



MEETING AGENDA

MEETING ACCESS AND PUBLIC COMMENT PROCEDURES: While members of the Board of Trustees may be present in person at the meeting location, due to the ongoing public health emergency, and consistent with various Executive Orders entered by the Governor, and amendments made to the Open Meetings Act in Public Act 101-640, this meeting will be conducted electronically. At the meeting location, physical spacing will be observed, and masks will be required unless an individual is at the dais addressing the Board. Public access to the physical meeting site may be limited, with priority given to Village Officials, Village Staff and Consultants. While access to the meeting location for public commenters will be facilitated, the public is welcome and encouraged to listen and participate in the meeting via the submission of written comments, or via electronic means through Zoom as follows. Public comments are welcome on any topic related to the business of the Village Board at Regular and Special Meetings, and can be submitted by email to the Village Clerk at cbruton@villageofhinsdale.org, or in writing to the Village Clerk at 19 E. Chicago Avenue, Hinsdale, IL 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/nzmemzr8>

Passcode: 312157

or join by phone:

1 312 626 6799

Webinar ID: 860 3268 1106

Passcode: 312157

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, May 18, 2021 7:30 P.M.

This meeting will be conducted electronically, and in Memorial Hall, 19 East Chicago Avenue, Hinsdale, IL. 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 May 4, 2021
4. VILLAGE PRESIDENT'S REPORT
5. CITIZENS' PETITIONS* (Pertaining to items appearing on this agenda)
6. FIRST READINGS – INTRODUCTION** - None

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

7. CONSENT AGENDA

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

Administration & Community Affairs (Chair Posthuma)

- a) Approval and payment of the accounts payable for the period of May 3, 2021 through May 14, in the aggregate amount of \$2,390,142.08 as set forth on the list provided by the Village Treasurer, of which a permanent copy is on file with the Village Clerk***

Environment & Public Services (Chair Byrnes)

- b) Approve DuPage County joint bid purchase of bulk winter deicing salt to Compass Minerals, in the amount of \$56,791 (*First Reading – May 4, 2021*)

8. SECOND READINGS / NON-CONSENT AGENDA – ADOPTION

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

Administration & Community Affairs (Chair Posthuma)

- a) Approve an increase to the budget for lobbying services in the amount of \$33,000 to continue the contract with JLD Consulting through the end of November 2021, **OR:** Terminate the agreement with JLD Consulting effective June 1, 2021 (*First Reading – May 4, 2021*)

Environment & Public Services (Chair Byrnes)

- b) Approve an Intergovernmental Agreement (IGA) between the Tollway and the Villages of Hinsdale and Western Springs for the construction, maintenance and use of a pedestrian bridge (*First Reading – May 4, 2021*)

Zoning & Public Safety (Chair Stifflear)

- c) Approve an Ordinance Approving a Major Adjustment to an Exterior Appearance and Site Plan – Dr. VanWormer-Hartman – 110 E. Ogden Avenue (*First Reading – May 4, 2021*)
- d) Approve a referral of a Text Amendment to Section 3-106(B)(1), and concurrent Planned Development Concept Plan, Special Use Permit, and Site Plan and Exterior Appearance Review for Heather Highlands by McNaughton Development for consideration by the Plan Commission, **OR;**
Deny a Text Amendment to Section 3-106(B)(1) and concurrent Planned Development Concept Plan, Special Use Permit, and Site Plan and Exterior Appearance Review for Heather Highlands by McNaughton Development

9. DISCUSSION ITEMS

- a) Tollway update

10. DEPARTMENT AND STAFF REPORTS

- a) Fire
- b) Engineering
- c) Public Services

11. REPORTS FROM ADVISORY BOARDS AND COMMISSIONS

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

13. TRUSTEE COMMENTS

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

15. ADJOURNMENT

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

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

******Routine items appearing on the Consent Agenda may include those items that have previously had a First Reading, the Accounts Payable and previously budgeted items that fall within budgetary limitations, 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
VILLAGE BOARD OF TRUSTEES
MINUTES OF THE MEETING
May 4, 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, May 4, 2021 at 7:31 p.m., roll call was taken.

Present: President Tom Cauley

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

Absent: None

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, Finance Director Andrea Lamberg, 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, Village Planner Bethany Salmon, Human Resources Consultant Tracy McLaughlin

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 April 20, 2021

There being no changes to the draft minutes, Trustee Posthuma moved to **approve the draft minutes of the regular meeting of April 20, 2021, as presented.** Trustee Hughes seconded the motion.

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

NAYS: None

ABSTAIN: Trustee Haarlow

ABSENT: None

Motion carried.

VILLAGE PRESIDENT'S REPORT

President Cauley officially welcomed Ms. Andrea Lamberg as the new Finance Director/Village Treasurer. He reminded residents that summer pool passes are available, and to check the website, and that vehicle stickers were due by May 1. With respect to summer programming, all events are subject to State regulations. Walk-in clinics are being set up to administer COVID-19 vaccinations. More information is available on the Village website. He reported immunization and case numbers.

President Cauley announced that Trustee Jerry Hughes is retiring, and newly elected Trustee Michelle Fisher will take his place. Re-elected were Trustees Neale Byrnes and Matt Posthuma. He noted that Trustee Hughes served on the Village Board for eight years, but had been involved in Village government prior to that. He voiced his opinion on several serious issues prior to joining the Finance Commission in 2009, and was appointed Chair in 2011. During his tenure on the Village Board, he served on the Environment & Public Services (EPS) Committee, and chaired the Administration & Community Affairs (ACA) Committee. He worked with the Finance Director and auditors, was instrumental in the current long-term agreement with the Hinsdale Paddle Tennis Association, has been working on an agreement to move the HCS Community Services Food Pantry to a larger location with more parking, and water rate issues. He has always been polite and respectful of residents and staff, and worked with the Board to build consensus. President Cauley offered his personal thanks and best wishes, noting appreciation for his hard work.

All other Board members echoed President Cauley's remarks, adding their thanks and hope that Trustee Hughes will stay involved in Village government, as did former Village Trustee Chris Elder. Trustee Hughes said it has been an honor to serve as Trustee, and to work with his fellow Board members. He feels one of the best things in life is working with a team on things that matter, and succeeding. This Board has checked those boxes, and will leave things better than they found them. Village Board members are stewards of resources, assets and institutions, but more importantly the health of Village government as a civic institution. For this he gave credit to President Cauley, who took deliberate steps to change the culture of the Board, Trustees are dedicated, and do the work. He also hired Village Manager Kathleen Gargano, which was instrumental in hiring top talent, adding Ms. Gargano and the Department Heads are a well-oiled machine.

He worries about getting good people to serve, noting the Caucus is dormant. He thanked Trustee-elect Fisher, and re-elected Trustees Byrnes and Posthuma for their service. It takes time to learn the job, and it takes a toll. He thanked President Cauley, and he thanked his family.

Ms. Gargano added her appreciation on behalf of the staff.

OATH OF OFFICE AND SEATING OF VILLAGE BOARD MEMBERS

Village Clerk Christine Bruton administered the Oath of Office to re-elected President Tom Cauley. President Cauley administered the Oath of Office to re-elected Trustees Matt Posthuma and Neale Byrnes, and newly elected Trustee Michelle Fisher.

President Cauley announced new seating at the dais, and new Committee assignments.

ADJOURNMENT SINE DIE

Trustee Byrnes moved to adjourn the meeting of May 4, 2021, sine die. Trustee Haarlow seconded the motion.

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

NAYS: None

ABSTAIN: None

ABSENT: None

Motion carried.

CALL TO ORDER - RECONVENE

Following the seating of the newly elected members of the Village Board, the regularly scheduled meeting of the Hinsdale Village Board of Trustees was reconvened by President Tom Cauley on Tuesday, May 4, 2021 at 8:08 p.m.

Present: President Tom Cauley, Trustees Matthew Posthuma, Laurel Haarlow (arr. 8:13 p.m.), Luke Stifflear, Michelle Fisher, Neale Byrnes and Scott Banke

Absent: None

PROCLAMATION – BUILDING SAFETY MONTH

President Cauley read the Building Safety Month proclamation.

CITIZENS' PETITIONS

None.

Trustee Posthuma asked if the next meeting will be in person. President Cauley said that would be the hope, but in order to conduct a hybrid meeting, some additional equipment is necessary. He added he respects any decision an individual Trustee might make as to whether they are comfortable meeting in person. Village Manager Kathleen Gargano confirmed the current capacity of the board room is 100 people.

FIRST READINGS – INTRODUCTION

Administration & Community Affairs (Chair Posthuma)

- a) **Approve an increase to the budget for lobbying services in the amount of \$33,000 to continue the contract with JLD Consulting through the end of November 2021,**

OR: Terminate the agreement with JLD Consulting effective June 1, 2021

Trustee Posthuma introduced the item that relates to the expansion of I-294, noting important from the Village perspective is the Oasis, as it provides \$550,000 of sales tax revenue per year. It will be going down on Labor Day for three years. There were some legislative efforts

in the past to divert Oasis revenue from Hinsdale to other municipalities, so it made sense to engage a lobbyist. Mr. Bill Ryan, attorney, recommended John D'Alessandro. Last November the Board approved an extension of his contract, and the question before the Board is whether or not to officially budget the remaining six months of the one year term. The cost is \$5,500 per month, but the contract can be terminated with 30 days notice. Mr. D'Alessandro's services have been worthwhile, in addition to the Oasis, he has been helpful getting grant funds released and working with the Illinois Department of Revenue on sales tax on Cook County gas stations. Mr. Bloom added our revenues are up from what was budgeted, and the Village has the funds to cover this cost. The Village is on the precipice of entering into an agreement with the Tollway on the Oasis, a very lengthy draft has been received for review. President Cauley said the Board should look at a lobbyist expense with careful scrutiny, as there is opportunity for abuse. He would rather not have one, but Mr. D'Alessandro has been very helpful to Hinsdale, and he would like to keep him in the loop. Negotiations regarding the Oasis are still in flux, this cost is money well spent.

Trustee Byrnes is in favor of this expense, but expressed concern that we might need to be prepared for a longer term. President Cauley hopes not, and believes the draft IGA should be complete in the next few months.

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

Environment & Public Services (Chair Byrnes)

- b) **Approve DuPage County joint bid purchase of bulk winter deicing salt to Compass Minerals, in the amount of \$56,791**

Trustee Byrnes introduced the item for the purchase of ice for next winter. DuPage County has a contract with Compass Minerals; the Village buys off that contract. The same allotment will come from the State of Illinois, and be awarded in October. Director of Public Services George Peluso said this is our standard allotment.

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

- c) **Approve an Intergovernmental Agreement (IGA) between the Tollway and the Villages of Hinsdale and Western Springs for the construction, maintenance and use of a pedestrian bridge**

Trustee Byrnes introduced the item for an Intergovernmental Agreement (IGA) with the Tollway Authority and Western Springs for the pedestrian bridge that specifies Tollway engineering and construction cost and design, and outlines Village directed design changes on the approach wall up to the bridge. The IGA outlines specified routine maintenance costs, not to exceed \$20,000 annually, and shared costs with Western Springs. It outlines indemnification and liability. Staff and Attorney Bill Ryan have reviewed the document. It was noted the cost to paint the bridge and stain the approach wall is \$38,000.

Attorney Bill Ryan, addressed the Board, and confirmed the parameters of the agreement with respect to routine maintenance, and the \$20,000 budget cap. President Cauley suggested these be articulated in the indemnification portion of the agreement to provide clarification. This is not a substantive change. Discussion followed regarding the cost of painting the bridge, a cost that is shared by Western Springs.

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

Zoning & Public Safety (Chair Stifflear)

d) Approve an Ordinance Approving a Major Adjustment to an Exterior Appearance and Site Plan – Dr. VanWormer-Hartman – 110 E. Ogden Avenue

Trustee Stifflear introduced the item that is major adjustment for the property at 110 E. Ogden Avenue. He explained that in March 2020 the applicant received exterior and site plan approval for the the vacant building at this property, however, the project was never started. They have made some changes to the proposal, that relate to changes in the roofline, and architectural features of the windows. There have been no changes to the footprint of the building, the setbacks, building height, floor area ratio (FAR) or lot coverage. The new changes were reviewed by the Plan Commission and unanimously approved, with the direction the building color should be reviewed. Trustee Stifflear asked the applicant to provide an example of the color choice for the next meeting.

Mr. Mike Zalud, project manager, explained they are intending to eliminate the flat roof in favor of something more interesting that will be pitched in the front and clad in shingles. The intention is that it appear more residential. He will provide a sample board at the next meeting.

Trustee Stifflear added there were no resident comments at the Plan Commission meeting. The Board agreed to move this forward for a second reading at their next meeting.

CONSENT AGENDA

Administration & Community Affairs (Chair Posthuma)

a) Trustee Haarlow moved Approval and payment of the accounts payable for the period of April 19, 2021 through April 30, 2021, in the aggregate amount of \$495,634.07 as set forth on the list provided by the Village Treasurer, of which a permanent copy is on file with the Village Clerk. Trustee Banke seconded the motion.

AYES: Trustees Posthuma, Haarlow, Stifflear, Fisher, Byrnes, Banke

NAYS: None

ABSTAIN: None

ABSENT: None

Motion carried.

b) Approve the CY2021 Pay Plan for Part-time employees effective May 1, 2021 through April 30, 2022 (First Reading – April 20, 2021)

There being only one Consent Agenda item, Trustee Byrnes moved to **Approve the CY2021 Pay Plan for Part-time employees effective May 1, 2021 through April 30, 2022.** Trustee Posthuma seconded the motion.

AYES: Trustees Posthuma, Haarlow, Stifflear, Fisher, Byrnes, Banke

NAYS: None

ABSTAIN: None

ABSENT: None

Motion carried.

SECOND READINGS / NON-CONSENT AGENDA – ADOPTION

Environment & Public Services (Chair Byrnes)

- a) **Approve a Resolution for Improvement Under the Illinois Highway Code** (*First Reading – April 6, 2021*)

Trustee Byrnes explained this is a procedural matter only that substitutes the words 'Rebuild Illinois' for 'MIP' funds in the document. The resolution must specifically call this out to allow the Village to use these funds.

Trustee Byrnes moved to **Approve a Resolution for Improvement Under the Illinois Highway Code**. Trustee Posthuma seconded the motion.

AYES: Trustees Posthuma, Haarlow, Stifflear, Fisher, Byrnes, Banke

NAYS: None

ABSTAIN: None

ABSENT: None

Motion carried.

- b) **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** (*First Reading – April 6, 2021*)

Trustee Byrnes introduced the item that was previously discussed at the April 6 Board meeting regarding reconstructing Eighth Street in asphalt or concrete. This consideration was prompted by a favorable concrete bid; however, the price of the concrete reconstruction is still \$192,000 more than asphalt. He also noted that the concrete street would last about 30 years longer than asphalt.

He explained that standard operating procedure with the road program has been that non-major streets be finished in asphalt, major thoroughfares be finished in concrete. The Board indicated at their last meeting that Eighth Street is a key cross street. He provided traffic study data that shows 1,100 cars use Eighth Street per day, compared with the 6,700 cars that use South Garfield. He pointed out there is a 90 year old water main that will need replacement within the next 45 years, and the concrete would have to be torn up. The Village will repave Chicago Avenue this year, but has yet to go out to bid. He would recommend asphalt for this project.

Discussion followed regarding the timing of water main replacement, and sump pump discharge in the area. Trustee Posthuma said he likes concrete where cost effective, but is willing to go with asphalt, but looking ahead, to the extend we can take care of water main replacement when repairing a road, that would be more cost effective, and convenient for residents. President Cauley explained that would be the goal, but in order to move quickly to address the condition of the roads, water main work was postponed. The additional cost of water main work would severely limit the number of roads that could be fixed.

Mr. Peluso added he believes there will be an increase in the price of the concrete moving forward. Discussion followed regarding the price of concrete, and when to include water main and sewer work with the roads.

Trustee Byrnes moved to **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.** Trustee Banke seconded the motion.

AYES: Trustees Posthuma, Haarlow, Stifflear, Fisher, Byrnes, Banke

NAYS: None

ABSTAIN: None

ABSENT: None

Motion carried.

Zoning & Public Safety (Chair Stifflear)

- c) **Approve an Ordinance Amending Title 9 (Building Regulations), Chapter 1 (Administrative Provisions), Section 9-1-4 (Permit Fees) of the Village Code of Hinsdale Relative to Permit Fees** *(First Reading – April 20, 2021)*

Trustee Stifflear introduced the item and explained that permit fees, by the current ordinance, are tied to the Consumer Price Index (CPI). The building department received complaints from builders about the odd amounts that were being charged as a result. The ordinance before the Board will revise the fee calculation to round to the nearest dollar when the fee is over \$100, and round to the nearest nickel when the fee is under \$100.00.

Trustee Byrnes pointed out that the numbers in the ordinance are larger than the 1.4% CPI. Director of Community Services Robb McGinnis explained that the numbers included in the ordinance are the original fee increases from 2018. There have been two increases since then that are not reflected in the original document.

Trustee Stifflear moved to **Approve an Ordinance Amending Title 9 (Building Regulations), Chapter 1 (Administrative Provisions), Section 9-1-4 (Permit Fees) of the Village Code of Hinsdale Relative to Permit Fees.** Trustee Banke seconded the motion.

AYES: Trustees Posthuma, Haarlow, Stifflear, Fisher, Byrnes, Banke

NAYS: None

ABSTAIN: None

ABSENT: None

Motion carried.

DISCUSSION ITEMS

- a) **Tollway update nope**

Mr. Bloom stated there is no update at this time.

- b) **Liquor License Request – Zazu Salon & White Buffalo Barbershop**

Mr. Anthony Segretto, owner of Zazu Salon & White Buffalo Barbershop, addressed the Board. He is asking for help as merchants and as property owners in the downtown to make up for COVID-19 losses. He would like the same consideration for a liquor license as another business owner in town. Mr. Bloom pointed out that the Class C license for which Mr. Segretto is applying is available to any merchant wishing to make application, and

permits the sale or dispensing of alcohol by the glass. He confirmed that absent Board objections, an ordinance increasing the number of allowable Class C licenses would be presented to the Board upon receipt of complete applications from Mr. Segretto.

Trustee Banke suggested the Board codify exactly what the limits of liquor sales are. He sees that this particular request should be approved, as others in this classification have been, but is concerned about an increased number of 'one-off' requests. He thinks time should be spent to get clarity for this and future Boards. President Cauley said we have granted these requests except when there is an objection, for example, the recent request of from the gas station restaurant. He would be happy to review any suggestions for clarification, although there have been no complaints from residents.

DEPARTMENT AND STAFF REPORTS

a) Parks & Recreation

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

Ms. Gargano reported she spoke with Ms. Karissa Kapcar, an outreach coordinator from Senator Durbin's office, who is setting up pop-up clinics in the area to administer leftover vaccines. They hope to target labor and service workers and clients of the food pantry. Up to 700 shots are available. The Village will assist in community notification, and Chief King has been alerted for traffic control.

REPORTS FROM ADVISORY BOARDS AND COMMISSIONS

No reports.

CITIZENS' PETITIONS

None.

TRUSTEE COMMENTS

Trustee Posthuma reported a lifelong Hinsdale resident wanted to compliment public services on the snow plowing this year, saying it was the best job he has ever seen. He complimented Director of Public Services George Peluso and his team for a job well done.

ADJOURNMENT

There being no further business before the Board, President Cauley asked for a motion to adjourn. Trustee Banke moved to **adjourn the regularly scheduled meeting of the Hinsdale Village Board of Trustees of April 20, 2021**. Trustee Haarlow seconded the motion.

AYES: Trustees Posthuma, Haarlow, Stifflear, Fisher, Byrnes, Banke

NAYS: None

ABSTAIN: None

ABSENT: None

Motion carried.

Meeting adjourned at 9:11 p.m.

ATTEST: _____
Christine M. Bruton, Village Clerk

REQUEST FOR BOARD ACTION
Finance

AGENDA SECTION: Consent – ACA
SUBJECT: Accounts Payable-Warrant #1740
MEETING DATE: May 18, 2021
FROM: Andrea Lamberg, Finance Director *al*

Recommended Motion

Approve payment of the accounts payable for the period of May 3, 2021 through May 14, 2021 in the aggregate amount of \$2,390,142.08 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 #1740 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 #1740

VILLAGE OF HINSDALE

ACCOUNTS PAYABLE WARRANT REGISTER #1740

FOR PERIOD May 3, 2021 through May 14, 2021

The attached Warrant Summary by Fund and Warrant Register listing TOTAL DISBURSEMENTS FOR ALL FUNDS of \$2,390,142.08 reviewed and approved by the below named officials.

APPROVED BY Andrea Jamberg DATE 5/13/2021
VILLAGE TREASURER/FINANCE DIRECTOR

APPROVED BY _____ DATE _____
VILLAGE MANAGER

APPROVED BY _____ DATE _____
VILLAGE TRUSTEE

Village of Hinsdale
Schedule of Bank Wire Transfers and ACH Payments
1740

Payee/ Date	Description	Vendor Invoice	Invoice Amount
Electronic Federal Tax Payment Systems 5/14/2021	Village Payroll #10 - Calendar 2021	FWH/FICA/Medicare	\$ 103,201.88 ✓
Illinois Department of Revenue 5/14/2021	Village Payroll #10 - Calendar 2021	State Tax Withholding	\$ 20,377.83 ✓
ICMA - 457 Plans 5/14/2021	Village Payroll #10 - Calendar 2021	Employee Withholding	\$ 19,885.50 ✓
HSA PLAN CONTRIBUTION 5/14/2021	Village Payroll #10 - Calendar 2021	Employer/Employee Withholding	\$ 1,300.00 ✓
Intergovernmental Personnel Benefit Cooperative		Employee Insurance	\$ 174,505.37 ✓
Illinois Municipal Retirement Fund		Employer/Employee	\$ 108,272.34 ✓
	Total Bank Wire Transfers and ACH Payments		<u><u>\$ 427,542.92</u></u> ✓
		ipbc-general	174,505.37
		payroll	<u>253,037.55</u> ✓
			427,542.92

Village of Hinsdale
#1740
Summary By Fund

Recap By Fund	Fund	Regular Checks	ACH/Wire Transfers	Total
General Fund	100	247,926.74	174,505.37	422,432.11
2012A Bond Fund	304	35,381.25		35,381.25
2013A Bond Fund	305	16,456.25	-	16,456.25
2014B GO Bond Fund	306	58,941.25	-	58,941.25
2017A GO Bond Fund	307	134,743.75		134,743.75
2018 GO Bond Fund	308	307,081.25		307,081.25
2019 GO Bond Fund	309	27,637.50		27,637.50
Capital Project Fund	400	135,416.12	-	135,416.12
Water & Sewer Operations	600	421,234.25	-	421,234.25
Water & Sewer Capital	620	411,582.16	-	411,582.16
W/S 2014 Bond Fund	632	19,212.50	-	19,212.50
Escrow Funds	720	78,950.00	-	78,950.00
Payroll Revolving Fund	740	68,036.14	253,037.55	321,073.69
Total		1,962,599.16	427,542.92	2,390,142.08



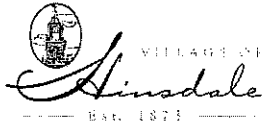
Warrant Register 1740

Invoice	Description	Invoice/Amount
BULLSEYE TELECOM		
39277840	APR21 PHONE CHARGES	81.57
39277840	APR21 PHONE CHARGES	76.93
39277840	APR21 PHONE CHARGES	307.74
39277840	APR21 PHONE CHARGES	73.42
39277840	APR21 PHONE CHARGES	678.31
39277840	APR21 PHONE CHARGES	81.57
39277840	APR21 PHONE CHARGES	76.93
39277840	APR21 PHONE CHARGES	158.50
39277840	APR21 PHONE CHARGES	52.61
39277840	APR21 PHONE CHARGES	40.16
39277840	APR21 PHONE CHARGES	769.38
39277840	APR21 PHONE CHARGES	426.21
Check Date 5/6/2021 Total For Check # 109162		2,823.33
COEO SOLUTIONS		
1050534	FIBER INTERNET CONNECT 5/1-5/30/21	1,303.55
Check Date 5/6/2021 Total For Check # 109163		1,303.55
COMCAST		
8771201110037136	POOL 5/4-6/3/21	148.35
Check Date 5/6/2021 Total For Check # 109164		148.35
DUPAGE COUNTY COLLECTOR		
09-12-129-014	1ST INSTALLMENT-HINSDALE AVE-CASA MARGARITA	5,519.79
Check Date 5/6/2021 Total For Check # 109165		5,519.79
ILL DEPT OF COMMERCE & ECONOMIC OPPORTUNITY		
GRANT #11-203422	GRANT #11-203422 UNEXPENDED GRANT FUNDS/INTEREST	119,751.65
GRANT #11-203422	GRANT #11-203422 UNEXPENDED GRANT FUNDS/INTEREST	7,830.68
GRANT #11-203422	GRANT #11-203422 UNEXPENDED GRANT FUNDS/INTEREST	5,488.71
Check Date 5/6/2021 Total For Check # 109166		133,071.04
SPRINT		
977740515-231	PHONE CHARGES 3/24-4/23/21	39.92
977740515-231	PHONE CHARGES 3/24-4/23/21	558.91
977740515-231	PHONE CHARGES 3/24-4/23/21	330.58
977740515-231	PHONE CHARGES 3/24-4/23/21	39.92
977740515-231	PHONE CHARGES 3/24-4/23/21	79.84
977740515-231	PHONE CHARGES 3/24-4/23/21	39.92



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Invoice	Description	Invoice/Amount
977740515-231	PHONE CHARGES 3/24-4/23/21	79.84
977740515-231	PHONE CHARGES 3/24-4/23/21	359.30
977740515-231	PHONE CHARGES 3/24-4/23/21	199.61
977740515-231	PHONE CHARGES 3/24-4/23/21	79.88
977740515-231	PHONE CHARGES 3/24-4/23/21	79.84
977740515-231	PHONE CHARGES 3/24-4/23/21	159.69
977740515-231	PHONE CHARGES 3/24-4/23/21	79.84
Check Date 5/6/2021 Total For Check # 109167		2,127.09
TOSHIBA FINANCIAL SERVICE		
441798451	COPIER LEASE MAY2021	269.12
441798451	COPIER LEASE MAY2021	269.12
441798451	COPIER LEASE MAY2021	269.12
441798451	COPIER LEASE MAY2021	269.12
Check Date 5/6/2021 Total For Check # 109168		1,076.48
VERIZON WIRELESS		
9878275197	3/24-4/23/21 IPADS AND MODEMS	332.03
9878275197	3/24-4/23/21 IPADS AND MODEMS	110.66
9878275197	3/24-4/23/21 IPADS AND MODEMS	36.89
9878275197	3/24-4/23/21 IPADS AND MODEMS	110.66
Check Date 5/6/2021 Total For Check # 109169		590.24
A BLOCK MARKETING INC		
LC00038569	WOOD CHIP DISPOSAL	30.00
Check Date 5/14/2021 Total For Check # 109170		30.00
AIR ONE EQUIPMENT		
167772	METER CALIBRATION	200.00
167891	SCBA MOUNTING BRACKETS	108.00
Check Date 5/14/2021 Total For Check # 109171		308.00
ALBANESE, LOGAN		
042121	CDL REIMBURSEMENT	61.35
Check Date 5/14/2021 Total For Check # 109172		61.35
AMALGAMATED BK OF CHICAGO		
4992	INTEREST ALT REV 2012A	35,381.25
Check Date 5/14/2021 Total For Check # 109173		35,381.25
AMALGAMATED BK OF CHICAGO		
5164	INTEREST GO REF SERIES 2013A	16,456.25
Check Date 5/14/2021 Total For Check # 109174		16,456.25



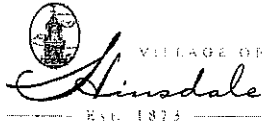
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Invoice	Description	Invoice/Amount
AMALGAMATED BK OF CHICAGO		
5421	INTEREST GO BOND SERIES 2014 (W/S)	19,212.50
	Check Date 5/14/2021 Total For Check # 109175	19,212.50
AMALGAMATED BK OF CHICAGO		
5503	INTEREST GO BOND SERIES 2014B	58,941.25
	Check Date 5/14/2021 Total For Check # 109176	58,941.25
AMALGAMATED BK OF CHICAGO		
6569	INTEREST GO BOND SERIES 2017A	134,743.75
	Check Date 5/14/2021 Total For Check # 109177	134,743.75
AMALGAMATED BK OF CHICAGO		
6823	INTEREST GO BOND SERIES 2018A	307,081.25
	Check Date 5/14/2021 Total For Check # 109178	307,081.25
AMALGAMATED BK OF CHICAGO		
7165	INTEREST GO BOND SERIES 2019	27,637.50
	Check Date 5/14/2021 Total For Check # 109179	27,637.50
ATLANTIC OCCUPSYCH INC		
2021-001	NEW HIRE EVALUATION	415.00
	Check Date 5/14/2021 Total For Check # 109180	415.00
ATLAS BOBCAT LLC		
716069	UNIT #91 HYD PUMP REPAIR	2,684.57
	Check Date 5/14/2021 Total For Check # 109181	2,684.57
AVOLIN, LLC		
58358535334523916 296	GOMEMBERS SER-VS-GOM	7,214.27
58358535334523915 170	GOM-4GOV MIGRATION SVCS	450.00
	Check Date 5/14/2021 Total For Check # 109182	7,664.27
BANNERVILLE USA		
30216	SHOP LOCAL SELFIE FRAME	150.00
30253	GIFT CARD POSTER	90.00
	Check Date 5/14/2021 Total For Check # 109183	240.00
BELSON OUTDOORS, LLC		
191430	REPLACING BROKEN TABLES	2,288.88
	Check Date 5/14/2021 Total For Check # 109184	2,288.88



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Invoice	Description	Invoice/Amount
BEVERLY SNOW & ICE INC.		
52288	SURCHARGE OVERAGE SNOW	405.00
	Check Date 5/14/2021 Total For Check # 109185	405.00
BROTHEN, ALISON		
051021	POOL START UP CASH	300.00
	Check Date 5/14/2021 Total For Check # 109186	300.00
BROTHEN, ALISON		
050721	FINANCE PETTY CASH	57.01
050721	FINANCE PETTY CASH	336.15
050721	FINANCE PETTY CASH	0.70
	Check Date 5/14/2021 Total For Check # 109187	393.86
CARGILL INCORPORATED		
2906151268	ROADWAY SALT VOB-2/2/21	4,736.92
	Check Date 5/14/2021 Total For Check # 109188	4,736.92
CDW-GOVERNMENT INC.		
8609767	LENOVO LAPTOPS	2,312.28
C125906	OFFICE 365 ACCOUNTS-BUDGETS RENEWAL	17,171.72
	Check Date 5/14/2021 Total For Check # 109189	19,484.00
CLARK BAIRD SMITH LLP		
13780	LEGAL-FILE/LABOR GENERAL FILE #12929	680.00
	Check Date 5/14/2021 Total For Check # 109190	680.00
CLEAN SOILS CONSULTING		
19267	MAINBREAK SOIL TO OBTAIN 663 FORM	1,865.00
	Check Date 5/14/2021 Total For Check # 109191	1,865.00
COMCAST		
8771201110036767	VILLAGE HALL 5/5-6/4/21	258.35
8771201110036815	WATER 5/5-6/4/21	148.35
8771201110036807	KLM 5/5-6/4/21	108.35
8771201110036781	POLICE 5/5-6/4/21	162.90
	Check Date 5/14/2021 Total For Check # 109192	677.95
COMED		
0015093062	57TH STREET	302.40
0075151076	ELEANOR PARK	522.32
0203017056	WARMING HOUSE/PADDLE HUT	253.19
0203065105	CHESTNUT PARKING	34.73
0381057101	CLOCK TOWER	24.70



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Invoice	Description	Invoice/Amount
0395122068	STREET LIGHTS	48.45
0417073048	314 SYMONDS DR	371.86
0427019145	CAMERA 989/TAFT RD	32.52
0471095066	FOUNTAIN	40.60
0499147045	BURLINGTON PARK	27.83
0639032045	ROBBINS PARK	19.91
0651102260	PD CAMERA-701 E CHGO	31.86
0697168013	STREET LIGHTS	28.41
0825110049	PD CAMERA-440 E OGDEN	32.82
1107024145	LANDSCAPE LIGHTS 650	24.70
1993023010	RADIO EQUIPMENT FD	137.31
2378029015	WASHINGTON	37.75
2425068008	VEECK PARK	1,015.68
3454039030	VEECK PARK-WP	747.99
6583006139	BURLINGTON PARK	24.70
7011157008	NS CBQ RR	28.42
7011378007	PIERCE PARK	650.60
7011481018	WALNUT STREET	34.03
7093551008	KLM LODGE	874.71
7093551008	KLM LODGE	218.68
7261620005	SAFETY TOWN	62.74
Check Date 5/14/2021 Total For Check # 109193		5,628.91
COMED		
8521083007	ROBBINS PARK	373.01
8521342001	TRAIN STATION	189.66
8521400008	WATER PLANT	36.19
8605174005	BROOK PARK	285.88
8605437007	POOL	411.83
8689206002	ELEANOR PARK	33.87
8689480008	STOUGH PARK	19.91
8689640004	BURNS FIELD	20.31
Check Date 5/14/2021 Total For Check # 109194		1,370.66
COMED-6112		
1653148069	TRAFFIC SIGNALS 3/30-4/28/21	39.55
Check Date 5/14/2021 Total For Check # 109195		39.55
COMMERCIAL COFFEE SERVICE		
160448	COFFEE BREAK ROOM	234.00
Check Date 5/14/2021 Total For Check # 109196		234.00



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Invoice	Description	Invoice/Amount
CONSTELLATION NEWENERGY		
19966176201	908 ELM 3/19-4/19/21	149.83
19966472601	TRANSFORMER 3/19-4/19/21	1,872.77
Check Date 5/14/2021 Total For Check # 109197		2,022.60
CORE & MAIN LP		
N980189	REPAIR CLAMPS	196.00
N9985475	4X3" HYMAX	290.00
O030563	3" CAP & HYMAX	355.49
Check Date 5/14/2021 Total For Check # 109198		841.49
DAILY HERALD PADDOCK PUB		
174007	BID NOTICES-8TH STREET & PDFD BOILER	350.15
Check Date 5/14/2021 Total For Check # 109199		350.15
DANYLEVSKY, DEREK		
033121	OT MEAL 3/31/21	7.28
Check Date 5/14/2021 Total For Check # 109200		7.28
DIRECT ADVANTAGE INC		
1964	EDC MARKETING & PROGRAMMING VOB 2/2/21	10,000.00
Check Date 5/14/2021 Total For Check # 109201		10,000.00
DOCU-SHRED, INC.		
47357	DOCUMENT DESTRUCTION	40.00
Check Date 5/14/2021 Total For Check # 109202		40.00
DUO-SAFETY LADDER CORP		
479990-000	GROUND LADDER PARTS	79.01
Check Date 5/14/2021 Total For Check # 109203		79.01
DUPAGE TOPSOIL, INC.		
051594	DIRT-TURF RESTORATION	350.00
Check Date 5/14/2021 Total For Check # 109204		350.00
DUPAGE WATER COMMISSION		
01-1200-00-APR21	WATER CHARGES 3/31-4/30/21	311,365.53
Check Date 5/14/2021 Total For Check # 109205		311,365.53
FACTORY MOTOR PARTS CO		
50-3331973	HOSE-AC #84	8.60
50-3336803	CHAMBER ADJUSTMENT KITS-#38	86.98
60-280292	REAR BRAKE PADS/ROTORS-#1	262.56
60-280637	REAR BRAKE PADS/ROTORS-#37	192.29
Check Date 5/14/2021 Total For Check # 109206		550.43



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Invoice	Description	Invoice/Amount
FIRESTONE STORES		
136886	NEW TIRES SQUAD 45	532.60
136921	NEW TIRES SQUAD 46	532.60
136934	2 REAR TIRES & ALIGNMENT #38	308.07
Check Date 5/14/2021 Total For Check # 109207		1,373.27
FIRST COMMUNICATIONS, LLC		
121537185	4/23-5/22/21 PHONE SERVICE	198.85
121537185	4/23-5/22/21 PHONE SERVICE	54.81
121537185	4/23-5/22/21 PHONE SERVICE	383.03
121537185	4/23-5/22/21 PHONE SERVICE	607.68
121537185	4/23-5/22/21 PHONE SERVICE	164.15
121537185	4/23-5/22/21 PHONE SERVICE	274.91
121537185	4/23-5/22/21 PHONE SERVICE	94.31
Check Date 5/14/2021 Total For Check # 109208		1,777.74
FITZGERALD LIGHTING & MAINTENANCE CO		
35366	EMERG LIGHT REPAIRS-PIERCE PK	1,873.75
Check Date 5/14/2021 Total For Check # 109209		1,873.75
FOX VALLEY FIRE & SAFETY		
IN00430354	EXTINGUISHER RECHARGE / SERVICE	343.55
Check Date 5/14/2021 Total For Check # 109210		343.55
FULLERS SERVICE CENTER IN		
42855040076	C84 OIL CHANGE	52.94
46	APR21 CBD & PARKS REFUSE REMOVAL	1,672.00
Check Date 5/14/2021 Total For Check # 109211		1,724.94
GALLS		
018110610	UNIFORMS	382.61
018221694	UNIFORMS	260.87
018221915	UNIFORMS	171.10
018166897	UNIFORMS	221.02
018167018	UNIFORMS	148.65
018155358	UNIFORMS	120.00
018156074	UNIFORMS	140.50
018156077	UNIFORMS	140.62
018156400	UNIFORMS	73.76
Check Date 5/14/2021 Total For Check # 109212		1,659.13



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Invoice	Description	Invoice/Amount
GLIOT, VERNON		
030821	CDL RENEWAL	66.46
Check Date 5/14/2021 Total For Check # 109213		66.46
GOVTEMPS USA, LLC		
3717035	TEMPORARY HR, CLERICAL, COM DEV STAFFING- VOB 2/2/2	5,537.00
3717034	TEMPORARY HR, CLERICAL, COM DEV STAFFING- VOB 2/2/2	644.00
3717036	TEMPORARY HR, CLERICAL, COM DEV STAFFING- VOB 2/2/2	1,127.00
Check Date 5/14/2021 Total For Check # 109214		7,308.00
GREENSIDE DESIGN BUILD		
P21-9331	REFUND 111 GRANT ST PERMIT FEES	1,561.48
P21-9331	REFUND 111 GRANT ST PERMIT FEES	2,389.06
P21-9331	REFUND 111 GRANT ST PERMIT FEES	17,971.30
P21-9331	REFUND 111 GRANT ST PERMIT FEES	656.12
P21-9331	REFUND 111 GRANT ST PERMIT FEES	852.12
P21-9331	REFUND 111 GRANT ST PERMIT FEES	50.00
P21-9331	REFUND 111 GRANT ST PERMIT FEES	328.06
Check Date 5/14/2021 Total For Check # 109215		23,808.14
HEALY ASPHALT COMPANY LLC		
26447	COLD PATCH	939.40
26543	COLD PATCH	875.00
26602	COLD PATCH	872.20
Check Date 5/14/2021 Total For Check # 109216		2,686.60
HILDEBRAND SPORTING GOODS		
66042727	SOFTBALL SUPPLIES	406.00
Check Date 5/14/2021 Total For Check # 109217		406.00
HONEY BUCKET		
13586	Park Portable Restrooms	420.00
Check Date 5/14/2021 Total For Check # 109218		420.00
HR GREEN INC		
142640	OWNERS REP 2/20-3/19/21 REIMBURSABLE EXPENSES	31.80
Check Date 5/14/2021 Total For Check # 109219		31.80



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Invoice	Description	Invoice/Amount
IFSAP MEMBERSHIP		
050621	MEMBERSHIP RENEWAL	45.00
	Check Date 5/14/2021 Total For Check # 109220	45.00
ILLINOIS ENVIRONMENTAL		
PROJ: L17-4509	PRINCIPAL/INTEREST PROJ L17-4509	83,038.46
PROJ: L17-4509	PRINCIPAL/INTEREST PROJ L17-4509	13,393.44
	Check Date 5/14/2021 Total For Check # 109221	96,431.90
ILLINOIS STATE POLICE BUREAU OF IDENTIFICATION		
ILL14539F	FINGERPRINT FEE-COST CTR 06162	28.25
	Check Date 5/14/2021 Total For Check # 109222	28.25
INDUSTRIAL ELECTRIC SUPPLY		
S100002202.001	POLICE LPR CIRCUIT BREAKER FOR-MADISON	20.80
S100002201.001	POLICE LPR CIRCUIT BREAKERS	16.00
S1000002503.001	SYMONDS DR STREELIGHT GROUND FAULT REPAIR	105.33
	Check Date 5/14/2021 Total For Check # 109223	142.13
INDUSTRIAL ORGANIZATIONAL		
C49939A	POLICE OFFICER TESTING PROCTOR	4,460.00
	Check Date 5/14/2021 Total For Check # 109224	4,460.00
INTERNATIONAL CODE COUNCI		
1001341936	CODE BOOKS	680.06
	Check Date 5/14/2021 Total For Check # 109225	680.06
INTERSTATE BATTERY SYSTEM		
298576	BATTERIES #846, M85,, #40	112.95
298576	BATTERIES #846, M85,, #40	119.95
298576	BATTERIES #846, M85,, #40	239.90
	Check Date 5/14/2021 Total For Check # 109226	472.80
INTERSTATE BILLING SERVIC		
3023082137	FUEL FILTER-#15 VACTOR	26.04
	Check Date 5/14/2021 Total For Check # 109227	26.04
J.G. UNIFORMS		
84071	UNIFORMS	245.00
24489	UNIFORMS	198.00
	Check Date 5/14/2021 Total For Check # 109228	443.00
JOHN NERI CONSTRUCTION IN		
PAYMENT #2 2021	2021 CHGO WM PROJ PH2 VOB 2/16/21	411,582.16
	Check Date 5/14/2021 Total For Check # 109229	411,582.16



