	4 5
Class C Personal Services	3
Class D1 Special Events - Annual	3
Class D2 Special Events* - Single	*

*(As approved by the Hinsdale Liquor Commissioner)

Section 3. Effective Date. This Ordinance shall be in full force and effect on immediately following its passage and approval. The Village Clerk is hereby authorized and directed to cause this Ordinance to be published in pamphlet form.

PASSED this _____ day of _____, 2021.

AYES:

NAYS:

ABSENT:

APPROVED this _____ day of _____, 2021.

Village President

ATTEST:

Village Clerk



MEMORANDUM

DATE: April 6, 2021
TO: President Tom Cauley & Village Board of Trustees
CC: Kathleen A. Gargano
FROM: Christine M. Bruton, Village Clerk
RE: Class B2 – Full Service Liquor License request

The Village has received a request for a new Class B2 – Full Service Restaurant license from Mr. Demetrius Panos, the owner of Yia Yia's Café located at 13 Grant Square, for the reasons he has outlined in the attached email.

Thank you.

Christine Bruton

From: Demetrios Panos [REDACTED]
Sent: Thursday, April 1, 2021 10:06 AM
To: Christine Bruton
Subject: YiaYia's Cafe - Liquor License

Christine -

Thank you for taking the time yesterday to talk about the process for obtaining a liquor license in Hinsdale.

YiaYia's Cafe is applying for a liquor license for several reasons. The first is to increase revenue. We have been severely impacted financially the last year with the pandemic. Increasing revenue will help us keep the doors open. In addition, our competitors like Egg Harbor have a liquor license. In order to stay competitive, we need to also have a liquor license. Finally, we have customers who have requested mimosas and bloody marys. The intent is not to have a "full bar". Our intent is to primarily serve mimosas, bellinis, and bloody marys.

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

Thanks,
Demetrios



11a

MEMORANDUM

DATE: March 15, 2021
TO: President Cauley and the Village Board of Trustees
CC: Kathleen A. Gargano, Village Manager
FROM: Robert McGinnis, Community Development Director/Building Commissioner *for*
RE: **Community Development Department Monthly Report-February 2021**

In the month of February the department issued 58 permits including four new single family homes and 11 residential alterations. The department conducted 209 inspections and revenue for the month came in at just under \$65,000.

There are approximately 69 applications in house, including 13 single family homes and 11 commercial alterations. There are 29 permits ready to issue at this time, plan review turnaround is running approximately 2-3 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, 40 engineering inspections were performed for the month of February 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 19 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 February 2021

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.	11	14			
Commercial New	0	0			
Commercial Addns./Alts.	3	1			
Miscellaneous	5	14			
Demolitions	2	7			
Total Building Permits	25	41	\$ 51,520.00	\$128,366.00	\$227,650.00
Total Electrical Permits	17	20	\$ 4,478.00	\$ 11,154.00	\$11,489.00
Total Plumbing Permits	16	17	\$ 8,465.00	\$ 22,165.00	\$20,328.00
TOTALS	58	78	\$ 64,463.00	\$161,685.00	\$ 259,467.00

Citations			\$0		
Vacant Properties	19				

INSPECTIONS	THIS MONTH	THIS MONTH LAST YEAR			
Bldg, Elec, HVAC	71	115			
Plumbing	30	40			
Property Maint./Site Mgmt.	68	68			
Engineering	40	37			
TOTALS	209	260			

REMARKS:



MEMORANDUM

DATE: April 6, 2021

TO: President Cauley and the Village Board of Trustees

FROM: Heather Bereckis, Superintendent of Parks & Recreation

RE: March Staff Report

The following is a summary of activities completed by the Parks & Recreation Department during the month of March.

The Lodge at KLM Park

Preliminary gross rental and catering revenue for the calendar year-to-date is \$16,800. Rental revenue for the third month of the 2021 calendar year was \$6,720. Lodge staff booked a reoccurring rental with the D86 Transition Program. The rental is four days a week (M-TH) from 7am-1:30pm. The school district will be paying a daily fee for the space. They have signed a rental agreement through May of 2021, with an option to renew through August of 2021. The school has recently inquired on expanding the rental to 5 days a week on both floors of the Lodge for the remainder of the school year, which would draw additional revenue.