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Invoice	Description	Invoice/Amount
JSN CONTRACTORS SUPPLY		
84466	DIAMOND BLADE & FLAGS	354.94
84490	BLUE LOCATING FLAGS	39.96
Check Date 5/14/2021 Total For Check # 109230		394.90
KAMAN FLUID POWER LLC		
J19871-001	HYD COUPLERS/NIPPLES-SNOW/ICE EQUIP	330.70
Check Date 5/14/2021 Total For Check # 109231		330.70
KATHLEEN W BONO CSR		
8675	#V-03-21 & #V-0421	421.10
8675	#V-03-21 & #V-0421	503.00
8660	#V-03-21	842.20
Check Date 5/14/2021 Total For Check # 109232		1,766.30
KLEIN,THORPE,JENKINS LTD		
217378-217385	LEGAL FEES THRU 3/31/21	13,037.94
Check Date 5/14/2021 Total For Check # 109233		13,037.94
LAKE VIEW NATURE CENTER		
APRIL2021	APRIL 2021	222.30
Check Date 5/14/2021 Total For Check # 109234		222.30
LAUTERBACH & AMEN, LLP		
55444	ACCOUNTING SERVICES VOB 2/2/21	6,933.33
Check Date 5/14/2021 Total For Check # 109235		6,933.33
LINCHPIN SEO		
16258	KLM SEO MARKETING MAY 2021	400.00
Check Date 5/14/2021 Total For Check # 109236		400.00
MACQUEEN EQUIPMENT LLC		
P08656	SEATBELT FOR E84	170.49
Check Date 5/14/2021 Total For Check # 109237		170.49
MAGIC OF GARY KANTOR		
MAGIC421	MAGIC APRIL 2021 CLASS	14.00
Check Date 5/14/2021 Total For Check # 109238		14.00
MCMASTER-CARR		
56309317	LPR CAMERA POLE PARTS	365.86
51429602	BOLT FOR SIGN	20.32
Check Date 5/14/2021 Total For Check # 109239		386.18
MENARDS		
72923	TOOLS	70.50
73718	COMMUNITY GARDEN BED BUILDING SUPPLIES	905.46



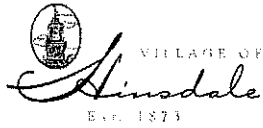
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Invoice	Description	Invoice/Amount
73368	SPRAY PAINT & PRIMER #11	15.43
	Check Date 5/14/2021 Total For Check # 109240	991.39
MIDWEST GROUNDCOVERS LLC		
I657486	LANDSCAPE RESTORE-506 WARREN ON MADISON	1,404.00
I657497	LANDSCAPE RESTORE AT 1ST & LINCOLN	196.55
	Check Date 5/14/2021 Total For Check # 109241	1,600.55
MIDWEST TIME RECORDER		
177724	FEB21 PUB SVC TIME CLOCK	94.00
178760	APRIL21 PUB SVC TIME CLOCK	94.60
	Check Date 5/14/2021 Total For Check # 109242	188.60
MILLER, DON		
041821	CDL RENEWAL	66.46
	Check Date 5/14/2021 Total For Check # 109243	66.46
MONROE TRUCK EQUIPT CO		
333187	AUGER BOX LIGHTS-PLOW TRUCKS	40.88
	Check Date 5/14/2021 Total For Check # 109244	40.88
MORRISON ASSOCIATES LTD		
2021-0444	CONSULTING SVCS	2,750.00
2021-0444	CONSULTING SVCS	2,750.00
	Check Date 5/14/2021 Total For Check # 109245	5,500.00
NAPA AUTO PARTS		
6306-585261	FLUID SUPPLIES	31.96
4343-715021	AIR TANK & BELT #96	97.99
4343-715021	AIR TANK & BELT #96	35.63
	Check Date 5/14/2021 Total For Check # 109246	165.58
NAVIGATE360, LLC		
E-9397	ALICE COURSE	595.00
	Check Date 5/14/2021 Total For Check # 109247	595.00
NELS J JOHNSON TREE EXPT		
1322560	TREE PRUNING PER CONTRACT #1655	1,645.50
1322730	T&M SAFETY PRUNING	675.00
1322731	T&M SAFETY PRUNING-328 E 8TH	675.00
1323071	T&M PRUNING 721 W WALNUT	900.00
	Check Date 5/14/2021 Total For Check # 109248	3,895.50
NICOR GAS		
13270110003	350 N VINE-3/17-4/16/21	268.30



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Invoice	Description	Invoice/Amount
12952110000	5905 S COUNTY LINE 3/18-4/19/21	232.46
06677356575	PLATFORM TENNIS-3/18-4/19/21	480.22
38466010006	121 SYMONDS-2/16-3/16/21	64.81
38466010006	121 SYMONDS-2/16-3/16/21	64.81
90077900000	YOUTH CENTER 3/17-4/16/21	180.35
	Check Date 5/14/2021 Total For Check # 109249	1,290.95
NPELRA		
KG4E2BB763	MEMBERSHIP RENEWAL	230.00
	Check Date 5/14/2021 Total For Check # 109250	230.00
NUCO2 INC		
6613367	CO2 TANK LEASE	100.92
	Check Date 5/14/2021 Total For Check # 109251	100.92
ONE STEP		
170097	VILLAGE STATIONARY	210.36
	Check Date 5/14/2021 Total For Check # 109252	210.36
111 LINCOLN, LLC		
26213	CONT BD-111 S LINCOLN #26213	500.00
	Check Date 5/14/2021 Total For Check # 109253	500.00
A.W. WENDELL & SONS LLC		
25178	CONT BD-18 E EIGHTH #25178	6,000.00
	Check Date 5/14/2021 Total For Check # 109254	6,000.00
A.W. WENDELL & SONS LLC		
25179	CONT BD-18 E EIGHTH #25179	8,000.00
	Check Date 5/14/2021 Total For Check # 109255	8,000.00
A.W. WENDELL & SONS LLC		
25142	CONT BD-5530 CHILDS #25142	3,500.00
	Check Date 5/14/2021 Total For Check # 109256	3,500.00
ABRUZZO KITCHEN & BATH STUDIO INC		
26084	CONT BD-302 N ADAMS #26084	3,500.00
	Check Date 5/14/2021 Total For Check # 109257	3,500.00
ALIAS, CYATHARINE		
24872	KLM SECURITY DEP-EN210417 #24872	500.00
	Check Date 5/14/2021 Total For Check # 109258	500.00
BERRY, DAVID		
25985	KLM SECURITY DEP-EN210411 #25985	175.00
	Check Date 5/14/2021 Total For Check # 109259	175.00



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Invoice	Description	Invoice/Amount
BOURGO, BRITTANY		
26636	KLM SECURITY DEP-EN200628 #26636	450.00
	Check Date 5/14/2021 Total For Check # 109260	450.00
COFFEY, JENNIFER		
26074	CONT BD-214 N WASHINGTON #26074	1,000.00
	Check Date 5/14/2021 Total For Check # 109261	1,000.00
COSTANZO, JUDE		
25912	KLM SECURITY DEP-EN210703 #25912	450.00
	Check Date 5/14/2021 Total For Check # 109262	450.00
COURTYARD CUSTOM BUILDERS		
25780	ST MGMT-19 S ADAMS #25780	3,000.00
	Check Date 5/14/2021 Total For Check # 109263	3,000.00
COURTYARD CUSTOM BUILDERS		
25781	CONT BD-19 S ADAMS #25781	10,000.00
	Check Date 5/14/2021 Total For Check # 109264	10,000.00
CUNNINGHAM, DAVID		
25617	CONT BD-134 E EIGHTH ST #25617	5,000.00
	Check Date 5/14/2021 Total For Check # 109265	5,000.00
DUELLMAN, HELEN		
3453	RETURNED STICKER-CAR SOLD	24.00
	Check Date 5/14/2021 Total For Check # 109266	24.00
EVANGELICAL COVENANT CHURCH		
B170	OVERPAID STICKER	15.00
	Check Date 5/14/2021 Total For Check # 109267	15.00
FRONT DOOR HOMES		
26903	STMWR BD-845 THURLOW #26903	10,250.00
	Check Date 5/14/2021 Total For Check # 109268	10,250.00
GRAJEWSKI, IAN		
4312	RETURNED STICKER-CAR SOLD	48.00
	Check Date 5/14/2021 Total For Check # 109269	48.00
GREAT AMERICAN EXTERIORS		
26145	CONT BD-645 S MONROE #26145	1,000.00
	Check Date 5/14/2021 Total For Check # 109270	1,000.00



Warrant Register 1740

Invoice	Description	Invoice/Amount
HENNESSEY, CHRISTINE		
P19-8239	REFUND ON P19-8239 PERMIT WITHDRAWN	109.03
P19-8239	REFUND ON P19-8239 PERMIT WITHDRAWN	50.00
P19-8239	REFUND ON P19-8239 PERMIT WITHDRAWN	500.00
Check Date 5/14/2021 Total For Check # 109271		659.03
HENNESSEY, CHRISTINE		
25572	CONT BD-417 S QUINCY #25572	1,250.00
Check Date 5/14/2021 Total For Check # 109272		1,250.00
JANSSEN, ERICA		
25994	KLM SECURITY DEP-EN210425 #25994	200.00
Check Date 5/14/2021 Total For Check # 109273		200.00
LENNON-DORN, TESS		
25980	KLM SECURITY DEP-EN211010 #25980	500.00
Check Date 5/14/2021 Total For Check # 109274		500.00
MCGIL SERVICES INC		
26149	CONT BD-142 S STOUGH #26149	1,500.00
Check Date 5/14/2021 Total For Check # 109275		1,500.00
MOBILE GENERATION		
26225	CONT BD-34 E 1ST #26225	500.00
Check Date 5/14/2021 Total For Check # 109276		500.00
NABUKI LLC		
26135	CONT BD-16 E FIRST #26135	10,000.00
Check Date 5/14/2021 Total For Check # 109277		10,000.00
NABUKI LLC		
26132	CONT BD-16 E FIRST ST #26132	2,500.00
Check Date 5/14/2021 Total For Check # 109278		2,500.00
PLUG PV ILLINOIS		
26266	CONT BD-20 WASHINGTON CIRCLE #26266	500.00
Check Date 5/14/2021 Total For Check # 109279		500.00
RIBEIRO, LICERIO		
042121	OVERPAID STICKERS-SENIORS	48.00
Check Date 5/14/2021 Total For Check # 109280		48.00
RIEDEL, CATHERINE		
25792	CONT BD-449 BRIARGATE #25792	750.00
Check Date 5/14/2021 Total For Check # 109281		750.00



Warrant Register 1740

Invoice	Description	Invoice/Amount
RIOUX, SARA		
220822	WITHDREW FROM CLASS	125.00
	Check Date 5/14/2021 Total For Check # 109282	125.00
SELIN, JEREMY		
26620	KLM SECURITY DEP-EN200613 #26620	500.00
	Check Date 5/14/2021 Total For Check # 109283	500.00
SOMERSET DEVELOPMENT		
24204	STMWR BD-744 TAFT #24204	9,700.00
	Check Date 5/14/2021 Total For Check # 109284	9,700.00
STEPAN-PAAR, HEATHER		
26657	KLM SECURITY DEP-EN201017 #26657	500.00
	Check Date 5/14/2021 Total For Check # 109285	500.00
TAMM, GREG		
25988	KLM SECURITY DEP-EN220806 #25988	450.00
	Check Date 5/14/2021 Total For Check # 109286	450.00
WOOD, ROBERT S.		
25401	CONT BD-127 W THIRD #25401	500.00
	Check Date 5/14/2021 Total For Check # 109287	500.00
YIU, CURTIS		
2175	STICKER RETURNED-CAR SOLD	48.00
	Check Date 5/14/2021 Total For Check # 109288	48.00
ORBIS SOLUTIONS		
5571470	5/1-5/31/21 MONTHLY IT SUPPORT	13,744.00
	Check Date 5/14/2021 Total For Check # 109289	13,744.00
PHILLIPS FLORIST		
0611671	PLANT-HOGAN FAMILY	111.95
	Check Date 5/14/2021 Total For Check # 109290	111.95
PLAQUES PLUS		
G0324-16	MEMORIAL BENCH PLAQUE	121.68
	Check Date 5/14/2021 Total For Check # 109291	121.68
PREMIER OCCUPATIONAL HLTH		
97332	CONSORTIUM ANNUAL FEE 2021/DRUG SCREEN	130.00
97332	CONSORTIUM ANNUAL FEE 2021/DRUG SCREEN	100.00
	Check Date 5/14/2021 Total For Check # 109292	230.00



Warrant Register 1740

Invoice	Description	Invoice/Amount
RAY O'HERRON CO INC		
2104622-IN	UNIFORM ALLOWANCE	141.45
2105060-IN	UNIFORM ALLOWANCE	65.70
	Check Date 5/14/2021 Total For Check # 109293	207.15
RUSSO POWER		
SPI10626492	CARB FOR SOD CUTTER	77.99
	Check Date 5/14/2021 Total For Check # 109294	77.99
RYAN AND RYAN		
050521	TOLLWAY LEGAL SERVICES VOB 2/2/21	13,062.50
	Check Date 5/14/2021 Total For Check # 109295	13,062.50
RYDIN SIGN & DECAL		
378786	2021 2ND HALF HOLOGRAM HANGTAG	946.68
	Check Date 5/14/2021 Total For Check # 109296	946.68
SHERWIN WILLIAM-WESTMONT		
3215-8	TRAFFIC PAINT	191.12
	Check Date 5/14/2021 Total For Check # 109297	191.12
SINNOTT TREE SERVICE		
4927	PARKS TREE PRUNING	8,912.00
	Check Date 5/14/2021 Total For Check # 109298	8,912.00
SMITH PLASTERING INC		
4964	BRUSH HILL STATION	9,250.00
4965	BRUSH HILL STATION-WALL WORK	3,175.00
	Check Date 5/14/2021 Total For Check # 109299	12,425.00
SOCIETY FOR HUMAN		
SO1110857	MEMBERSHIP 8/1/21-7/31/22	219.00
	Check Date 5/14/2021 Total For Check # 109300	219.00
SUNBELT RENTALS		
112428305	SKIDSTEER HAMMER RENTAL	961.86
	Check Date 5/14/2021 Total For Check # 109301	961.86
THE HINSDALEAN		
9213	#V-05-21	180.60
36496	SHOP LOCAL ADS	695.00
8959-MAR	#A-04-2021	296.10
9000-MAR	#V-04-21	189.00
	Check Date 5/14/2021 Total For Check # 109302	1,360.70



Warrant Register 1740

Invoice	Description	Invoice/Amount
THE LAW OFFICES OF AARON H. REINKE		
H-4-22-2021	ADMIN HEARINGS-TOWINGS	150.00
	Check Date 5/14/2021 Total For Check # 109303	150.00
THE LIFEGUARD STORE		
INV001046050	CPR DUMMIES	365.00
INV001052904	ANNUAL LIFEGUARD/POOL EQUIPMENT	905.94
INV001052904	ANNUAL LIFEGUARD/POOL EQUIPMENT	214.95
INV001052904	ANNUAL LIFEGUARD/POOL EQUIPMENT	665.45
INV001052904	ANNUAL LIFEGUARD/POOL EQUIPMENT	350.02
INV001052904	ANNUAL LIFEGUARD/POOL EQUIPMENT	2,452.64
	Check Date 5/14/2021 Total For Check # 109304	4,954.00
THE STEVENS GROUP		
0108503	BUSINESS CARDS-LAMBERG	55.00
0107483	INSPECTION SLIPS	238.56
	Check Date 5/14/2021 Total For Check # 109305	293.56
TYLER TECHNOLOGIES, INC		
045-337644	SAAS CONTRACT IMPLEMENTATION-MAIR	2,560.00
	Check Date 5/14/2021 Total For Check # 109306	2,560.00
VANNORSDEL, DAVID		
APR-21	ERP PROJECT MANAGEMENT VOB 2/2/21	8,000.00
APR-21	ERP PROJECT MANAGEMENT VOB 2/2/21	4,000.00
APR-2021	CONSULTING 4/1-5/2/21	5,400.00
	Check Date 5/14/2021 Total For Check # 109307	17,400.00
VILLAGE TRUE VALUE HDWE		
359927	SPRAY PAINT	5.99
	Check Date 5/14/2021 Total For Check # 109308	5.99
VULCAN CONST MATERIALS LL		
32609447	CA-6 STONE BACKFILL	1,191.88
	Check Date 5/14/2021 Total For Check # 109309	1,191.88
WAREHOUSE DIRECT INC		
C4829445-0	RETURN CALENDARS	-47.73
C4553013-0	REFUND STAMP	-42.55
C4587431-0	REFUND POLISH KLM	-56.77
C4660627-0	CREDIT CLEANING SUPPLIES	-58.40
C4936572-1	CREDIT AERSOL REFILL MIST	-25.90
4936287-1	SUPPLIES	69.63

**Warrant Register 1740**

Invoice	Description	Invoice/Amount
4935107-0	OFFICE SUPPLIES	145.54
4943388-0	LODGE JANITORIAL SUPPLIES	86.50
4943388-1	LODGE JANITORIAL SUPPLIES	13.18
4949690-0	LODGE OFFICE SUPPLIES	26.99
Check Date 5/14/2021 Total For Check # 109310		110.49
WARREN OIL COMPANY		
W1386473	3/12-4/28/21 DIESEL FUEL	509.31
W1386473	3/12-4/28/21 DIESEL FUEL	275.09
W1386473	3/12-4/28/21 DIESEL FUEL	18.47
W1386473	3/12-4/28/21 DIESEL FUEL	1,022.81
W1386473	3/12-4/28/21 DIESEL FUEL	1,701.48
Check Date 5/14/2021 Total For Check # 109311		3,527.16
WATCHGUARD, INC		
ACCINV0030216	CAMERA CABLE	700.00
ACCINV0030215	CAMERA CABLES	700.00
Check Date 5/14/2021 Total For Check # 109312		1,400.00
WILLOWBROOK FORD INC		
6347669	SQUAD 44 REPAIRS	37.94
5150999	TAILGATE MOLDING #38	56.32
5151012	SHIELD & HARDWARE -#840	95.52
Check Date 5/14/2021 Total For Check # 109313		189.78
BMO HARRIS BANK N.A. PYMT		
APRIL2021	APR21 MISC CHARGES	182.62
APRIL2021	APR21 MISC CHARGES	43.00
APRIL2021	APR21 MISC CHARGES	1,910.62
APRIL2021	APR21 MISC CHARGES	32.39
APRIL2021	APR21 MISC CHARGES	47.26
APRIL2021	APR21 MISC CHARGES	15.96
APRIL2021	APR21 MISC CHARGES	75.00
APRIL2021	APR21 MISC CHARGES	35.00
APRIL2021	APR21 MISC CHARGES	85.50
APRIL2021	APR21 MISC CHARGES	40.03
APRIL2021	APR21 MISC CHARGES	5.00
APRIL2021	APR21 MISC CHARGES	68.31
APRIL2021	APR21 MISC CHARGES	12.40
APRIL2021	APR21 MISC CHARGES	496.49
APRIL2021	APR21 MISC CHARGES	48.46

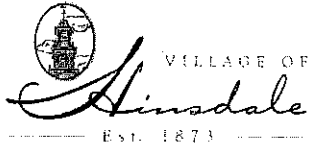


Warrant Register 1740

Invoice	Description	Invoice/Amount
APRIL2021	APR21 MISC CHARGES	179.85
APRIL2021	APR21 MISC CHARGES	85.10
APRIL2021	APR21 MISC CHARGES	5.96
APRIL2021	APR21 MISC CHARGES	38.99
APRIL2021	APR21 MISC CHARGES	74.99
APRIL2021	APR21 MISC CHARGES	406.95
APRIL2021	APR21 MISC CHARGES	0.99
APRIL2021	APR21 MISC CHARGES	24.99
APRIL2021	APR21 MISC CHARGES	175.00
APRIL2021	APR21 MISC CHARGES	20.00
APRIL2021	APR21 MISC CHARGES	1,479.96
APRIL2021	APR21 MISC CHARGES	99.90
APRIL2021	APR21 MISC CHARGES	50.00
APRIL2021	APR21 MISC CHARGES	7.99
APRIL2021	APR21 MISC CHARGES	289.90
APRIL2021	APR21 MISC CHARGES	88.57
APRIL2021	APR21 MISC CHARGES	635.04
APRIL2021	APR21 MISC CHARGES	54.99
APRIL2021	APR21 MISC CHARGES	140.00
APRIL2021	APR21 MISC CHARGES	549.90
APRIL2021	APR21 MISC CHARGES	43.05
APRIL2021	APR21 MISC CHARGES	594.44
APRIL2021	APR21 MISC CHARGES	170.78
APRIL2021	APR21 MISC CHARGES	299.80
APRIL2021	APR21 MISC CHARGES	15.00
APRIL2021	APR21 MISC CHARGES	65.00
APRIL2021	APR21 MISC CHARGES	77.89
APRIL2021	APR21 MISC CHARGES	149.90
APRIL2021	APR21 MISC CHARGES	92.45
Check Date 5/14/2021 Total For Check # 109314		9,015.42
AFLAC-FLEXONE		
10049	Payroll Run 1 - Warrant PR2110	846.65
Check Date 5/14/2021 Total For Check # 109315		846.65
COLONIAL LIFE PROCCESING		
10045	Payroll Run 1 - Warrant PR2110	92.36
Check Date 5/14/2021 Total For Check # 109316		92.36

**Warrant Register 1740**

Invoice	Description	Invoice/Amount
ILLINOIS FRATERNAL ORDER		
10047	Payroll Run 1 - Warrant PR2110	864.00
	Check Date 5/14/2021 Total For Check # 109317	864.00
NATIONWIDE RETIREMENT SOL		
10048	Payroll Run 1 - Warrant PR2110	200.00
	Check Date 5/14/2021 Total For Check # 109318	200.00
NATIONWIDE TRUST CO FSB		
10050	Payroll Run 1 - Warrant PR2110	65,562.36
	Check Date 5/14/2021 Total For Check # 109319	65,562.36
NCPERS GRP LIFE INS#3105		
10046	Payroll Run 1 - Warrant PR2110	240.00
	Check Date 5/14/2021 Total For Check # 109320	240.00
STATE DISBURSEMENT UNIT		
10051	Payroll Run 1 - Warrant PR2110	230.77
	Check Date 5/14/2021 Total For Check # 109321	230.77
	Total For ALL Checks	1,962,599.16



Warrant Summary by Fund:

RECAP BY FUND	FUND NUMBER	FUND TOTAL
GENERAL FUND	100	247,926.74
2012A BOND FUND	304	35,381.25
2013A BOND FUND	305	16,456.25
2014B G.O. BOND FUND	306	58,941.25
2017A G.O. BOND FUND	307	134,743.75
2018 G.O. BOND FUND	308	307,081.25
2019 GO LIMITED TAX BOND	309	27,637.50
CAPITAL PROJECTS FUND	400	135,416.12
WATER & SEWER OPERATIONS FUND	600	421,234.25
WATER & SEWER CAPITAL FUND	620	411,582.16
WATER & SEWER 2014A BOND FUND	632	19,212.50
ESCROW FUND	720	78,950.00
PAYROLL REVOLVING FUND	740	68,036.14
	TOTALS:	1,962,599.16

END OF REPORT



REQUEST FOR BOARD ACTION

Public Services &
Engineering

AGENDA SECTION: Consent Agenda- EPS

SUBJECT: Contract Award – DuPage County Joint Bid - Bulk Rock Salt

MEETING DATE: May 18, 2021

FROM: George Peluso, Director of Public Services

Recommended Motion

Approve DuPage County joint bid purchase of bulk winter deicing salt to Compass Minerals, in the amount of \$56,791.

Background

Annually, the Village cooperatively solicits bids and bulk purchases winter deicing salt with the State of Illinois and DuPage County. As part of the joint purchase, the Village requests a total of 1400 tons of salt (700 tons per contract). Both contracts require that the Village purchase a minimum of 80% of its allotment, which is 1120 tons (560 tons per contract). There is also a provision in the DuPage County contract that allows the Village to purchase up to 130% of the allotment in the event that winter conditions require additional salting.

In April of 2021, DuPage County informed the Village they had renewed their Bulk Rock Salt Contract with Compass Minerals for the 2021-22 season. Compass Minerals agreed to renew the contract, without a rate increase, at a price of \$81.13 per ton, for a total of \$56,791.

The Village is waiting on the bid award for the State of Illinois salt contract. This contract is typically awarded in October.

Discussion & Recommendation

The 2021 CY Budget includes a total of \$88,473 for bulk rock salt. To date, the Village has spent a combined \$87,326 on the 2020-21 bulk rock salt contracts, which is \$ 1,147 under budget.

It is important to note that the majority of the salt purchased under both the 2021 DuPage County and the State of Illinois Bulk Rock Salt Programs will be budgeted for and purchased in the 2022 CY Budget. Although most of the bulk rock salt in these contracts is for next year, the DuPage County contract requires a commitment from the Village at this time in order to secure our place within the program.

Vendor	Total Cost (80%)	Total Cost (100%)
Compass Minerals (DuPage County)	\$45,432.80	\$56,791

Budget Impact

Staff is recommending that the Village Board approve the DuPage County joint bid contract to Compass Minerals in the amount of \$56,791. The Public Services Department will monitor salt usage to keep costs as close to the budgeted amount without altering operations.



REQUEST FOR BOARD ACTION

Village Board and/or Committee Action

At the May 4, 2021 Village Board Meeting, the Village Board approved placement of this item on the Consent Agenda.

Documents Attached

1. DuPage County – Contract Award

GROUP 2 – AGENCY/TOWNSHIPS/MUNICIPALITIES

All Product to be shipped F.O.B. Delivered, freight prepaid, to the locations listed. Each Agency/Township/Municipality will make an independent determination on whether it will enter into this agreement with the Awarded Contractor.

A – EARLY DELIVERY – 100% Confirmed quantities. Delivery by November 30, 2020

ITEM	UOM	QTY	UNIT PRICE	EXTENDED PRICE
Bulk Rock Salt	TON	4,000	\$ 85.11	\$ 340,440.00
TOTAL GROUP 2-A				\$ 340,440.00

B – STANDARD DELIVERY – Bidders are required to provide a unit price for 80% to 130% of the estimated quantity. If the Agency/Township/Municipality agrees to enter into an agreement with the Awarded Contractor, the Township/Municipality agrees to purchase at least 80% of the quantity shown. If the Agency/Township/Municipality does not utilize or order the 80%, the Agency/Township/Municipality will pay for the 80% and it will be stored at the terminal, for delivery to the Agency/Township/Municipality at a later date. This will be handled at no additional charge to the Contracting Agency/Township/Municipality.

ITEM	UOM	QTY	UNIT PRICE	EXTENDED PRICE
Bulk Rock Salt	TON	55,020	\$ 81.13	\$ 4,463,772.60
TOTAL GROUP 2-B				\$ 4,463,772.60
UNIT COST PER TON FOR QUANTITIES BETWEEN 130% AND 150% OF PROJECTED USAGE			\$ 91.13	

Administration

AGENDA SECTION: Second Reading – ACA
SUBJECT: Contract Renewal JLD Consulting Group
MEETING DATE: May 18, 2021
FROM: Bradley Bloom, Assistant Village Manager/Director of Public Safety.

Recommended Motion

Approve an increase to the budget for lobbying services in the amount of \$33,000 to continue the contract with JLD Consulting through the end of November 2021;

Or

Terminate the agreement with JLD Consulting effective June 1, 2021.

Background

JLD Consulting provides lobbying services related to the Tollway expansion project. On November 17, 2020, the Village Board approved a contract extension with JLD Consulting covering the period of December 1, 2020 through November 30, 2021. Due to the unknown impact that the pandemic would have on revenues the 2021 budget included 5 months of funding for this contract. If the Board wishes to continue the contract through November 30, 2021, it would be necessary to increase the budget for lobbying services by \$33,000 (\$5,500 x 6 months).

Discussion & Recommendation

The Village continues to negotiate a number of issues with the Tollway many of which are related to the Hinsdale Oasis. Staff recommends continuing the contract with JLD Consulting and funding this position through the end of the current agreement ending on November 30, 2021.

Budget Impact

Funding the contract with JLD Consulting would result in an increase to the budget by \$33,000. Staff has discussed this increase with the Interim Finance Director who believes that Village revenues received in the first two quarters of this year can support the proposed budget increase. If the Board wishes to terminate the agreement the contract requires 30 days notice.

Village Board and/or Committee Action

At their meeting of May 4, the Board agreed to move this item forward for a second reading.

Documents Attached

1. RBA Approving Contract with JLD, November 17, 2020.
2. Contract with JLD Consulting



REQUEST FOR BOARD ACTION

Administration

AGENDA SECTION: Agenda Section – Second Reading Non-Consent Agenda-ACA

SUBJECT: Contract Renewal JLD Consulting Group, LLC

MEETING DATE: November 17, 2020

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

Recommended Motion

Approve a contract with JLD Consulting Group, LLC at an amount to not exceed \$5,500 per month starting December 1, 2020 and ending November 30, 2021.

Background

On November 5, 2019 the Village Board approved a contract with JLD Consulting Group, LLC to perform lobbying services related to the Tollway expansion project. Since 2016, the Village has been impacted by the Tollway expansion project. This is due to the physical changes and impact to our residents and parks through the construction, but also, the very real loss of revenue when the Tollway Oasis is removed for the widening. The Oasis will not be replaced in its current form, rather the Village has an agreement with the Tollway allowing the Village to redevelop the Oasis property. This is extremely important for the Village as the Oasis is one of the largest revenue sources for the Village. The success of the Oasis directly impacts the operating budget of the Village. The continued use of a lobbyist is recommended to provide continual monitoring of legislative and other threats and to champion the Hinsdale position related to the expansion to key statewide leaders and those leaders within the Tollway Authority.

Discussion & Recommendation

In May 2019, the Village approved an intergovernmental agreement (IGA) with the Tollway. This initial IGA focused on impacts due to the construction activities. At the October 1, 2019 Village Board meeting a contract was approved for the Village to continue utilizing the services of attorney Bill Ryan to negotiate the second IGA with the Tollway. The initial IGA approved in May provides the Village the ability to redevelop the property at the Oasis subject to Tollway approval. While Mr. Ryan will focus on the legal side of preparing the IGA, the second IGA will require a significant amount of work with Tollway officials, including meeting with and potentially appearing before the Tollway Board to complete. It is staff's recommendation to continue to retain the lobbyist services and enter into a successor agreement beginning December 2020 and ending November 30, 2021. The new agreement includes language allowing either party to terminate the agreement with 30 days' notice.

Staff has made it clear to the lobbyist that we will continue to evaluate the value of retaining the lobbyist during the first two quarters of the fiscal year and may be forced to terminate the agreement due to shortfalls in revenue projection.



Budget Impact

The draft 2021 budget includes funding for this contract for 6 months.

Village Board and/or Committee Action

N/A

Documents Attached

1. Contract with JLD Consulting



JLD CONSULTING GROUP, LLC

220 N. Green St.
Chicago, Illinois 60607
312.600.4007 (Direct) 708.417.4477 (Cell)
312.600.4007 (Fax)
jd@jldgrp.com

November 11, 2020

Via Email Transmission:

Kathleen Gargano
Village Manager
Village of Hinsdale
19 E. Chicago Ave.
Hinsdale, IL 60521

Re: ***Government Relation Services and Strategic Consulting***

Dear Ms. Gargano:

Please allow this correspondence to serve as a proposal, which if its terms are agreeable, will act as a Retainer Agreement between the Village of Hinsdale ("Village of Hinsdale") and JLD Consulting Group, LLC ("JLD CONSULTING GROUP, LLC") regarding the above-referenced matter. It is our practice to confirm with an engagement letter certain understandings regarding the manner in which JLD CONSULTING GROUP, LLC will perform and bill for our services.

This correspondence outlines the services JLD CONSULTING GROUP, LLC can provide "VILLAGE OF HINSDALE" with regard to Government Relations Services and Strategic Consulting. With a principal that has nearly a decade of governmental expertise at the highest level in Illinois, we have successfully navigated the interests of business and government on behalf of our clients, achieving results on the state, county and municipal level. We look at governmental consulting through a business lens and apply principles and advice that is a value creator for our clients.

The JLD CONSULTING GROUP, LLC members have experience with all phases of representation before governmental bodies. We blend this with strong business expertise to set us apart from our competitors. JLD CONSULTING GROUP, LLC will provide representation and assistance to you in this manner.

November 11, 2020

Page 2

Statement of Work:

It is understood and agreed, pursuant to this agreement, that JLD Consulting Group, LLC shall provide the following services:

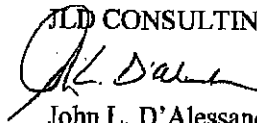
- Assist the Village of Hinsdale in continuing to strengthen, maintain, and further engage with members of the Illinois Legislature, Governors Office, and other State Governmental bodies and authorities.
- Support the Village of Hinsdale in crafting and messaging projects with the Illinois Toll Highway Authority.
- Work directly with the Illinois State Toll Highway Authority on projects that impact the Village of Hinsdale.
- Provide regular updates and reports as directed.
- Provide insight and strategy on any impactful legislation or policy proposals at the various levels of government
- Provide crisis management.
- Shall assist, advise, and consult with Village of Hinsdale on other matters as requested from time to time.

It is further understood and agreed that the scope of services to be rendered does not include the rendering of any legal services to, legal representation of or legal advice to VILLAGE OF HINSDALE. It is also understood and agreed that this Agreement is not contingent upon the outcome of any services rendered, including but not limited to the passage or defeat of any specific legislation, the final version or content of any legislation or the obtaining or failure to obtain any specific contract, job or grant. JLD Consulting Group, LLC, commits to using its best professional efforts at all times on behalf of VILLAGE OF HINSDALE, but cannot offer any promises or guarantees as to results.

JLD CONSULTING GROUP, LLC looks forward to working with you on this important endeavor.

Very truly yours,

JLD CONSULTING GROUP, LLC



John L. D'Alessandro, President

AGREEMENT

The following constitutes the Articles of Agreement between JLD Consulting Group, LLC (JLD CONSULTING GROUP, LLC), and Village of Hinsdale (CLIENT):

1. This Agreement shall begin December 1, 2020 and will continue until November 30, 2021 provided that either party may terminate the Agreement at any time upon thirty-days written notice.

2. Throughout the term of this Agreement, JLD CONSULTING GROUP, LLC shall perform all services as an independent contractor and not as an employee of CLIENT. As an independent contractor, it is understood and agreed that JLD CONSULTING GROUP, LLC shall perform services only at the direction of CLIENT or as CLIENT shall otherwise specify. JLD CONSULTING GROUP, LLC's primary contact on this matter shall be John D'Alessandro. CLIENT's primary contact shall be Kathleen Gargano.

3. It is understood and agreed, pursuant to this Agreement, that JLD CONSULTING GROUP, LLC shall provide the following services detailed under "Statement of Work".

It is further understood and agreed that the scope of services to be rendered pursuant to this paragraph 3 does not include the rendering of any legal services to, legal representation of or legal advice to CLIENT.

4. The manner in which the services are to be performed and the specific hours to be worked by JLD CONSULTING GROUP, LLC shall be determined by JLD CONSULTING GROUP, LLC. It is understood and agreed that CLIENT will rely on JLD CONSULTING GROUP, LLC to work as many hours as may reasonably be necessary to fulfill JLD CONSULTING GROUP, LLC's obligations under this Agreement.

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5. The fee for the services provided by JLD CONSULTING GROUP, LLC and set forth in paragraph 3 of this Agreement shall be \$5,500 per month. JLD CONSULTING GROUP, LLC shall bill CLIENT monthly and CLIENT shall pay each monthly bill within 30 days of CLIENT's receipt of each such bill.

It is further understood and agreed that any and all monies paid by CLIENT to JLD CONSULTING GROUP, LLC shall not be made from any unallowable sources. By signing this Agreement, CLIENT certifies that none of the monies it will utilize to pay JLD CONSULTING GROUP, LLC for its services pursuant to this Agreement are or will be in violation of the provisions of: (1) Ill. Adm. Code, Title 89, Part 509, Section 509.20 *et seq.* (Allowable/Unallowable Costs); (2) any contracts, policies, rules or laws of the State of Illinois and any agencies and departments thereof; and (3) any federal laws, rules or regulations, if applicable.

It is also understood and agreed that any expenses incurred in providing services under this Agreement shall be borne by JLD CONSULTING GROUP, LLC unless prior approval for specified expenses is granted by CLIENT.

6. JLD CONSULTING GROUP, LLC shall comply with all applicable laws and regulations with respect to registration and other matters required by law if lobbying is required on behalf of the CLIENT. JLD CONSULTING GROUP, LLC shall conduct itself in providing services to CLIENT in compliance with the highest ethical standards.

7. It is understood and agreed that this Agreement is not contingent upon the outcome of any services rendered, including but not limited to the passage or defeat of any specific legislation, the final version or content of any legislation or the obtaining or failure to obtain any specific contract, job or grant. JLD CONSULTING GROUP, LLC commits to using

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its best professional efforts at all times on behalf of CLIENT, but cannot offer any promises or guarantees as to results.

8. JLD CONSULTING GROUP, LLC's employees who perform services for CLIENT under this Agreement shall also be bound by the provisions of this Agreement.

9. In recognition of the unique rights and duties of the parties to this Agreement, the parties hereby waive any and all rights to transfer or assign the rights and duties of this Agreement.

10. This Agreement contains the entire agreement of the parties with respect to the services to be rendered as stated in paragraph 3 and there exist no other promises or conditions in any other agreements, oral or written, with regard to the services to be provided as set forth in paragraph 3. This Agreement supersedes any prior written or oral agreements between the parties with respect to the services set out in paragraph 3.


11. This Agreement may be modified or amended if the amendment is made in writing and is signed by both parties.

12. This Agreement shall be governed by the law of the State of Illinois

If the terms and conditions set forth in this Agreement are acceptable, please make this a binding Agreement by signing where indicated and returning a copy to JLD CONSULTING GROUP, LLC either by mail or fax.

JLD CONSULTING GROUP, LLC

By:


John D'Alessandro, President

November 11, 2020
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Dated: 11-11-2020

By: _____
Kathleen Gargano, Village Manager

Dated: _____

Administration

AGENDA SECTION: Second Reading - EPS

SUBJECT: Intergovernmental Agreement with Tollway for a Pedestrian Bridge.

MEETING DATE: May 18, 2021

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

Recommended Motion

Approve an Intergovernmental Agreement between the Tollway and the Villages of Hinsdale and Western Springs for the construction, maintenance and use of a pedestrian bridge.

Background

On May 6, 2019, the Village entered into an Intergovernmental Agreement (IGA) with the IL Tollway Authority to compensate the Village for property, and address park and other issues related to the Tollway's plans to widen the Tri-State Tollway through Hinsdale. Amongst the issues covered in the IGA was the removal of the current pedestrian bridge which crosses over the Tollway at Minneola Street and the replacement of the pedestrian bridge by the Tollway per a future agreement. With input from residents living adjacent to the current location of the pedestrian bridge along with survey results from pedestrian bridge users, the Village Board recommended relocating the pedestrian bridge to be adjacent to Chicago Ave thus connecting Veeck Park in Hinsdale to Spring Rock Park in Western Springs.

On July 16, 2020, the Village Board considered different pedestrian bridge design options. The consensus of the Village Board was to recommend a "modified Prat" design with vertical pickets and that the bridge to be painted black. The Western Springs Village Board is in agreement with Hinsdale's design recommendations. Additionally, the Village Board has agreed to pay the cost of a stained wall to match the color of the Oak Street Bridge wall located in Veeck Park at the approach to the pedestrian bridge.

Village staff and attorney William Ryan, who represents the Village on Tollway matters have met with Tollway representatives as well as staff from Western Springs on multiple occasions to negotiate this IGA.

Discussion & Recommendation

The proposed IGA calls for the Tollway to be responsible for all engineering and construction costs with the exception of the Village's design changes to the approach wall. The design changes to the approach wall are estimated to cost \$38,400. If after bidding, the cost exceeds the estimated cost the Village will have the option not to proceed with these design changes. The IGA also includes the following terms:

- Routine maintenance costs not to exceed \$20,000 annually (subject to budget and exclusive of design enhancements).

- Maintenance costs for design enhancements (painting bridge and staining of the approach walls).
- Indemnification of Tollway liability related to Hinsdale's failure to perform routine maintenance. (Western Springs has identical indemnification, and Tollway is indemnifying both towns for design, construction, structural maintenance, and their share of routine maintenance.)

Staff and attorney William Ryan recommend Village Board approval of this IGA.

Budget Impact

The Village cost for the design changes is \$38,400. This will be added to the 2022 Capital Improvement Plan.

Village Board and/or Committee Action

The Board requested clarifying language be included that linked the Village's maintenance responsibilities to the indemnification section. The Tollway would not agree to these changes.

Documents Attached

1. Intergovernmental Agreement with Tollway, Hinsdale and Western Springs including Exhibit A.
2. Design renderings

**INTERGOVERNMENTAL AGREEMENT BETWEEN
THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY,
THE VILLAGE OF WESTERN SPRINGS AND
THE VILLAGE OF HINSDALE**

This INTERGOVERNMENTAL AGREEMENT ("AGREEMENT") is entered into upon the last dated signature below, by and between THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY, an instrumentality and administrative agency of the State of Illinois, ("ILLINOIS TOLLWAY"), THE VILLAGE OF WESTERN SPRINGS, a municipal corporation of the State of Illinois, ("WESTERN SPRINGS"), and THE VILLAGE OF HINSDALE, a municipal corporation of the State of Illinois, ("HINSDALE") each of the above may be individually referred to as "PARTY" or "PARTIES".

RECITALS:

WHEREAS, in order to promote the public welfare and facilitate vehicular traffic by providing convenient, safe, modern and limited access highways within and through the State of Illinois, the ILLINOIS TOLLWAY intends to improve the Tri-State Tollway (I-294) from 95th Street (Mile Post 17.5) to Balmoral Avenue (Mile Post 40.0), (sometimes referred to as "Toll Highway"), in accordance with ILLINOIS TOLLWAY construction(s) including but not limited to Design Contract # I-18-4424, ("PROJECT"), by making the following improvements:

Removing the existing pedestrian bridge structure over I-294 near Maple Street in WESTERN SPRINGS, and Minneola Street in HINSDALE, at approximately Milepost 27.1, including the existing path and railing, and constructing a new pedestrian bridge structure, over I-294 and Flagg Creek with entry/exit points in Spring Rock Park in WESTERN SPRINGS and Veeck Park in HINSDALE, including new sloped ramps and retaining walls adjacent to 47th Street, at approximately Milepost 26.5, ("Bridge").

WHEREAS, the ILLINOIS TOLLWAY and HINSDALE executed an Intergovernmental Agreement dated May 6, 2019 memorializing that the ILLINOIS TOLLWAY, HINSDALE and WESTERN SPRINGS will document the maintenance responsibilities for the Bridge constructed over I-294 by the ILLINOIS TOLLWAY and HINSDALE agrees to provide, at no additional cost to the ILLINOIS TOLLWAY, any and all property rights necessary for construction and operation of the new pedestrian bridge;

WHEREAS, the ILLINOIS TOLLWAY and WESTERN SPRINGS executed an Intergovernmental Agreement dated May 24, 2019 memorializing that the ILLINOIS TOLLWAY, WESTERN SPRINGS and HINSDALE will document the maintenance responsibilities for the Bridge constructed over I-294 by the ILLINOIS TOLLWAY and WESTERN SPRINGS agrees to provide, at no additional cost to the ILLINOIS TOLLWAY, any and all property rights necessary for construction and operation of the new pedestrian bridge;

WHEREAS, the PARTIES, by this AGREEMENT, which for ILLINOIS TOLLWAY recording purposes shall be known as IGA # _____, desire to determine and establish their respective responsibilities regarding maintenance of the Bridge as proposed;

WHEREAS, the ILLINOIS TOLLWAY, as part of the PROJECT, is applying its corridor wide aesthetic standard treatments on the Bridge;

WHEREAS, WESTERN SPRINGS and HINSDALE request that the ILLINOIS TOLLWAY include in its PROJECT, aesthetic improvements beyond that of the ILLINOIS TOLLWAY standard treatments for the Bridge, by adding at no cost, except as set forth in Section V., Paragraph D. of this AGREEMENT, the following improvements ("ENHANCEMENTS"):

Ornamental vertical fencing along the approaches and on the Bridge. The ornamental vertical fencing will be painted black.
Concrete pedestals with space for respective village plaques on both pedestals at the entrances to each path approach.
Custom formliner and/or stain of the retaining wall and related maintenance will be at cost of the PARTY requesting work.

WHEREAS, the ILLINOIS TOLLWAY agrees to include the ENHANCEMENTS in its PROJECT, subject to reimbursement as applicable, and acceptance of maintenance responsibilities, as applicable, by WESTERN SPRINGS and HINSDALE;

WHEREAS, the ILLINOIS TOLLWAY by virtue of its powers as set forth in the Toll Highway Act, 605 ILCS 10/1, *et seq.*, and pursuant to Board approval is authorized to enter into this AGREEMENT;

WHEREAS, WESTERN SPRINGS, and HINSDALE, by virtue of powers set forth in the Illinois Municipal Code, 65 ILCS 5/1-1, *et seq.*, and pursuant to Board approval is authorized to enter into this AGREEMENT;

WHEREAS, a cooperative Intergovernmental Agreement is appropriate and such an Agreement is authorized by Article VII, Section 10 of the Illinois Constitution and the Intergovernmental Cooperation Act, 5 ILCS 220/1, *et seq.*

NOW, THEREFORE, in consideration of the aforementioned recitals and the mutual covenants contained herein, the PARTIES agree as follows:

I. ENGINEERING

- A. The ILLINOIS TOLLWAY agrees, at its sole expense, to perform preliminary and final design engineering, obtain necessary surveys, and prepare the final plans and specifications for the PROJECT.

- B. The final approved plans and specifications for the PROJECT shall be promptly delivered to WESTERN SPRINGS and HINSDALE by the ILLINOIS TOLLWAY.
- C. WESTERN SPRINGS and HINSDALE shall review the plans and specifications which impact their respective maintained facilities within fifteen (15) calendar days of receipt thereof. If the ILLINOIS TOLLWAY does not receive comments or objections from WESTERN SPRINGS and/or HINSDALE within this time period, the lack of response shall be deemed approval of the plans and specifications. Approval by WESTERN SPRINGS and HINSDALE shall mean WESTERN SPRINGS and HINSDALE agree with all plans and specifications, including alignment and location of the PROJECT improvements which impact their respective maintained facilities. In the event of disapproval, WESTERN SPRINGS and/or HINSDALE, will detail in writing its objections to the ILLINOIS TOLLWAY's proposed plans and specifications.
- D. Any dispute concerning the plans and specifications shall be resolved in accordance with Section IX of this AGREEMENT.
- E. The ILLINOIS TOLLWAY agrees to assume the overall PROJECT responsibility, including assuring all permits and approvals (U.S. Army Corps of Engineers, Illinois Department of Natural Resources, Metropolitan Water Reclamation District of Greater Chicago (SWPPP), Cook County, Illinois Environmental Protection Agency, etc.) and joint participation and/or force account agreements (County, Township, Municipal, Railroad, Utility, etc.) as may be required for the PROJECT are secured by the PARTIES in accordance with general project schedules and deadlines. The PARTIES agree to cooperate, insofar as their individual jurisdictional authorities allow, with the timely acquisition and clearance of said permits and agreements and to comply with all applicable Federal, State, and local regulations and requirements pertaining to proposed PROJECT work.
- F. Upon full execution of this AGREEMENT, HINSDALE shall, at no cost, grant, permit, and allow the ILLINOIS TOLLWAY and its contractors access, ingress, and egress, excluding any parking spaces to Veeck Park for the purpose of construction and maintenance of the PROJECT. The contractor and HINSDALE, by separate agreement will address parking, storage and restoration.

II. RIGHT OF WAY

The transfer of property interests is not anticipated between the PARTIES for this AGREEMENT, nor is the transfer of any interest in land deemed necessary for the future maintenance and operation of their respective facilities anticipated.

III. UTILITY RELOCATION

- A. The ILLINOIS TOLLWAY agrees to provide WESTERN SPRINGS and HINSDALE, as soon as they are identified, the locations (existing and proposed) of public and/or private utility facilities within existing WESTERN SPRINGS or HINSDALE rights-of-way which require adjustment as part of the PROJECT. As part of its PROJECT engineering responsibilities, the ILLINOIS TOLLWAY shall identify adjustments to the aforementioned existing utilities.
- B. The ILLINOIS TOLLWAY agrees to make all reasonable efforts to minimize the number of utility adjustments in the design of improvements.
- C. WESTERN SPRINGS and HINSDALE agree to issue all required permits for the PROJECT and cooperate with necessary adjustments to existing utilities located within existing WESTERN SPRINGS or HINSDALE right-of-way. They similarly will issue all necessary permits on proposed WESTERN SPRINGS or HINSDALE right-of-way where improvements to a WESTERN SPRINGS or HINSDALE local roadway are proposed by WESTERN SPRINGS or HINSDALE, to be done in conjunction with the PROJECT. The aforementioned permits shall be issued at no expense to the ILLINOIS TOLLWAY.
- D. The ILLINOIS TOLLWAY agrees to make arrangements for and issue all permits for the PROJECT and make all required adjustments to utility facilities located on existing ILLINOIS TOLLWAY rights-of-way, and on proposed ILLINOIS TOLLWAY right-of-way, which are outside areas of WESTERN SPRINGS or HINSDALE jurisdiction, where improvements to ILLINOIS TOLLWAY facilities are proposed to be done as part of the PROJECT, The ILLINOIS TOLLWAY shall issue the required permits at no expense to WESTERN SPRINGS or HINSDALE.
- E. At all locations where utilities that are located on the right-of-way of WESTERN SPRINGS or HINSDALE must be adjusted due to work proposed by the ILLINOIS TOLLWAY, WESTERN SPRINGS and HINSDALE agree to (i) cooperate with the ILLINOIS TOLLWAY in making arrangements with the applicable utility, and (ii) issue all permits for the requisite adjustment(s) at no cost to the ILLINOIS TOLLWAY. Further, The ILLINOIS TOLLWAY agrees to reimburse and/or credit WESTERN SPRINGS or HINSDALE for any and all out of pocket costs that may be incurred by WESTERN SPRINGS or HINSDALE in causing the aforementioned utility or utilities to be adjusted.

IV. CONSTRUCTION

- A. The ILLINOIS TOLLWAY shall advertise and receive bids, provide construction engineering inspections for, and cause the PROJECT to be constructed in accordance with the PROJECT plans and specifications.

- B. After award of the construction contract(s), any proposed deviations from the plans and specifications that affect WESTERN SPRINGS or HINSDALE shall be submitted to WESTERN SPRINGS or HINSDALE for approval prior to commencing such work. WESTERN SPRINGS or HINSDALE shall review the proposed deviations and indicate approval or disapproval in writing within fifteen (15) calendar days after receiving the proposed deviation. If the proposed deviation to the plans and specifications are not acceptable, WESTERN SPRINGS or HINSDALE shall detail in writing its specific objections. If the ILLINOIS TOLLWAY receives no written response from WESTERN SPRINGS or HINSDALE within the fifteen (15) calendar day review period, the proposed deviation shall be deemed approved by WESTERN SPRINGS or HINSDALE.
- C. After award of the construction contract(s), assuming there are no proposed deviations from the plans and specifications that affect WESTERN SPRINGS or HINSDALE, the ILLINOIS TOLLWAY shall provide WESTERN SPRINGS or HINSDALE no less than five (5) calendar days written notice of its intent to proceed with construction of the PROJECT.
- D. WESTERN SPRINGS or HINSDALE and its authorized agents shall have all reasonable rights of inspections (including pre-final and final inspection) during the progress of work included in the PROJECT that affects the WESTERN SPRINGS' and HINSDALE's systems. WESTERN SPRINGS and HINSDALE shall assign personnel to perform inspections on their individual behalf for all work included in the PROJECT that affects their respective systems and shall deliver written notices to the Chief Engineering Officer of the ILLINOIS TOLLWAY advising the ILLINOIS TOLLWAY of the identity of the individual(s) assigned to perform said inspections.
- E. Notices required to be delivered by any PARTY shall be delivered as indicated in Section IX of this Agreement.
- F. The ILLINOIS TOLLWAY shall give notice to WESTERN SPRINGS and HINSDALE upon completion of 70% and 100% of the PROJECT to be subsequently maintained by WESTERN SPRINGS or HINSDALE and WESTERN SPRINGS and HINSDALE shall make an inspection thereof not later than seven (7) calendar after notice thereof. If WESTERN SPRINGS or HINSDALE does not perform a final inspection within seven (7) calendar days after receiving notice of completion of 100% of the PROJECT or other inspection arrangements are not agreed to by the PARTIES, the PROJECT shall be deemed accepted. The ILLINOIS TOLLWAY's representative shall participate in such inspection. In the event said inspections disclose work that does not conform to the approved final plans and specifications, WESTERN SPRINGS' or HINSDALE's representative shall give immediate verbal notice to the ILLINOIS TOLLWAY's representative of any deficiency, and shall thereafter deliver within five (5) calendar days a written list identifying such deficiencies to the Chief Engineering Officer of the ILLINOIS

TOLLWAY. The identified deficiencies shall be subject to joint re-inspection upon completion of the corrective work. WESTERN SPRINGS or HINSDALE shall perform the joint re-inspections within seven (7) calendar days after receiving notice from the ILLINOIS TOLLWAY that the deficiencies have been remedied.

- G. The ILLINOIS TOLLWAY shall have the right, in its sole judgment and discretion, to cancel or alter any or all portions of the work due to circumstances either known or unknown at the time of bidding or arising after the Contract(s) was entered into, in accordance with the Canceled Items Provision 109.06 included in the most current version of the ILLINOIS TOLLWAY Supplemental Specifications to the Illinois Department of Transportation Standard Specifications for Road and Bridge Construction.

V. FINANCIAL

- A. Except as provided below, The ILLINOIS TOLLWAY agrees to pay all PROJECT related engineering, construction engineering, and construction costs.
- B. WESTERN SPRINGS and HINSDALE may request, after the construction contract(s) are let by the ILLINOIS TOLLWAY, that supplemental work be added to the construction contract(s). The ILLINOIS TOLLWAY will cause said supplemental work or such substitute work to be added to the construction contract(s), provided that said work will not delay construction of the PROJECT. The OTHER PARTY requesting or causing said supplemental work or more costly substitute work shall pay for the cost increases of said work in full.
- C. The ILLINOIS TOLLWAY agrees to fund and construct the removal and replacement of the Bridge over I-294, provided, however that all PARTIES agree to provide, at no additional cost to the ILLINOIS TOLLWAY, any and all permits necessary for demolition, construction and operation of the Bridges.
- D. The ILLINOIS TOLLWAY and HINSDALE agree that the estimated cost to HINSDALE for the ENHANCEMENTS to the retaining wall are \$6,400 for the formliner, and \$32,000 for the staining which Hinsdale shall be responsible for paying. If actual bid costs exceed estimates, HINSDALE may, within thirty (30) days upon notification from the ILLINOIS TOLLWAY of the increased costs, cancel its request to include the ENHANCEMENTS in the PROJECT.

VI. MAINTENANCE - DEFINITIONS

- A. The term "local" means any PARTY to this AGREEMENT other than the ILLINOIS TOLLWAY. With respect to this AGREEMENT, it means WESTERN SPRINGS and HINSDALE.

- B. The term "local roadway" refers to any highway, road, street, or pedestrian/bike path under the jurisdiction of WESTERN SPRINGS or HINSDALE.
- C. The terms "maintenance" or "maintain" mean keeping the facility being maintained in good and sufficient repair and appearance. Such maintenance includes full responsibility for the construction, removal, replacement of the maintained facility when needed, and unless specifically excluded in Section VII, MAINTENANCE - RESPONSIBILITIES, other activities as more specifically set forth in the following subparts of this Section VI. Maintenance includes but is not limited to:
1. "Routine Maintenance" refers to the day to day pavement maintenance, pothole repair, anti-icing and de-icing, snow removal, sweeping, pavement marking, mowing, litter and debris removal, graffiti removal, and grate and scupper cleaning and repair, including compliance with state laws and local ordinances.
 2. "Structural Maintenance" refers to the integrity of the grade separation structure, including abutments and piers, bridge girders/beams, bridge deck (except wearing surface), expansion joints, retaining walls, and drainage structures.
- D. The term "drainage facilities" refers to both open and enclosed systems. The term "drainage structures" refers to enclosed systems only, and includes those elements of the drainage facility affixed to the bridge superstructures downstream from the scupper.
- E. The terms "notify", "give notice" and "notification" refer to written, verbal or digital communication from one PARTY to the other concerning a matter covered by this AGREEMENT, for which the PARTY transmitting the communication produces and retains a record which substantiates the content, date, time, manner of communication, identification of sender and recipient, and manner in which the recipient may respond to the sender, as to the communication.
- F. The terms "be responsible for" or "responsibility" refer to the obligation to ensure performance of a duty or provision of a service under this AGREEMENT, provided, that a PARTY may arrange for actual performance of the duty or provision of the service by another competent entity if the other PARTY to this AGREEMENT is notified of such arrangement, but in no case shall the entity with the duty be relieved of ultimate responsibility for performance of the duty or provision of the service.
- G. The terms "consultation" or "consult with" refer to the duty of a PARTY to give notice to the other PARTY of a proposed action, with reasonable time for that PARTY to respond, but the PARTY with the duty to consult may proceed with the proposed action if the other PARTY does not respond within the time frame set forth in the notice provided or, in the case of the ILLINOIS TOLLWAY, it may

proceed with the proposed action if deemed necessary by the Chief Engineering Officer.

- H. The term "approve" refers to the duty of a PARTY not only to consult with the other PARTY but also to provide consent for the proposed action and to retain a record which documents such consent.
- I. The term "grade separation structure" refers to all structural elements between the abutments and below the wearing surface of a bridge unless otherwise specified.
- J. There are three types of bridge structures that intersect the ILLINOIS TOLLWAY rights of way:
 - 1. Type 1. An intersection where a grade separation structure has been constructed to carry the Toll Highway over a local roadway, or pedestrian/bike path.
 - 2. Type 2. An intersection where a grade separation structure has been constructed to carry the local roadway, or pedestrian/bike path over the Toll Highway.
 - 3. Type 3. An intersection where a partial or complete ramp interchange system, as well as a grade separation structure, has been constructed between the local roadway and the Toll Highway.

VII. MAINTENANCE - RESPONSIBILITIES The goal of this Section VII of the AGREEMENT is to set forth the obligations of each respective party regarding the maintenance of the Bridge improvements.

- A. The ILLINOIS TOLLWAY agrees to maintain I-294 within the limits of this PROJECT in its entirety.
- B. WESTERN SPRINGS and HINSDALE, at their own respective costs, agree to perform Routine Maintenance on the pedestrian access path and those portions of the Bridge improvements as identified in Paragraph C.1. and C.2. below, and depicted in their respective areas in "EXHIBIT A" attached. WESTERN SPRINGS and HINSDALE are not responsible to perform or to pay for any type of replacement work and Structural Maintenance work or improvements relative to the Bridge improvements as identified in Paragraph C. below. The ILLINOIS TOLLWAY, at its costs, agrees to maintain or cause to be maintained the portion of the Bridge, as identified in Paragraph C.3. below. Notwithstanding anything in this AGREEMENT to the contrary, the ILLINOIS TOLLWAY, at its cost, shall be responsible for all replacement work and Structural Maintenance work or improvements relative to the Bridge.

- C. The Bridge under this AGREEMENT is of the following type as described in Section VI above.

Bridge Structure Type	Affected Roadway	IDOT Structure Number	ILLINOIS TOLLWAY Bridge Number
2	Pedestrian Bridge over I-294	016-2609	255

1. WESTERN SPRINGS and HINSDALE, at their own respective costs, agree to be responsible for the Routine Maintenance for their respective areas shown in red (WESTERN SPRINGS) or blue (HINSDALE) in EXHIBIT A, including the ENHANCEMENTS.
2. Subject to the cap on annual contributions set forth below in subsection C.2.c., WESTERN SPRINGS and HINSDALE agree to share equally in the Routine Maintenance costs described below in subsection C.2.a for the area shown in green in EXHIBIT A.
 - a. The following portions of the grade elevation structure as set forth in EXHIBIT B, including:
 - i. The Bridge deck wearing surface in the areas shown in green on EXHIBIT A;
 - ii. All railings and fences installed on the approaches and Bridge;
 - iii. Any approved signs and pavement markings installed by WESTERN SPRINGS or HINSDALE;
 - iv. All requested ENHANCEMENTS;
 - v. Graffiti removal performed at the discretion of WESTERN SPRINGS and HINSDALE upon advance written approval of the ILLINOIS TOLLWAY for the area shown in green in EXHIBIT A;
 - vi. At the discretion of WESTERN SPRINGS and HINSDALE removal of litter and debris, cleaning drainage facilities above structural beams and girders, and ice and snow removal accomplished in such a manner as to not block or obstruct I-294.
 - b. In the event the performance of necessary maintenance by WESTERN SPRINGS or HINSDALE requires lane closures on I-294, after proper notification, the ILLINOIS TOLLWAY shall assist in the coordination of lane closures on I-294.
 - c. The ILLINOIS TOLLWAY shall include the Bridge in its regular inspection cycle. Representatives from each WESTERN SPRINGS and HINSDALE shall be invited to join in on such inspections. A Bridge inspection report shall be provided to WESTERN SPRINGS and HINSDALE, identifying Routine Maintenance necessary to be performed

and estimated costs of such Routine Maintenance. Upon receipt of the Bridge inspection report, WESTERN SPRINGS and HINSDALE shall inform the ILLINOIS TOLLWAY of those Routine Maintenance items they wish to perform due to budget or other extraneous reasons and those which they request be performed by the ILLINOIS TOLLWAY. Excluding maintenance of the ENHANCEMENTS, the financial obligations for Routine Maintenance of the Bridge as set forth above, regardless who performs Routine Maintenance, shall be limited to \$20,000 each annually for WESTERN SPRINGS and HINSDALE for actual, incurred costs related to the performance of the Routine Maintenance. Any dispute concerning the need for the proposed Routine Maintenance or the actual, incurred costs related to the performance of the Routine Maintenance shall be resolved in accordance with Section IX. of this Agreement.

3. The ILLINOIS TOLLWAY shall be solely responsible for replacing the Bridge when necessary in the future, including any and all costs associated therewith. In addition, the ILLINOIS TOLLWAY shall be responsible for all Routine Maintenance not described in Section VII.C.2 and shall also be responsible for all Structural Maintenance of the Bridge including but not limited to:
 - a. The grade separation structure including but not limited to (i) the deck below the wearing surface, including expansion joints, structural beams, girders, slope walls, abutments, and piers;
 - b. All fences along ILLINOIS TOLLWAY routes, except overpass fencing;
 - c. All bridge deck downspouts, from a clean-out installed directly below the scuppers to the outfall;
 - d. All remaining drainage facilities installed for the purpose of carrying exclusively ILLINOIS TOLLWAY drainage;
- D. WESTERN SPRINGS and HINSDALE agree that the ILLINOIS TOLLWAY reserves the exclusive right to review and approve plans for any signage affixed to the grade separation structure or placed on ILLINOIS TOLLWAY right-of-way.
- E. The ILLINOIS TOLLWAY will perform the periodic inspections required by the guidelines developed and agreed to by the ILLINOIS TOLLWAY and the Illinois Department of Transportation in 1996 and consistent with the National Bridge Inspection Standards (NBIS) to determine the current ratings for all jointly maintained bridges. The inspections performed by the ILLINOIS TOLLWAY will provide condition ratings for the entire jointly maintained structure. The ILLINOIS TOLLWAY and WESTERN SPRINGS and HINSDALE will perform the inspections necessary to collect in depth information for determining maintenance and repair needs for the portions of the structure for which they have maintenance

responsibility. A copy of the ILLINOIS TOLLWAY's final inspection reports shall be delivered to WESTERN SPRINGS and HINSDALE.

- F. The PARTIES agree that the ILLINOIS TOLLWAY shall perform such regular inspections, surveys and reviews as are reasonably necessary to fulfill all respective obligations under this AGREEMENT.
- G. Subject to the provisions of Section VII.C.2.c, in the event WESTERN SPRINGS and HINSDALE fail to maintain the Bridge or the ENHANCEMENTS as identified, and the ILLINOIS TOLLWAY is required to maintain as such to protect the structure from permanent damage, WESTERN SPRINGS and HINSDALE agree to reimburse the ILLINOIS TOLLWAY for the reasonable cost of the emergency maintenance within thirty (30) calendar days of receipt of an invoice from the ILLINOIS TOLLWAY.

VIII. ADDITIONAL MAINTENANCE PROVISIONS

- A. The PARTIES understand and agree that this AGREEMENT shall supersede any and all earlier Agreements entered into by the PARTIES regarding maintenance of the Bridge over I-294.
- B. During construction, WESTERN SPRINGS and HINSDALE shall continue to maintain their respective property within the PROJECT that is not to be improved or maintained by the construction contractor(s) pursuant to this AGREEMENT and the approved plans and specifications, and the ILLINOIS TOLLWAY shall continue to maintain all portions of the Toll Highway that are not required to be maintained by the construction contractor(s).
- C. All items of construction which are stipulated in this AGREEMENT to be maintained by WESTERN SPRINGS AND HINSDALE shall, upon completion of construction and final inspection, be the maintenance responsibility of WESTERN SPRINGS and/or HINSDALE, as allocated by this AGREEMENT within the areas shown in EXHIBIT A, and all items of construction which are stipulated in this AGREEMENT to be maintained by the ILLINOIS TOLLWAY shall, upon completion of construction, be the sole maintenance responsibility of the ILLINOIS TOLLWAY.

IX. GENERAL PROVISIONS

- A. The PARTIES understand and agree that the ILLINOIS TOLLWAY shall have jurisdiction of I-294 Tri-State Tollway. WESTERN SPRINGS and HINSDALE

shall retain jurisdiction of respective Village facilities traversed or affected by I-294, except as otherwise expressly provided for in this AGREEMENT. For the purpose of this AGREEMENT, jurisdiction shall mean the authority and obligation to administer, control, construct, maintain, and operate.

- B. The PARTIES understand and agree that this AGREEMENT constitutes the complete and exclusive statement of the agreement of the PARTIES relative to the subject matter hereof and supersedes all previous oral and written proposals, negotiations, representations or understandings concerning such subject matter.
- C. WESTERN SPRINGS agrees to defend, indemnify and hold the ILLINOIS TOLLWAY, its directors, officers, employees, contractors, agents and representatives harmless from and against any and all losses, claims, demands and damages, including reasonable attorney's fees and litigation expenses, arising out of, in whole or in part, or in connection with or in consequence of any act or omission on the part of WESTERN SPRINGS, or its appointed and elected officials, contractors, consultants, employees, agents and representatives, that are related to their obligations under this AGREEMENT.
- D. The ILLINOIS TOLLWAY agrees to defend, indemnify and hold WESTERN SPRINGS, its appointed and elected officials, contractors, consultants, employees, agents and representatives harmless from and against any and all losses, claims, demands and damages, including reasonable attorney's fees and litigation expenses, arising out of, in whole or in part, or in connection with or in consequence of any act or omission on the part of the ILLINOIS TOLLWAY, or its directors, officers, employees, contractors, consultants, agents and representatives, that are related to their obligations under this AGREEMENT.
- E. HINSDALE agrees to defend, indemnify and hold the ILLINOIS TOLLWAY, its directors, officers, employees, contractors, agents and representatives harmless from and against any and all losses, claims, demands and damages, including reasonable attorney's fees and litigation expenses, arising out of, in whole or in part, or in connection with or in consequence of any act or omission on the part of HINSDALE, or its appointed and elected officials, contractors, consultants, employees, agents and representatives, that are related to their obligations under this AGREEMENT.
- F. The ILLINOIS TOLLWAY agrees to defend, indemnify and hold HINSDALE, its appointed and elected officials, contractors, consultants, employees, agents and representatives harmless from and against any and all losses, claims, demands and damages, including reasonable attorney's fees and litigation expenses, arising out of, in whole or in part, or in connection with or in consequence of any act or omission on the part of the ILLINOIS TOLLWAY, or its directors, officers, employees, contractors, consultants, agents and representatives, that are related to their obligations under this AGREEMENT.

- G. Wherever in this AGREEMENT approval or review by any PARTY is provided for, said approval or review shall not be unreasonably delayed or withheld.
- H. In a timely manner following execution of this AGREEMENT, each PARTY shall designate in writing a representative who shall serve as the full time representative of said PARTY during the carrying out of the execution of this AGREEMENT. Each representative shall have authority, on behalf of such PARTY, to make decisions relating to the work covered by this AGREEMENT. Representatives may be changed, from time to time, by subsequent written notice. Each representative shall be readily available to the other PARTY.
- I. In the event of a dispute between WESTERN SPRINGS or HINSDALE and the ILLINOIS TOLLWAY in the carrying out of the terms of this AGREEMENT, the Chief Engineering Officer of the ILLINOIS TOLLWAY and the Engineer(s) of WESTERN SPRINGS or HINSDALE shall meet and resolve the issue. In the event that they cannot mutually agree on the resolution of a dispute concerning the plans and specifications for the PROJECT or in the carrying out of the terms of this AGREEMENT in reference to the PROJECT, the decision of the Chief Engineering Officer of the ILLINOIS TOLLWAY shall be final.
- J. In the event of a dispute between WESTERN SPRINGS or HINSDALE and the ILLINOIS TOLLWAY in the carrying out the terms of this AGREEMENT in reference to WESTERN SPRINGS or HINSDALE's facilities, or a dispute concerning the plans and specifications for WESTERN SPRINGS or HINSDALE's ENHANCEMENTS, the Chief Engineering Officer of the ILLINOIS TOLLWAY and the Engineer of WESTERN SPRINGS or HINSDALE shall meet and resolve the issue. In the event that they cannot mutually agree on the resolution of the dispute concerning WESTERN SPRINGS and HINSDALE facilities, bridge aesthetic treatment, or enhanced landscaping, the decision of the Engineer of WESTERN SPRINGS or HINSDALE shall be final as long as that decision does not delay delivery of the PROJECT or be detrimental to the maintenance and operation of the Toll Highway.
- K. In the event there is a conflict between the terms contained in this document and the attached Exhibit(s), the terms included in this document shall control.
- L. This AGREEMENT may be executed using electronic signatures and in three (3) or more counterparts, each of which shall be deemed an original and all of which shall be deemed one and the same instrument.
- M. This AGREEMENT may only be modified by written instrument executed by duly authorized representatives of the PARTIES.
- N. This AGREEMENT shall be binding upon and inure to the benefit of the PARTIES and their respective successors and approved assigns.

- O. The failure by the PARTIES to seek redress for violation of, or to insist upon the strict performance of, any condition or covenant of this AGREEMENT shall not constitute a waiver of any such breach or any subsequent breach of such covenants, terms, conditions, rights or remedies. No provision of this AGREEMENT shall be deemed waived by the ILLINOIS TOLLWAY or WESTERN SPRINGS or HINSDALE unless such provision is waived in writing.
- P. It is agreed that the laws of the State of Illinois shall apply to this AGREEMENT.
- Q. All written reports, notices and other communications related to this AGREEMENT shall be in writing and shall be personally delivered, or mailed via certified mail, overnight mail delivery, or electronic mail delivery, to the following persons, or their designate(s) at the following addresses:

To the ILLINOIS TOLLWAY: The Illinois Toll Highway Authority
2700 Ogden Avenue
Downers Grove, Illinois 60515
Attn: Chief Engineering Officer

To WESTERN SPRINGS: The Village of Western Springs
740 Hillgrove Avenue
Western Springs, Illinois 60558
Attn: President, Board of Trustees
Email: agallagher@wsprings.com

To HINSDALE: The Village of Hinsdale
19 East Chicago Avenue
Hinsdale, Illinois 60521
Attn: President Thomas Cauley Jr.
Email: tcauley@villageofhinsdale.org

- R. The WESTERN SPRINGS and HINSDALE recognize that, pursuant to Section 8.5 of the Toll Highway Act (605 ILCS 10/8.5), the Inspector General of the Illinois State Toll Highway Authority ("OIG") has the authority to conduct investigations into certain matters including but not limited to allegations of fraud, waste and abuse, and to conduct reviews. WESTERN SPRINGS and HINSDALE will fully cooperate in any OIG investigation or review and shall not bill the ILLINOIS TOLLWAY for such time. Cooperation includes providing access to all information and documentation related to the performance of this AGREEMENT, and disclosing and making available all personnel involved or connected with, or having knowledge of, the performance of this AGREEMENT.
- S. The introductory recitals included at the beginning of this AGREEMENT are agreed to and incorporated into this AGREEMENT.

THE REMAINDER OF THIS PAGE IS INTENTIONALLY BLANK

IN WITNESS THEREOF, the PARTIES have executed this AGREEMENT on the dates indicated.

THE VILLAGE OF WESTERN SPRINGS

By: _____
Alice F. Gallagher
President

ATTEST: _____

Date: _____

(Please Print Name)

THE VILLAGE OF HINSDALE

By: _____
Thomas Cauley Jr.
President

ATTEST: _____

Date: _____

(Please Print Name)

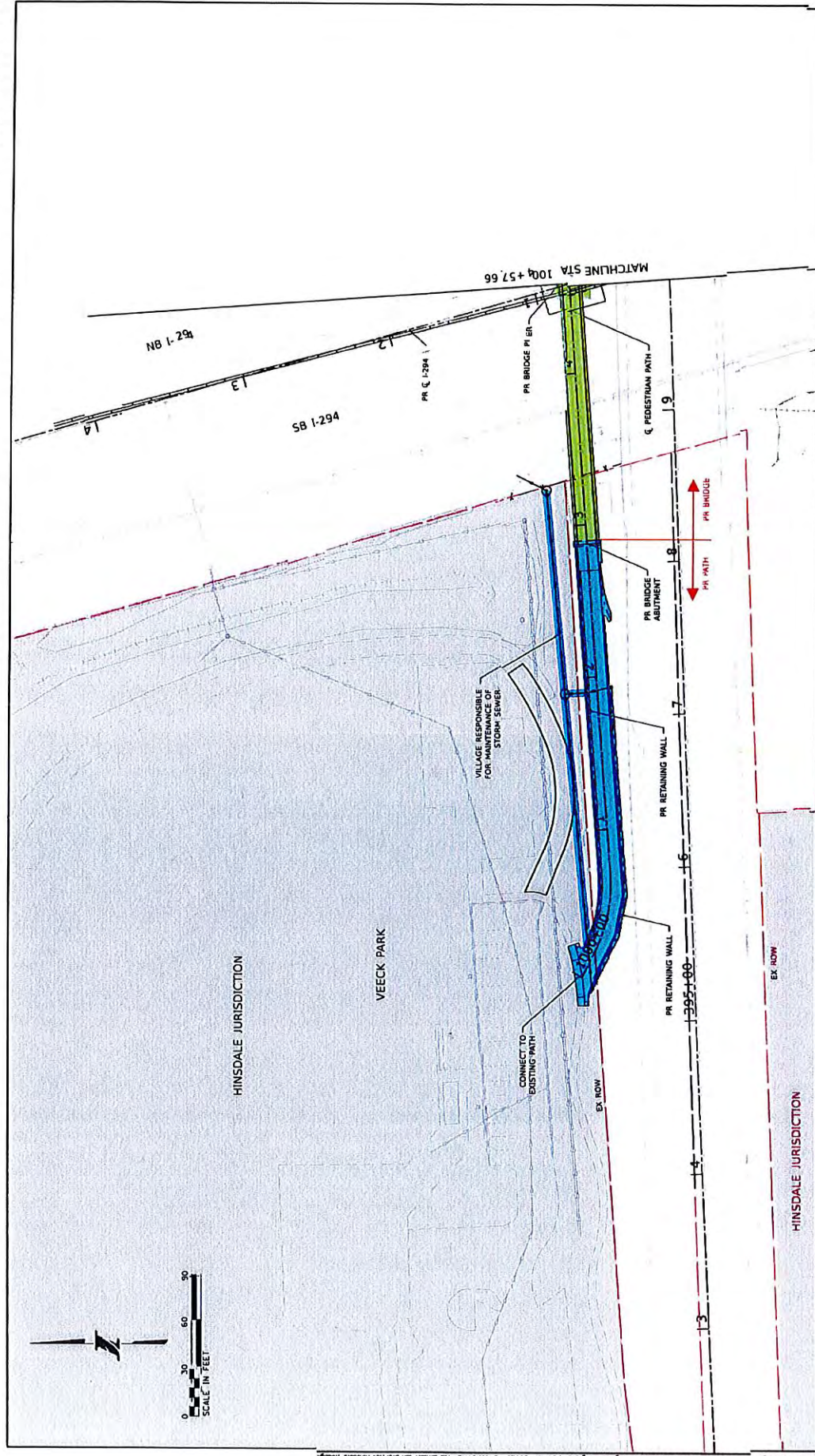
THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY

By: _____
José R. Alvarez
Executive Director

Date: _____

Approved as to Form and Constitutionality

Lisa M. Conforti, Assistant Attorney General

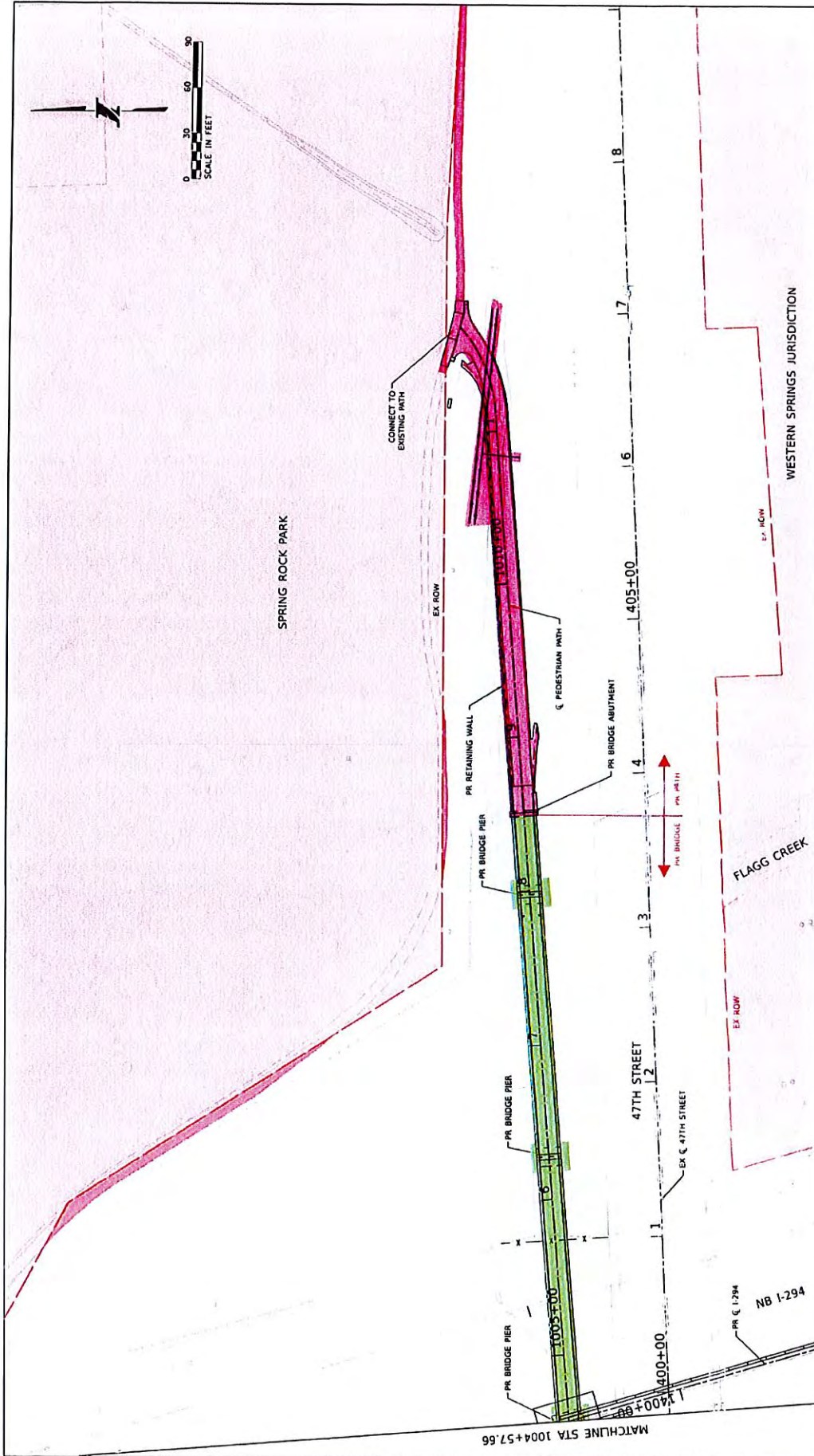


LEGEND

- MAINTENANCE RESPONSIBILITY BY HINSDALE
- HINSDALE WEARING SURFACE AND FENCE MAINTENANCE
- EXISTING RIGHT-OF-WAY
- PR - PROPOSED

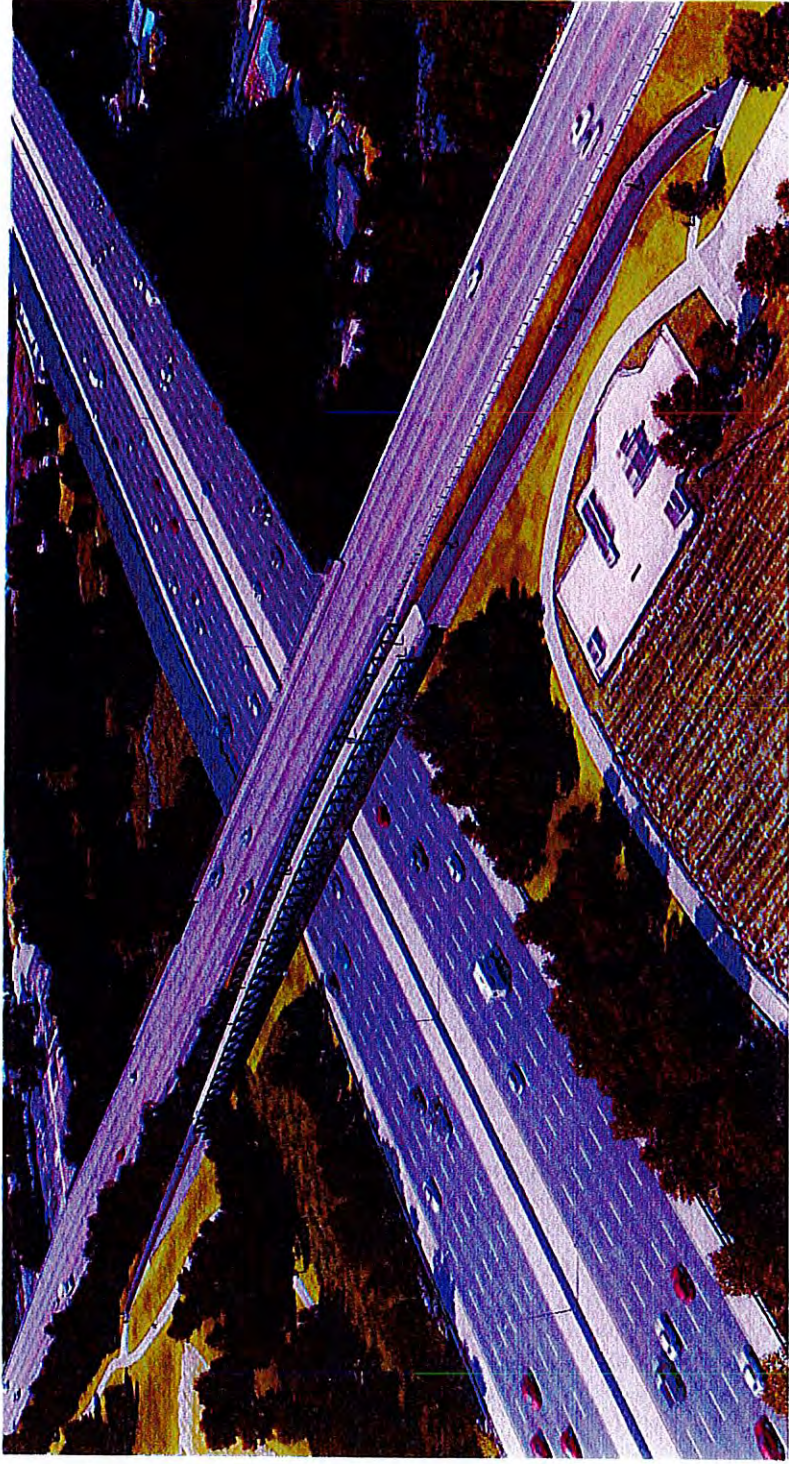
Exhibit A

DRAWN BY: MH		DATE: 2/6/2021	<p>TERRA ENGINEERING LTD.</p>	<p>THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY 2100 OGDEN AVENUE DOWNERS GROVE, ILLINOIS 60515</p>	<p>CONTRACT NO. RR-20-4550 PEDESTRIAN BRIDGE AT 47TH STREET HINSDALE MAINTENANCE</p>	<p>DRAWING NO. 1 OF 2</p>
CHECKED BY: TB	DATE: 2/9/2021					



<div>MAINTENANCE RESPONSIBILITY BY WESTERN SPRINGS AND WESTERN SPRINGS PARK DISTRICT</div> <div>WESTERN SPRINGS AND WESTERN SPRINGS PARK DISTRICT WEARING SURFACE AND FENCE MAINTENANCE</div>		<div>EXISTING RIGHT-OF-WAY</div> <div>PR = PROPOSED</div>	
<div>LEGEND</div>			
<div>MAINTENANCE RESPONSIBILITY BY WESTERN SPRINGS AND WESTERN SPRINGS PARK DISTRICT</div>			
<div>WESTERN SPRINGS AND WESTERN SPRINGS PARK DISTRICT WEARING SURFACE AND FENCE MAINTENANCE</div>			
<div>EXISTING RIGHT-OF-WAY</div>			
<div>PR = PROPOSED</div>			
<div>THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY 2700 OGDEN AVENUE DOWNERS GROVE, ILLINOIS 60515</div>			
<div>CONTRACT NO. RR-20-4550 PEDESTRIAN BRIDGE AT 47TH STREET WESTERN SPRINGS MAINTENANCE</div>			
<div>DRAWING NO. 2 OF 2</div>			

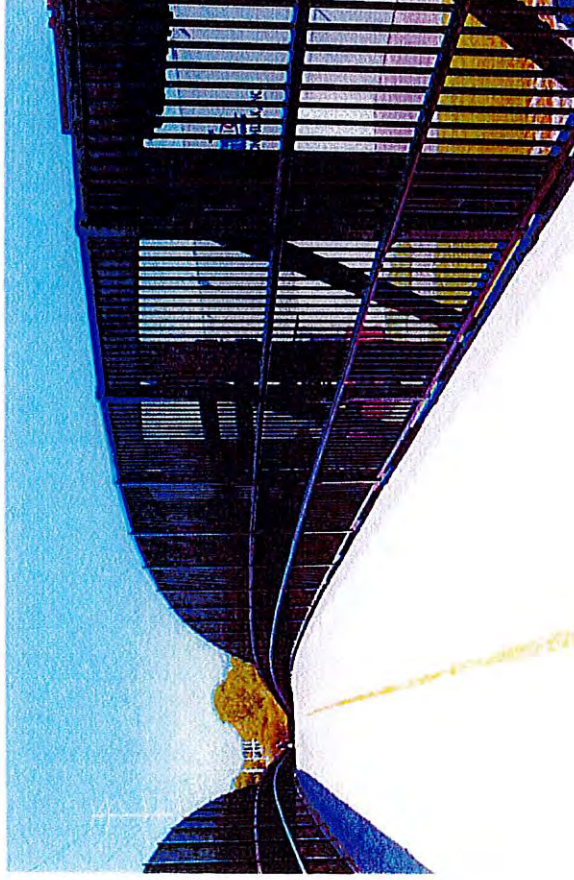
Proposed pedestrian bridge – 47th Street



Hinsdale entrance



Fencing – Vertical Pickets



Fencing

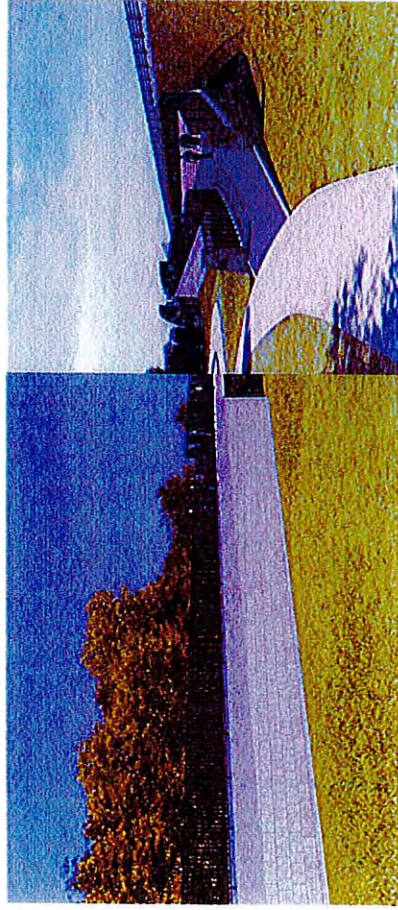


Implications:
Villages agree to taking on painting/
maintenance for Alternatives 1 and 2.