With the move back into Phase 4 mitigations and the announcement of the bridge Phase, the Lodge is seeing increased interest in rentals. A number of social events including weddings and receptions are booked beginning in April, with three quarters of the weekend time booked through November.

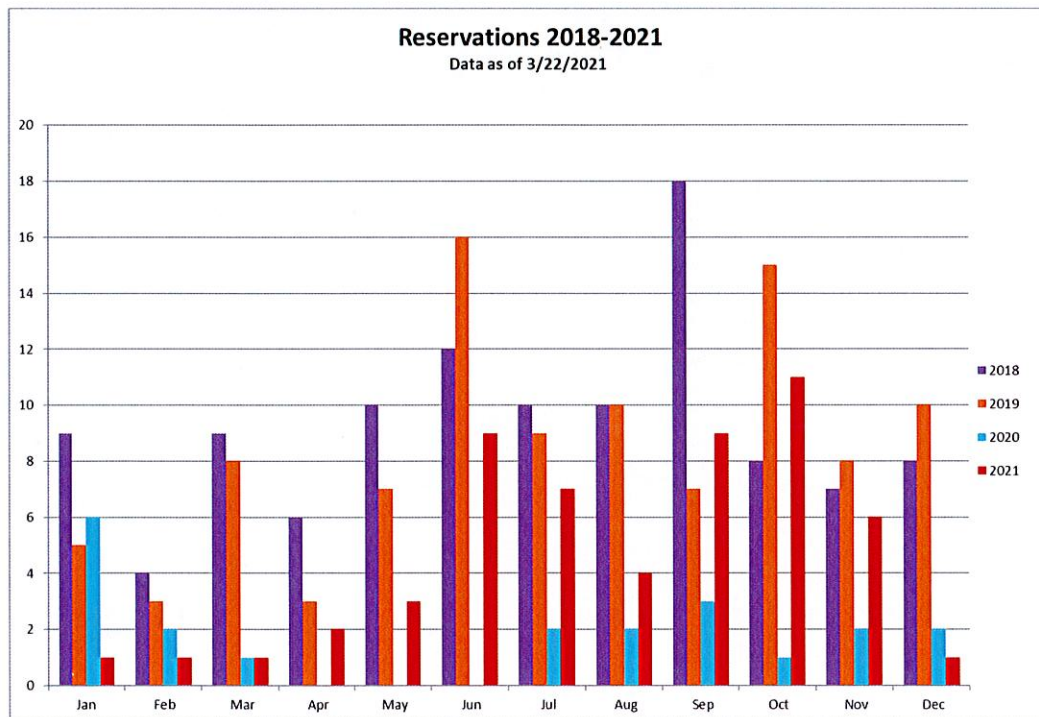
Early expenses are higher due to renewal of annual subscriptions, like marketing in The Knot, website hosting, etc.