Chosen design

Retaining Wall – Stain



Options: Stain Options – solid or individually colored (similar to Oak St. bridge)
 Implication: Upfront cost to be paid by Village and continued maintenance

Proposed: Solid color



Upgrade: Individual block / more natural





Community Development

AGENDA SECTION: Second Reading – ZPS

SUBJECT: Major Adjustment to an Exterior Appearance and Site Plan Review to allow for the redevelopment and expansion of an existing one-story building into a two-story medical office building located at 110 E. Ogden Avenue in the O-2 Limited Office District
Case A-04-2021

MEETING DATE: May 18, 2021

FROM: Bethany Salmon, Village Planner

Recommended Motion

Approve an Ordinance Approving a Major Adjustment to an Exterior Appearance and Site Plan – Dr. VanWormer-Hartman – 110 E. Ogden Avenue

Background

The applicant, Dr. Cara VanWormer-Hartman, requests approval of a Major Adjustment to an Exterior Appearance and Site Plan Review to allow for changes to the previously approved building elevations, site plan, and landscape plan for a two-story medical office building located at 110 E. Ogden Avenue in the O-2 Limited Office District.

On March 16, 2020, the Board of Trustees approved an Exterior Appearance and Site Plan allowing for the redevelopment of the existing vacant building by Ordinance No. O2020-07. The approved plans consisted of the construction of a second story onto the existing one-story building, the construction of a rear building addition, installation of new landscape bufferyard areas, installation of four (4) parking lot light poles, and parking lot improvements. Ordinance No. O2020-07, which is attached for review, included the following conditions of approval:

- Color of Building. The Applicant shall revise the color of the building in the proposed plans reviewed by the Plan Commission from bright white to ivory or another more muted color.
- Fence Extension. The Applicant shall extend the existing white fence along the rear property line.
- After Hours Lighting. The Applicant shall dim the parking area lights to security levels during non-business hours.

A summary of the proposed changes to the site plan, landscape plan, and building elevations is provided below.

Site Plan / Landscape Plan

As a result of final engineering and site design, the applicant is proposing the following minor changes to the site plan and landscape plan:

- Reconfiguration of the sidewalk and landscape beds located to the rear (south) of the building.

- Removal of the existing sidewalk directly adjacent to the building on the north and east sides.
- Removal of the narrow building foundation landscape bed and the construction of access ramps for the two entrances located on the west elevation. Per the applicant, as a result of engineering, a curb was needed for stormwater control measures, which eliminated the narrow planting bed.
- Substitution or reduction of plant material in the north, south, and east landscape bufferyards, including the removal of one canopy tree in the proposed west bufferyard area due to the inability to survive within a small planting bed and proximity to pavement.

There are no significant changes proposed to the building footprint, parking lot configuration, or site access. The proposed plans meet the bulk requirements for the O-2 Limited Office District. The non-conforming front (north) yard and side (east) yard setbacks will be maintained with the second story addition. The rear building addition will be setback 103'-3" from the rear (south) property line and 10' from the adjacent side (east) property line, which conforms to the required setbacks. The table below provides a comparison of the building height, floor area ratio, and lot coverage based on the Village's code requirements, existing conditions on site, previously approved plans, and current plans:

O-2 Limited Office District	Code Requirements	Existing Conditions	Approved Plans - March 16, 2020	Proposed Plans
Building Height (Height/Stories)	40 feet / 3	12'-8" / 1	29'-8" / 2	30' / 2
Floor Area Ratio (FAR)	0.5	0.13	0.32	0.32
Lot Coverage	80%	87%	77.5%	78%

Building Elevations

The previously approved elevations consisted of a two-story building with a flat roof and parapet wall, white EIFS façade, decorative horizontal wood banding and accent panels, stone veneer, new windows, and new doors. The rear building addition featured a central tower element covered in stone veneer and a pitched metal roof with EIFS and wood accent panels.

The applicant is proposing alterations to the roof line, architectural features, building materials, windows, and entrances. The most notable change is to the roof line, where the flat roof and parapet have been replaced with a shingled pitched roof. Due to these changes, the building height has slightly increased to 30 feet, as measured by the mean height between the principal eave and the highest gable, but still meets the code requirements for the O-2 District.

The front elevation facing Ogden Avenue will consist of a white EIFS facade, a two-story projecting central bay window covered in dark gray paneling and topped with a metal standing seam roof, eight (8) foot tall windows, and a black shingled pitched roof. On the east and west elevations, the central portion of the building will primarily be constructed of white EIFS and a mansard roof covered in black shingles to screen mechanical equipment.

The rear addition is similar to the original design and incorporates stone veneer on the central tower, horizontal wood siding, whiter EIFS, and pitched black metal standing seam roofs. As

shown on the proposed elevations, the mansard roof and two screening walls composed of horizontal wood siding will be constructed to screen the rooftop mechanical units from view.

Discussion & Recommendation

The project was reviewed at a public meeting before the Plan Commission on April 14, 2021, which was held electronically via Zoom. The applicant was present at the meeting. No public comments were provided at the meeting.

At the meeting, the Plan Commission asked for clarification on the proposed color of the EIFS and expressed concerns that the color appeared to be bright white rather than an off-white. The previous approval by the Village Board included a condition that the color of the building be revised from bright white to ivory or another more muted color, however, the submitted colored elevations show the building to be bright white. A condition of approval was added for the applicant to provide details on the building color for the Village Board to review at the meeting on May 4, 2021.

On April 14, 2021, by a vote of eight (8) ayes and zero (0) nays, the Plan Commission recommended approval of Case A-04-2021, a Major Adjustment to the Exterior Appearance and Site Plan Review for 110 E. Ogden Avenue to allow for the redevelopment and expansion of an existing one-story building into a two-story medical office building in the O-2 Limited Office District, subject to the following condition:

1. The applicant shall provide additional information on the proposed building color for the Village Board to review.

Since the Plan Commission meeting on April 14, 2021, the applicant has submitted an exhibit showing the exterior materials and colors proposed for the building. As shown on the attached exhibit, the EIFS stucco will be painted "Nightingale", which is an off-white color rather than a bright white color.

Village Board and/or Committee Action

At the Board of Trustees meeting on May 4, 2021, Mike Zalud, the general contractor and consultant for the applicant, answered questions from the Trustees on behalf of the applicant. Several Trustees noted that the project was an improvement to the building and site. The Trustees requested that the applicant provide physical samples for review to confirm the color of the building was off-white rather than a bright white, as previously recommended by the Plan Commission and Board. If the next Board meeting on May 18 is unable to be held in person and will be held via Zoom, the Trustees requested that the applicant provides a presentation and shares their screen to show what was approved in 2020 and what is proposed as part of the current application. No public comments were provided at the meeting.

Following the meeting, the applicant informed staff that they had ordered several color samples and should receive them within a few days. Staff will notify the Trustees when the samples are available for viewing at Village Hall.

Documents Attached

1. Ordinance & Exhibits

Previous Attachments: The following related materials for this case were provided for the Board of Trustees on May 4, 2021, and can be found on the Village website at:

https://cms4.revize.com/revize/hinsdaleil/document_center/VillageBoard/2021/04%20APR/VBOT%20packet%2005%2004%2021.pdf

- Exterior Appearance/Site Plan Application and Exhibits
- Exterior Materials and Colors
- Zoning Map and Project Location
- Aerial View of 110 E. Ogden Avenue
- Birdseye View of 110 E. Ogden Avenue
- Street View of 110 E. Ogden Avenue
- Ordinance No. O2020-07 – Approved by the Village Board March 16, 2020
- Draft Plan Commission Findings and Recommendations

VILLAGE OF HINSDALE

ORDINANCE NO. _____

**AN ORDINANCE APPROVING A MAJOR ADJUSTMENT TO AN EXTERIOR
APPEARANCE AND SITE PLAN – DR. VANWORMER-HARTMAN - 110 E.
OGDEN AVENUE**

WHEREAS, the Board of Trustees of the Village of Hinsdale has previously, through adoption of Ordinance No. O2020-07 on March 16, 2020 (the "Original Ordinance"), approved an Exterior Appearance and Site Plan allowing for the expansion and redevelopment of the existing building at 110 E. Ogden Avenue (the "Subject Property"). The previously approved plans allowed for the construction of a second-story onto the existing one-story building, construction of a rear building addition, and improvements to the façade, parking lot, and site landscaping on the Subject Property; and

WHEREAS, the Subject Property is located in the O-2 Limited Office Zoning District and is legally described in **Exhibit A** attached hereto and made a part hereof; and

WHEREAS, Dr. Cara VanWormer-Hartman (the "Applicant") has submitted an application (the "Application") seeking a major adjustment to the exterior appearance and site plan approvals given in the Original Ordinance. The applicant is proposing major changes to the previously approved building elevations and minor changes to the site plan, and landscape plan for the Subject Property and two-story medical office building located on the Property, including alterations to the roof line, architectural features, building materials, windows, and entrances, all as depicted in the revised plans attached hereto as **Exhibit B** and made a part hereof; and

WHEREAS, the Application has been referred to the Plan Commission of the Village and has been processed in accordance with the Hinsdale Zoning Code ("Zoning Code"), as amended. The Application was considered by the Plan Commission at a public meeting held on April 14, 2021. After considering all of the matters related to the Application, the Plan Commission, on a vote of eight (8) in favor, zero (0) against, and one (1) absent, to recommend approval by the Board of Trustees of the revised plans, subject to the condition that the Applicant provide additional information on the proposed building color for the Village Board to review. The recommendation for approval and a summary of the related proceedings are set forth in the Plan Commission's Findings and Recommendation in this matter ("Findings and Recommendation"), a copy of which is attached hereto as **Exhibit C** and made a part hereof; and

WHEREAS, the President and Board of Trustees have duly considered all of the materials, facts and circumstances affecting the Application, and have received the additional information on the proposed building color per the condition recommended by the Plan Commission, and find the Application to be in substantial

conformity with the previously approved plans, and that the standards set forth in Section 11-604(F) and Section 11-605(E) of the Zoning Code relating to major adjustments to exterior appearance and site plans are satisfied, subject to the conditions stated in this Ordinance.

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

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

SECTION 2: Approval of Major Adjustments to Exterior Appearance and Site Plans. 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 B** and made a part hereof, and incorporate such findings and recommendation by reference as if fully set forth herein. The Board has received and reviewed additional information regarding the proposed color of the building as recommended by the Plan Commission, and finds it to be acceptable. 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 revised Exterior Appearance and Site Plans attached to, and by this reference, incorporated into this Ordinance as **Exhibit B** (the "Approved Plans"), subject to the conditions set forth in Section 3 of this Ordinance. The previously approved exterior and site plans are hereby amended to the extent provided, but only to the extent provided, by the approvals granted herein.

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

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

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

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

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

ADOPTED this _____ day of _____, 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

THAT PART OF LOT NUMBER 3 OF JELLIES SUBDIVISION AND LOT NUMBER 5 IN BLOCK NUMBER 3 OF THE ORIGINAL TOWN OF FULLERSBURGE (EXCEPT THAT PORTION INCLUDED IN JELLIES SUBDIVISION) AND (EXCEPT THE WESTERN PORTION THEREOF) AND LOT NUMBER 4 IN BLOCK 3 (EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT NUMBER 4; THENCE WEST 83 FEET; THENCE SOUTH 358 LINKS; THENCE EAST 75 FEET TO THE SOUTHEAST CORNER OF LOT NUMBER 4; THENCE NORTH 358 LINKS TO THE PLACE OF BEGINNING) IN THE ORIGINAL TOWN OF FULLERSBURG AND ORE PARTICULARY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY OF OGDEN AVENUE 71 FEET NORTHEASTERLY OF THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF OGDEN AVENUE WITH THE WEST LINE OF VACATED GARFIELD AVENUE; THENCE EASTERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF OGDEN AVENUE 79 FEET; THENCE SOUTHEASTERLY 235.85 FEET TO A POINT ON THE SOUTH LINE OF LOT 4 IN BLOCK 3 OF THE ORIGINAL TOWN OF FULLERSBURG; WHICH SAID POINT IS 104 FEET NORTHEASTERLY OF THE INTERSECTION OF THE SOUTH LINE OF LOT 5 IN BLOCK 3 OF THE ORIGINAL TOWN OF FULLERSBURG WITH THE EAST LOT LINE OF LOT 3 IN JELLIES SUBDIVISION; THENCE SOUTHWESTERLY 104 FEET TO SAID INTERSECTION; THENCE NORTHWESTERLY TO THE PLACE OF THE BEGINNING, ALL IN THE NORTHEAST QUARTER OF SECTION NUMBER 1, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 09-01-202-202-0000

COMMONLY KNOWN AS: 110 E. OGDEN AVENUE, HINSDALE, IL 60521

EXHIBIT B

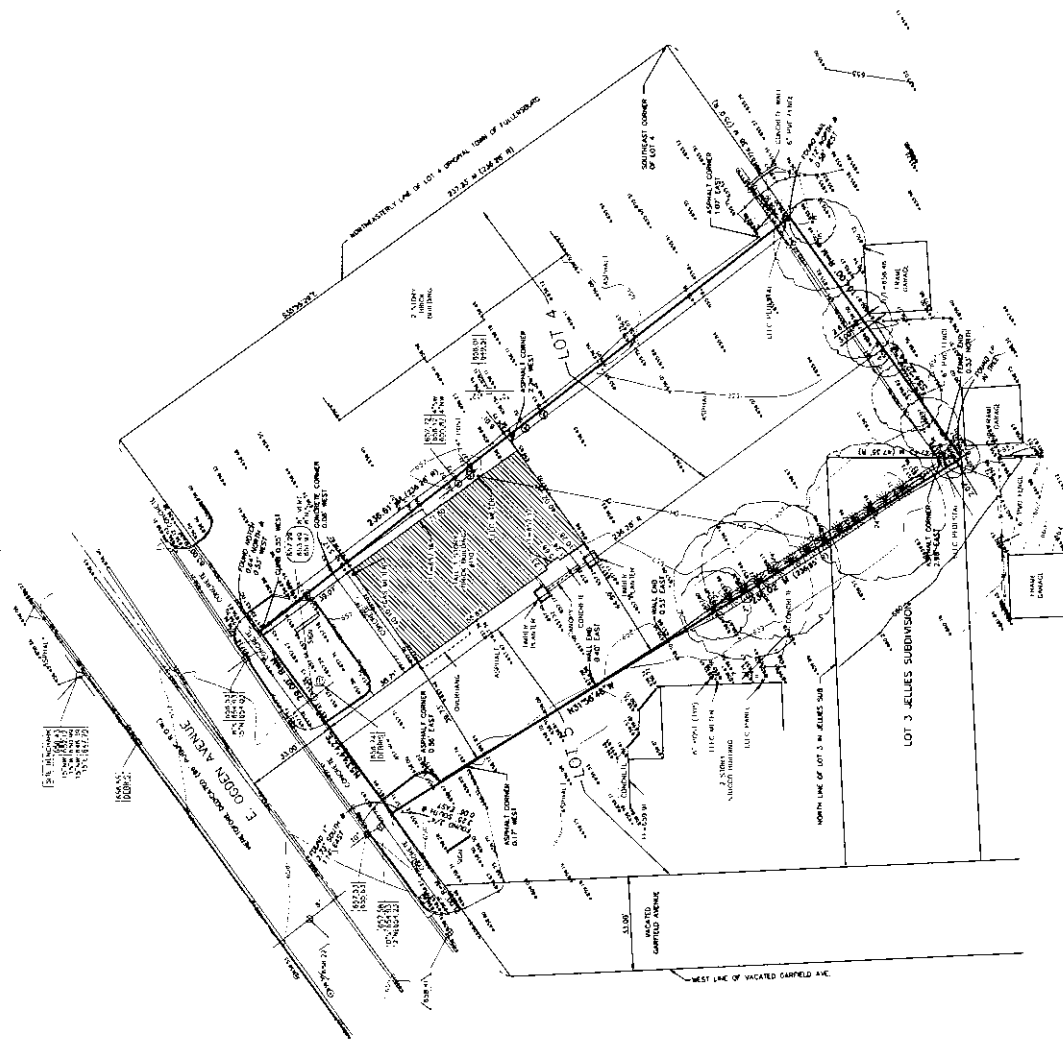
**APPROVED REVISED EXTERIOR APPEARANCE AND SITE PLANS
(ATTACHED)**

PLAT OF SURVEY

OF

THESE LOTS, NUMBERED 1 TO 10, ARE SUBDIVISIONS OF THE NORTHWEST CORNER OF SECTION 36, TOWNSHIP 36 N., RANGE 12 E., COUNTY OF JEFFERSON, MISSOURI. THE SURVEY WAS MADE BY THE SURVEYOR, JOHN W. BROWN, ON THE 15TH DAY OF JULY, 1907. THE SURVEY WAS MADE FOR THE PURPOSE OF DIVIDING THE LAND INTO LOTS FOR THE PURPOSE OF SELLING THE SAME. THE SURVEY WAS MADE IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THE STATE OF MISSOURI, PASSED MARCH 27, 1892, AND MARCH 27, 1893, AND THE ACTS OF THE LEGISLATURE OF THE STATE OF MISSOURI, PASSED MARCH 27, 1894, AND MARCH 27, 1895, AND THE ACTS OF THE LEGISLATURE OF THE STATE OF MISSOURI, PASSED MARCH 27, 1896, AND MARCH 27, 1897, AND THE ACTS OF THE LEGISLATURE OF THE STATE OF MISSOURI, PASSED MARCH 27, 1898, AND MARCH 27, 1899, AND THE ACTS OF THE LEGISLATURE OF THE STATE OF MISSOURI, PASSED MARCH 27, 1900, AND MARCH 27, 1901, AND THE ACTS OF THE LEGISLATURE OF THE STATE OF MISSOURI, PASSED MARCH 27, 1902, AND MARCH 27, 1903, AND THE ACTS OF THE LEGISLATURE OF THE STATE OF MISSOURI, PASSED MARCH 27, 1904, AND MARCH 27, 1905, AND THE ACTS OF THE LEGISLATURE OF THE STATE OF MISSOURI, PASSED MARCH 27, 1906, AND MARCH 27, 1907.

COMMONLY KNOWN AS THE OGDEN AVENUE, MISSOURI, ILLINOIS



SCALE 1" = 20'
BEARS OF BEARING - ASSUMED

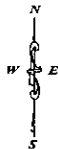
LEGEND	LEGEND
1 SANITARY SEWER	1 SANITARY SEWER
2 WATER MAIN	2 WATER MAIN
3 FIRE HYDRANT	3 FIRE HYDRANT
4 VALVE IN WALL	4 VALVE IN WALL
5 MANHOLE WITH CLOSED LID	5 MANHOLE WITH CLOSED LID
6 MANHOLE WITH OPEN LID	6 MANHOLE WITH OPEN LID
7 FIRE PUMP	7 FIRE PUMP
8 CISTERN	8 CISTERN
9 HAND PUMP	9 HAND PUMP
10 PEDESTAL	10 PEDESTAL
11 SIGN	11 SIGN
12 CURB & GUTTER	12 CURB & GUTTER
13 SPOT ELEVATION	13 SPOT ELEVATION
14 CONTOUR	14 CONTOUR
15 TREE	15 TREE
16 PINE	16 PINE
17 SHED	17 SHED
18 CALLOUT FOR SANITARY MANHOLE	18 CALLOUT FOR SANITARY MANHOLE
19 CALLOUT FOR WATER STRUCTURE	19 CALLOUT FOR WATER STRUCTURE
20 CALLOUT FOR STONE STRUCTURE	20 CALLOUT FOR STONE STRUCTURE

NOTES TO THE SURVEY
 1. THE SURVEY WAS MADE BY THE SURVEYOR, JOHN W. BROWN, ON THE 15TH DAY OF JULY, 1907.
 2. THE SURVEY WAS MADE FOR THE PURPOSE OF DIVIDING THE LAND INTO LOTS FOR THE PURPOSE OF SELLING THE SAME.
 3. THE SURVEY WAS MADE IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE OF THE STATE OF MISSOURI, PASSED MARCH 27, 1892, AND MARCH 27, 1893, AND THE ACTS OF THE LEGISLATURE OF THE STATE OF MISSOURI, PASSED MARCH 27, 1894, AND MARCH 27, 1895, AND THE ACTS OF THE LEGISLATURE OF THE STATE OF MISSOURI, PASSED MARCH 27, 1896, AND MARCH 27, 1897, AND THE ACTS OF THE LEGISLATURE OF THE STATE OF MISSOURI, PASSED MARCH 27, 1898, AND MARCH 27, 1899, AND THE ACTS OF THE LEGISLATURE OF THE STATE OF MISSOURI, PASSED MARCH 27, 1900, AND MARCH 27, 1901, AND THE ACTS OF THE LEGISLATURE OF THE STATE OF MISSOURI, PASSED MARCH 27, 1902, AND MARCH 27, 1903, AND THE ACTS OF THE LEGISLATURE OF THE STATE OF MISSOURI, PASSED MARCH 27, 1904, AND MARCH 27, 1905, AND THE ACTS OF THE LEGISLATURE OF THE STATE OF MISSOURI, PASSED MARCH 27, 1906, AND MARCH 27, 1907.

ABBREVIATIONS
 1. N - NORTH
 2. S - SOUTH
 3. E - EAST
 4. W - WEST
 5. NE - NORTH EAST
 6. SE - SOUTH EAST
 7. SW - SOUTH WEST
 8. NW - NORTH WEST
 9. N 1/4 - NORTH ONE QUARTER
 10. S 1/4 - SOUTH ONE QUARTER
 11. E 1/4 - EAST ONE QUARTER
 12. W 1/4 - WEST ONE QUARTER
 13. NE 1/4 - NORTH EAST ONE QUARTER
 14. SE 1/4 - SOUTH EAST ONE QUARTER
 15. SW 1/4 - SOUTH WEST ONE QUARTER
 16. NW 1/4 - NORTH WEST ONE QUARTER
 17. NE 1/4 - NORTH EAST ONE QUARTER
 18. SE 1/4 - SOUTH EAST ONE QUARTER
 19. SW 1/4 - SOUTH WEST ONE QUARTER
 20. NW 1/4 - NORTH WEST ONE QUARTER

INTEC CONSULTANTS, INC.
 1000 UNIVERSITY AVE. SUITE 10
 INDIANAPOLIS, IN 46202
 PHONE: 317-552-5500
 FAX: 317-552-5501
 SHEET No. 1 of 1
 JOB No. 2019.007

DATE PLOTTED: 12-21-09



11614 Algonquin Rd.
Huntley, IL 60142

TOPOGRAPHICAL ALTA/ACSM BOUNDARY SUBDIVISIONS MORTGAGE CONDOMINIUM

Phone: (847) 438-1710
Fax: (847) 438-1712

ORDER NO.
18-0640

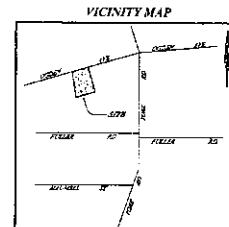
Jens K. Doe
Professional Land Surveyors, P.C.
ALTA/NSPS LAND TITLE SURVEY

Scale - 1 inch = 25 feet

LEGEND	
MANHOLE	
CATCH BASIN	
UTILITY: PEDESTAL	
FENCE POST	
SDN	
UTILITY POLE	
OVERHEAD WIRES	
ELEC. METER	
TELEPHONE INTERFERENCE BOX	
CONCRETE	
BLACKTOP	

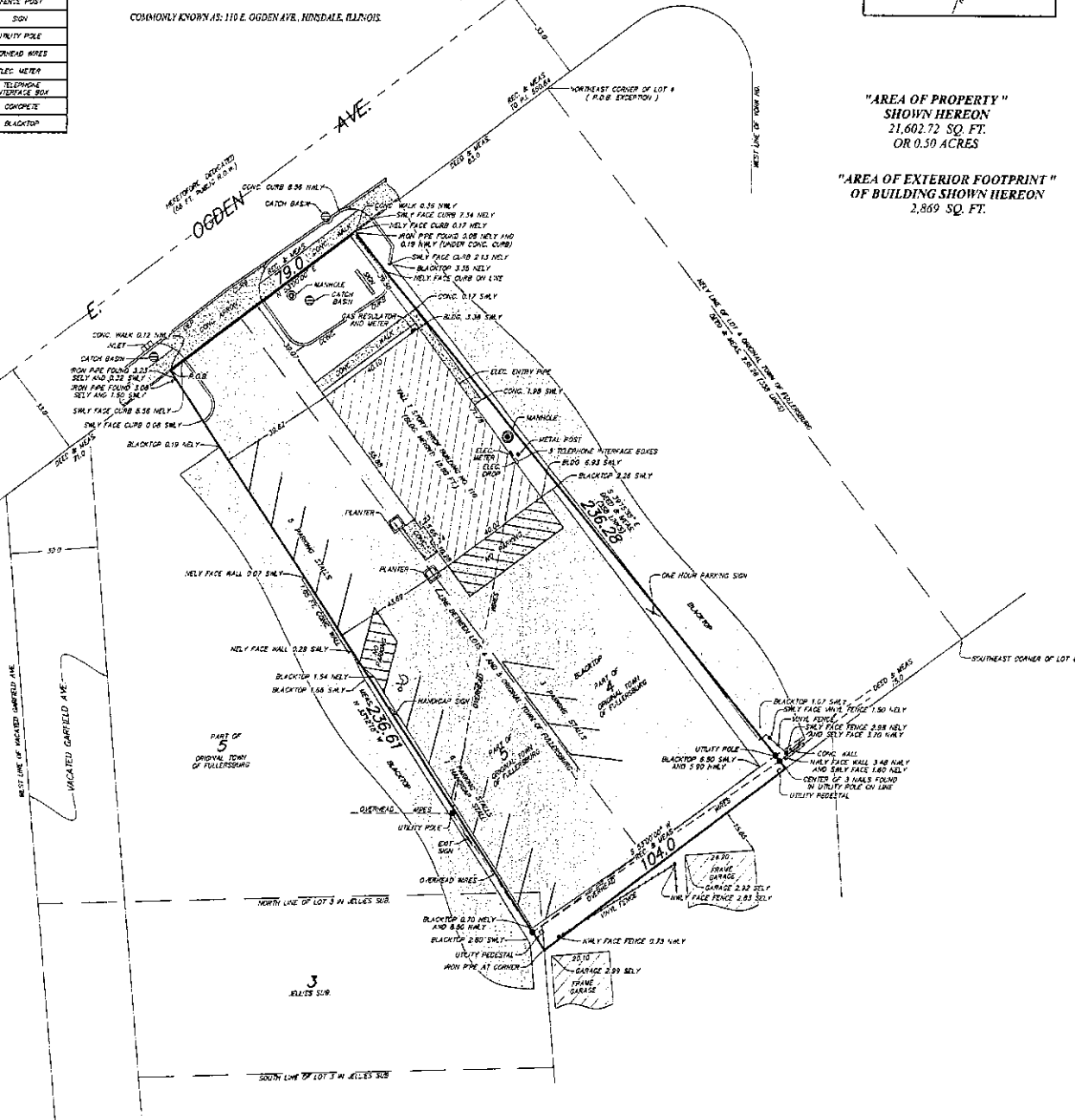
THAT PART OF LOT NUMBER 3 OF JELLES SUBDIVISION AND LOT NUMBER 3 IN BLOCK NUMBER 3 OF THE ORIGINAL TOWN OF FULLERSBURG (EXCEPT THAT PORTION INCLUDED IN JELLES SUBDIVISION) AND (EXCEPT THE WESTERN PORTION THEREOF) AND LOT NUMBER 4 IN BLOCK 3 (EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT NUMBER 4; THENCE WEST 83 FEET; THENCE SOUTH 134 LINES; THENCE EAST 75 FEET TO THE SOUTHEAST CORNER OF LOT NUMBER 4; THENCE NORTH 113 LINES TO THE PLACE OF BEGINNING) IN THE ORIGINAL TOWN OF FULLERSBURG AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF OGDEN AVENUE 71 FEET NORTHEASTERLY OF THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF OGDEN AVENUE WITH THE WEST LINE OF VACATED GARFIELD AVENUE; THENCE EASTERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF OGDEN AVENUE 79 FEET; THENCE SOUTHEASTERLY 133.55 FEET TO A POINT ON THE SOUTH LINE OF LOT 4 IN BLOCK 3 OF THE ORIGINAL TOWN OF FULLERSBURG; THENCE S80°00'00"W 104 FEET NORTHEASTERLY OF THE INTERSECTION OF THE SOUTH LINE OF LOT 3 IN BLOCK 3 OF THE ORIGINAL TOWN OF FULLERSBURG WITH THE EAST LOT LINE OF LOT 3 IN JELLES SUBDIVISION; THENCE SOUTHWESTERLY 104 FEET TO SAID INTERSECTION; THENCE NORTHWESTERLY TO THE PLACE OF BEGINNING, ALL IN THE NORTHEAST QUARTER OF SECTION NUMBER 1, TOWNSHIP 34 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 110 E. OGDEN AVE., HUNTSVILLE, ILLINOIS



"AREA OF PROPERTY"
SHOWN HEREON
21,602.72 SQ. FT.
OR 0.50 ACRES

"AREA OF EXTERIOR FOOTPRINT"
OF BUILDING SHOWN HEREON
2,869 SQ. FT.



NOTE:

THE PROPERTY SHOWN HEREON REFLECTS MATTERS OF TITLE AS CONTAINED IN GREATER ILLINOIS TITLE COMPANY COMMITMENT FOR TITLE INSURANCE COMMITMENT NO. 10606012, EFFECTIVE DATE: OCTOBER 12, 2018.

THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 6.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 1704300H, EFFECTIVE DATE: DECEMBER 16, 2004.

TOTAL NUMBER OF STRIPED PARKING STALLS SHOWN HEREON = 15 WHICH INCLUDES 1 HANDICAP STALL.

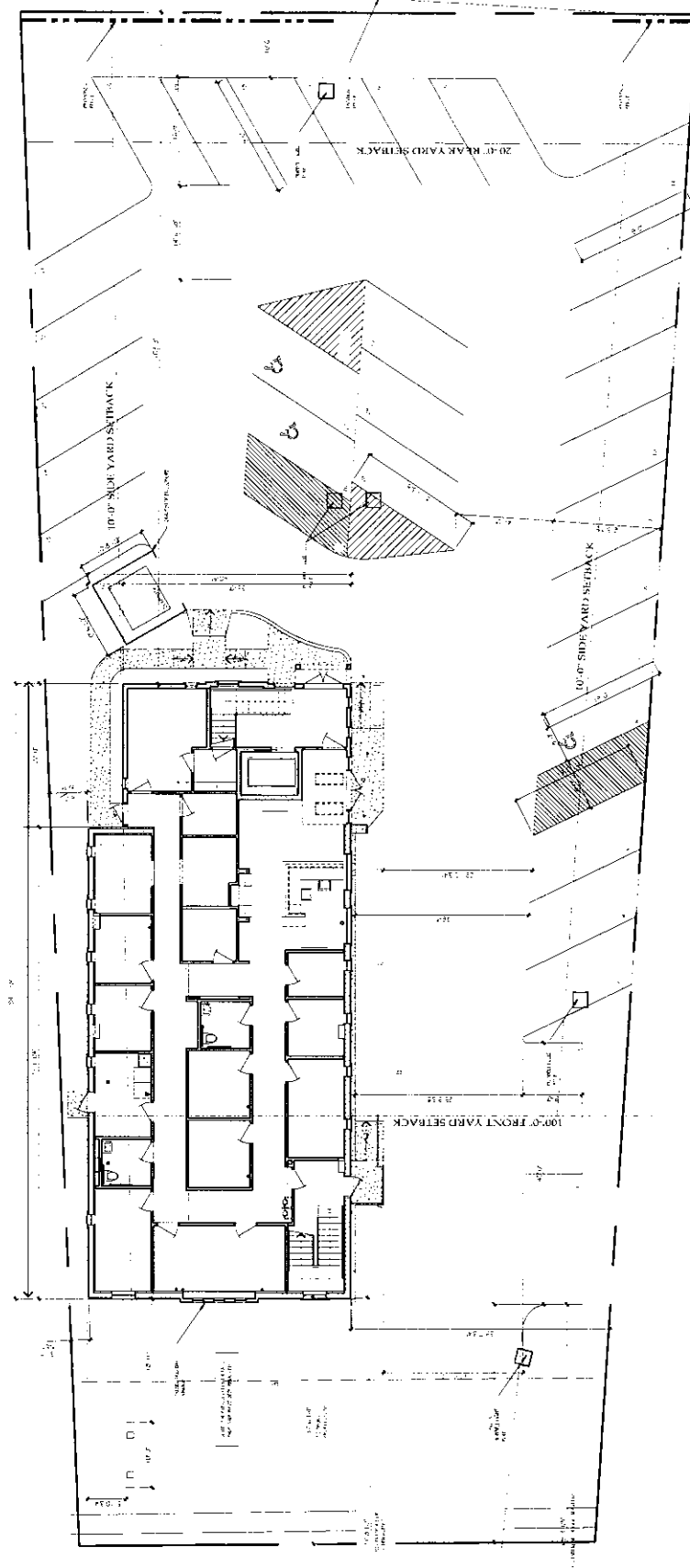
THERE IS NO VISIBLE EVIDENCE OF ANY SIDEWALK OR STREET REPAIRS BEING PERFORMED ON THE DEDICATED RIGHT-OF-WAYS SHOWN HEREON.

THERE IS NO VISIBLE EVIDENCE OF ANY EARTH MOVING WORK OR EXTERIOR BUILDING CONSTRUCTION BEING PERFORMED ON THE PROPERTY SHOWN HEREON.

THERE ARE NO OFF-SITE EASEMENTS OR SERVICITUDES BENEFITING THE SUBJECT PROPERTY SHOWN HEREON.