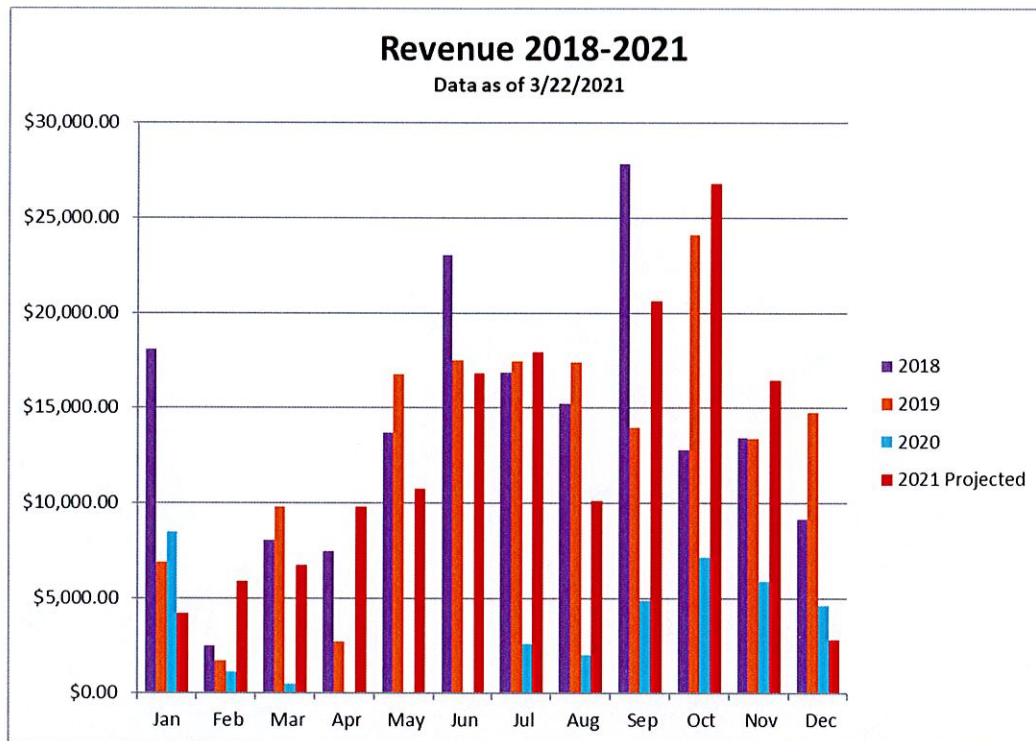
REVENUES	March		YTD		Change Over the Prior year	2021 Annual Budget	CY 21 % of budget	CY 2020 Annual Budget	CY 20 % of budget
	Prior Year	Current Year	Prior Year	Current Year					
The Lodge Rentals	\$500	\$6,720	\$10,075	\$16,800	\$6,725	\$145,000	12%	\$150,000	7%
Caterer's Licenses	\$0		\$0	\$0	\$0	\$15,000	0%	\$15,000	0%
Total Revenues	\$500	\$6,720	\$10,075	\$16,800	\$6,725	\$160,000	11%	\$165,000	6%
EXPENSES	March		YTD		Change Over the Prior year	2021 Annual Budget	CY 21 % of budget	CY 2020 Annual Budget	CY 20 % of budget
	Prior Year	Current Year	Prior Year	Current Year					
Total Expenses	\$6,923	\$8,687	\$27,523	\$20,215	(\$7,308)	\$151,000	13%	\$236,243	12%
Net	(\$6,423)	(\$1,967)	(\$17,448)	(\$3,415)	\$14,033				

MEMORANDUM

The Lodge Gross Monthly Revenues						
Month	2016/17 FY	2017/18 FY	2018/19 FY	2019/20 FY	2020 CY	2021 CY
May	\$ 12,200	\$ 9,725	\$ 13,675	\$ 16,744	\$ -	
June	\$ 22,845	\$ 12,495	\$ 23,045	\$ 17,494	\$ -	
July	\$ 12,550	\$ 15,000	\$ 16,874	\$ 17,466	\$ 2,625	
August	\$ 11,500	\$ 18,555	\$ 15,205	\$ 17,395	\$ 2,000	
September	\$ 12,645	\$ 15,410	\$ 27,860	\$ 13,980	\$ 4,860	
October	\$ 21,045	\$ 15,180	\$ 12,770	\$ 24,085	\$ 7,140	
November	\$ 6,700	\$ 12,500	\$ 13,450	\$ 13,365	\$ 5,880	
December	\$ 13,457	\$ 8,125	\$ 9,125	\$ 14,774	\$ 4,620	
January	\$ 4,624	\$ 18,089	\$ 6,855		\$ 8,475	\$ 4,200
February	\$ 4,550	\$ 2,495	\$ 1,725		\$ 1,100	\$ 5,880
March	\$ 5,944	\$ 8,045	\$ 9,804		\$ 500	\$ 6,720
April	\$ 4,300	\$ 7,482	\$ 2,700		\$ -	
total	\$ 132,360	\$ 143,101	\$ 153,088	\$ 135,303	\$ 37,200	\$ 16,800

The graph below shows the past three years of Lodge revenue and the upcoming year's projections. Future projections are based on what is currently booked. Also included is a graph indicating the number of monthly reservations. Typically, events are booked 6-18 months in advance of the rentals; however, if there are vacancies, staff will accept reservations within 5 days of an event. These tracking devices are update monthly.





The P&R Commission approved a new preferred caterer and single use vendor fee plan at the January 2021 commission meeting. This plan charges a base rate of \$250 for preferred vendors annually, and \$250 per event held at the Lodge. Single use vendors will be charged \$500 per event. Vendor renewal letters were sent to caterers in February.

Upcoming Brochure & Activities

The summer brochure will be delivered to all households on April 12, with registration beginning on April 19. With the return to Phase 4 mitigations, indoor programming has resumed and will be expanded with the anticipated bridge phase. Pool pass sales information is also included in this brochure.

Staff recently released a monthly parks & recreation e-newsletter. The newsletter will keep subscribers informed on current parks & recreation events, programs, registration deadlines, facilities, donation opportunities, and any other important announcements. There are also fun sections highlighting parks, staff, and at home activities for families to complete. The newsletter is sent out on the first of the month, every month.



MEMORANDUM

Special Events

Staff introduced The Great Hinsdale Eggs-ploration and Photos with the Bunny for March. Both events were well received throughout the community. Both events were also fully sponsored.

Upcoming events include Earth Day Park Clean-up and Book Walks. Park Clean-Up registration is currently available on the Village website, with more details to come. Book Walk is a new series that will run May –August this year. In conjunction with the Hinsdale Public Library, a new book will be displayed each month at a local park, along a pathway. Each stop will include part of the book to read and a correlating activity. The walk is open to any age, but will be geared to families with children under 10.

Field & Park Updates

Fields

Staff is working to book spring field space. Currently, soccer, lacrosse, football, rugby, baseball, and track & field groups began using field space throughout the Village beginning in mid-March/early April. Staff is seeing an increase in demand for outdoor space, as indoor space is still somewhat restricted.

Pool

Staff is working to hire all summer pool staff at this time. The sale of pool passes has been postponed until May 1 this year, so that staff will hopefully have a better idea of COVID-19 related restrictions. The pool will open on Memorial Day weekend.

11c



MEMORANDUM

DATE: March 19, 2021

TO: President Cauley and Village Board of Trustees
Kathleen Gargano, Village Manager

FROM: Garrett Hummel, Administrative Analyst

RE: Public Services Monthly Report – February 2021

Provided below is the monthly staff report from the Public Services Department. This highlights activities that occurred during the month of February.

- Roadway Division completed 68 service requests in February.
- Public Services had 14 snow and ice callouts in February. 680 tons of salt was used to service these events.
- Staff installed and maintained the ice rink at Burns Field
- Forestry crews pruned 115 trees in February.
- Water division had 4 water main breaks in February.



MEMORANDUM

**Village of Hinsdale
Department of Public Services
Roadway Division
Monthly Report – February 2021**

Activity Measures

Standard Tasks	February 2021	Prev Month	YTD 2021
Signs	10	13	23
Posts	8	4	12
Signs Repaired	3	4	7
Cold Mix (tons)	6	6	12
Hot Mix (tons)	0	0	0
Gravel for Alleys (tons)	1	2	3
White Paint (gallons)	0	0	0
Yellow Paint (gallons)	0	0	0
Basin top Cleaning (man-hours)	48	36	84
Alley Grading (man-hours)	40	8	48
Alley Trimming (man-hours)	0	0	0
Concrete (yards)	0	0	0
Snow & Ice Callouts	14	11	25
Road Salt Used (tons)	680	398	1078
Sand Used (tons)	0	0	0
Salt & Calcium for walks, stairs, etc. (tons)	24	10	34
Leaves Swept Up (yards)	0	0	0
Central Business District Sweeps	0	0	0
Complete Village Sweeps	0	0	0
Parking Lot Sweeps	0	0	0
Street Light Poles Repaired	0	1	1
Request For Services Completed	68	54	122



MEMORANDUM

Sump pump issues	52	42	94
Pool maintenance (Man hours)	0	0	0
Parkway Restorations	4	2	6
Parking meters	1	0	1
Special Events (man hours)	0	16	16
Hauling to dump	0	0	0

Significant issues for this month:

- Public Services filled potholes in miscellaneous problem/complaint areas and water main breaks using six (6) tons of coldpatch.
- Roadway Division completed 68 service requests in February.
- Public Services spent 48 man hours clearing basin tops during flood control.
- Public Services had 14 snow and ice callouts in February. 680 tons of salt was used to service these events.



MEMORANDUM

**Village of Hinsdale
Department of Public Services
Forestry Division
Monthly Report – February 2021**

Trees pruned by Village Staff:

- Small tree pruning (diameter 10 inches and less) – 115 trees.
- Completed twelve (12) resident tree work requests, pruning thirteen (13) trees.