STATE OF ILLINOIS
COUNTY OF COOK

JENS K. DOE PROFESSIONAL LAND SURVEYORS P.C. DOES HEREBY CERTIFY TO: HUNTSVILLE, ILL., AN ILLINOIS LIMITED LIABILITY COMPANY, AND GREATER ILLINOIS TITLE COMPANY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2018 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES STANDARDS 2.3, 4.9, 9.1, 9.2, 9.3, 9.4, 9.5, 9.6, 9.7, 9.8, 9.9, 9.10, 9.11, 9.12, 9.13, 9.14, 9.15, 9.16, 9.17, 9.18, 9.19, 9.20, 9.21, 9.22, 9.23, 9.24, 9.25, 9.26, 9.27, 9.28, 9.29, 9.30, 9.31, 9.32, 9.33, 9.34, 9.35, 9.36, 9.37, 9.38, 9.39, 9.40, 9.41, 9.42, 9.43, 9.44, 9.45, 9.46, 9.47, 9.48, 9.49, 9.50, 9.51, 9.52, 9.53, 9.54, 9.55, 9.56, 9.57, 9.58, 9.59, 9.60, 9.61, 9.62, 9.63, 9.64, 9.65, 9.66, 9.67, 9.68, 9.69, 9.70, 9.71, 9.72, 9.73, 9.74, 9.75, 9.76, 9.77, 9.78, 9.79, 9.80, 9.81, 9.82, 9.83, 9.84, 9.85, 9.86, 9.87, 9.88, 9.89, 9.90, 9.91, 9.92, 9.93, 9.94, 9.95, 9.96, 9.97, 9.98, 9.99, 10.00, 10.01, 10.02, 10.03, 10.04, 10.05, 10.06, 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SITE PLAN FOR 110 EAST OGDEN AVENUE

5C8A: E 18" x 10"

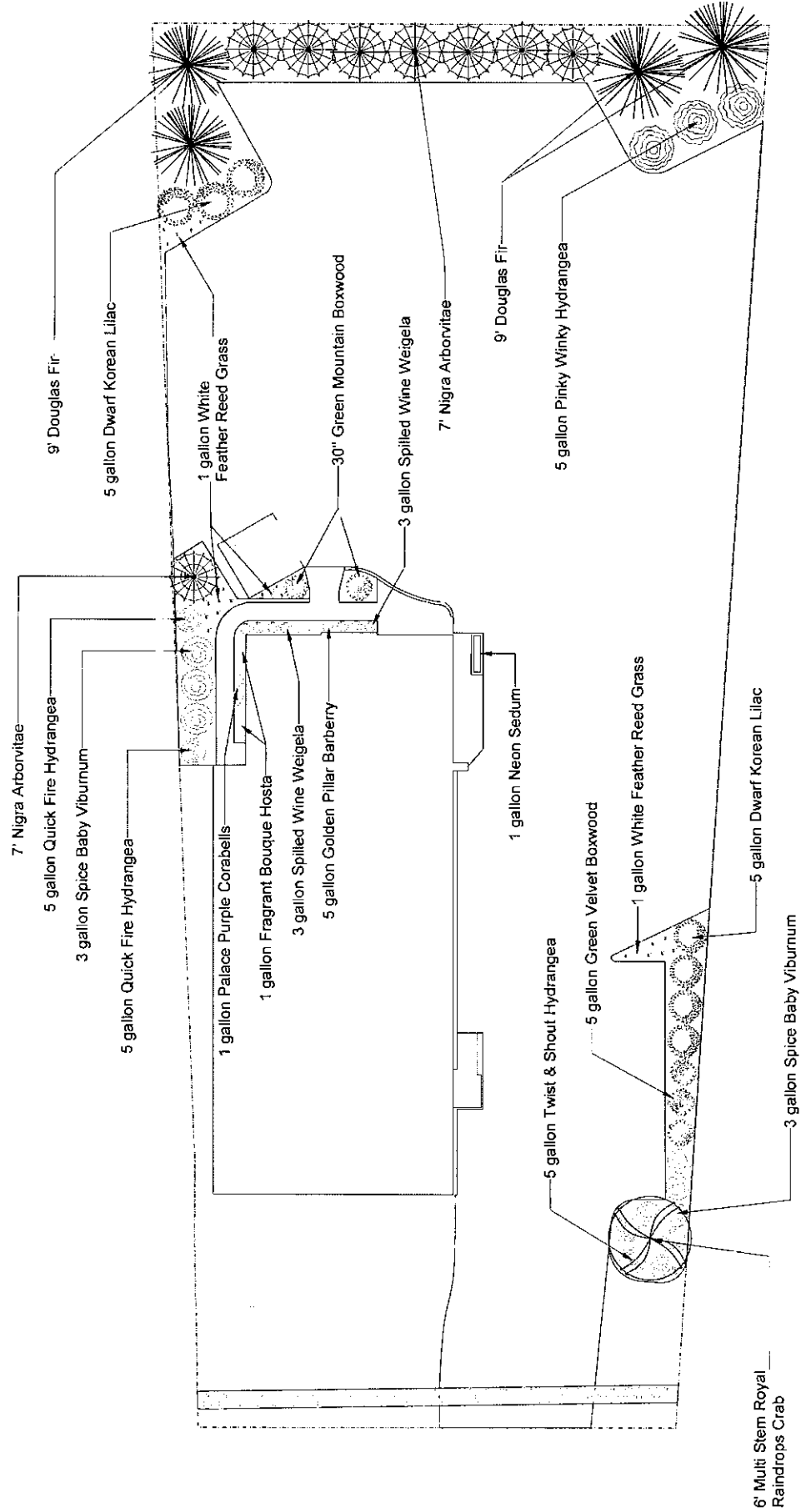
BUILDING WITH ADDITION	6,897 square feet	5,263 net square feet
BUILDING HEIGHT	30' 0"	
BUILDING STORIES	2 STORIES	
FAR	6,897 SF / 21,602 SF	= 0.319
FAR (NET)	5,225 SF / 21,602 SF	= 0.242
LOT COVERAGE	16,851 SF / 21,602 SF	= 0.780

Project:
110 E Ogden Ave
Hinsdale, IL 60521

Design by:
CMS Landscapes Inc

5719 Pershing Ave
Downers Grove, IL 60516
Phone: (630)319-1380
info@cmslandscapes.com


Scale: 1/8"=1'0"



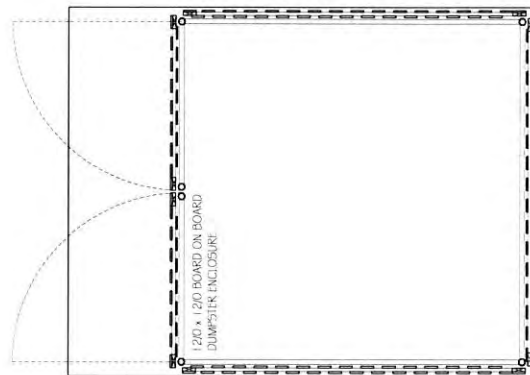
02/22/21

5012 Fairview Ave.
Downers Grove, IL 60515
630.789.2513
studio21architects.com

Therapeutic Health Associates, LLC
110 East Ogden Avenue, Hinsdale, Illinois

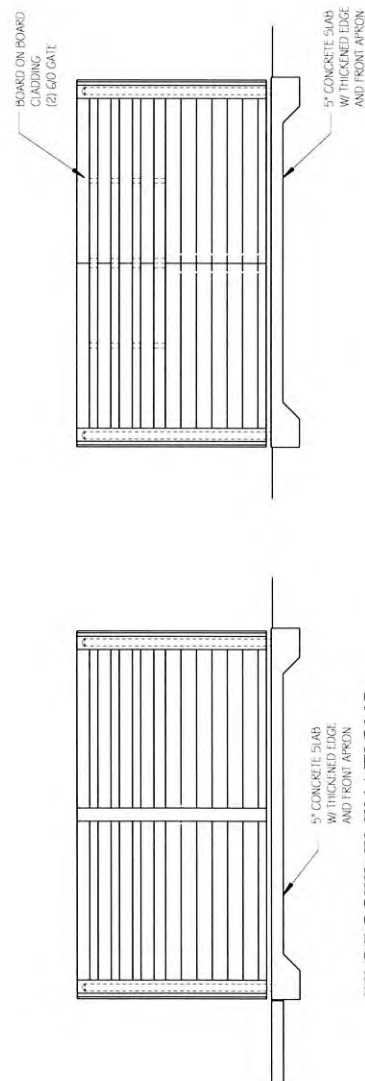
PROPOSED TRASH
ENCLOSURE PLAN

SCALE 1/2" = 1' 0"



PROPOSED ELEVATIONS

SCALE 1/2" = 1'-0"



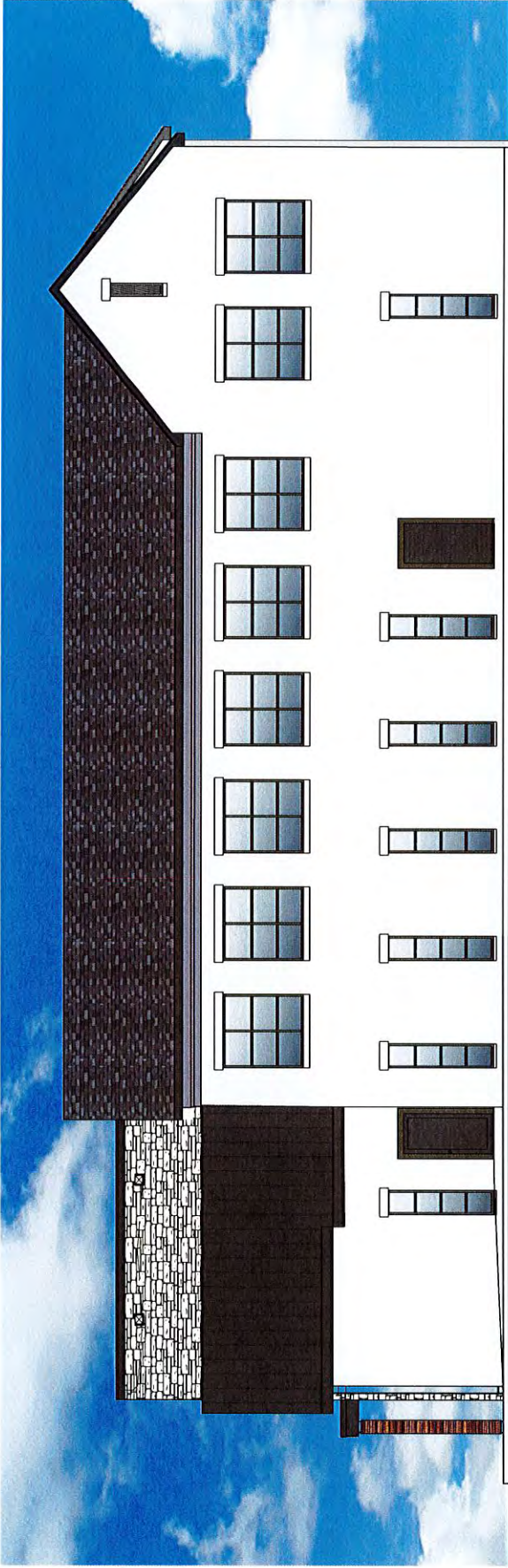


PROPOSED SOUTH ELEVATION

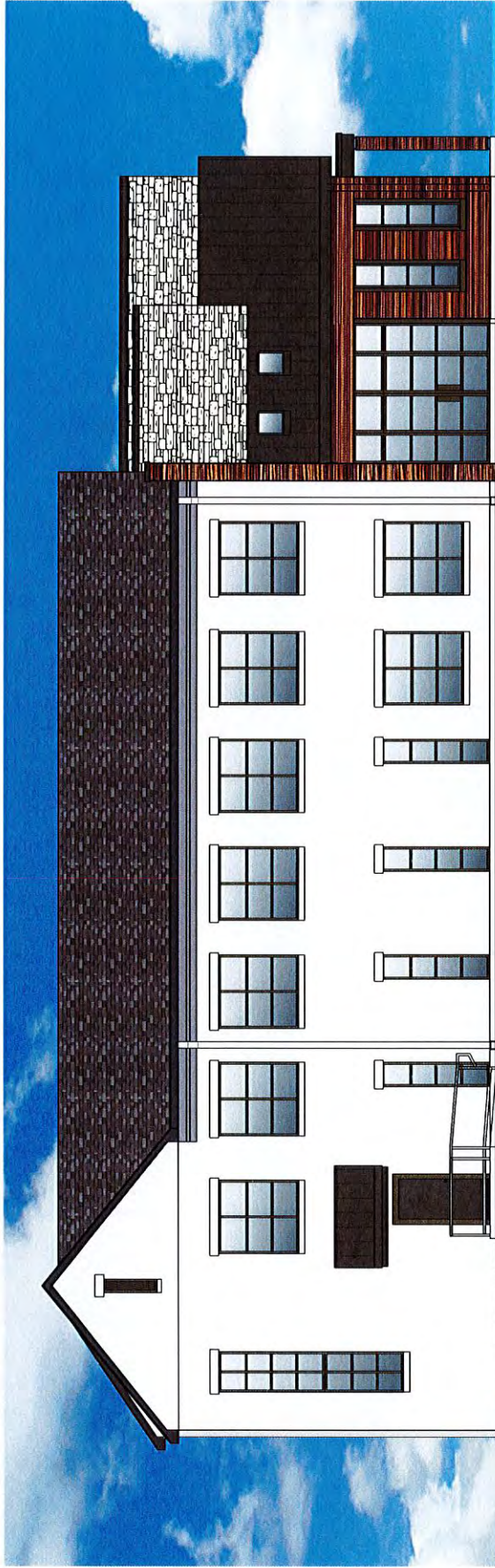


PROPOSED NORTH ELEVATION

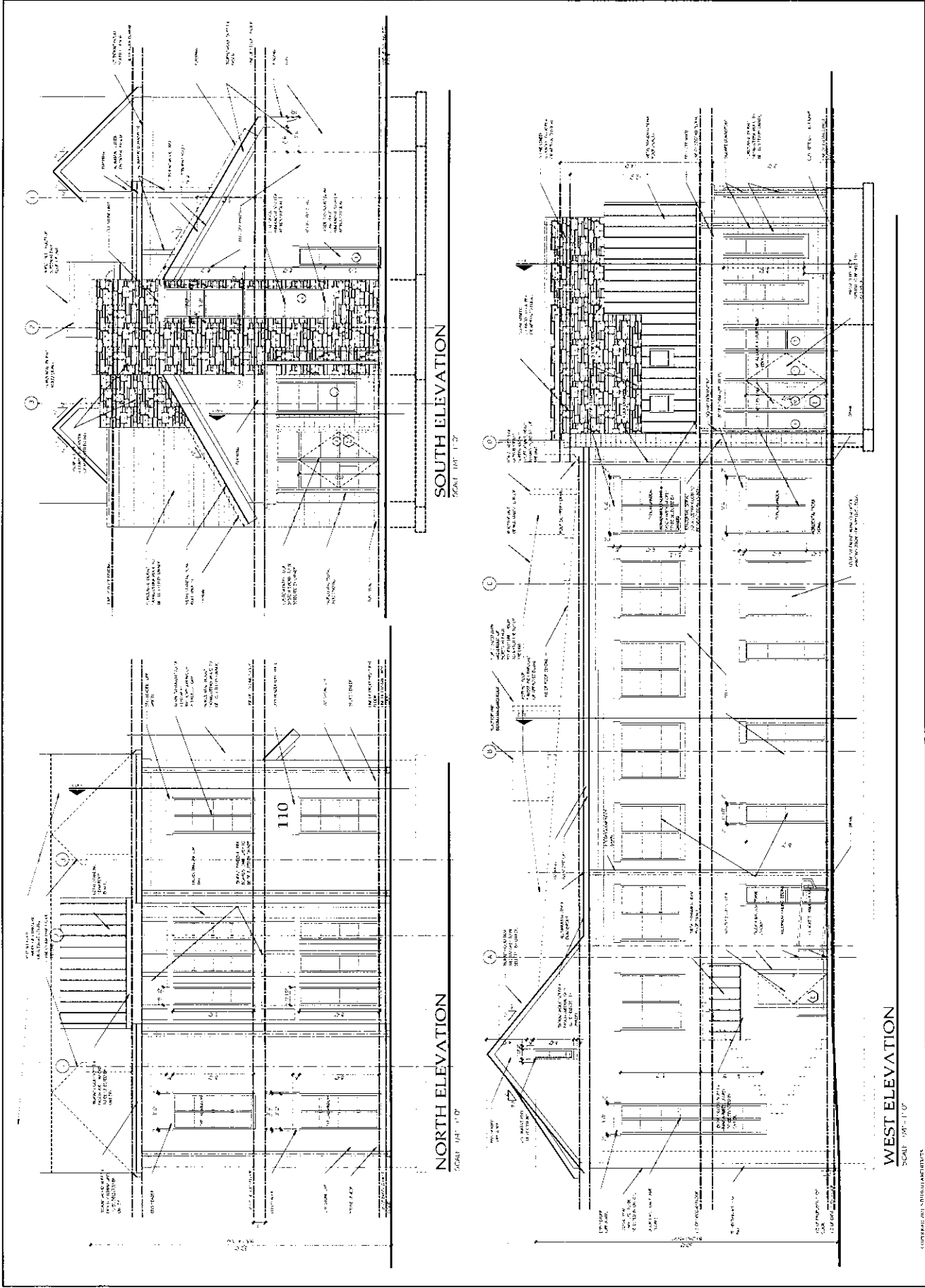
Therapeutic Health - 110 E. Ogdon Ave. Hinsdale, IL



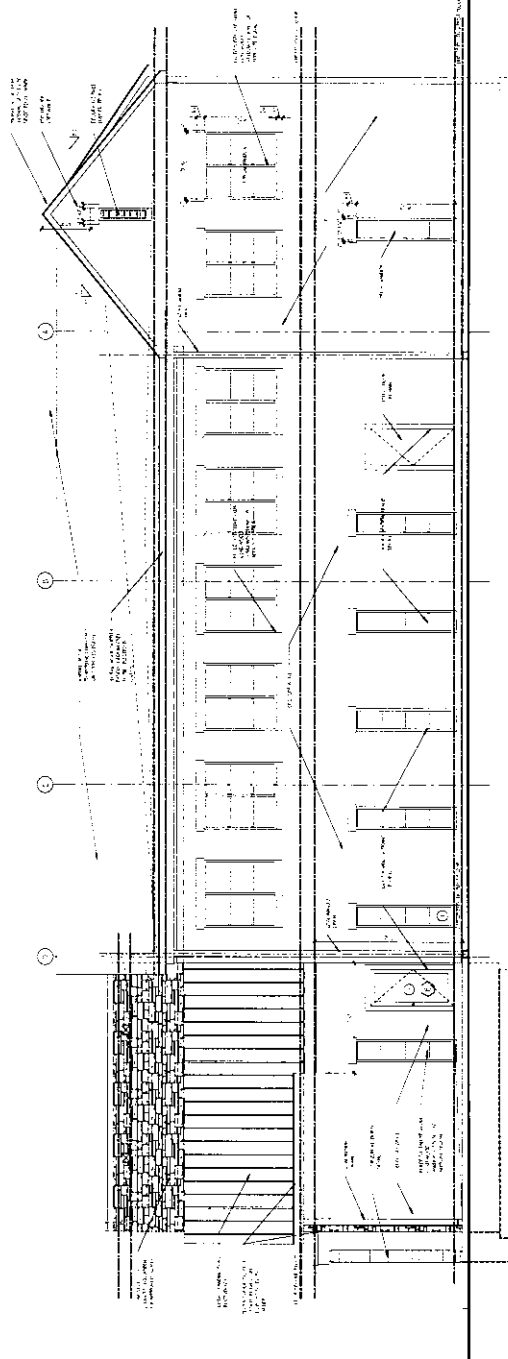
PROPOSED East ELEVATION



PROPOSED WEST ELEVATION



EAST ELEVATION
SCALE 1/8" = 1'-0"



PROJECT: 19157
SHEET: A4.1

DATE: 02/22/21

2012 Fairview Ave
Deermead, CA 94526
530.729.2573
studio2architecture.com

Therapeutic Health Associates, LLC
110 East Ogden Avenue, Joliet, Illinois

RATIO Series

AREA/SITE LIGHTER

FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as retail, commercial and campus parking lots
- Featuring Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues
- Visual comfort standard
- Compact and lightweight design with low EPA
- 3G rated for high vibration applications including bridges and overpasses
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™ and 7-Pin with networked controls
- Best in class surge protection available



CONTROL TECHNOLOGY



RELATED PRODUCTS

[Airo](#) [Cimarron LED](#) [Ratio Family](#)

SPECIFICATIONS

CONSTRUCTION

- Rectilinear form mimics the traditional shoebox form factor keeping a similar but updated style and appearance, ideal for retrofit applications
- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish

OPTICS

- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
- 80, 160, 320 or 480 midpower LEDs
- 3000K, 4000K or 5000K (70 CRI) CCT
- Zero uplight at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Standard square arm mount, compatible with B3 drill pattern
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option or accessory for square and round poles.
- Knuckle arm fitter option available for 2-3/8" OD tenon. Max tilt of 60 degrees with 4 degree adjustable increments. (Restrictions apply for 7-pin options)

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40°C to 40°C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is compromised

CONTROLS

- Photo control, occupancy sensor and wireless available for complete on/off and dimming control
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- 0-10V dimming leads available for use with control devices (provided by others, must specify lead length)
- SiteSync™ wireless control system is available via 7-pin See ordering information and details at: www.hubbellighting.com/sitesync
- NX Distributed Intelligence™ available with in fixture wireless control module, features dimming and occupancy sensor

CONTROLS (CONT'D)

- wiSCAPE® available with in fixture wireless control module, features dimming and occupancy sensor via 7-pin

CERTIFICATIONS

- DLC® (DesignLights Consortium Qualified, with some Premium Qualified configurations. Please refer to the DLC website for specific product qualifications at www.designlights.org)
- Listed to UL1598 and CSA C22.2#2500-24 for wet locations and 40°C ambient temperatures
- 3G rated for ANSI C136.31 high vibration applications
- Fixture is IP66 rated
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt

WARRANTY

- 5 year limited warranty
- See [HLI Standard Warranty](#) for additional information

KEY DATA	
Lumen Range	3,000–32,000
Wattage Range	25–227
Efficacy Range (LPW)	118–155
Fixture Projected Life (Hours)	L70>238K
Weights lbs. (kg)	13.5–24 (6.1–10.9)

RATIO SERIES

AREA/SITE LIGHTER

DATE: _____ LOCATION: _____
TYPE: _____ PROJECT: _____
CATALOG #: _____

ORDERING GUIDE

Example: RAR1-80L-25-3K7-2-UNV-ASQ-BL-NXWE-BC

CATALOG # _____

ORDERING INFORMATION

Series	# LEDs - Wattage	CCT/CRI	Distribution	Optics Rotation	Voltage
RAR1 Ratio Area Size 1	80L-25 25W - 3,000 Lumens	3K7 3000K, 70 CRI	2 IES TYPE II	Blank for no rotation	UNV Universal 120-277V
	80L-50 50W - 6,000 Lumens	4K7 4000K, 70 CRI	3 IES TYPE III	L Optic rotation left	120 120V
	160L-70 70W - 9,000 Lumens	5K7 5000K, 70 CRI	4W IES TYPE IV	R Optic rotation right	208 208V
	160L-100 100W - 12,000 Lumens		5QW IES TYPE V		240 240V
RAR2 Ratio Area Size 2	320L-110 110W - 15,000 Lumens				277 277V
	320L-140 140W - 18,000 Lumens				347 347V
	320L-165 165W - 21,000 Lumens				480 480V
	480L-185 185W - 24,000 Lumens				
	480L-210 210W - 27,000 Lumens				
	480L-240 240W - 30,000 Lumens				

ORDERING INFORMATION CONTINUED

Mounting	Color	Control Options Network	Options
ASQ Arm mount for square pole/flat surface	BL Black textured	NXWE NX Wireless Enabled (module + radio)	BC Backlight control
ASQU Universal arm mount for square pole/flat surface	DB Dark bronze textured	NXSPW_F NX Wireless, PIR Occ. Sensor, Daylight Harvesting ²	CD Continuous dimming
Mounting Round Poles		NXSP_F NX, PIR Occ. Sensor, Daylight Harvesting ²	F Fusing (must specify voltage)
A_ Arm mount for round pole ¹	GYS Light gray smooth	Control Options Other	
A_U Universal arm mount for round pole ¹	PS Platinum silver smooth	SCP-40F Programmable occupancy sensor ²	TB Terminal block
Mounting Other		7PR 7-Pin twist lock receptacle	2PF 2 power feed with 2 drivers ³
WB Wall bracket	WH White textured	7PR-SC 7-Pin receptacle with shunting cap	
MAF Mast arm fitter for 2-3/8" OD horizontal arm	CC Custom color	7PR-MD40F Low voltage sensor for 7PR	
K Knuckle		7PR-TL 7-Pin PCR with photocontrol	

Notes:

- 1 Replace "_" with "3" for 3.5"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.5"-6.5" OD pole
- 2 Replace "_" with "14" for up to 14' mounting height, "30F" for 15-30' mounting height
- 3 Not available with 80 LED versions
- 4 At least one SCPREMOTE required to program SCP motion sensor

STOCK ORDERING INFORMATION

Catalog Number	Lumens	Wattage	LED Count	CCT/CRI	Voltage	Distribution	Mounting	Finish
RAR1-100-4K-3	12,000	100W	160L	4000K/70CRI	120-277V	Type 3	Square Arm	Bronze
RAR1-100-4K-4W	12,000	100W	160L	4000K/70CRI	120-277V	Type 4W	Square Arm	Bronze
RAR2-140-4K-3	18,000	140W	320L	4000K/70CRI	120-277V	Type 3	Square Arm	Bronze
RAR2-140-4K-4W	18,000	140W	320L	4000K/70CRI	120-277V	Type 4W	Square Arm	Bronze
RAR2-165-4K-3	21,000	165W	320L	4000K/70CRI	120-277V	Type 3	Square Arm	Bronze
RAR2-165-4K-4W	21,000	165W	320L	4000K/70CRI	120-277V	Type 4W	Square Arm	Bronze

RATIO SERIES

AREA/SITE LIGHTER

OPTIONS AND ACCESSORIES - STOCK (ORDERED SEPARATELY)

Catalog Number	Description
<input type="checkbox"/> RARRPA3DB	Round pole adapter 3.5" to 4.13" for ASQ arm, 3.5" to 4.13" OD pole, dark bronze finish
<input type="checkbox"/> RARA3UDB	Universal mount for square pole or round pole 3.5" to 4.13" dark bronze finish
<input type="checkbox"/> RARBC80L	Ratio blacklight control 80L
<input type="checkbox"/> RARBC160L	Ratio blacklight control 160L
<input type="checkbox"/> RARBC320L	Ratio blacklight control 320L
<input type="checkbox"/> RARBC480L	Ratio blacklight control 480L

ACCESSORIES AND REPLACEMENT PARTS - MADE TO ORDER

Catalog Number	Description
<input type="checkbox"/> RAR-ASQU-XX	Universal arm mount for square pole/flat surface ²
<input type="checkbox"/> RAR-A_U-XX	Universal arm mount for round poles ²
<input type="checkbox"/> RAR-RPA_-XX	Round pole adapter ^{1,2}
<input type="checkbox"/> SETAVP-XX	4" square pole top tenon adapter, 2 3/8" OD slipfitter ²
<input type="checkbox"/> RETAVP-XX	4" round pole top tenon adapter, 2 3/8" OD slipfitter for max. Four fixtures (90°); order 4" round pole adapters separately ²
<input type="checkbox"/> BIRD-SPIKE-3	Ratio size 1 bird deterrent/spikes
<input type="checkbox"/> BIRD-SPIKE-4	Ratio size 2 bird deterrent/spikes
<input type="checkbox"/> RARWB-XX	Wall bracket - use with Mast Arm Fitter or Knuckle ²

- 1 Replace "_" with "3" for 3.5"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.5"-6.5" OD pole
2 Replace "XX" with desired color/paint finish

CONTROLS

Control Options

Standalone

SW7PR	SiteSync™ on fixture module via 7PR
SWUSB	SiteSync™ Software on USB
SWTAB	SiteSync™ Windows Table:
SWBRG	SiteSync™ Wireless Bridge Node
SWFC	SiteSync™ Field Commission Serve
SCPREMOTE	Order at least one per project location to program and control

Networked – Wireless

WIR-RME-L	wiSCAPE External Fixture Module ^{1,2}
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NX Networked – Wireless

NXOFM-1R1D-UNV	NX Wireless, Daylight Harvesting, BLE, 7 pin twisted lock
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Notes:

- 1 Works with external networked photosensor
2 wiSCAPE Gateway required for system programming

RATIO SERIES

AREA/SITE LIGHTER

PERFORMANCE DATA

Description	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 80 CRI)				
				Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
RAR1	25	25.4	2	3438	135	1	0	1	3445	136	1	0	1	3240	128	1	0	1
			3	3460	136	1	0	1	3467	136	1	0	1	3260	128	1	0	1
			4W	3406	134	1	0	1	3412	134	1	0	1	3209	126	1	0	1
			5QW	3483	137	2	0	1	3490	137	2	0	1	3282	129	2	0	1
	50	49.8	2	6310	127	1	0	2	6323	127	1	0	2	5946	120	1	0	2
			3	6349	128	1	0	2	6362	128	1	0	2	5983	120	1	0	2
			4W	6233	125	1	0	2	6245	126	1	0	2	5873	118	1	0	2
			5QW	6392	129	3	0	1	6405	129	3	0	1	6023	121	3	0	1
	70	68.4	2	9486	139	1	0	2	9505	139	1	0	2	8938	131	1	0	2
			3	9544	140	1	0	2	9563	140	1	0	2	8993	131	1	0	2
			4W	9395	137	1	0	2	9414	138	1	0	2	8853	129	1	0	2
			5QW	9608	140	4	0	2	9628	141	4	0	2	9054	132	4	0	2
	100	90.0	2	11976	133	2	0	2	12000	133	2	0	2	11285	125	2	0	2
			3	12050	134	2	0	2	12074	134	2	0	2	11354	126	2	0	2
			4W	11861	132	2	0	2	11885	132	2	0	2	11177	124	2	0	2
			5QW	12131	135	4	0	2	12155	135	4	0	2	11431	127	4	0	2
RAR2	110	100.3	2	15326	153	2	0	3	15357	153	2	0	3	14442	144	2	0	3
			3	15421	154	2	0	3	15452	154	2	0	3	14531	145	2	0	3
			4W	15180	151	2	0	2	15210	152	2	0	2	14304	143	2	0	2
			5QW	15525	155	4	0	2	15556	155	4	0	2	14629	146	4	0	2
	140	133.2	2	19395	146	2	0	3	19434	146	2	0	3	18276	137	2	0	3
			3	19515	147	2	0	3	19554	147	2	0	3	18389	138	2	0	3
			4W	19210	144	2	0	3	19248	145	2	0	3	18101	136	2	0	3
			5QW	19647	148	5	0	3	19686	148	5	0	3	18513	139	5	0	3
	165	153.6	2	21651	141	3	0	3	21695	141	3	0	3	20402	133	3	0	3
			3	21785	142	3	0	3	21828	142	3	0	3	20527	134	3	0	3
			4W	21444	140	3	0	3	21487	140	3	0	3	20206	132	3	0	3
			5QW	21932	143	5	0	3	21976	143	5	0	3	20666	135	5	0	3
	185	174.5	2	26046	149	3	0	3	26098	150	3	0	3	24543	141	3	0	3
			3	26207	150	3	0	3	26259	150	3	0	3	24694	142	3	0	3
			4W	25797	148	3	0	4	25849	148	3	0	4	24308	139	3	0	4
			5QW	26384	151	5	0	3	26437	152	5	0	3	24861	143	5	0	3
	210	198.2	2	28848	145	3	0	4	28906	146	3	0	4	27184	137	3	0	4
			3	29027	146	3	0	4	29085	147	3	0	4	27351	138	3	0	4
			4W	28572	144	3	0	4	28630	144	3	0	4	26924	136	3	0	4
			5QW	29222	147	5	0	4	29281	148	5	0	4	27536	139	5	0	4
	240	226.9	2	32087	141	3	0	4	32151	142	3	0	4	30235	133	3	0	4
			3	32285	142	3	0	4	32350	143	3	0	4	30422	134	3	0	4
			4W	31780	140	3	0	4	31844	140	3	0	4	29946	132	3	0	4
			5QW	32503	143	5	0	4	32568	144	5	0	4	30627	135	5	0	4

* Lumen values are from photometric test performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment and application.

RATIO SERIES

AREA / SITE LIGHTER

ELECTRICAL DATA

# OF LEDS	Nominal Wattage	Input Voltage	Oper. Current (Amps)	System Power (Watts)
RAR1	25	120	0.21	25.4
		208	0.12	
		240	0.11	
		277	0.09	
	50	120	0.42	49.8
		208	0.24	
		240	0.21	
		277	0.18	
	70	120	0.57	68.4
		208	0.33	
		240	0.29	
		277	0.25	
	100	120	0.75	90.0
		208	0.43	
		240	0.38	
		277	0.32	
RAR2	110	120	0.84	100.3
		208	0.48	
		240	0.42	
		277	0.36	
	140	120	1.11	133.2
		208	0.64	
		240	0.56	
		277	0.48	
	165	120	1.28	153.6
		208	0.74	
		240	0.64	
		277	0.55	
	185	120	1.45	174.5
		208	0.84	
		240	0.73	
		277	0.63	
	210	120	1.65	198.3
		208	0.95	
		240	0.83	
		277	0.72	
	240	120	1.89	226.9
		208	1.09	
		240	0.95	
		277	0.82	

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

Ambient Temperature		Lumen Multiplier
0° C	32° F	1.03
10° C	50° F	1.01
20° C	68° F	1.00
25° C	77° F	1.00
30° C	86° F	0.99
40° C	104° F	0.98
50° C	122° F	0.97

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

PROJECTED LUMEN MAINTENANCE

Ambient Temperature	OPERATING HOURS					
	0	25,000	TM-21-11 L90 36,000	50,000	100,000	L70 (Hours)
25°C / 77°F	1.00	0.97	0.95	0.93	0.86	238,000
40°C / 104°F	0.99	0.96	0.95	0.93	0.85	225,000

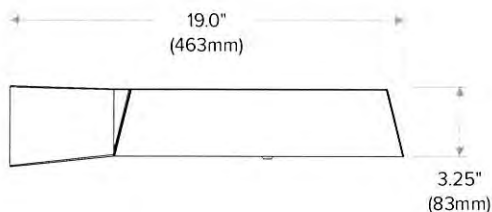
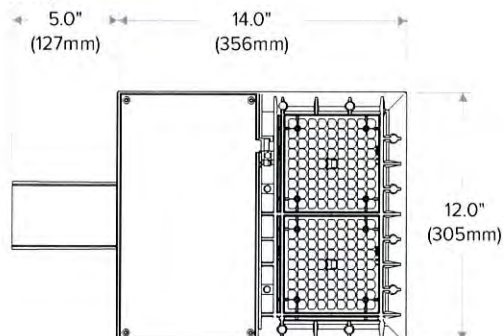
RATIO SERIES

AREA/SITE LIGHTER

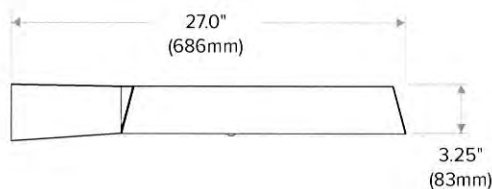
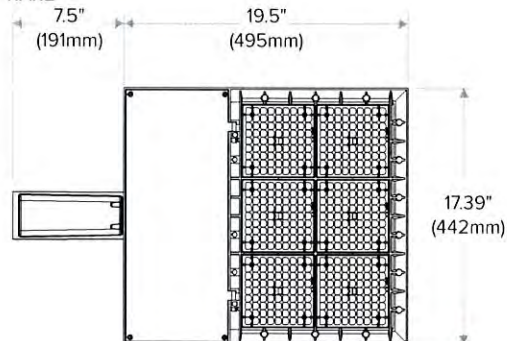
DATE: _____ LOCATION: _____
TYPE: _____ PROJECT: _____
CATALOG #: _____

DIMENSIONS

RAR1



RAR2



ADDITIONAL INFORMATION

MOUNTING



Arm Mount – Fixture ships with integral arm for ease of installation. Compatible with Hubbell Outdoor B3 drill pattern.



MAF – Fits 2-3/8" OD arms Roadway applications.



Knuckle – Knuckle mount 15° aiming angle increments for precise aiming and control, fits 2-3/8" tenons or pipes.



Wall Mount – Wall mount bracket designed for building mount applications.



Universal Mounting – Universal mounting block for ease of installation. Compatible with drill patterns from 2.5" to 4.5"

SITESYNC 7-PIN MODULE



SW7PR

- SiteSync features in a new form
- Available as an accessory for new construction or retrofit applications (with existing 7-Pin receptacle)
- Does not interface with occupancy sensors



RATIO SERIES

AREA SITE LIGHTER

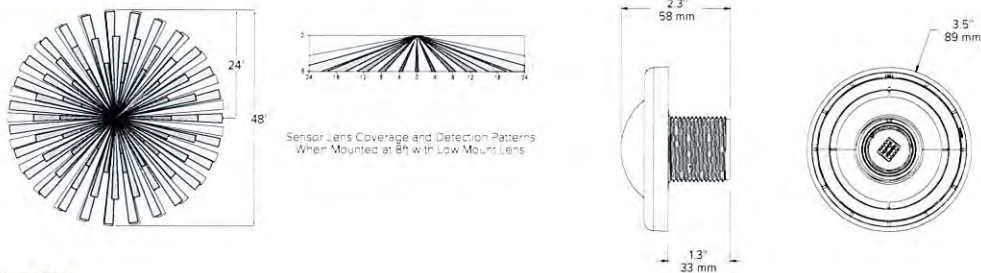
DATE: _____ LOCATION: _____

TYPE: _____ PROJECT: _____

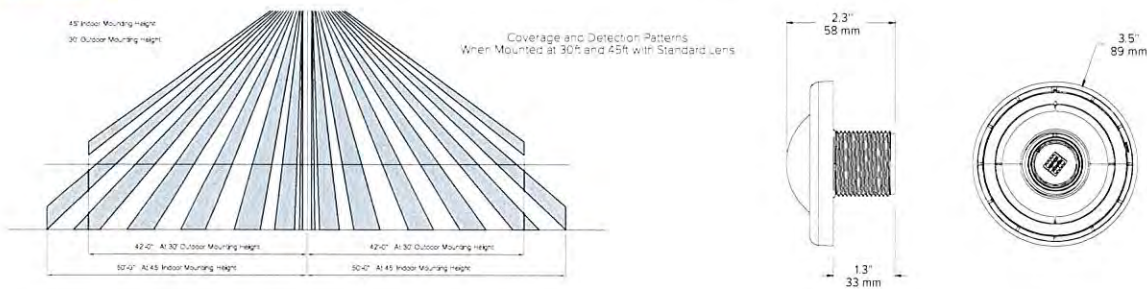
CATALOG #: _____

ADDITIONAL INFORMATION (CONT'D)

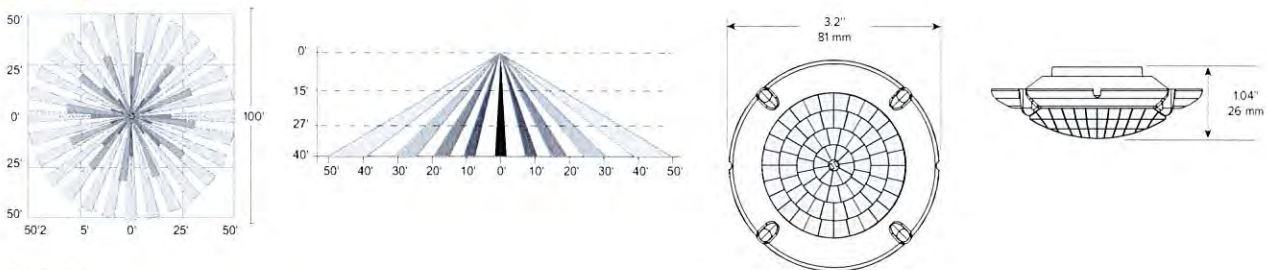
NXSP-14F



NXSP-30F



SCP-40F



RAR1 EPA

RAR-1	
EPA at 0'	EPA at 30'
.45ft. ² .13m ²	.56ft. ² .17m ²

RAR2 EPA

RAR-2	
EPA at 0'	EPA at 30'
.55ft. ² .17m ²	1.48ft. ² .45m ²

SHIPPING

Catalog Number	G.W(kg)/CTN	Carton Dimensions		
		Length Inch (cm)	Width Inch (cm)	Height Inch (cm)
RAR1	15 (6.8)	20.75 (52.7)	15.125 (38.4)	6.9375 (17.6)
RAR2	19 (8.6)	25 (63.5)	15.125 (38.4)	6.9375 (17.6)

USE OF TRADEMARKS AND TRADE NAMES

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SSS-H SERIES POLES

SQUARE STRAIGHT STEEL

Cat.#

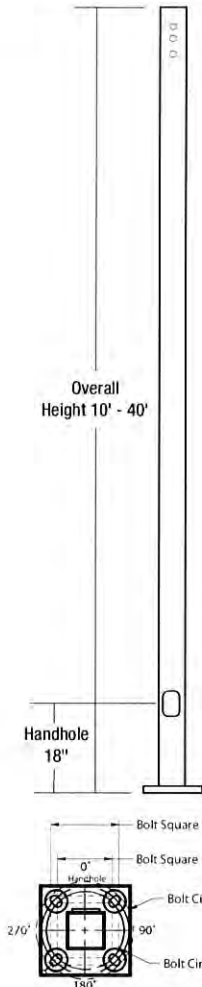
Job

Type

Approvals



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APPLICATIONS

- Lighting installations for side and top mounting of luminaires with effective projected area (EPA) not exceeding maximum allowable loading of the specified pole in its installed geographic location

CONSTRUCTION

- SHAFT:** One-piece straight steel with square cross section, flat sides and minimum 0.23" radius on all corners; Minimum yield of 46,000 psi (ASTM-A500, Grade B); Longitudinal weld seam to appear flush with shaft side wall; Steel base plate with axial bolt circle slots welded to pole shaft having minimum yield of 36,000 psi (ASTM A36)
- BASE COVER:** Two-piece square aluminum base cover included standard
- POLE CAP:** Pole shaft supplied with removable cover when applicable; Tenon and post-top configurations also available
- HAND HOLE:** Rectangular 3x5 steel hand hole frame (2.38" x 4.38" opening); Mounting provisions for grounding lug located behind gasketed cover
- ANCHOR BOLTS:** Four galvanized anchor bolts provided per pole with minimum yield of 55,000 psi (ASTM F1554). Galvanized hardware with two washers and two nuts per bolt for leveling

Anchor bolt part numbers: 3/4 x 30 x 3 — TAB-30-M38

1 x 36 x 4 — TAB-36-M38

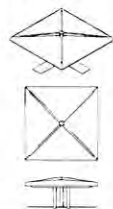
FINISH

- Durable thermoset polyester powder coat paint finish with nominal 3.0 mil thickness
- Powder paint prime applied over "white metal" steel substrate cleaned via mechanical shot blast method
- Decorative finish coat available in seven standard colors; Custom colors available; RAL number preferable; Internal protective coating available

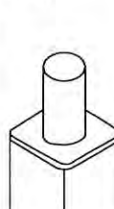
WAREHOUSE 'STOCKED' POLES:

- SSSH20-40A-4-HV-DB-RDC, SSSH25-40A-4-HV-DB-RDC and SSSH30-50B-4-HV-DB-RDC
- The HV designation in the above catalog numbers is a combination of the S2 pattern and the B3 pattern

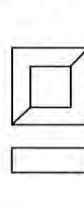
POLE CAP



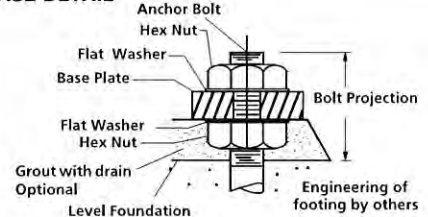
TENON



BASE COVER



BASE DETAIL



ORDERING INFORMATION

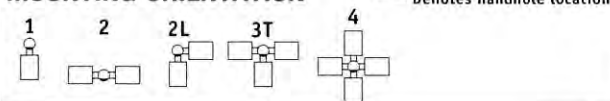
ORDERING EXAMPLE:

SSS-H - 25 - 40 - A/B/C - 2L - S2 - DB - UL

Reference page 2 for available configurations

SERIES	HEIGHT	SHAFT	THICKNESS	MOUNTING	DRILL PATTERN	FINISH	OPTIONS
SSS-H Square Straight Steel Pole Hubbell Outdoor	Reference page 2 Ordering matrix	Reference page 2 Ordering matrix	Reference page 2 Ordering matrix	1 Single arm mount 2 Two fixtures at 180° 2L Two fixtures at 90° 3T Three fixtures at 90° 4 Four fixtures at 90° TA Tenon (2.38" OD x 4" Tall) TB Tenon (2.88" OD x 4" Tall) TC Tenon (3.5" OD x 6" Tall) TR Removable Tenon (2.38" x 4") OT Open Top (includes pole cap)	S2 2 bolt, 3.5" pattern B3 2 bolt, 2.5" spacing, Ratio	DB Dark Bronze Textured BL Black Textured WH White Textured GR Gray Textured PS Platinum Silver Smooth CC Custom Color	GFI 20 Amp GFCI Receptacle and Cover EHH Extra Handhole C05 .5" Coupling C07 .75" Coupling C20 2" Coupling MPB Mid-pole Luminaire Bracket VM2 2nd mode vibration damper LAB Less Anchor Bolts UL UL Certified

MOUNTING ORIENTATION



ACCESSORIES- Order Separately

Catalog Number	Description
VM1 ¹	1st mode vibration damper
VM2SXX	2nd mode vibration damper

- Removable tenon used in conjunction with side arm mounting. First specify desired arm configuration followed by the "TR" notation. Example: SSS-H-25-40-A-1-S2-TR-DB
- Specify option location using logic found on page 2 (Option Orientation)
- VM1 recommended on poles 20' and taller with EPA of less than 1.