Trees pruned by contractor (diameter 10 inches and above):

- The area to be pruned in this cycle is the northwest section of the Village. 120 trees were pruned in February. A total of 120 trees have been pruned through the Village's pruning contractor this year.

Trees removed by Village Staff:

- 0 public trees were removed in February.
- 9 public trees removed by staff this calendar year.
- 15 public trees are currently scheduled for removal by staff.

Trees removed by contractor:

- Elm – 0
- Ash - 0
- Other – 0
- 0 public trees were removed by a contractor this calendar year.
- 8 public trees are currently scheduled for removal by contractor.

Ash trees infested by Emerald Ash Borer detected by Village Staff:

- 0 public EAB positive ash trees were detected this month; 2 public EAB positive ash trees have been detected this calendar year.
- 0 private EAB positive ash trees were detected this month; 0 private EAB positive ash trees have been detected this calendar year.

Ash trees removed:

- 0 ash tree was removed this month (0 Village / 0 Contractor).
- 1 ash trees were removed this calendar year (1 Village / 0 Contractor).
- 1561 ash trees have been removed since February 2011 (1276 EAB Positive).



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Ash trees that have been treated to manage infestation by Emerald Ash Borer:

- Soil Injection Treatments are scheduled to be completed in April; a total of 260 trees will be treated.
- Trunk Injection Treatments are scheduled to be completed in June; a total of 29 trees will be treated.

Elm diseased trees detected by Village Staff:

- 0 public DED positive elm trees were detected this month; 0 DED positive elm trees were detected this calendar year (0 treated/0 untreated).
- 0 private DED positive elm trees were detected this month; 0 DED positive elm trees were detected this calendar year.

Elm trees removed by Village Staff:

- 0 diseased trees
- 0 storm damaged trees

Elm trees that have had diseased limbs removed (amputations):

- 0 parkway trees.

Elm trees that have been inoculated for prevention of Dutch elm disease:

- Trunk Injection Treatments are scheduled to be begin in June; a total of 435 trees will be treated.

Tree stumps removed by Village Staff:

- 0 tree stumps were routed.

Trees Planted:

- 0 trees were planted through the Village's Planting Program.
- 0 trees were planted through the Tribute Tree Program.
- 0 tree was planted through the Resident Reimbursement Program.

Other:

- Village was awarded Tree City USA status for 2020. It is the 29th year the Village has been awarded Tree City USA.
- Staff reviewed and commented on 10 tree preservation plans submitted for building permits.
- Staff completed bid openings for the elm treatment contract and the tree maintenance contract
- Staff assisted in numerous call outs for snow and ice.

Tree Preservation (Public Services)

	February 2021	Previous Mo	YTD 2021
Tree Pruning Contractual	120	0	120
Tree Pruning In-House	13	9	22
Small Tree Pruning In-House	115	179	294
Tree Removal Contractual	0	0	0
Tree Removal In-House	0	9	9
Trees Planted	0	0	0
Elm Trees Treated	0	0	0
Dutch Elm Disease Losses (Private)	0	0	0
Elm Losses (Public)	0	0	0
Ash Trees Treated	0	0	0
Ash Tree Removal - EAB (Private)	0	0	0
Ash Tree Removal – EAB (Public) <i>Note: since Feb 2011, 1,560 public Ash trees have been removed</i>	In-House 0	In-House 1	In-House 1
	Contracted 0	Contracted 0	Contracted 0
Tree Preservation Plan Reviews	10	8	18



MEMORANDUM

**Village of Hinsdale
Department of Public Services
Parks Maintenance Division
Monthly Report – February 2021**

Activity Measures

February Totals			
Job Task	Hours	Accomplished	Units
Administration	2	5.5	Hour
Clean Bathroom	0	12	Each Bathroom
Refuse Removal	16.5	46.75	Hour
Fountain Maintenance	0	0	Hour
Litter Removal	20.5	35.5	Hour
Weed Removal	0	4	Hour
Brush Pick Up	0	0	Hour
Athletic Field Striping	0	0	Each Field
Infield Maintenance	0	0	Each Field
Athletic Goal/Net Maintenance	0	0	Each Goal
Turf Repair/Sod Installation	0	0	Hour
Aeration	0	0	Hour
Over seeding	0	0	Lbs. of Seed
Turf Evaluation/Soil Testing	0	0	Each
Hardwood Mulch Installation	0	0	Cubic Yard
Leaf Mulching	0	0	Hour
Mowing	0	0	Hour
Land Clearing	0	0	Hour
Planting Bed Preparation	0	0	Hour
Plant Installation/Removal	0	0	Hour
Flowering Bulb Installation/Removal	0	0	Hour
Tree and Shrub Maintenance	3	2	Hour
Fertilization	0	0	Hour
Watering	0	0	Hour
Pest and Weed Control (chemical)	0	0	Hour
Irrigation Start Up (spring)	0	0	Each
Irrigation Repair	0	0	Each



MEMORANDUM

Irrigation Winterization	0	0	Each
Playground Maintenance/Repair	0	0	Hour
Playground Inspection	0	0	Each
Playground Mulch Installation	0	0	Cubic Yards
Holiday Decorating	0	0	Hour
Platform Tennis Repairs	0	0	Each
Special Events	0	0	Hour
Building Maintenance	6	6	Hour
Equipment/Vehicle Maintenance	15.5	15.5	Each
Training/Education	39	39	Hour
Skate Park Maintenance	0	0	Hour
Ice Rink Maintenance	156.5	156.5	Hour
Miscellaneous	37	37	Hour



MEMORANDUM

**Village of Hinsdale
Department of Public Services
Parks Maintenance
Monthly Highlights – February 2021**

Contractual Maintenance

- **Landscape Maintenance and Mowing**
 - Contract will begin April 1st, 2021.
- **Rain Garden Maintenance**
 - Spring clean-up is scheduled for April 2021.

General Park Maintenance

- **Bathroom Shelters (KLM)**
 - All bathrooms remained closed.

Other

- Village staff awarded the bid for the 2021 summer annual program.
- Village staff awarded the bid for the 2021 mowing and landscape maintenance contract
- Staff installed and maintained the ice rink at Burns Field
- Staff assisted in snow and ice operations throughout the month.



MEMORANDUM

**Village of Hinsdale
Department of Public Services
Buildings Maintenance Division
Monthly Report – February 2021**

Building Security and Fire Suppression

- Serviced the Village Hall burglar alarm, replaced battery in lower level motion sensor.
- Reliable Fire performed annual maintenance on the KLM Lodge kitchen hood fire suppression system.

HVAC

- Worked with Kluber Engineers on the plans for the new boiler at the Police / Fire Station.
- Checked electric heat unit at Well # 5 all ok.
- Repaired boiler at KLM 181 building control switch for circulating pump needed replacing.
- Checked Memorial Hall and Village Hall Steam boilers daily.
- Checked electric unit at Highland Station.
- Checked Police / Fire boiler daily found that the area around the boiler has been dry no water leaking.
- Worked on repairing second electric heat unit at Robbins Park building concession area.
- Checked heating units at the Hinsdale Pool sprinkler room and filter room.
- Checked heating furnace at the KLM Annex replace filter.
- Checked steam boiler chemical for the Memorial Hall boilers.
- Checked heating system at Burns Field Warming House and replaced filters.
- Checked heat at the old Humane Society building.
- Repaired KLM 181 boiler flue pipe with metal tape where there were rusted holes.
- Checked heat at the Hinsdale Youth Center.
- Checked hot water boilers at the Water Plant.
- Checked boiler at KLM 181.
- Checked all thermostats at the KLM Lodge for proper setting.
- Made sure KLM Lodge is set up for the cold nights with extra heat unit in the woman's bathroom near water pipes. Also set all faucets to drip to keep water moving.



MEMORANDUM

- Serviced the Village Hall main air handler, replaced filters and greased bearings on several units in attic.
- Investigated boiler flue pipe configuration at the Police / Fire building with Kluber Engineers.
- Serviced Police Station radio room air handler cooling unit.