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Due to our continued efforts to improve our products, product specifications are subject to change without notice.

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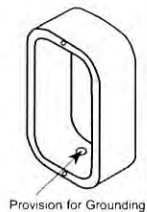
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Lighting

ORDERING INFORMATION (Continued)

Catalog Number	Height		Nominal Shaft Dimensions	Wall Thickness	Bolt Circle (suggested)	Bolt Circle (range)	Bolt Square (range)	Base Plate Square	Anchor bolt size	Bolt Projection	Pole weight
	Feet	Meters									
SSS-H-10-40-A-XX-XX	10	3.0	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	77
SSS-H-12-40-A-XX-XX	12	3.7	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	90
SSS-H-14-40-A-XX-XX	14	4.3	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	103
SSS-H-16-40-A-XX-XX	16	4.9	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	116
SSS-H-18-40-A-XX-XX	18	5.5	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	129
SSS-H-20-40-A-XX-XX	20	6.1	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	142
SSS-H-25-40-A-XX-XX	25	7.6	4" square	0.125"	9"	8" - 10"	5.66" - 7.07"	9"	3/4" x 30" x 3"	3.5	175
SSS-H-14-40-B-XX-XX	14	4.3	4" square	.188"	11"	10" - 12"	7.07" - 8.48"	10.50"	3/4" x 30" x 3"	3.5	152
SSS-H-16-40-B-XX-XX	16	4.9	4" square	.188"	11"	10" - 12"	7.07" - 8.48"	10.50"	3/4" x 30" x 3"	3.5	171
SSS-H-18-40-B-XX-XX	18	5.5	4" square	.188"	11"	10" - 12"	7.07" - 8.48"	10.50"	3/4" x 30" x 3"	3.5	190
SSS-H-20-40-B-XX-XX	20	6.1	4" square	.188"	11"	10" - 12"	7.07" - 8.48"	10.50"	3/4" x 30" x 3"	3.5	209
SSS-H-25-40-B-XX-XX	25	7.6	4" square	.188"	11"	10" - 12"	7.07" - 8.48"	10.50"	3/4" x 30" x 3"	3.5	257
SSS-H-30-40-B-XX-XX	30	9.1	4" square	.188"	11"	10" - 12"	7.07" - 8.48"	10.50"	3/4" x 30" x 3"	3.5	304
SSS-H-16-50-B-XX-XX	16	4.9	5" square	.188"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	219
SSS-H-18-50-B-XX-XX	18	5.5	5" square	.188"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	243
SSS-H-20-50-B-XX-XX	20	6.1	5" square	.188"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	267
SSS-H-25-50-B-XX-XX	25	7.6	5" square	.188"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	327
SSS-H-30-50-B-XX-XX	30	9.1	5" square	.188"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	387
SSS-H-25-50-C-XX-XX	25	7.6	5" square	.25"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	427
SSS-H-30-50-C-XX-XX	30	9.1	5" square	.25"	11"	10.25" - 13.25"	7.25" - 9.37"	11.50"	1" x 36" x 4"	4.5	507
SSS-H-20-60-B-XX-XX	20	6.1	6" square	.188"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1-1/4" x 42" x 6"	5.0	329
SSS-H-25-60-B-XX-XX	25	7.6	6" square	.188"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1-1/4" x 42" x 6"	5.0	404
SSS-H-30-60-B-XX-XX	30	9.1	6" square	.188"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1-1/4" x 42" x 6"	5.0	479
SSS-H-35-60-B-XX-XX	35	10.7	6" square	.188"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1-1/4" x 42" x 6"	5.0	554
SSS-H-40-60-B-XX-XX	40	12.2	6" square	.188"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1-1/4" x 42" x 6"	5.0	629
SSS-H-30-60-C-XX-XX	30	9.1	6" square	.25"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1-1/4" x 42" x 6"	5.0	614
SSS-H-35-60-C-XX-XX	35	10.7	6" square	.25"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1-1/4" x 42" x 6"	5.0	712
SSS-H-40-60-C-XX-XX	40	12.2	6" square	.25"	12"	11.00" - 13.25"	7.81" - 9.37"	12.25"	1-1/4" x 42" x 6"	5.0	809

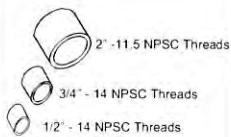
NOTE: Factory supplied template must be used when setting anchor bolts. Hubbell Lighting will deny any claim for incorrect anchorage placement resulting from failure to use factory supplied template and anchor bolts.

EHH - EXTRA HANDHOLE

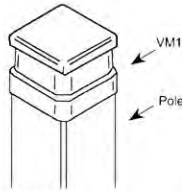


Provision for Grounding

C05 - C07 - C20 - COUPLING



VM1 - VIBRATION DAMPER 1ST MODE



Field Installed Pole Top damper designed to reduce pole top deflection or sway. VM1 is recommended for pole systems 25' and taller with a total EPA of 1.0 or less.

VM2 - VIBRATION DAMPER 2ND MODE



Factory installed, internal damper designed to alter pole resonance to reduce movement and material fatigue caused by 2nd mode vibration.

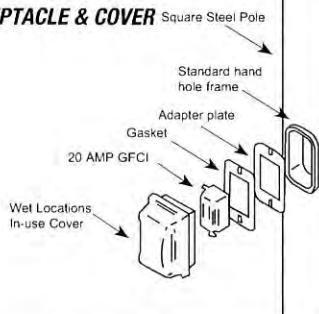
VM2SXX - VIBRATION DAMPER 2ND MODE



VM2S08 - 8'
VM2S12 - 12'
VM2S16 - 16'
VM2S20 - 20'
VM2S24 - 24'

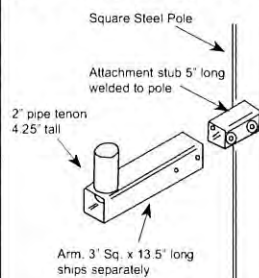
Field installed, internal damper designed to alter pole resonance to reduce movement and material fatigue caused by 2nd mode vibration.

GFI - 20 AMP GFCI RECEPTACLE & COVER



Wet Locations In-use Cover

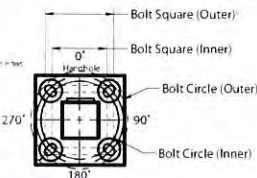
MPB - MID POLE BRACKET



Arm, 3" Sq. x 13.5" long ships separately

OPTION ORIENTATION

Follow the logic below when ordering location specific options. For each option, include its orientation (in degrees) and its height (in feet). Example: Option C07 should be ordered as: **SSS-H-20-40-A-TA-DB-C07-0-15** (.5" coupling on the handhole/arm side of pole, 15 feet up from the pole base) 1' spacing required between option. Consult factory for other configurations.



For more information about pole vibration and vibration dampers, please consult https://hubbellcdn.com/hwassets/HL/outdoor/resources/literature/files/Pole_Wind_Induced_Flyer_HL010022.pdf. Due to our continued efforts to improve our products, product specifications are subject to change without notice.



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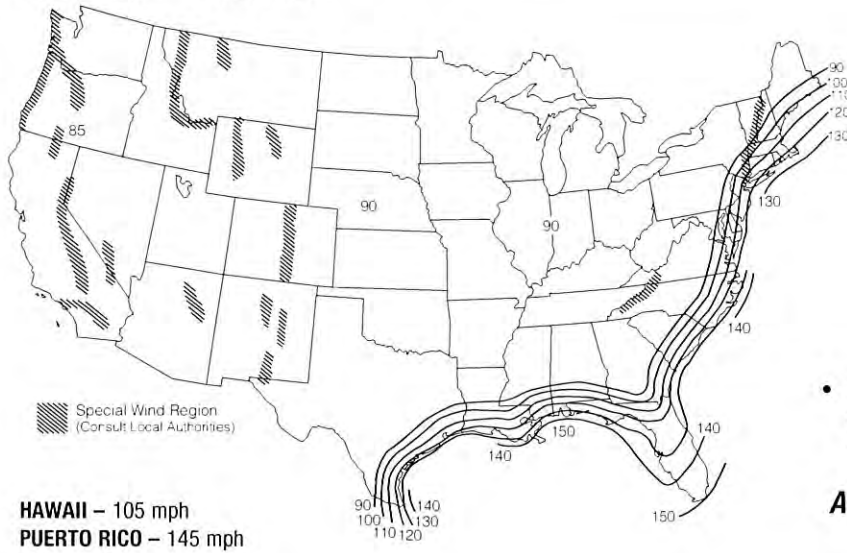
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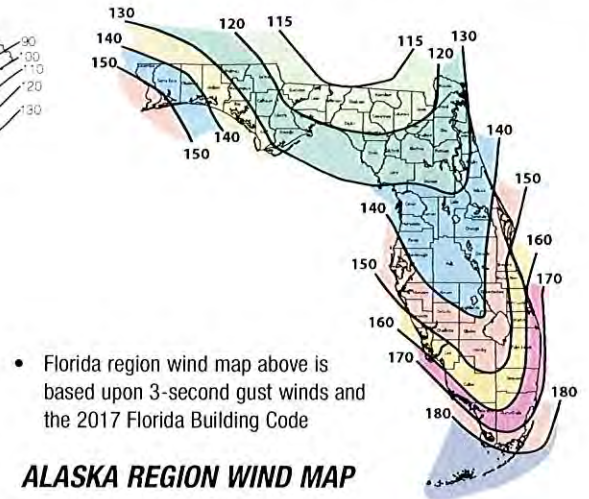


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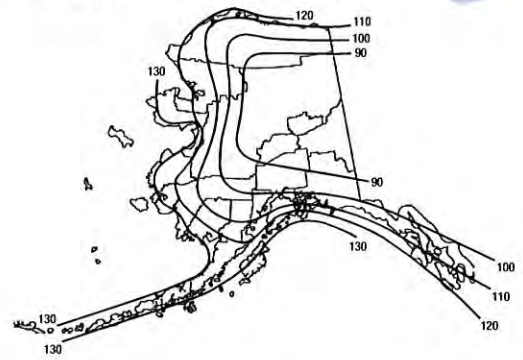
ASCE7-05 WIND MAP



FLORIDA REGION WIND MAP



ALASKA REGION WIND MAP



ASCE 7-05 wind map EPA Load Rating - 3 second gust wind speeds
(Use for all locations except Florida)

Catalog Number	85	90	100	105	110	120	130	140	145	150
SSS-H-10-40-A	25.0	25.0	25.0	22.8	20.6	17.0	14.2	11.9	11.0	10.1
SSS-H-12-40-A	25.0	25.0	20.0	18.0	16.1	13.2	10.8	8.9	8.1	7.4
SSS-H-14-40-A	23.1	20.4	16.1	14.3	12.8	10.2	8.2	6.6	5.9	5.3
SSS-H-16-40-A	19.0	16.7	13.0	11.5	10.1	7.9	6.2	4.7	4.1	3.6
SSS-H-18-40-A	15.6	13.6	10.0	9.0	7.8	5.9	4.4	3.1	2.6	2.1
SSS-H-20-40-A	12.7	10.9	7.9	6.9	5.9	4.2	2.8	1.7	1.3	0.9
SSS-H-25-40-A	7.3	5.9	3.8	2.9	2.1	0.8	NR	NR	NR	NR
SSS-H-14-40-B	25.0	25.0	23.3	20.8	18.6	15.1	12.3	10.2	9.2	8.4
SSS-H-16-40-B	25.0	24.9	19.4	17.3	15.4	12.3	9.9	8.0	7.2	6.4
SSS-H-18-40-B	24.0	20.8	16.1	14.2	12.5	9.8	7.7	6.1	5.3	4.7
SSS-H-20-40-B	20.2	17.5	13.2	11.6	10.1	7.7	5.9	4.4	3.8	3.2
SSS-H-25-40-B	12.8	11.0	7.9	6.7	5.5	3.7	2.3	1.2	0.7	NR
SSS-H-30-40-B	8.0	6.6	4.1	3.1	2.2	0.8	NR	NR	NR	NR
SSS-H-16-50-B	25.0	25.0	25.0	25.0	24.8	20.1	16.5	13.6	12.3	11.2
SSS-H-18-50-B	25.0	25.0	25.0	22.9	20.4	16.4	13.2	10.7	9.6	8.6
SSS-H-20-50-B	25.0	25.0	21.3	18.9	16.7	13.2	10.4	8.1	7.2	6.3
SSS-H-25-50-B	20.7	17.8	13.3	11.5	9.8	7.2	5.0	3.3	2.6	1.9
SSS-H-30-50-B	13.5	11.3	7.7	6.2	4.9	2.8	1.1	NR	NR	NR
SSS-H-25-50-C	25.0	25.0	19.4	17.1	15.1	11.7	9.0	6.9	6.0	5.1
SSS-H-30-50-C	20.1	17.3	12.7	10.9	9.3	6.6	4.5	2.8	2.1	1.4
SSS-H-20-60-B	25.0	25.0	25.0	25.0	25.0	20.2	16.1	12.9	11.5	10.3
SSS-H-25-60-B	25.0	25.0	20.6	18.0	15.6	11.8	8.7	6.2	5.2	4.2
SSS-H-30-60-B	21.4	18.1	12.9	10.7	8.8	5.7	3.3	1.3	NR	NR
SSS-H-35-60-B	14.0	11.3	6.9	5.2	3.6	1.0	NR	NR	NR	NR
SSS-H-40-60-B	8.1	5.8	2.2	nr	NR	NR	NR	NR	NR	NR
SSS-H-30-60-C	24.3	20.5	14.6	12.2	10.2	6.8	4.2	2.2	1.3	0.5
SSS-H-35-60-C	16.6	13.5	8.6	6.6	4.9	2.1	NR	NR	NR	NR
SSS-H-40-60-C	10.6	7.9	3.7	2.1	0.6	NR	NR	NR	NR	NR

Florida Building Code 2017 EPA Load Rating - 3 second gust wind speeds
(Use for Florida only)

Catalog Number	115	120	130	140	150	160	170	180
SSS-H-10-40-A	25.0	25.0	25.0	25.0	21.4	18.4	15.9	13.9
SSS-H-12-40-A	25.0	25.0	23.6	19.8	16.7	14.2	12.1	10.4
SSS-H-14-40-A	25.0	23.1	19.0	15.7	13.1	10.9	9.1	7.6
SSS-H-16-40-A	20.8	18.7	15.2	12.3	10.1	8.2	6.7	5.4
SSS-H-18-40-A	16.8	15.0	11.9	9.4	7.5	5.9	4.5	3.4
SSS-H-20-40-A	13.6	11.9	9.2	7.1	5.3	3.9	2.7	1.7
SSS-H-25-40-A	7.4	6.2	4.1	2.5	1.1	NR	NR	NR
SSS-H-14-40-B	25.0	23.6	19.4	16.1	13.4	11.2	9.4	7.8
SSS-H-16-40-B	21.4	19.2	15.6	12.7	10.4	8.5	6.9	5.6
SSS-H-18-40-B	17.2	15.4	12.2	9.7	7.7	6.1	4.7	3.6
SSS-H-20-40-B	13.9	12.3	9.5	7.3	5.5	4.1	2.9	1.9
SSS-H-25-40-B	7.7	6.4	4.3	2.6	1.3	NR	NR	NR
SSS-H-30-40-B	3.2	2.1	NR	NR	NR	NR	NR	NR
SSS-H-16-50-B	25.0	25.0	25.0	25.0	25.0	21.4	18.2	15.5
SSS-H-18-50-B	25.0	25.0	25.0	24.4	20.4	17.0	14.2	11.9
SSS-H-20-50-B	25.0	25.0	24.4	19.9	16.3	13.4	11.0	8.9
SSS-H-25-50-B	21.8	19.3	15.0	11.5	8.8	6.5	4.7	3.1
SSS-H-30-50-B	13.7	11.7	8.2	5.5	3.3	1.5	NR	NR
SSS-H-25-50-C	21.8	19.3	15.0	11.5	8.8	6.5	4.7	3.1
SSS-H-30-50-C	13.7	11.7	8.2	5.5	3.3	1.5	NR	NR
SSS-H-20-60-B	25.0	25.0	25.0	21.9	17.8	14.5	11.7	9.4
SSS-H-25-60-B	23.8	20.9	16.1	12.3	9.2	6.6	4.5	2.8
SSS-H-30-60-B	14.6	12.3	8.4	5.3	2.8	0.8	NR	NR
SSS-H-35-60-B	7.5	5.6	2.4	NR	NR	NR	NR	NR
SSS-H-40-60-B	1.8	NR	NR	NR	NR	NR	NR	NR
SSS-H-30-60-C	14.6	12.3	8.4	5.3	2.8	0.8	NR	NR
SSS-H-35-60-C	7.5	5.6	2.4	NR	NR	NR	NR	NR
SSS-H-40-60-C	1.8	NR	NR	NR	NR	NR	NR	NR



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NOTES

- Allowable EPA, to determine max pole loading weight, multiply allowable EPA by 30 lbs.
- The tables for allowable pole EPA are based on the ASCE 7-05 Wind Map or the Florida Region Wind Map for the 2010 Florida Building Code. The Wind Maps are intended only as a general guide and cannot be used in conjunction with other maps. Always consult local authorities to determine maximum wind velocities, gusting and unique wind conditions for each specific application
- Allowable pole EPA for jobsite wind conditions must be equal to or greater than the total EPA for fixtures, arms, and accessories to be assembled to the pole. Responsibility lies with the specifier for correct pole selection. Installation of poles without luminaires or attachment of any unauthorized accessories to poles is discouraged and shall void the manufacturer's warranty
- Wind speeds and listed EPAs are for ground mounted installations. Poles mounted on structures (such as bridges and buildings) must consider vibration and coefficient of height factors beyond this general guide; Consult local and federal standards
- Wind Induced Vibration brought on by steady, unidirectional winds and other unpredictable aerodynamic forces are not included in wind velocity ratings. Consult Hubbell Lighting's Pole Vibration Application Guide for environmental risk factors and design considerations. https://hubbelcdn.com/ohwassets/HLI/outdoor/resources/literature/files/Pole_Wind_Induced_Flyer_HL010022.pdf
- Extreme Wind Events like, Hurricanes, Typhoons, Cyclones, or Tornadoes may expose poles to flying debris, wind shear or other detrimental effects not included in wind velocity ratings

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EXHIBIT C

FINDINGS AND RECOMMENDATION OF THE PLAN COMMISSION

(ATTACHED)

**HINSDALE PLAN COMMISSION
FINDINGS AND RECOMMENDATION**

APPLICATION: Case A-04-2021 – 110 E. Ogden Avenue – Major Adjustment to the Exterior Appearance and Site Plan Review to allow for the redevelopment and expansion of an existing one-story building into a two-story medical office building in the O-2 Limited Office District

APPLICANT: Dr. Cara VanWormer-Hartman

REQUEST: Major Adjustment to an Exterior Appearance and Site Plan Review

DATE OF PLAN COMMISSION (PC) REVIEW: April 14, 2021

DATE OF BOARD OF TRUSTEES 1ST READING: May 4, 2021

SUMMARY OF REQUEST: The applicant, Dr. Cara VanWormer-Hartman, requests approval of a Major Adjustment to an Exterior Appearance and Site Plan Review to allow for changes to the previously approved building elevations, site plan, and landscape plan for a two-story medical office building located at 110 E. Ogden Avenue in the O-2 Limited Office District.

On March 16, 2020, the Board of Trustees approved an Exterior Appearance and Site Plan allowing for the expansion and redevelopment of the existing building at 110 E. Ogden Avenue by Ordinance No. O2020-07. The approved plans allowed for the construction of a second-story onto the existing one-story building, construction of a rear building addition, and improvements to the façade, parking lot, and site landscaping.

The applicant is proposing major changes to the exterior elevations of the building, including alterations to the roof line, architectural features, building materials, windows, and entrances. The approved building elevations originally included a flat roof with a parapet wall, which have been revised to a pitched roof.

As a result of final engineering and site design, minor changes are proposed to sidewalks, access ramps, and the landscape plan. There are no significant changes proposed to the building footprint or the parking lot configuration. As proposed, the plans meet the bulk requirements for the O-2 Limited Office District.

The building will be used as a medical office, which is permitted in the O-2 Limited Office District and was previously approved in plans by the Board of Trustees on March 16, 2020.

Prior to the public meeting, the applicant confirmed that all public notification requirements were completed in accordance with the Village's Zoning Code.

PUBLIC MEETING SUMMARY AND FINDINGS: On the April 14, 2021, the request for a Major Adjustment to an Exterior Appearance and Site Plan Review was reviewed at a public meeting at the Plan Commission.

Mike Zalud, the general contractor and consultant for the applicant, Dr. Cara VanWormer-Hartman, provided a brief overview of the proposed changes to the building elevations and site plan, which were previously approved by the Board of Trustees on March 16, 2020.

Mr. Zalud noted that changes are proposed to the north, east, and west building elevations. The most notable change is that the building no longer features a flat roof with a parapet wall and a pitched roof is now proposed. There are no changes to the south elevation. Additionally, due to final engineering and stormwater improvements, minor changes are proposed to the site plan, such as the installation of a curb along the west side of the building.

Commissioner Jablonski stated that the previous Village Board approval included a condition that the color of the building be revised from bright white to ivory or another more muted color, however, the submitted colored elevations show the building to be bright white and asked for clarification on the proposed exterior colors. Mr. Zalud stated that primary color of the EFIS will be off-white and will not be as bright as the white shown on the colored elevations. The central projecting bay window will be a dark gray and the windows will be a dark gray or black color. Commissioner Jablonski asked if the specific colors could be provided for the Village Board to review. Mr. Zalud stated that the applicant is working on selecting final colors and they can be provided to the Village for review.

Commissioner Crnovich was in favor of the project utilizing green space in front of the building rather than parking. The proposed improvements to the site include the removal of parking lot pavement and the installation of new landscape buffer areas, which will effectively reduce lot coverage.

No members of the public provided comment at the meeting. Staff did not received complaints or negative feedback from members of the public prior to the meeting.

Overall, the Commission expressed overall support for the project, noting the proposed building elevations and site plan are a significant improvement to the existing one-story vacant building.

In recommending approval of the Exterior Appearance and Site Plan Review, the Plan Commission found the standards set forth in Section 11-604(F) and Section 11-605(E) of the Village's Zoning Code to be met.

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) absent, recommended to the President and Board of Trustees approval of Case A-04-2021, a Major Adjustment to the Exterior Appearance and Site Plan Review for 110 E. Ogden Avenue to allow for the redevelopment and expansion of an existing one-story building into a two-story medical office building in the O-2 Limited Office District, subject to the following condition:

1. The applicant shall provide additional information on the proposed building color for the Village Board to review.

Signed: Stephen J. Cashman
Steve Cashman, Chair
Plan Commission
Village of Hinsdale

Date: 05/13/21

Community Development

AGENDA SECTION: Second Reading – ZPS

SUBJECT: Planned Development Concept Plan, Special Use Permit, Site Plan and Exterior Appearance Review, and Text Amendment for Heather Highlands to allow for the development of 26 single-family detached homes on 19.4 acres of the “IBLP” site located at North of W. Ogden Avenue, East of Adams Street and West of Madison Street in the R-2 Single Family Residential District – Request by McNaughton Development – Case A-08-2021

MEETING DATE: May 18, 2021

FROM: Bethany Salmon, Village Planner

Recommended Motion

Approve a referral of a Text Amendment to Section 3-106(B)(1) and concurrent Planned Development Concept Plan, Special Use Permit, and Site Plan and Exterior Appearance Review for Heather Highlands by McNaughton Development for consideration by the Plan Commission;

OR

Deny a Text Amendment to Section 3-106(B)(1) and concurrent Planned Development Concept Plan, Special Use Permit, and Site Plan and Exterior Appearance Review for Heather Highlands by McNaughton Development.

Project Overview

Applicant: McNaughton Development

Addresses / PINs: 4S010 N. Madison Street (09-02-205-001); 930 Brook Lane (09-02-205-002); 16W070 Birchwood Road (09-02-205-003); 942 N. Madison Street (09-02-206-001); 918 Brook Place (09-02-206-002); 920 Brook Place (09-02-206-003); Brook Place Private Access Drive Easement (09-02-206-004)

Parcel Size: 19.4 acres (25.6 acres total, with 6.2 acres located in the Village of Oak Brook)

Existing Zoning & Land Use: R-2 Single Family Residential District - Institutional Buildings, Open Space, Single-Family Homes

Surrounding Zoning & Land Use: Single-family detached homes, vacant land, and a cemetery in the Village of Oakbrook are located to the north and the west of the subject property. To the south, the property is bordered by a portion of the IBLP property, which is zoned R-2 Single-Family Residential District. Single-family detached homes in the R-2 Single-Family Residential District are located to the east across Madison Street. Salt Creek Club, a private sports and recreational club, is located to the south and east of the site in the Open Space District.

Project Description

The applicant is seeking approval of a Planned Development Concept Plan, Special Use Permit, Site Plan and Exterior Appearance Review, and Text Amendment to allow for the construction of 26 single-family detached homes on a 19.4-acre site located at the northwest corner of the Village, north of Ogden Avenue and between Adams Street and Madison Street.

The proposed site area consists of seven (7) parcels, which includes the north portion of the Institute of Basic Life Principles (IBLP) property and single-family homes. The site consists of mature trees and is bisected by a tributary to Salt Creek, rendering a portion in the floodway/floodplain.

Two (2) lots for single-family homes and detention/open space are also proposed on the north 6.2 acres in the Village of Oak Brook. With land located in the Village of Oak Brook factored in, the total site measures approximately 25.6-acres in size.

According to the applicant, there are currently three separate owners of the site, including the not-for-profit organization Institute of Basic Life Principles (IBLP), Kevin McClear, and McNaughton Properties. McNaughton Development will be the primary owner and general contractor for the project. Kevin McClear will continue to own the existing home and garage located at 942 N. Madison Street, which is located on the proposed Lot 3 and Lot 4.

Background

On September 9, 2020, a public hearing was held at the Plan Commission to review the application request from McNaughton Development for a Planned Development Concept Plan, Special Use Permit, and Exterior Appearance/Site Plan to develop 20.9 acres (of 37.1 acre site) located at 4S010 Madison Street with a 46 single-family detached homes in the R-2 Single Family Residential District (Case A-20-2020). By a vote of six (6) in favor and (0) against, the Plan Commission recommend disapproval of the Planned Development Concept Plan. The Findings of Fact and Recommendations were approved by the Plan Commission on October 14, 2020. The applicant withdrew their application and the project did not move forward for review by the Board of Trustees.

Since the previous submittal, McNaughton Development has reduced the total site area in both the Village of Hinsdale and the Village of Oak Brook from 37.1 acres to 25.6 acres. Within the proposed development area located in Hinsdale, the number of single-family homes has been reduced from 46 to 24, the lot sizes have been increased to be in compliance with the R-2 Single-Family Residential District bulk requirements, and the applicant has made changes to the proposed road network.

Text Amendment

In the R-1, R-2, R-3, and R-4 Single Family Residential Districts, Planned Developments require approval of a Special Use Permit subject to the condition that the minimum lot area for a Planned Development shall be twenty (20) acres. McNaughton Development is proposing a Text Amendment to Section 3-106(B)(1) to allow a minimum lot area of 15 acres for Planned Developments applications in these residential districts, versus the current 20-acre lot minimum.

Detailed Project Description

The proposed site plan consists of a total of 26 single-family detached homes on approximately 19.4-acres in the Village of Hinsdale. Due to the Salt Creek tributary bisecting the site, the project has been divided into two areas based off of separate road access from Adams Street and Madison Street.

Madison Street – East Side (Lots 1-11, Outlot A)

Eleven (11) lots for single-family homes are proposed on the east side of the site and will be accessible from a new private road off of Madison Street. The private road is proposed within a 50 foot wide access easement, has a sidewalk on one side of the street, and includes a pavement width of 28 feet wide measured back of curb to back of curb.

Of the eleven (11) lots, McNaughton will secure ownership over nine (9) lots for the construction of custom homes. As indicated in the submitted project narrative and on the site plan, Lots 3 and 4 will be created with the existing property at 942 N. Madison Street plus an additional 10 feet from the properties located directly to the south along Brook Place. Mr. McClear, the current property owner of 942 N. Madison Street, intends to retain ownership of both lots. The existing home and garage are proposed to remain on a new subdivided lot. At this time, detailed survey information and changes to the lot lines have not been provided. If the project is referred to Plan Commission for consideration, the applicant will need to provide additional information showing how the proposed subdivision compares with the existing lot lines and provide an analysis on if the existing structures meet the bulk requirements of the Village's Zoning Code for the R-2 Single-Family Residential District.

Adams Street – West Side (Lots 12-26, Outlot B, Outlot C)

Fifteen (15) lots for age-restricted single-family detached homes are proposed to the west side of the Salt Creek tributary and will be accessible from a new private road off of Adams Street. The new privately-owned road will be located in a 42 foot wide access easement and generally aligns with the existing street, Birchwood Road, to the west. A sidewalk is proposed on one side of the street and the road pavement width will measure 28 feet wide back of curb to back of curb. A landscaped island with eight (8) parking spaces is located at the end of the cul-de-sac to provide shared parking on site.

The lots will be age-restricted and developed with semi-custom and custom homes with first floor master bedrooms that are marketed to empty nester buyers. The applicant has submitted conceptual renderings of the building elevations to be constructed in the age-restricted portion of the project located on the west side of the site off of Adams Street.

As indicated on the submitted site plan, a 33-foot wide strip of land along the west side of the site will be dedicated to provide additional right-of-way for Adams Street. The applicant will need to provide additional information on the right-of-way dedication and any improvements in the future if the project is referred to Plan Commission.

Parks / Open Space / Detention

A 0.7-acre privately-owned park (tot lot) is proposed on Outlot C at the southwest corner of the site adjacent to Adams Street. A portion of the park appears to include detention or pond area. At this time, it is unclear if any parking is proposed adjacent to the private park.

An 8-foot wide walking path, open space, naturalized detention ponds, and the Salt Creek tributary areas are proposed within easements on the private rear yards of approximately 15 of the 26 single-family lots. As part of the preliminary plans, the overall area for open space, detention, or pond areas has not been included, however, additional information on required versus proposed open space requirements, pond access points for future maintenance, floodplain and floodway areas, and any proposed common access easements should be provided if the project receives a referral to the Plan Commission.

Proposed Modifications to Code Requirements

Per the applicant and as shown on the proposed concept plan, all of the proposed lots will meet the minimum lot size requirement of 20,000 square feet for the R-2 Single Family Residential District. Due to the level of detail provided at the concept plan level, additional information is needed from the applicant for staff to confirm all bulk requirements are met with future submittals. Village staff will complete a comprehensive review of the proposed plans and confirm Village code requirements are met if the project is referred to the Plan Commission for review.

The applicant is requesting several modifications from the Village's code requirements as part of the Planned Development. The full list of requested modifications identified by the applicant at this time are included in the attached application packet and are summarized below:

- Construct private roads in place of public roads that meet the required right-of-way width
- Construct sidewalks on only one side of the road
- Increase to the maximum building height, building elevation, maximum number of stories and maximum floor area ratio for specific lots
- Reduction to the minimum lot width for specific lots
- Reduction the required front, interior side, corner side, and rear yards for specific lots
- Allow for a single performance bond for the entire development
- Allow for park land and open space as shown on the site plan
- Reduction to perimeter landscaped open space along each of its boundaries, where a minimum depth equal to the minimum front yard required in the R-2 Single-Family Residential District (35 feet) is required for Planned Developments (70 feet total)

Process

This application has been submitted for preliminary consideration by the Board of Trustees for a determination as to whether the application packet merits a hearing and consideration by the Plan Commission.

The purpose for the Planned Development Concept Plan application is to provide the applicant an opportunity to show the basic scope, character, and nature of the entire proposed plan without incurring undue cost. This review serves as an initial step prior to scheduling any public hearings for the applicant to present the plan and allow for changes based on the input received throughout the process of approval. Approval of a Concept Plan binds both the applicant and the Village with respect to various basic elements of the development listed in Section 11-603(D) of the Zoning Code, such as categories of uses to be permitted, general location of uses, density, architectural style, general location of public and private open space, vehicular and pedestrian circulation, and the scope of public dedications and improvements.

Contingent on an approved Concept Plan, a subsequent Planned Development Detailed Plan would be submitted to refine the elements of the Concept Plan. A Tentative Plat reflecting the subdivision would also be submitted in accordance with Title 11 of the Village Code and Section 11-603 of the Zoning Code.

Discussion & Recommendation

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

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

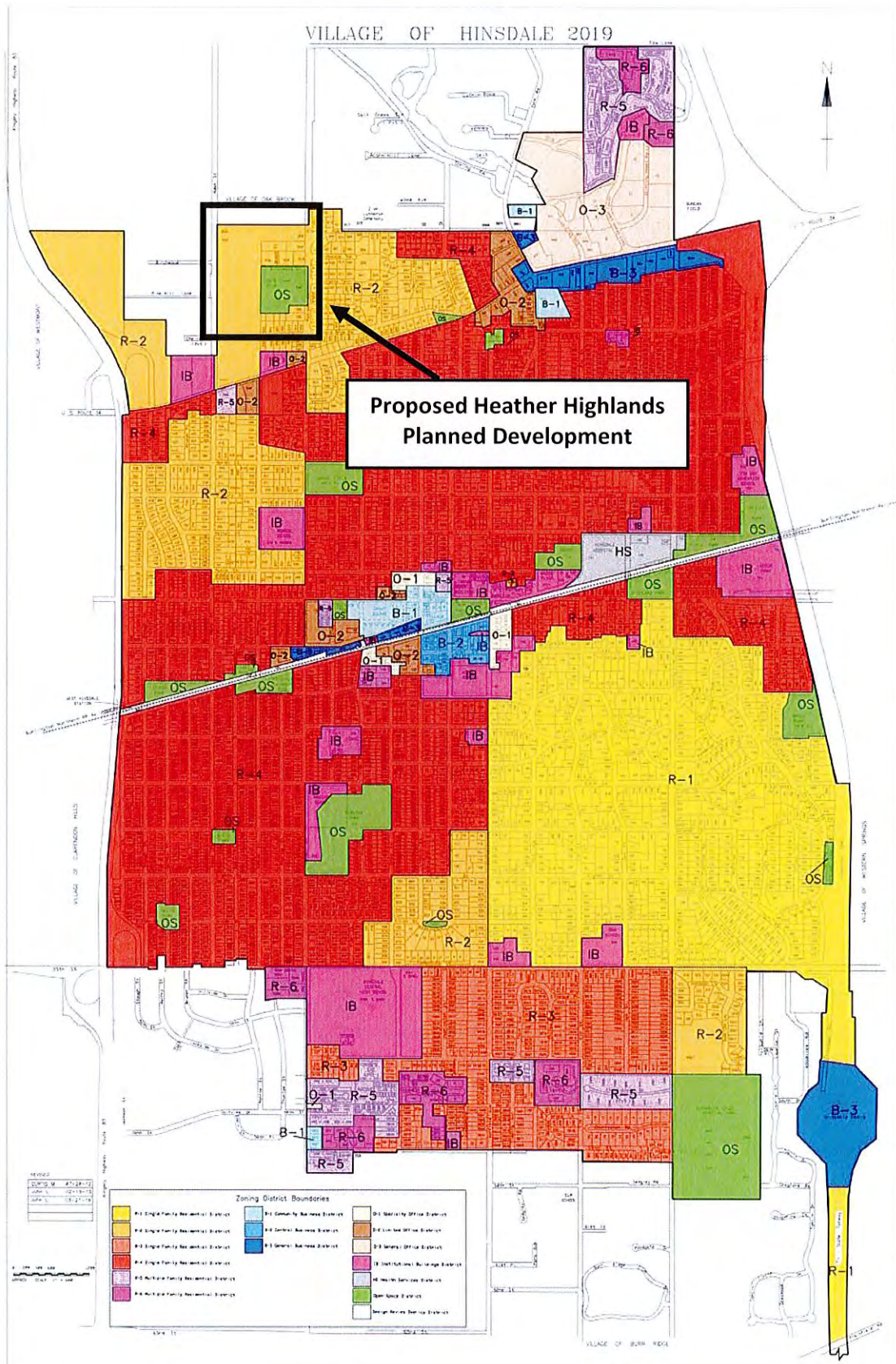
Village Board and/or Committee Action

Per Village policy, this item appears without benefit of a First Reading, as it is a preliminary application and a referral to another Board for further review.

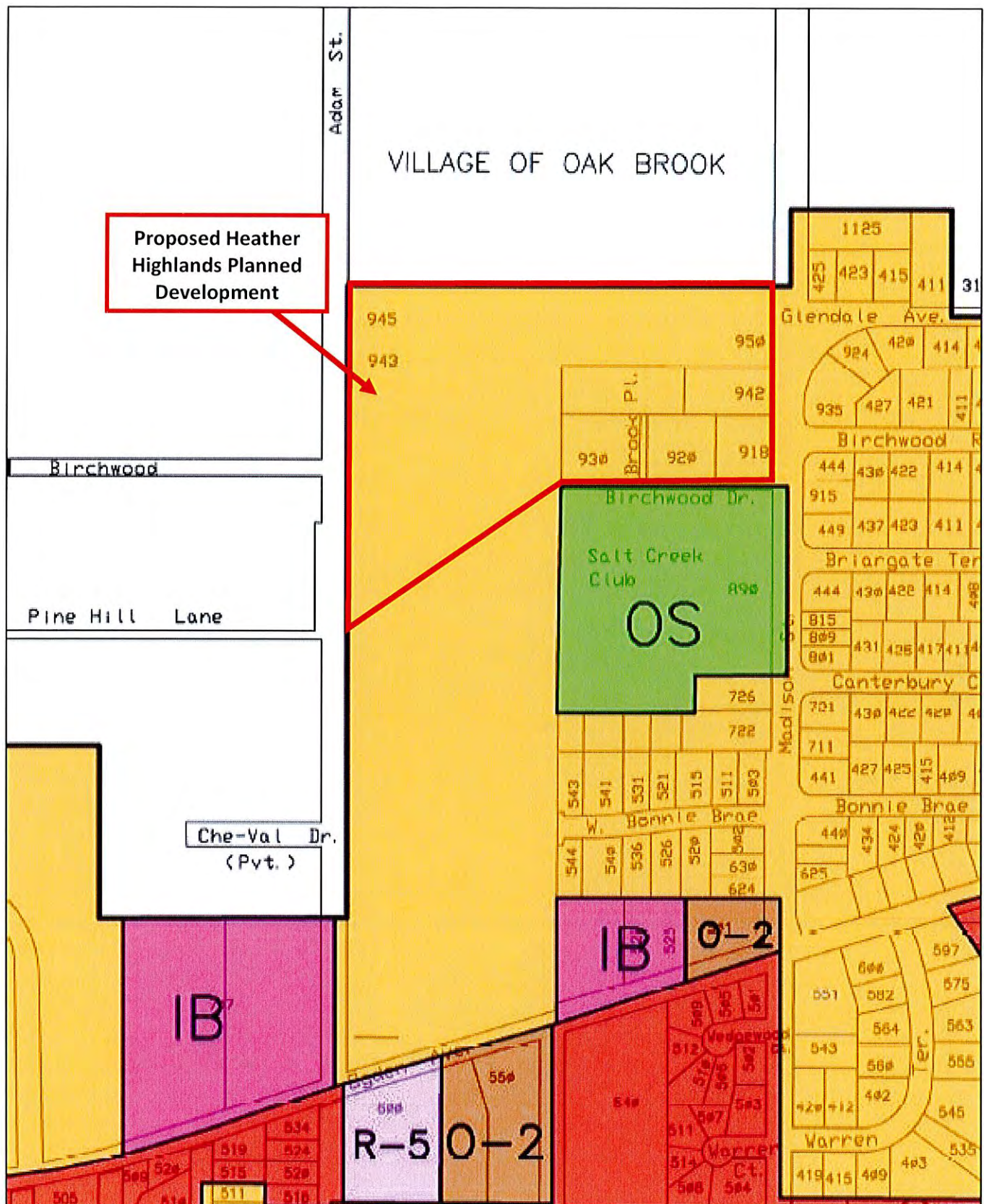
Documents Attached

1. Zoning Map
2. Aerial Map
3. Project Applications and Exhibits
 - Project Narrative
 - Preliminary Site Plan
 - Conceptual Building Elevations and Floor Plans – Adams Street Only (Lots 12-26)
 - Applications for Plan Commission, Text Amendment, Special Use Permit, Planned Development Concept Plan, Site Plan and Exterior Appearance Review, and Certificate of Zoning Compliance
4. Original Site Plan – Presented at the September 9, 2020 Plan Commission Meeting

Village of Hinsdale Zoning Map and Project Location



Village of Hinsdale Zoning Map and Project Location



Aerial View – Heather Highlands Planned Development



Aerial View – Heather Highlands Planned Development



PROPOSED DEVELOPMENT

HEATHER HIGHLANDS OF HINSDALE

HINSDALE, ILLINOIS

PROJECT NARRATIVE

May 11, 2021

I. PROJECT DESCRIPTION

McNaughton Development is pleased to present to the Village of Hinsdale our revised concept for a new single family residential development at the northwest corner of the Village. The property at Ogden Avenue and Adams Road is currently owned and operated by the not-for-profit organization Institute of Basic Life Principles (IBLP). McNaughton has the northern portion of the IBLP property on the east side of Adams Street under contract. That property is currently improved with three institutional use buildings and two single family homes. As part of the proposed development, all five structures will be demolished. In addition to the IBLP properties our revised concept also includes the property at 942 N. Madison which is currently owned by Mr. Kevin McClear. Mr. McClear's property is currently improved with a single-family home and detached garage, Though Mr. McClear has no intentions of moving from the home we have agreed to incorporate his parcel within our proposed concept plan presentation.