General Maintenance

- Removed recycling cardboard from the Village Hall Board room left over from the new sound system installation.
- Worked with Terry's Plumbing at the Fire Station to replace the drain lines in the wall for the urinal and sinks in the locker room.
- Board approved all the paperwork needed for Brush Hill Station heating and ceiling repair, talked to vendors and told them to review this project and the installation prior to construction.
- Conducted Covid-19 cleaning daily at the Police Station and Hall.
- Kept all Village Flags at half-staff per the Governor.
- Checked building fire extinguishers.
- Completed building inspection reports as needed.
- Checked building generators.
- Worked with Bravo Services to strip and wax all floors at the Water Plant.
- Salted sidewalks around the Village Hall as needed, removed large ice hangers over the handicap ramp and steps to the basement.
- Repaired Board Room clock.
- Repaired Police Women's locker room entrance door.
- Replaced broken ceiling tile in the Memorial Hall lobby hall way near the small elevator.
- Removed snow from the duct work at KLM Lodge over dining room.
- Reset overhead garage door motor at Public Services garage.
- Picked lock on storage bin for food pantry after they lost the key.
- Conducted building inspections as needed.

Administration

- Snow detail.
- COVID-19 cleaning of buildings and trucks.
- Received COVID vaccine. Second vaccine in March.



MEMORANDUM

**Village of Hinsdale
Department of Public Services
Water Division
Monthly Report – February 2021**

Water Activity Measures

Standard Tasks	February 2021	Prev Mo	YTD 2021
Utility Locates (JULIE)	149	226	375
B-Box/Service Locates	165	260	425
Water Mains Located	59	46	105
Main Break Repairs	4	7	11
B-Box/Service Repairs	0	0	0
Hydrants Replaced/Repaired	0	5	5
Service Connections/Inspections	1	5	6
Valve Installations/Repairs	0	0	0
Valves Exercised	7	8	15
Valves Located	60	25	85
Leak Investigations	4	5	9
Hydrants Flushed	3	7	10
High Bill Investigations	3	0	3
Water Fountains Serviced/Replaced	0	0	0
Disconnect Inspections	1	6	7
Meter Repairs	10	5	15
Meter/Remote Installs	2	1	3
Meters Removed	1	3	4
Meter Readings	27	23	50



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Water Main Break Repairs

February 2021	Prev Mo	YTD 2021
4	7	11

February Water Main Break Locations

<u>Date</u>	<u>Address</u>	<u>Pipe Size/Type</u>	<u>Air Temp.</u>	<u>Duration</u>
02/02/21	8 Spring Lake	6" Cast Iron	30	4hrs
02/17/21	306 N. Garfield	8" Cast Iron	-5	7hrs
02/22/21	5661 S. Monroe	6" Cast Iron	35	6hrs
02/24/21	Fuller and York	6" Cast Iron	35	6hrs



MEMORANDUM

**Village of Hinsdale
Department of Public Services
Sewer Division
Monthly Report – February 2021**

Sewer Activity Measures

Standard Tasks	February 2021	Prev Mo	YTD 2021
Catch Basins Replaced/Repaired	0	0	0
Inlet Replaced/Repaired	0	0	0
Manhole Replaced/Repaired	0	0	0
Catch Basins/Inlets Cleaned	6	6	12
Sewers Cleaned (feet) In-House	0	0	0
Sewers Cleaned (feet) Contractor	0	0	0
Sewers Televised (feet) Contractor	0	0	0
Sewers Replaced/Repaired (feet)	0	0	0
Sewer Mains Located	10	5	15
Back-up Investigations	1	1	2
Manholes Located	20	10	30
Cave-ins Checked	0	0	0
Sewer Inspections	0	0	0
IEPA sampling due to overflow event of combined sewers (Veeck CSO)	0	0	0

MEMORANDUM

February 2021

Standard Tasks	Check Oil, Grease Fittings, Rotate Shafts(Weekly)	Bacteria Sampling
High Service/Pool Pumps #1, #2, #3, #4	✓	N/A
Well Pump Motors #2, #5, and #10	✓	✓

Standard Tasks	February 2021	Prev Mo
Bacteria Samples	24	24
Field Chlorine	21	21
Field Turbidities	21	21
Lab Chlorine	24	26
Lab Turbidities	24	26
Lab pH	24	26
Lab Fluoride	24	26
Precipitation Readings	0	0
Temperature Readings (air)	24	26
Temperature Readings (water)	28	31
DBP Samples	0	8
Pumps Serviced	10	10
Special Well Samples	0	0
UCMR 4	0	0