It is our intention to develop the property for a mixture of traditional single-family homes on R-2 compliant lots along with some age restricted master bedroom first floor living product. This proposal is a rework of the proposal McNaughton presented and the plan commission denied in September of 2020.

A few key points regarding this development:

- Quality Sponsorship: McNaughton Development will deliver high quality; attractive homes that current and future residents will demand. The product will preserve the character of the community and ultimately result in a development that all residents of Hinsdale will be proud of upon completion.
- Market Need: There is demand for a limited amount of unique R-2 lots in a new subdivision environment north of Ogden Avenue. In addition, there is also a need for a properly scaled maintenance free community of first floor master living product for move down buyers in the marketplace.
- Zoning: The proposal is for a planned development with special uses under the existing R-2 zoning.

II. OWNERSHIP

McNaughton will be the owner and general contractor for this portion of the IBLP properties McNaughton Development is a custom home builder and land development company that builds architecturally exciting high-end, distinctive homes. McNaughton Development is a family owned and operated company deeply rooted in Chicago's southwest and western suburbs since 1981. McNaughton believes a custom home is the product of the customers ideas and dreams and our commitment to making it a reality. Mr. McClear will retain ownership of the property at 942 N. Madison Street. The existing home and garage at 942 N. Madison, on the proposed Lots # 3 & # 4, are to remain. Lots # 3 & # 4 are made up of the existing property at 942 N. Madison plus an additional ten feet from the properties along Brook Place. The bulk regulations for Lots # 3 & # 4 shall be determined prior to the plan commission.

III. BUILDING DESCRIPTIONS

Along Madison Street, McNaughton is proposing to construct nine custom single-family homes on R-2 compliant lots. In the case of these nine R-2 homesites, the homes will be geared to individuals that are looking for a custom home on large lots that are not relatively available in the central part of Hinsdale. The architecture for each of these homes will be customized to the individual home buyers. These custom homes will be geared to the general custom home buying market. Mr. McClear's

property will be subdivided into two R-2 compliant lots. The existing home, located along Madison Street, will remain on the property. The rear portion of the property could be sold as a conforming lot at some time in the future.

West of the Salt Creek tributary along Adams Street, McNaughton is proposing to construct fifteen semi-custom and custom first floor master bedroom homes that will comply with federal age restriction regulations. The product will be marketed to the empty nester buyers that want maintenance free living and all the high-end finishes that they have come to expect in their existing property.

In both cases, the exterior of these homes will be built in the same character as other new construction throughout the village. The homes will be built in accordance with the highest quality material with special attention to exterior materials including but not limited to masonry, stone, siding, decorative trim and architectural grade shingles.

IV. SITE DESIGN

The proposal has been redesigned to pay special attention to the residents of Hinsdale in the neighborhoods to the east of Madison Street. The proposed includes R-2 compliant lots between a tributary of Salt Creek and Madison Street, north of Salt Creek Tennis Club and south of the Butler Cemetery. These homesites will provide for a like character as compared to the neighboring properties east of Madison Street. The homesites will be improved with a private street built to village specifications within a fifty-foot private road easement along with sewer, water and a private stormwater detention facility.

The additional fifteen lots along Adams Street, which is the western most boundary of Hinsdale, will include varied lot sizes, all of which will be 20,000 square feet in size. These homesite will be improved with a standard village street in a forty-two-foot private access easement along with sewer, water and a private stormwater detention facility. The development will be maintenance free with the homeowner's association being responsible for common area landscape and snow removal. The association will also own and maintain the street within the private access easement.

Common site design features shared throughout the development include naturalized detention facilities, an eight-foot-wide asphalt walking path and a private park site with park improvements. Easements will be granted in favor of the public for the use of the pathway system and the park.

V. ZONING

The entire Heather Highlands development encompasses 25.6 acres, of which, approximately 19.4 acres are within the Village of Hinsdale. The site is proposed as a planned development with special uses under the existing R-2 zoning district and the benefits include the following. We anticipate a text amendment will be required due to the site area.

- Creating a more desirable living environment from a community building and environmental standpoint.
- The development does not alter any of the purposes, goals and objectives and standards of the village zoning code. The development overall is consistent with the standards for residential uses throughout the village. The attached exhibit details a list of concept level modifications that we would be requesting.
- The development as an entirety will add a much need product in the village, and the high quality, visually aesthetic architecture and luxury finishes will be a benefit to values in the area.

- Architecture is an important aspect of the development. We are committed to meet the needs and the lifestyles of today's market with a variety of different styles, high-quality materials and finishes.
- The plan works with the natural topography of the site, it preserves trees and maintains and enhances and protects the natural open water features through the site.
- The development is planned and designed so that there are no impacts to adjacent properties or the village. The single-family homes are general bordered by the open space, a cemetery and a tennis club. Existing homeowners on adjacent properties are not impacted adversely by any of the uses, visually or otherwise, because the uses are self-contained to pods within the development that, with a minor exception, do not abut other existing residential buildings.
- The development will not negatively affect value of the adjacent property because it will continue to consist of higher value, high quality, new construction.
- The proposal can be adequately served by government and emergency services. The limited number of public improvements and private nature of this development requires very little service from municipal police, fire or emergency. The existing roadway configuration is sufficient for the proposed uses.
- The reduced number of homes across the entire proposal and the age restriction along Adams Street will result in a reduced traffic trips and counts. The existing public utilities and drainage structures are sufficient.
- The current capacity of the School Districts is such that the addition of these units will not trigger an additional burden to these services such that it will facilitate the need to bring on any more administrative personnel, and teachers.
- There are no known archaeological, historical, or cultural resources onsite or on neighboring properties

VI. PUBLIC BENEFIT

The proposed development will be an asset to the Hinsdale community. The property will be developed in an orderly fashion and maintain Hinsdale as one of the nation's finest residential suburbs by preserving and enhancing its historic character as a community comprised principally of well-maintained single-family residential neighborhoods and open space. In addition, to this overall benefit....

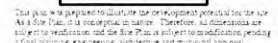
- The eastern portion of the development meets the needs of the home buyer wanting a unique home site for a custom home.
- The western portion of the proposal incorporates maintenance free living for the residents and will serve a need of move-down buyers looking to continue to live in or move to Hinsdale.
- The site and the surrounding area will benefit from the new stormwater improvements proposed for the development.
- The development's trail system and park site will provide for a much-needed recreation area.
- A sense of openness will remain and result in an environmental corridor, a habitat for wildlife, a naturally filtering storm water facility and for the protection of natural features.
- The valuation will have a positive impact for local taxing bodies and businesses.
- The age restricted nature of the western portion of the development will reduce the overall school and traffic burden when compared to the site being built out as a fully code compliant R-2 development.
- The age restriction on the west side of the development will result in additional homesites but a similar aggregate floor area ratio as compared to compliant R-2 lots
- The development, as proposed will have little impact on municipal services.

- All portions of the development outside of the common area open space will be professionally landscaped in mature sized materials.
- Along Adams Street, as part of the development, the western thirty-three feet of the site will be dedicated to the appropriate jurisdiction for right-of-way

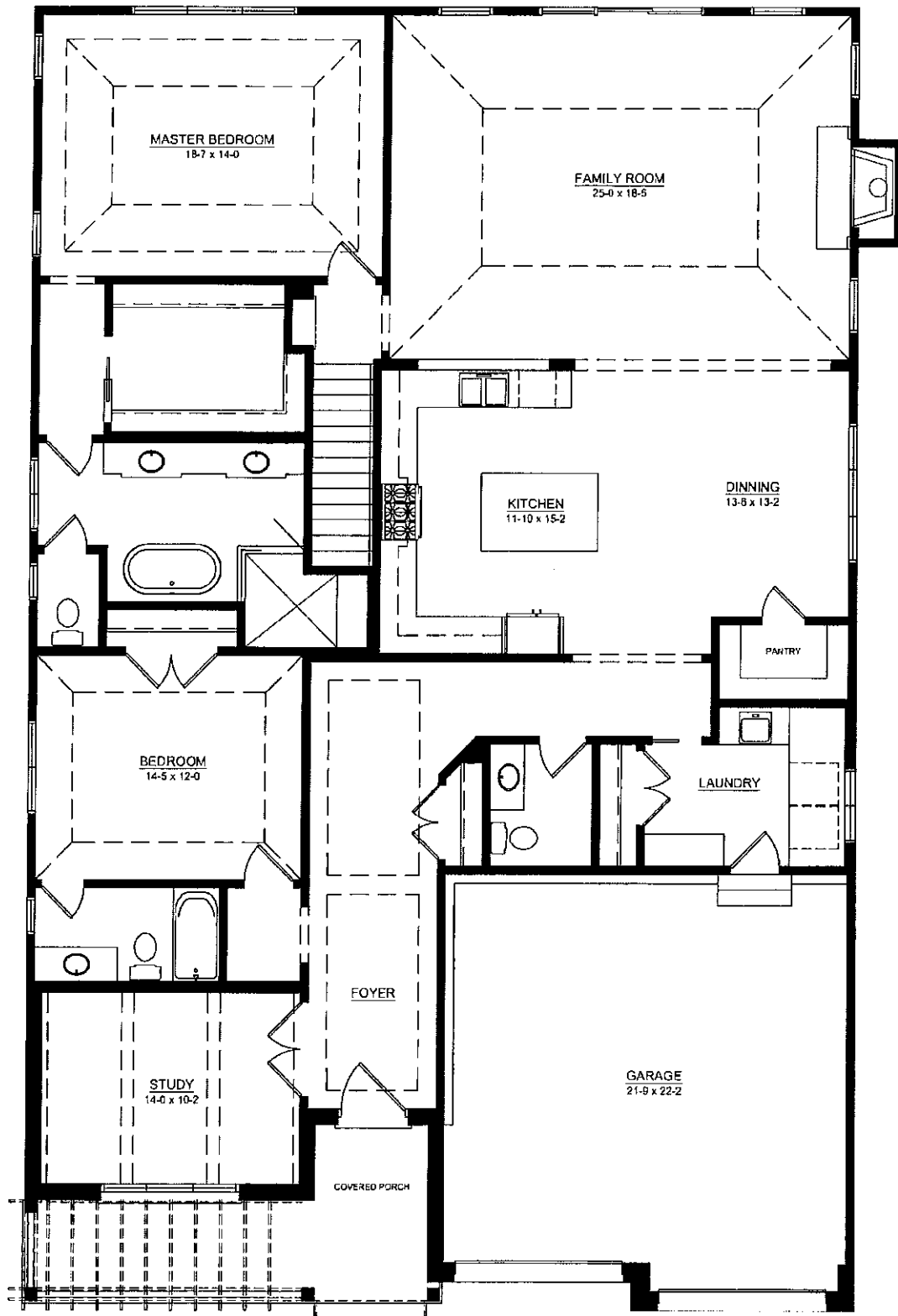
VII. CONCLUSION & SUMMARY OF REQUESTS

McNaughton Development is excited to present this proposed development to the community of Hinsdale and looks forward to the collaboration with the Village of Hinsdale.

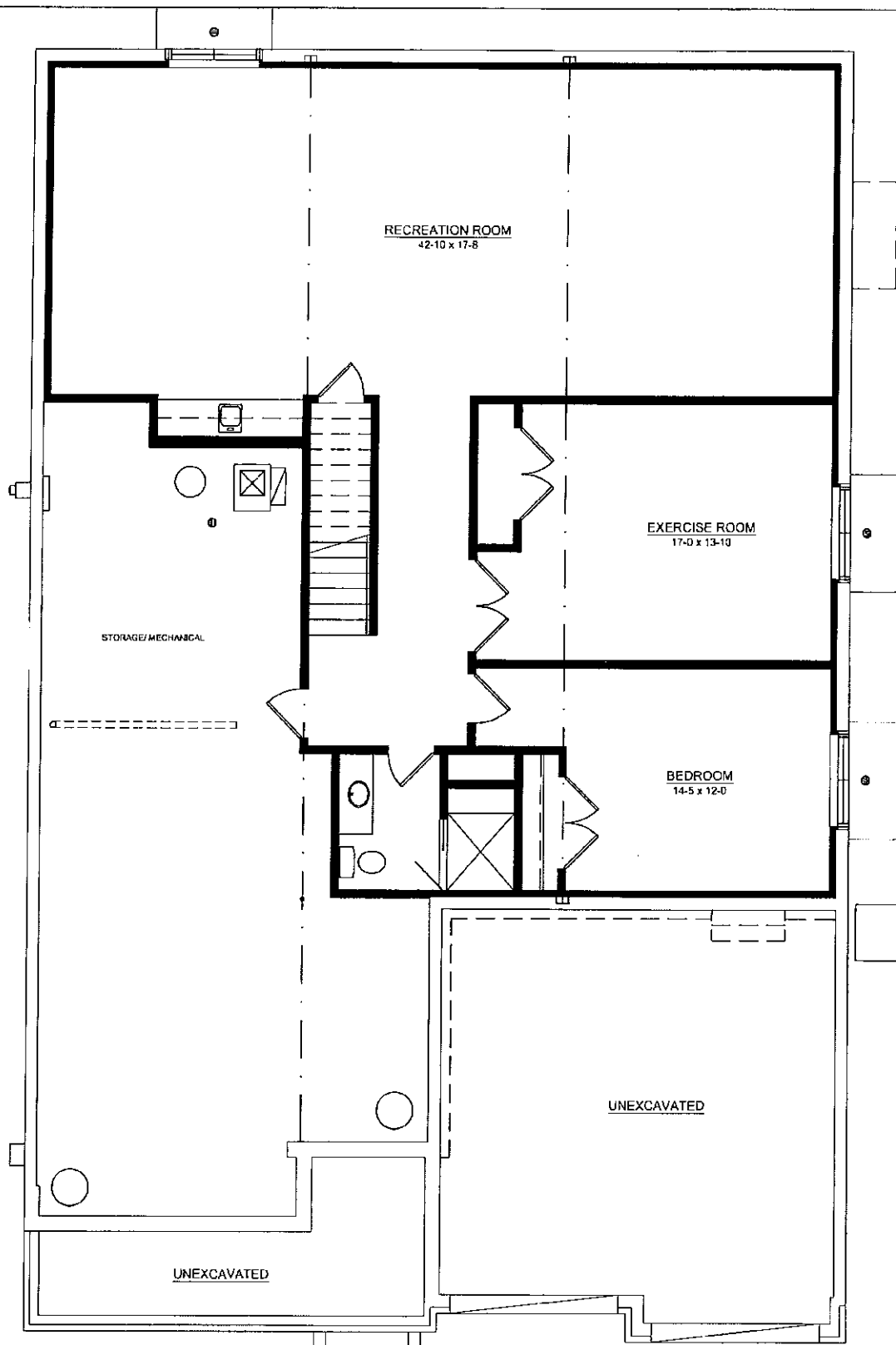
HINSDALE, ILLINOIS





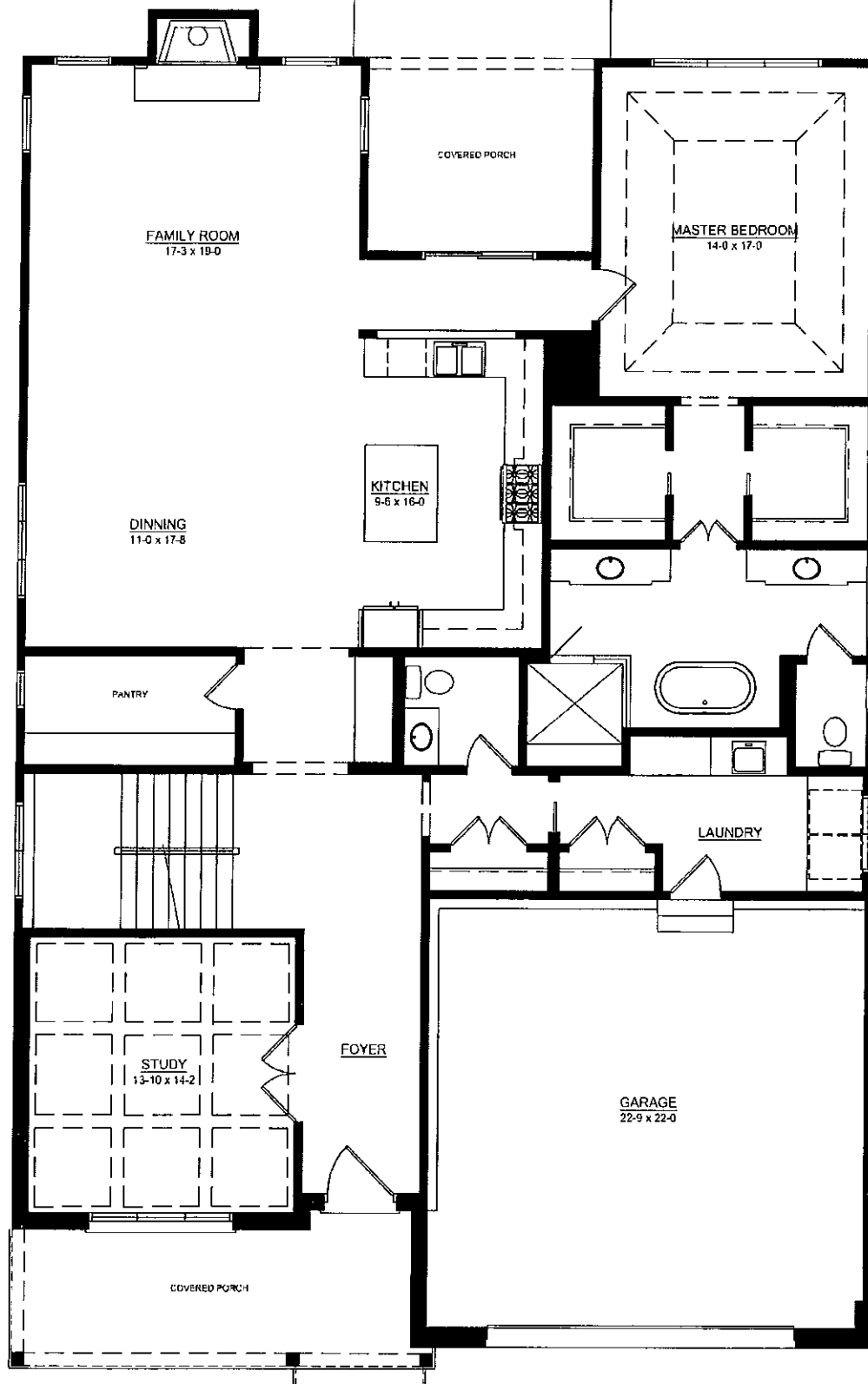


FIRST FLOOR PLAN

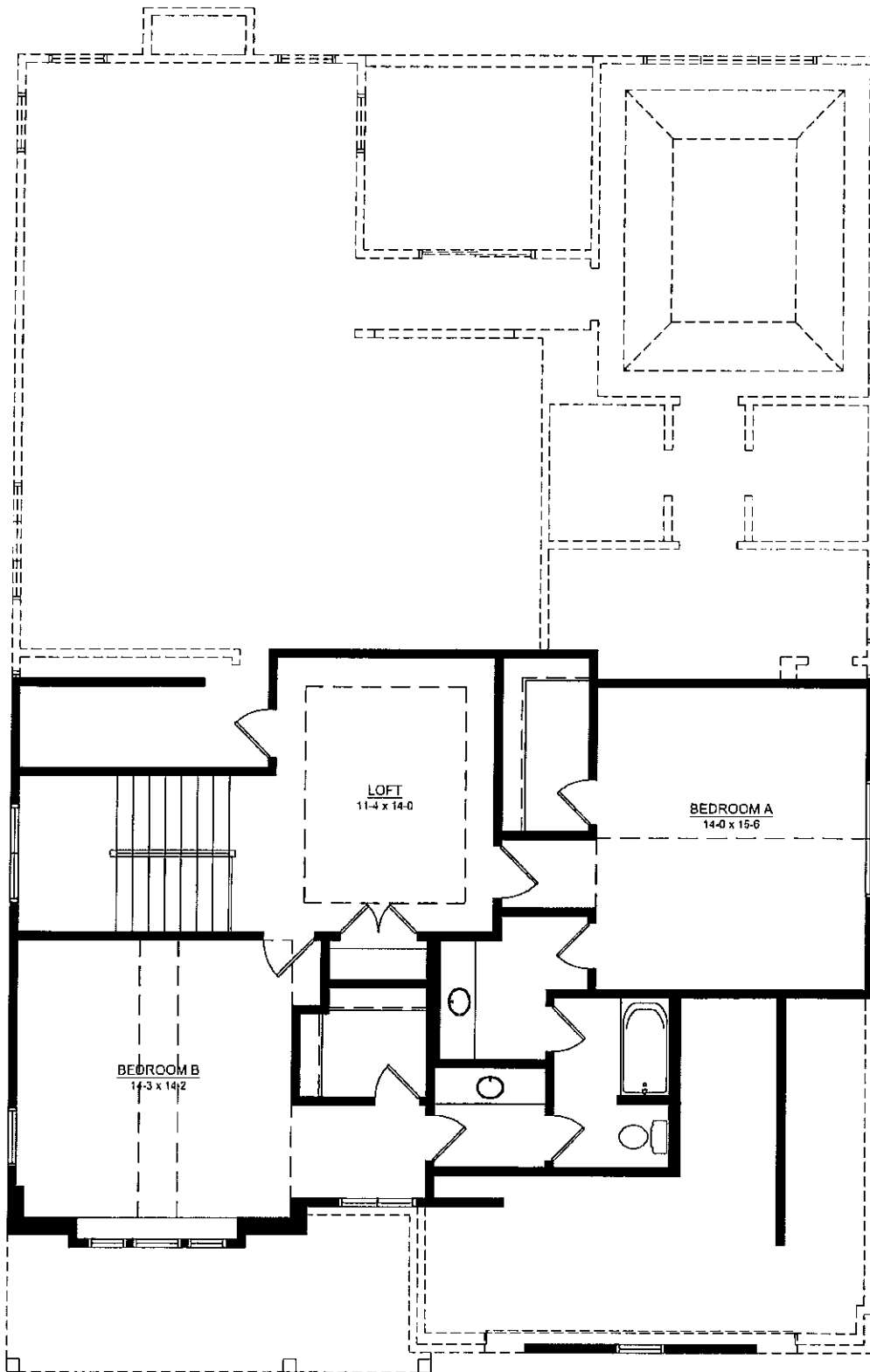


FINISHED BASEMENT PLAN

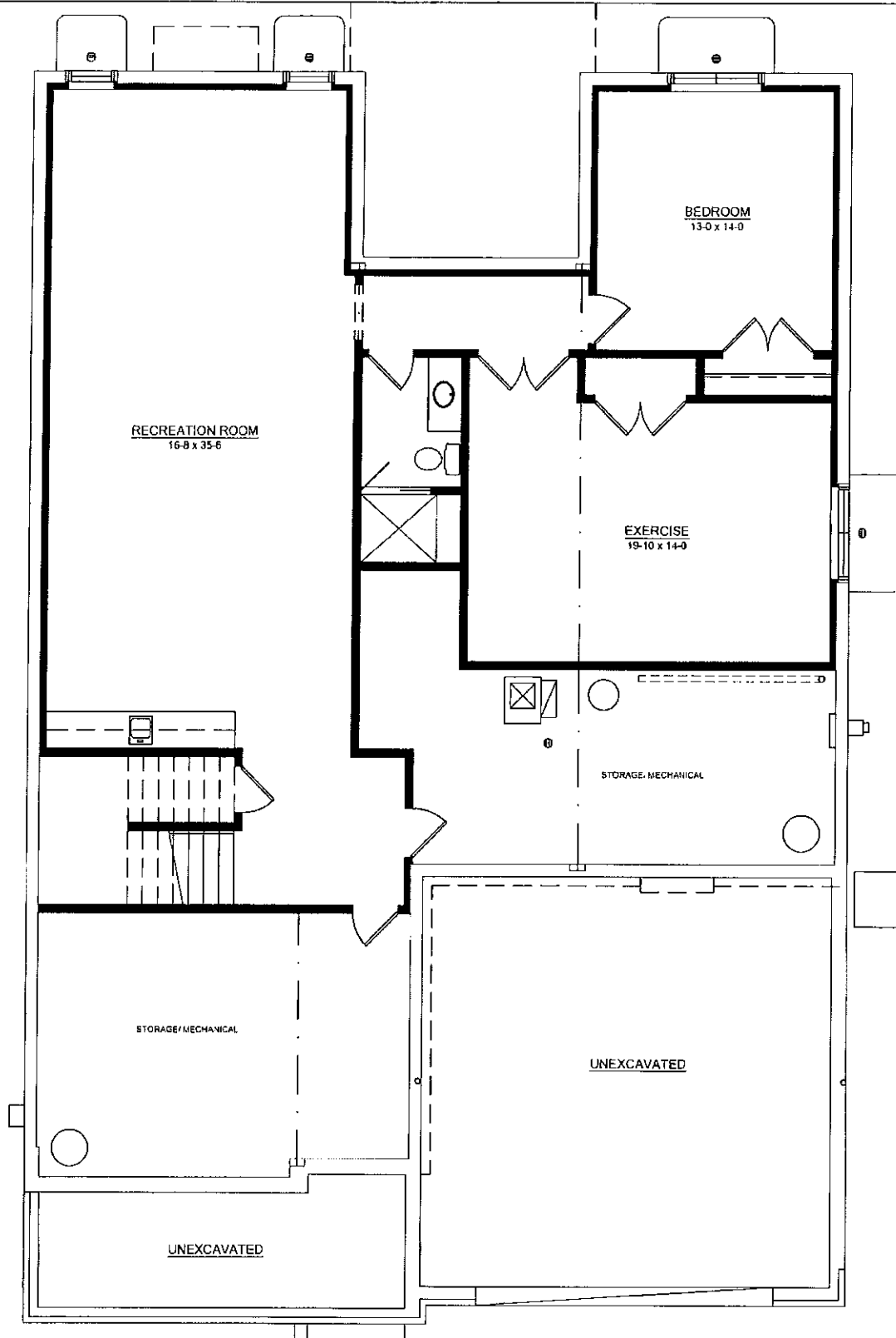




FIRST FLOOR PLAN

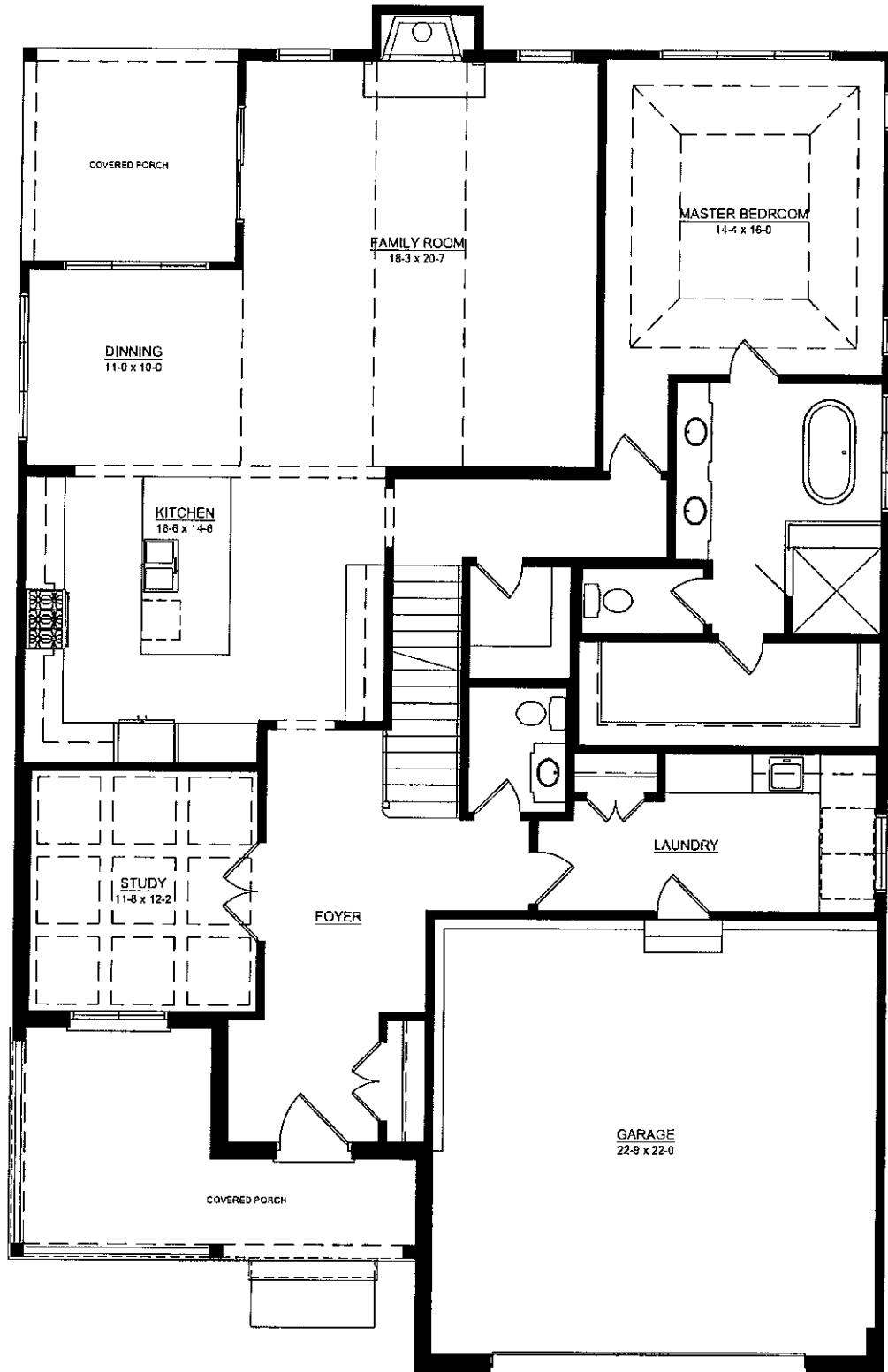


SECOND FLOOR PLAN

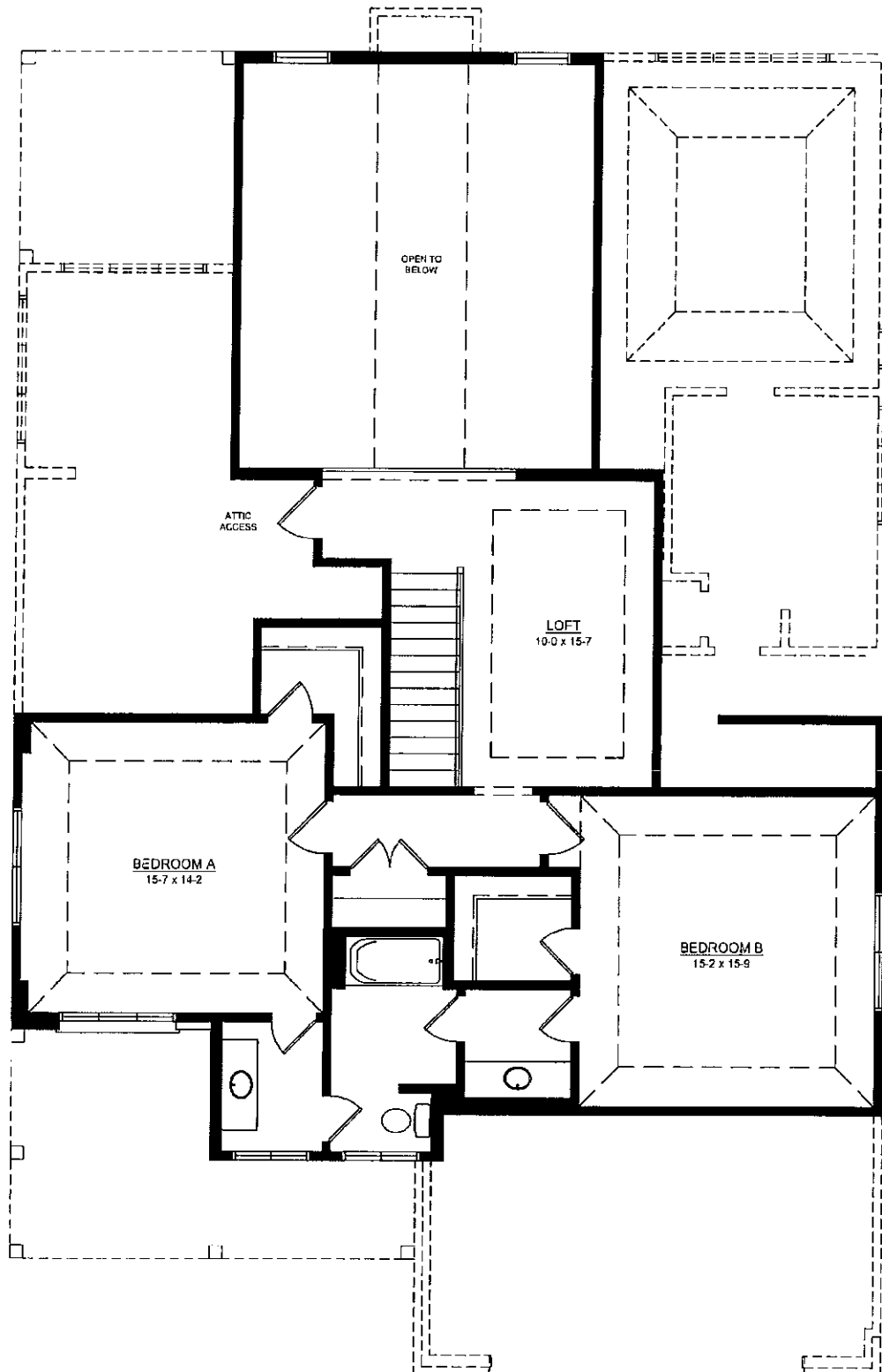


FINISHED BASEMENT PLAN

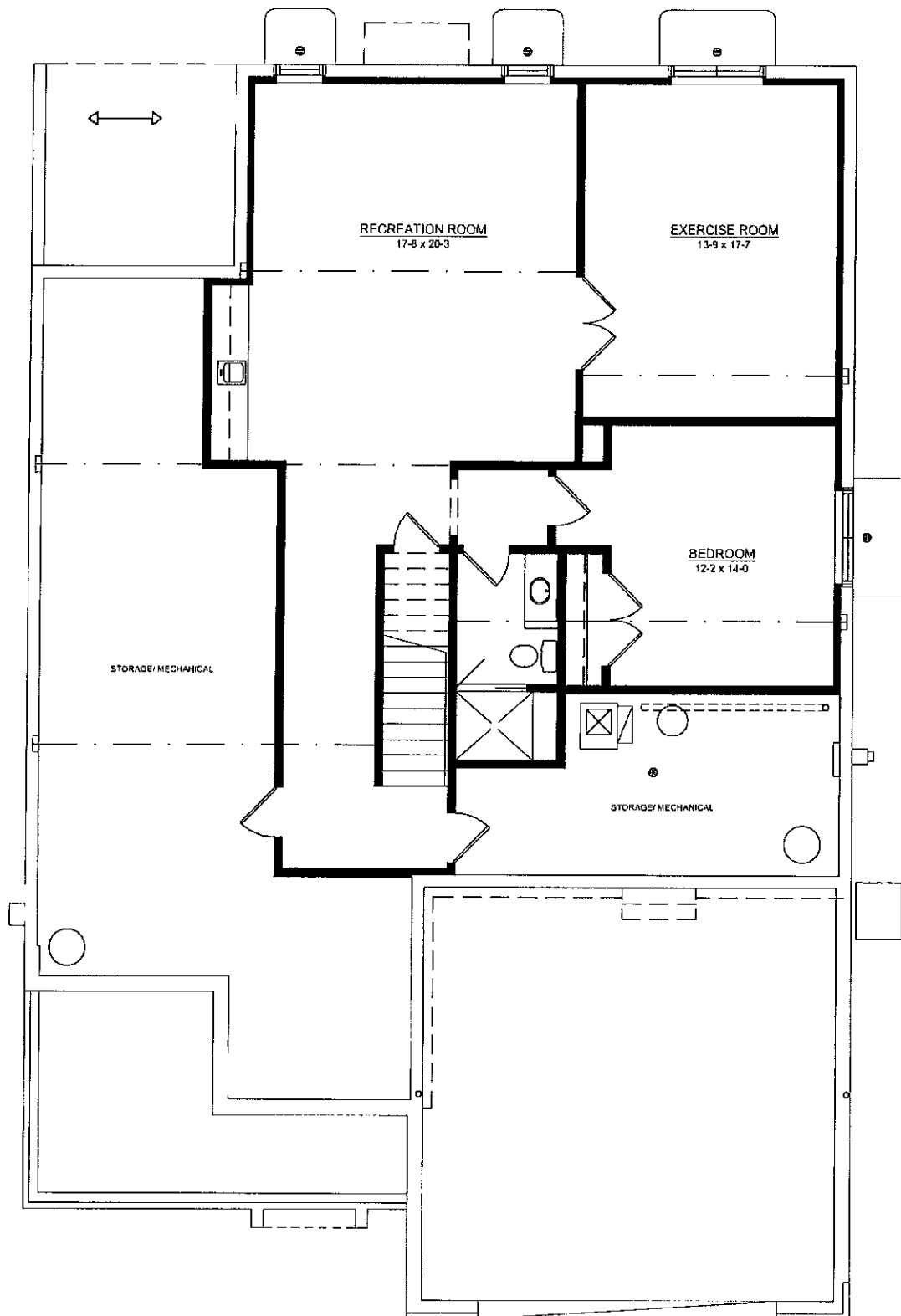




FIRST FLOOR PLAN

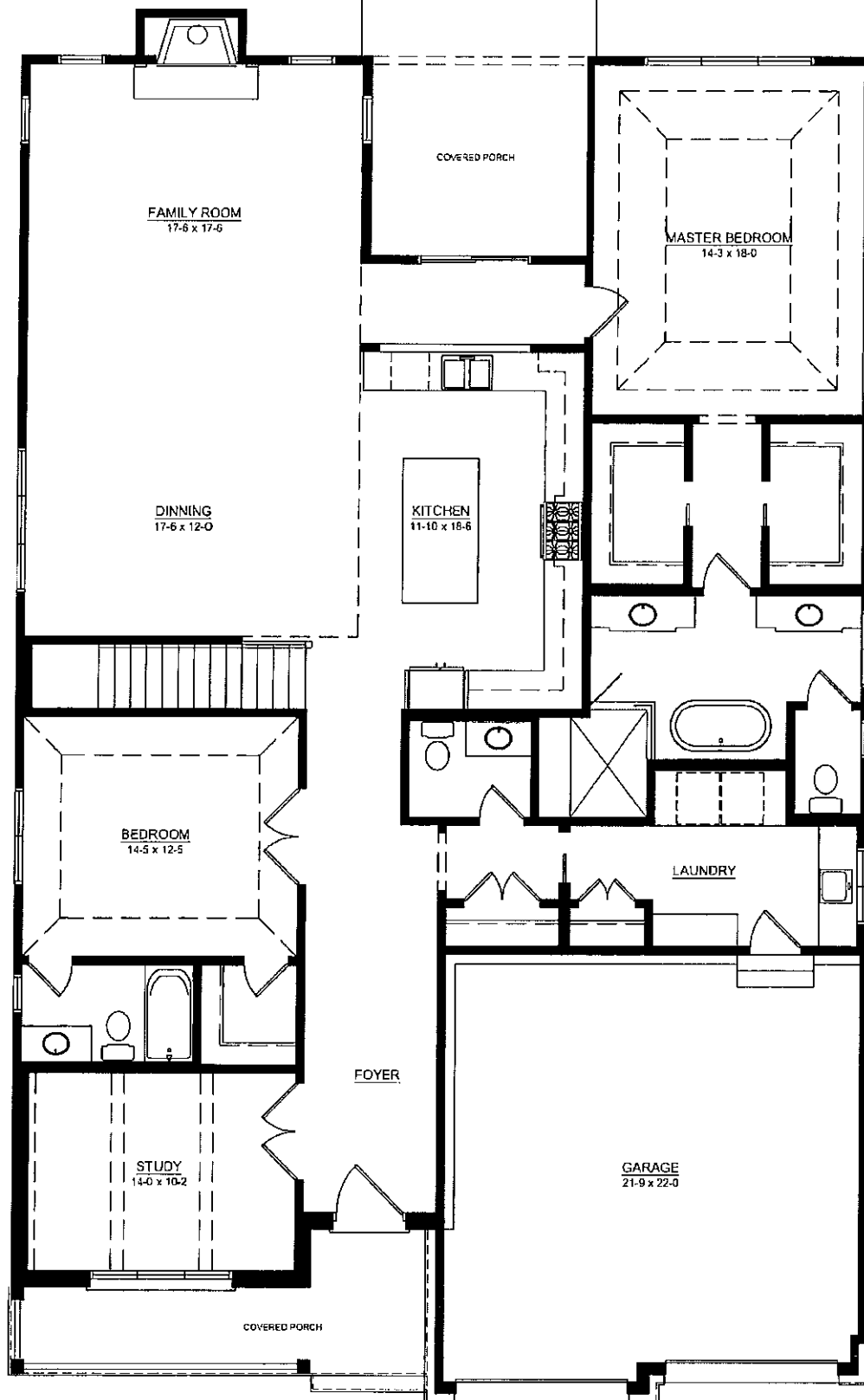


SECOND FLOOR PLAN

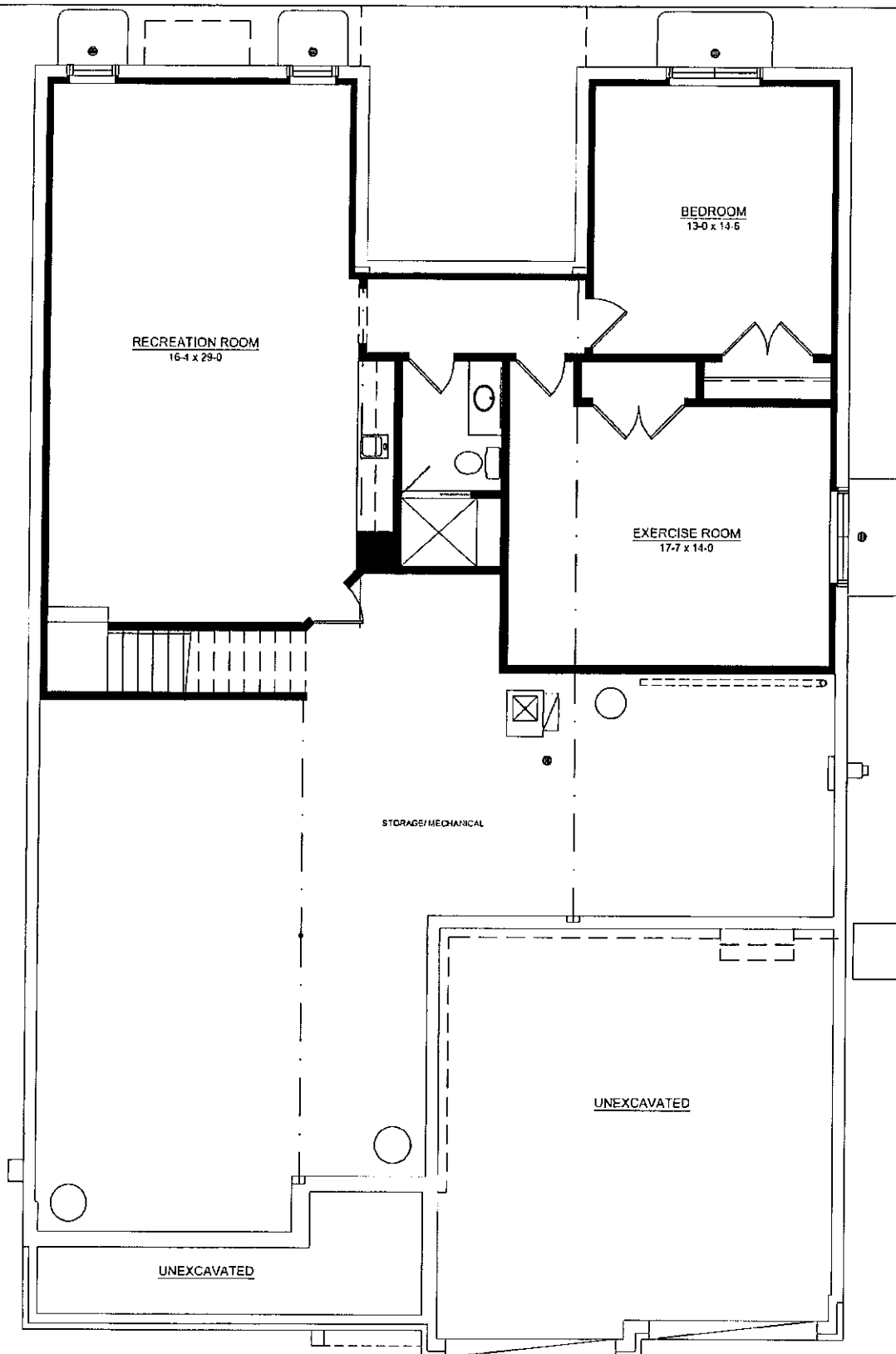


FINISHED BASEMENT PLAN





FIRST FLOOR PLAN



FINISHED BASEMENT PLAN



VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant

Name: SEE ATTACHED ADDENDUM
Address: _____
City/Zip: _____
Phone/Fax: (____) _____ / _____
E-Mail: _____

Owner

Name: SEE ATTACHED ADDENDUM
Address: _____
City/Zip: _____
Phone/Fax: (____) _____ / _____
E-Mail: _____

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

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

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

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

- 1) N/A
- 2) _____
- 3) _____

II. SITE INFORMATION

Address of subject property: SEE ATTACHED ADDENDUM

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

Brief description of proposed project: RESIDENTIAL PD WITH SPECIAL USES & MODIFICATIONS FOR 26 SINGLE FAMILY HOMES. TEXT AMENDMENT TO ALLOW FOR A PD OF LESS THAN 20 ACRES

General description or characteristics of the site: VACANT LAND WITH THREE INSTITUTIONAL BUILDINGS & TWO SINGLE FAMILY HOMES.

Existing zoning and land use: R-2

Surrounding zoning and existing land uses:

North: OAK BROOK R-1 & R-2

South: HINSDALE R-2

East: HINSDALE R-2

West: OAK BROOK R-2

Proposed zoning and land use: R-2 PD

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

☒ Site Plan Approval 11-604

☒ Map and Text Amendments 11-601E

☒ Design Review Permit 11-605E

Amendment Requested:

ALLOW FOR PD OF LESS THAN 20 ACRES

☒ Exterior Appearance 11-606E

☒ Planned Development 11-603E

☒ Special Use Permit 11-602E

Special Use Requested:

☐ Development in the B-2 Central Business District Questionnaire

TABLE OF COMPLIANCE

Address of subject property: SEE ATTACHED TRBLG

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

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

* Must provide actual square footage number and percentage.

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

CERTIFICATION

The Applicant certifies and acknowledges and agrees that:

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

On the 27th day of April, 2021, I/We have read the above certification, understand it, and agree to abide by its conditions.

Signature of applicant or authorized agent

John T. Bunney

Name of applicant or authorized agent

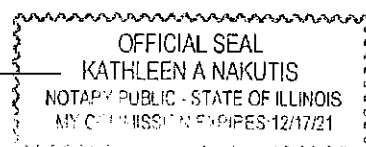
Signature of applicant or authorized agent

Name of applicant or authorized agent

SUBSCRIBED AND SWORN
to before me this 27th day of

April, 2021.

Notary Public



VILLAGE OF HINSDALE

CERTIFICATION OF PROPER NOTICE

REGARDING APPLICATION FOR PUBLIC HEARINGS AND MEETINGS

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

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

By: _____

Name: _____

Address: _____

Subscribed and sworn to before me

This _____ day of _____, _____.

By: _____

Notary Public

**Heather Highlands
Plan Commission Application
Addendum
April 14, 2021**

General Information:

Applicant & Owner:

McNaughton Development
John Barry
118220 Jackson Street, Suite # 101
Burr Ridge, Illinois 60527
Office: 630-325-3400
Email: johnb@mcnaughtondevelopment.com

Owner:

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

Owner:

Mr. Kevin McClear
942 Madison Street
Hinsdale, Illinois 60521
Office: 312-8366833
Email: Kevin.McCclear@theice.com

Engineering, Survey, Wetlands, Environmental & Traffic

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

Land Planning & Landscape Architecture:

Metz & Associates
Randy Metz
826 E Maple Street
Lombard, Illinois 60148
Office: 630-561-3903
Email: metz_landarch@comcast.net

Architect:

Fergon Architects
Brian Fergon
434 N. Dover Avenue
LaGrange Park, Illinois 60526
Office: 708-352-0446
Email: fergonarch@comcast.net

Fiscal Impact Study:

Laube Companies
Michael Laube
200 S Wacker Drive Suite 3100
Chicago, Illinois 60606
Office: 312-674-4537
Email: milaube@laubecompanies.com

Market Study:

Housing Trends
Lance Ramella
210 Cedar Avenue
St. Charles, Illinois 60174
Office: 630-544-7826
Email: qramella@housingtrendsllc.com

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

930 Brook Lane
09-02-205-002
16W070 Birchwood
09-02-205-003

IBLP Properties

4S010 Madison
09-02-205-001
918 Brook Lane
09-02-206-002
920 Brook Lane
09-02-206-003
Brook Place Private Easement
09-02-206-004

McClear Property

942 Madison Street
09-02-206-001

			Heather Highlands	5/10/2021
			Table of Compliance	
		Minimum	Proposed -	Proposed -
		Code Requirement	Single Family Homes	Age Targeted Homes
			Lots # 1- # 11	Lots # 12 - # 26
			Madison Street	Adams Street
Minimum Lot Area (SF)		20,000	20,000	20,000
Minimum Lot Depth		125	125	125
Minimum Lot Width		100	100	59
Building Height - Flat Lot		30	30.33	30
Building Height - Lookout or Walkout Lot		30	40.33	40
Building Elevation - Flat Lot		37	40.15	41.5
Building Elevation - Lookout or Walkout Lot		37	50.15	51.5
Number of Stories		3	3	3
Number of Stories - Lookout or Walkout Lot		3	4	4
Front Yard Setback		35	35	25
Corner Side Yard		35	35	25
Interior Side Yard		10	10	8
Comination Side Yard Setback		30	30	16
Rear Yard Setback		50 Internal Lot/ 25 Corner Lot	50 Internal Lot/ 25 Corner Lot	50 Internal Lot/ 25 Corner Lot
Maximum Floor Area Ratio		.2 Plus 2,000 Square Feet	.2 Plus 2,000 Square Feet -	.2 Plus 2,000 Square Feet -
Maximum Floor Area Ratio - Lookout or Walkout Lot		.2 Plus 2,000 Square Feet	.2 Plus 2,000 Square Feet Plus	.2 Plus 2,000 Square Feet Plus
			2,200 Square foot of Finished	1,500 Square foot of Finished
Maximum Total Building Coverage		25%	Basement	Basement
Maximum Total Lot Coverage		50%	25%	25%
Parking Requirements		N/A	50%	50%
Parking Front Yard Setback		N/A	N/A	N/A
Parking Corner Yard Setback		N/A	N/A	N/A
Parking Interior Yard Setback		N/A	N/A	N/A
Parking Rear Yard Setback		N/A	N/A	N/A
Loading Requirements		N/A	N/A	N/A
Accessory Structure Information			N/A	N/A

	Bulk Regulations & Requested Modifications	
	Heather Highlands	
		5/11/2021
	Eleven Lots Along Madison Street	
	Lots # 1 - # 11	
Requirement per Ordinance	Code Section	Modification Request
Public Road Right-of-Way of 66 Feet	Section 11-1-12A	Private Road Outlot of 50 Feet
Maximum Building Height 30 Feet	Section 3-110 A 1 (a)	Maximum Building Height 30.33 Feet on a Flat Lot & 40.33 Feet on a Lookout or Walkout Lot
Maximum Building Elevation 37 Feet	Section 3-110 B1 (a)	Maximum Building Elevation 40.33 Feet on a Flat Lot & 50.33 Feet on a Lookout or Walkout Lot
Maximum Number of Stories 3	Section 3-110 A1 (b)	Maximum Number of Stories on a Lookout or Walkout Lot - 4
Maximum Floor Area Ratio .2 Plus 2,000 Square Feet	Section 3-110 B 1 (a) & (b)	Allow for up to an Additional 2,200 Square Feet in Lookout or Walkout Finished Basement
	Fifteen Age Restricted Homes	
	Along Adams Street	
	Lots # 12 - # 26	
Requirement per Ordinance	Code Section	Modification Request
Public Road Right-of-Way of 66 Feet	Section 11-1-12A	Private Road Outlot of 42 Feet
Maximum Building Height 30 Feet	Section 3-110 A 1 (a)	Maximum Building Height 40 Feet on a Lookout or Walkout Lot
Maximum Building Elevation 37 Feet	Section 3-110 B1 (a)	Maximum Building Elevation 41.5 Feet on a Flat Lot & 51.5 Feet on a Lookout or Walkout Lot
Maximum Number of Stories 3	Section 3-110 A1 (b)	Maximum Number of Stories on a Lookout or Walkout Lot - 4

	Fifteen Age Restricted Homes -	
	Continued	
	Along Adams Street	
	Lots # 12 - # 26	
Requirement per Ordinance	Code Section	Modification Request
Maximum Floor Area Ratio .2 Plus 2,000 Square Feet	Section 3-110 B 1 (a) & (b)	Allow for up to an Additional 1,500 Square Feet in Lookout or Walkout Finished Basement
Minimum Lot Width 100 Feet	Section 3-110 C 3 (a)	Minimum Lot Width 59 Feet
Minimum Front Yard Setback 35 Feet	Section 3-110 D 1	Minimum Front Yard Setback 25 Feet
Minimum Sideyard Interior Lot & Interior Side of Corner Lot 10 Feet or 6 Feet Plus 10% of Lot Width in Excess of 50 Feet, Whichever is More	Section 3-110 D 2 (a) (ii)	Minimum Sideyard Interior Lot & Interior Side of Corner Lot of 8 Feet
Minimum Total Interior Lot Sideyard 30% of the Lot Width up to and Including 125 Feet plus 35% of Lot Width in Excess of 125 Feet	Section 3-110 D 2 (b) (ii)	Minimum Total Interior Lot Sideyard of 16 Feet
Minimum Rear Yard Interior Lot 50 Feet		Minimum Rear Yard Interior Lot 25 Feet
	Blanket Modification	
	Heather Highlands	
	Lots # 1 - # 26	
Requirement per Ordinance	Code Section	Modification Request
Individual Cash Bonds for Contractors, Site Management & Storm Water per Home	Section 3-8A-2 Section 9-1-7-1-1	Single Performance Bond of the Entire Development
Sidewalks Along Lot Frontage	Section 3-110 I 5 (n)	Sidewalks per Concept Plan Single Side of Private Streets
Public Donated Park Land or Cash-in-Lieu of Land Dedication	Section 11-1-12-G 2,3,4 & 5	Park Dedication as Private Park with Public Access Easement per Concept Plan
Planned Development Landscape Perimeter Equal to the Required Front Yard Setback in the R-2 Zoning District (35 Feet)	Section 11-603 E 2 (f)	Minimum Sideyard Perimeter Setback 14 Feet & Minimum Rear Perimeter Setback of 25 Feet

Heather Highlands											
Side Yard, Front Yard & Rear Yard Calculations											
5/11/2021											
	Width	Corner	Corner	Interior	Interior	Combined	Combined	Min	Min	Min	Min
	at	Side	Side	Side	Side	Min Int.	Min Int.	Front	Front	Rear	Rear
	Blding Line	Setback	Setback	Setback	Setback	Total Sides	Total Sides	Yard	Yard	Yard	Yard
		Required	Provided	*Required	Provided	**Required	Provided	Required	Provided	Required	Provided
Lot # 1 - C	137.1	35	35	14.71	14.71	N/A	N/A	35	35	25	25
Lot # 2 - C	137.7	35	35	14.77	14.77	N/A	N/A	35	35	25	25
Lot # 3	146.5			15.65	15.65	45.03	45.03	35	35	50	50
Lot # 4	146.5			15.65	15.65	45.03	45.03	35	35	50	50
Lot # 5 - C	136.9	35	35	14.69	14.69	N/A	N/A	35	35	25	25
Lot # 6 - C	136.9	35	35	14.69	14.7	N/A	N/A	35	35	25	25
Lot # 7	128.4			13.84	13.84	38.69	38.69	35	35	50	100
Lot # 8	105			11.5	11.5	31.5	31.5	35	35	50	100
Lot # 9	105			11.5	11.5	31.5	31.5	35	35	50	100
Lot # 10	105			11.5	11.5	31.5	31.5	35	35	50	100
Lot # 11	104.3			11.43	11.43	31.29	31.29	35	35	50	100
Lot # 12 - C	88.6	35	35	10	8	N/A	N/A	35	25	33.38	85
Lot # 13	61.1			10	8	20	16	35	25	50	212.3
Lot # 14	61.2			10	8	20	16	35	25	50	218.7
Lot # 15	61.9			10	8	20	16	35	25	50	229.8
Lot # 16	61			10	8	20	16	35	25	50	244.3
Lot # 17	61.2			10	8	20	16	35	25	50	268.7
Lot # 18	61.2			10	8	20	16	35	25	50	224.5
Lot # 19	61.3			10	8	20	16	35	25	50	177.4
Lot # 20	60.4			10	8	20	16	35	25	50	144.7
Lot # 21	59.1			10	8	20	16	35	25	50	25
Lot # 22	136.8			14.68	8	41.63	16	35	25	50	25
Lot # 23	64.9			10	8	20	16	35	25	50	25
Lot # 24	76.9			10	8	20	16	35	25	50	35
Lot # 25 - C	146.9	35	25	15.69	15.69	N/A	N/A	35	25	25	25
Lot # 26 - C	169.1	35	25	17.91	17.91	N/A	N/A	35	35	31.65	25
*INTERIOR SIDE YARD REQUIREMENT FIGURED AS 6 FEET PLUS 10% OVER 50 FEET											
**COMBINED INTERIOR SIDE YARDS FIGURED AS 30% OF THE FIRST 125 FEET IN WIDTH & THEN 35% OF EVERYTHING OVER 125 FEET											
*** Lots # 12 - # 25 LOT WIDTH IS BASED ON THE MEASUREMENT AT THE PROPOSED 25 FOOT FRONT YARD											

[illegible]

Heather Highlands								
Elevation Calculations								
5/11/2021								
	Width	Corner	Corner	Interior	Interior	Max	Elevation	Max
	at	Side	Side	Side	Side	Elevation	Allowance	Elevation Provided
	Blding Line	Setback	Setback	Setback	Setback	**Allowed	for	Including
		Required	Provided	*Required	Provided	No Lookout or Walkout	Lookout or Walkout	Lookout or Walkout
Lot # 1 - C	137.1	35	35	14.71	14.71	40.14	10	50.14
Lot # 2 - C	137.7	35	35	14.77	14.77	40.15	10	50.15
Lot # 3	146.5			15.65	15.65	40.33	10	50.33
Lot # 4	146.5			15.65	15.65	40.33	10	50.33
Lot # 5 - C	136.9	35	35	14.69	14.69	40.14	10	50.14
Lot # 6 - C	136.9	35	35	14.69	14.69	40.14	10	50.14
Lot # 7	128.4			13.84	13.84	39.88	10	49.88
Lot # 8	105			11.5	11.5	38.13	10	48.13
Lot # 9	105			11.5	11.5	38.13	10	48.13
Lot # 10	105			11.5	11.5	38.13	10	48.13
Lot # 11	104.3			11.43	11.43	38.07	10	48.07
Lot # 12 - C	88.6	35	35	10	8	37	10	47.00
Lot # 13	61.1			10	8	37	10	47.00
Lot # 14	61.2			10	8	37	10	47.00
Lot # 15	61.9			10	8	37	10	47.00
Lot # 16	61			10	8	37	10	47.00
Lot # 17	61.2			10	8	37	10	47.00
Lot # 18	61.2			10	8	37	10	47.00
Lot # 19	61.3			10	8	37	10	47.00
Lot # 20	60.4			10	8	37	10	47.00
Lot # 21	59.1			10	8	37	10	47.00
Lot # 22	136.8			14.68	8	38.8	10	48.80
Lot # 23	64.9			10	8	37	10	47.00
Lot # 24	76.9			10	8	41.5	10	51.50
Lot # 25 - C	146.9	35	25	15.69	15.69	30	10	40.00
Lot # 26 - C	169.1	35	25	17.91	17.91	41	10	49.00
*INTERIOR SIDE YARD REQUIRMENT FIGURED AS 6 FEET PLUS 10% OVER 50 FEET								
**SMALLEST SIDE YARD OF LESS THEN 14 FEET THEN MAX ELEVATION 37 FEET + .75 FOOT OVER 10 FEET/ SMALLEST SIDE YARD THEN 30 FEET + 20% BETWEEN SMALLEST PROVIDED SIDE YARD AND 14 FEET								

Heather Highlands of Hinsdale Special Use Standards

Introduction

The Heather Highlands of Hinsdale development require a special use permit as part of an R-2 Planned Development.

R-2 Planned Development & Modifications

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

Special Use Standards

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

The special uses do not alter any of the purposes, goals and objectives and standards of the Comprehensive Plan, any adopted overlay plan or Village Codes. The Planned Development is consistent with the Comprehensive Plan for residential uses on the properties. Petitioners proposes 26 single-family homes sites. The modifications that petitioner proposes at this concept level are attached

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

The Planned Development is planned and designed so that there are no impacts to adjacent properties. The existing homes along Madison Street are bounded by nine 20,000 square foot lots. The age restricted single-family homes along Adams Street are at the far western edge of the village and are not adjacent to any village residents but generally boarded by the open space and a tennis club. Existing homeowners on adjacent properties are not impacted adversely by any of the uses, visually or otherwise, because the uses are self-contained to pods within the development that, with a minor exception, do not abut other existing residential buildings. The requested modifications do not adversely effect, visually or otherwise, adjacent properties.

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

The Planned Development will not negatively affect value of the adjacent property because it will continue to consist of high quality, new construction, single family homes. The development as an entirety will add a much need product on multiple levels within the village, and the high quality, visually aesthetic architecture and luxury finishes will be a benefit to values in the area. The requested modifications do not negatively impact the value of any of the existing residential properties in the area.

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

The Planned Development can be adequately served by government and emergency services. The existing roadway configuration is sufficient for the proposed uses. The existing public utilities and drainage structures are sufficient. The development will improve the utilities by completing complementary interconnections. Overall drainage patterns will be improved with new stormwater management areas. The requested modifications do not negatively impact government or emergency services. This development requires very little service from municipal police, fire or emergency services. The current capacity of the Village and local School Districts are such that the addition of these units will not trigger an additional burden to these services such that it will facilitate the need to bring on any more officers, administrative personnel, and teachers or facilitate the need to expend capital resources (e.g., vehicles, equipment, communication infrastructure, etc.) Therefore, we believe that there will be no negative impacts to the Village or Schools with respect to these services per our fiscal impact analysis.

5. The development will not cause traffic congestion.

The Planned Development will not cause undue congestion. In fact, the age restricted single-family homes, with its age restrictions and limited bedroom counts, will result in reduced traffic trips and counts as compared to as right zoning per our traffic study.

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

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

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

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

Heather Highlands of Hinsdale

April 26, 2021

Standards for Planned Developments

Unified ownership required. The property is currently under the ownership of McNaughton Development, the Institute of Basic Life Principles and Kevin McClear. Upon approval McNaughton Development and Kevin McClear will maintain their individual ownerships. All of the properties shall be subjects to the final declaration of covenants for the Heather Highlands of Hinsdale development.

Minimum area. The development encompasses 19.4 acres (845,186 square feet). The overall development is of sufficient size and shape to be planned and developed as a unified whole capable of meeting the objectives for which planned developments. The development as an entirety will be developed in a uniform matter, provide overall detention facilities, recreational facilities and provide marketable product a unique architecture style.

Declarations & Covenants All covenants, deed restrictions, easements, and similar restrictions to be recorded in connection with the planned development shall provide that they may not be modified, removed, or released without the express consent of the Board of Trustees and that they may be enforced by the Village as well as by future landowners within the proposed development. Covenants and restrictions to be enforceable by village.

Public open space and contributions. The developer proposes to provide for a 32,064 square foot private park and private park improvements per the concept plan. The developer also proposes to provide a private walking trail per the concept plan. The park and the path shall act as common open space. Ownership and maintenance responsibility of the park and path shall be with the Heather Highlands homeowner's association. A public access easement shall be put in place for the park and for the path for the benefit of the use by the public.

Common open space.

Amount, location, and use. The park site as a 32,064 square foot common open space as part of the planned development satisfies the objectives for which this development may be approved pursuant to the Code. The park is accessible via a pedestrian trail on Adams Street and a to be constructed path from Madison Street. The developer proposes to construct the park in substantial compliance with the concept plan. A proposed decorative shelter and different age-appropriate play equipment stations are appropriate for the intended leisure and recreational uses for which such open space is intended.

Preservation. Recorded covenants and a dedication of development rights, shall be provided to prevent the subsequent use of common open space for any use, structure, improvement, or development other than that shown on the approved concept plan. The restrictions will be permanent and not for a given period of years and must run with the land. The covenants and dedications may provide that they may be released, but only with the express written consent of the Board of Trustees.

Ownership and maintenance. The covenants shall include such provisions for the ownership and maintenance of such open space and improvements as are reasonably necessary to ensure their continuity, care, conservation, maintenance, and operation in accordance with predetermined standards and to ensure that remedial measures will be available to the Village if such open space or improvements are permitted to deteriorate or are not maintained in a condition consistent with the best interests of the planned development or the Village.

Property owners' association. When the requirements of the preceding Subparagraph are to be satisfied by the ownership or maintenance of such open space or improvements by a property owners' association, such association shall meet each of the following standards:

(1) The by-laws and rules of the association and all declarations, covenants, and restrictions to be recorded shall be approved as part of the Detailed Plan prior to becoming effective. Each such document shall provide that it shall not be amended in any manner that would result in it being in violation of the requirements of this subparagraph; and

(2) The association must be established and all covenants and restrictions must be recorded prior to the sale of any property within the area of the planned development designated to have the exclusive use of the proposed open space or improvements; and

(3) The homeowner's association will be responsible for casualty and liability insurance, taxes, and the maintenance of the open space and improvements to be deeded to it; and

(4) Membership in the association will be mandatory for each property owner and any successive owner having a right to the use or enjoyment of such open space or improvements; and

(5) Every property owner having a right to the use or enjoyment of such open space or improvements must

pay its pro rata share of the cost of the association by means of an assessment to be levied by the association that meets the requirements for becoming a lien on the property in accordance with statutes of the state of Illinois; and

(6) The association must have the right to adjust the assessment to meet changed needs. The membership vote required to authorize such adjustment shall not be fixed at more than two-thirds ($\frac{2}{3}$) of the members voting on the issue; and

(7) The village must be given the right to enforce the covenants; and

(8) The village must be given the right, after ten (10) days' written notice to the association, to perform any maintenance or repair work that the association has neglected to perform, to assess the membership for such work and to have a lien against the property of any member failing to pay such assessment. For this purpose alone, the village shall have all the rights and powers of the association and its governing body under the agreements and declarations creating the association.

Landscaping and Perimeter Treatment: Any area of a planned development not used for structures or circulation elements shall be landscaped or otherwise improved. The perimeter of the planned development shall be treated so as to ensure compatibility with surrounding uses by means such as: provision of compatible uses and structures, setbacks, screening, or natural or manmade buffers. The developer has requested a modification to the depth of the landscape perimeter as noted in its application

Building and Spacing: No part of any building shall be closer to any part of any other building than ten feet (10'), or three feet (3') if a fire separation wall has been provided satisfactory to the village manager, plus one-half foot ($\frac{1}{2}$ ') for each one foot (1') by which either or both of such buildings exceed twenty-five feet (25') in height.

Private Streets: The developer has proposed private streets are prohibited. If so approved, they shall meet all construction standards applicable to public streets. No such streets shall be approved except upon the condition that they shall be owned and maintained by a property owners' association meeting the requirements set forth in subsection E2(e)(iv) of this section.

Sidewalks: A sidewalk meeting the standards of the Hinsdale subdivision ordinance shall be provided along at least one side of every street in or abutting a planned development; provided, however, that such sidewalk may be constructed in a street right of way or as a specific element of the design of the planned development.

Utilities: All utility lines shall be installed underground.

Additional Standards for Specific Planned Developments: Where the district regulations authorizing any planned development use in a particular district impose standards to be met by such planned development in such district, a special permit for such development shall not be recommended or granted unless the applicant shall establish compliance with such special standards.



COMMUNITY DEVELOPMENT
DEPARTMENT
ZONING CODE TEXT AND MAP
AMENDMENT APPLICATION

Must be accompanied by completed Plan Commission Application

Is this a: Map Amendment ☐ Text Amendment ☒

Address of the subject property Northwest Corner of Ogden Avenue & Adams Street

Description of the proposed request: Reduce the minimum lot area for a planned development
from 20 acres to 15 acres

REVIEW CRITERIA

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

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

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

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

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

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

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

Heather Highlands of Hinsdale Text Amendment Responses

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

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

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

The vast majority of the existing land uses in northwest Hinsdale are residential. To the north of the subject property is Oak Brook which is also residential.

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

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

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

The subject property is currently located within the R-2 zoning district and does meet the twenty acres minimum planned development requirement. Applying the existing R-2 zoning in light of the parcels shape, topographic and environmental features it would adversely impact the economic viability of the property by limiting the marketable land uses.

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

The existing R-2 zoning does not offer an additional public health, safety or welfare advantages that cannot be achieved in a residential planned development.

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

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

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

The amendment would result in high quality new single-family housing built throughout the site, all of which, would be increase the adjacent property valuation. The amendment would not provide for uses that would negatively affect the adjacent properties.

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

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

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

Applying the existing R-2 zoning in light of the parcels shape, topographic and environmental features it would adversely impact the economic viability of the property by limiting the marketable land uses.

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

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

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

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

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

The property includes three institutional buildings and two residential buildings. All of the buildings are functionally obsolete. With the exception of one home all of the buildings have been vacant for years and will need to be demolished.

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

The proposed amendment would allow for age restricted housing uses which are currently underrepresented in the Village's current housing stock. The land uses through their architecture, site features and economics would preserve and enhance the historic character of the Village of Hinsdale.

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

The text amendment should be granted because it will provide for the orderly development of the property. It will complement the trend of development in northwest Hinsdale. The text amendment will provide for product that complements and enhances the values of the surrounding properties. The text amendment will not adversely affect the overall public health, safety or welfare of the community.

Heather Highlands of Hinsdale Special Use Standards

Introduction

The Heather Highlands of Hinsdale development require a special use permit as part of an R-2 Planned Development.

R-2 Planned Development & Modifications

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

Special Use Standards

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

The special uses do not alter any of the purposes, goals and objectives and standards of the Comprehensive Plan, any adopted overlay plan or Village Codes. The Planned Development is consistent with the Comprehensive Plan for residential uses on the properties. Petitioners proposes 26 single-family homes sites. The modifications that petitioner proposes at this concept level are attached

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

The Planned Development is planned and designed so that there are no impacts to adjacent properties. The existing homes along Madison Street are bounded by nine 20,000 square foot lots. The age restricted single-family homes along Adams Street are at the far western edge of the village and are not adjacent to any village residents but generally boarded by the open space and a tennis club. Existing homeowners on adjacent properties are not impacted adversely by any of the uses, visually or otherwise, because the uses are self-contained to pods within the development that, with a minor exception, do not abut other existing residential buildings. The requested modifications do not adversely effect, visually or otherwise, adjacent properties.

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

The Planned Development will not negatively affect value of the adjacent property because it will continue to consist of high quality, new construction, single family homes. The development as an entirety will add a much need product on multiple levels within the village, and the high quality, visually aesthetic architecture and luxury finishes will be a benefit to values in the area. The requested modifications do not negatively impact the value of any of the existing residential properties in the area.

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

The Planned Development can be adequately served by government and emergency services. The existing roadway configuration is sufficient for the proposed uses. The existing public utilities and drainage structures are sufficient. The development will improve the utilities by completing complementary interconnections. Overall drainage patterns will be improved with new stormwater management areas. The requested modifications do not negatively impact government or emergency services. This development requires very little service from municipal police, fire or emergency services. The current capacity of the Village and local School Districts are such that the addition of these units will not trigger an additional burden to these services such that it will facilitate the need to bring on any more officers, administrative personnel, and teachers or facilitate the need to expend capital resources (e.g., vehicles, equipment, communication infrastructure, etc.) Therefore, we believe that there will be no negative impacts to the Village or Schools with respect to these services per our fiscal impact analysis.

5. The development will not cause traffic congestion.

The Planned Development will not cause undue congestion. In fact, the age restricted single-family homes, with its age restrictions and limited bedroom counts, will result in reduced traffic trips and counts as compared to as right zoning per our traffic study.

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

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

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

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

Heather Highlands of Hinsdale

April 26, 2021

Standards for Planned Developments

Unified ownership required. The property is currently under the ownership of McNaughton Development, the Institute of Basic Life Principles and Kevin McClear. Upon approval McNaughton Development and Kevin McClear will maintain their individual ownerships. All of the properties shall be subjects to the final declaration of covenants for the Heather Highlands of Hinsdale development.

Minimum area. The development encompasses 19.4 acres (845,186 square feet). The overall development is of sufficient size and shape to be planned and developed as a unified whole capable of meeting the objectives for which planned developments. The development as an entirety will be developed in a uniform matter, provide overall detention facilities, recreational facilities and provide marketable product a unique architecture style.

Declarations & Covenants All covenants, deed restrictions, easements, and similar restrictions to be recorded in connection with the planned development shall provide that they may not be modified, removed, or released without the express consent of the Board of Trustees and that they maybe enforced by the Village as well as by future landowners within the proposed development. Covenants and restrictions to be enforceable by village.

Public open space and contributions. The developer proposes to provide for a 32,064 square foot private park and private park improvements per the concept plan. The developer also proposes to provide a private walking trail per the concept plan. The park and the path shall act as common open space. Ownership and maintenance responsibility of the park and path shall be with the Heather Highlands homeowner's association. A public access easement shall be put in place for the park and for the path for the benefit of the use by the public.

Common open space.

Amount, location, and use. The park site as a 32,064 square foot common open space as part of the planned development satisfies the objectives for which this development maybe approved pursuant to the Code. The park is accessible via a pedestrian trail on Adams Street and a to be constructed path from Madison Street. The developer proposes to construct the park in substantial compliance with the concept plan. A proposed decorative shelter and different age-appropriate play equipment stations are appropriate for the intended leisure and recreational uses for which such open space is intended.

Preservation. Recorded covenants and a dedication of development rights, shall be provided to prevent the subsequent use of common open space for any use, structure, improvement, or development other than that shown on the approved concept plan. The restrictions will be permanent and not for a given period of years and must run with the land. The covenants and dedications may provide that they may be released, but only with the express written consent of the Board of Trustees.

Ownership and maintenance. The covenants shall include such provisions for the ownership and maintenance of such open space and improvements as are reasonably necessary to ensure their continuity, care, conservation, maintenance, and operation in accordance with predetermined standards and to ensure that remedial measures will be available to the Village if such open space or improvements are permitted to deteriorate or are not maintained in a condition consistent with the best interests of the planned development or the Village.

Property owners' association. When the requirements of the preceding Subparagraph are to be satisfied by the ownership or maintenance of such open space or improvements by a property owners' association, such association shall meet each of the following standards:

(1) The by-laws and rules of the association and all declarations, covenants, and restrictions to be recorded shall be approved as part of the Detailed Plan prior to becoming effective. Each such document shall provide that it shall not be amended in any manner that would result in it being in violation of the requirements of this subparagraph; and

(2) The association must be established and all covenants and restrictions must be recorded prior to the sale of any property within the area of the planned development designated to have the exclusive use of the proposed open space or improvements; and

(3) The homeowner's association will be responsible for casualty and liability insurance, taxes, and the maintenance of the open space and improvements to be deeded to it; and

(4) Membership in the association will be mandatory for each property owner and any successive owner having a right to the use or enjoyment of such open space or improvements; and

(5) Every property owner having a right to the use or enjoyment of such open space or improvements must

pay its pro rata share of the cost of the association by means of an assessment to be levied by the association that meets the requirements for becoming a lien on the property in accordance with statutes of the state of Illinois; and

(6) The association must have the right to adjust the assessment to meet changed needs. The membership vote required to authorize such adjustment shall not be fixed at more than two-thirds ($\frac{2}{3}$) of the members voting on the issue; and

(7) The village must be given the right to enforce the covenants; and

(8) The village must be given the right, after ten (10) days' written notice to the association, to perform any maintenance or repair work that the association has neglected to perform, to assess the membership for such work and to have a lien against the property of any member failing to pay such assessment. For this purpose alone, the village shall have all the rights and powers of the association and its governing body under the agreements and declarations creating the association.

Landscaping and Perimeter Treatment: Any area of a planned development not used for structures or circulation elements shall be landscaped or otherwise improved. The perimeter of the planned development shall be treated so as to ensure compatibility with surrounding uses by means such as: provision of compatible uses and structures, setbacks, screening, or natural or manmade buffers. The developer has requested a modification to the depth of the landscape perimeter as noted in its application

Building and Spacing: No part of any building shall be closer to any part of any other building than ten feet (10'), or three feet (3') if a fire separation wall has been provided satisfactory to the village manager, plus one-half foot ($\frac{1}{2}$ ') for each one foot (1') by which either or both of such buildings exceed twenty-five feet (25') in height.

Private Streets: The developer has proposed private streets are prohibited. If so approved, they shall meet all construction standards applicable to public streets. No such streets shall be approved except upon the condition that they shall be owned and maintained by a property owners' association meeting the requirements set forth in subsection E2(e)(iv) of this section.

Sidewalks: A sidewalk meeting the standards of the Hinsdale subdivision ordinance shall be provided along at least one side of every street in or abutting a planned development; provided, however, that such sidewalk may be constructed in a street right of way or as a specific element of the design of the planned development.

Utilities: All utility lines shall be installed underground.

Additional Standards for Specific Planned Developments: Where the district regulations authorizing any planned development use in a particular district impose standards to be met by such planned development in such district, a special permit for such development shall not be recommended or granted unless the applicant shall establish compliance with such special standards.



COMMUNITY DEVELOPMENT DEPARTMENT
SPECIAL USE PERMIT CRITERIA

Must be accompanied by completed Plan Commission Application

Address of proposed request: See Attached Addendum

Proposed Special Use request: R-2PD

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

REVIEW CRITERIA

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

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

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

See Attached Addendum

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

See Attached Addendum

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

See Attached Addendum

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

See Attached Addendum

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

See Attached Addendum

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

See Attached Addendum

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

See Attached Addendum

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

See Attached Addendum

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

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

See Attached Addendum

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

See Attached Addendum

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

See Attached Addendum

**Heather Highlands
Plan Commission Application
Addendum
April 14, 2021**

General Information:

Applicant & Owner:

McNaughton Development
John Barry
11S220 Jackson Street, Suite # 101
Burr Ridge, Illinois 60527
Office: 630-325-3400
Email: johnb@mcnaughtondevelopment.com

Owner:

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

Owner:

Mr. Kevin McClear
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Hinsdale, Illinois 60521
Office: 312-8366833
Email: Kevin.McCclear@theice.com

Engineering, Survey, Wetlands, Environmental & Traffic

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

Land Planning & Landscape Architecture:

Metz & Associates
Randy Metz
826 E Maple Street
Lombard, Illinois 60148
Office: 630-561-3903
Email: metz_landarch@comcast.net

Architect:

Fergon Architects
Brian Fergon
434 N. Dover Avenue
LaGrange Park, Illinois 60526
Office: 708-352-0446
Email: fergonarch@comcast.net

Fiscal Impact Study:

Laube Companies
Michael Laube
200 S Wacker Drive Suite 3100
Chicago, Illinois 60606
Office: 312-674-4537
Email: milaube@laubecompanies.com

Market Study:

Housing Trends
Lance Ramella
210 Cedar Avenue
St. Charles, Illinois 60174
Office: 630-544-7826
Email: qramella@housingtrendsllc.com

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

930 Brook Lane
09-02-205-002
16W070 Birchwood
09-02-205-003

IBLP Properties

4S010 Madison
09-02-205-001
918 Brook Lane
09-02-206-002
920 Brook Lane
09-02-206-003
Brook Place Private Easement
09-02-206-004

McClear Property

942 Madison Street
09-02-206-001

Heather Highlands of Hinsdale Special Use Standards

Introduction

The Heather Highlands of Hinsdale development require a special use permit as part of an R-2 Planned Development.

R-2 Planned Development & Modifications

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

Special Use Standards

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

The special uses do not alter any of the purposes, goals and objectives and standards of the Comprehensive Plan, any adopted overlay plan or Village Codes. The Planned Development is consistent with the Comprehensive Plan for residential uses on the properties. Petitioners proposes 26 single-family homes sites. The modifications that petitioner proposes at this concept level are attached

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

The Planned Development is planned and designed so that there are no impacts to adjacent properties. The existing homes along Madison Street are bounded by nine 20,000 square foot lots. The age restricted single-family homes along Adams Street are at the far western edge of the village and are not adjacent to any village residents but generally boarded by the open space and a tennis club. Existing homeowners on adjacent properties are not impacted adversely by any of the uses, visually or otherwise, because the uses are self-contained to pods within the development that, with a minor exception, do not abut other existing residential buildings. The requested modifications do not adversely effect, visually or otherwise, adjacent properties.

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

The Planned Development will not negatively affect value of the adjacent property because it will continue to consist of high quality, new construction, single family homes. The development as an entirety will add a much need product on multiple levels within the village, and the high quality, visually aesthetic architecture and luxury finishes will be a benefit to values in the area. The requested modifications do not negatively impact the value of any of the existing residential properties in the area.

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

The Planned Development can be adequately served by government and emergency services. The existing roadway configuration is sufficient for the proposed uses. The existing public utilities and drainage structures are sufficient. The development will improve the utilities by completing complementary interconnections. Overall drainage patterns will be improved with new stormwater management areas. The requested modifications do not negatively impact government or emergency services. This development requires very little service from municipal police, fire or emergency services. The current capacity of the Village and local School Districts are such that the addition of these units will not trigger an additional burden to these services such that it will facilitate the need to bring on any more officers, administrative personnel, and teachers or facilitate the need to expend capital resources (e.g., vehicles, equipment, communication infrastructure, etc.) Therefore, we believe that there will be no negative impacts to the Village or Schools with respect to these services per our fiscal impact analysis.

5. The development will not cause traffic congestion.

The Planned Development will not cause undue congestion. In fact, the age restricted single-family homes, with its age restrictions and limited bedroom counts, will result in reduced traffic trips and counts as compared to as right zoning per our traffic study.

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

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

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

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

Heather Highlands of Hinsdale

April 26, 2021

Standards for Planned Developments

Unified ownership required. The property is currently under the ownership of McNaughton Development, the Institute of Basic Life Principles and Kevin McClear. Upon approval McNaughton Development and Kevin McClear will maintain their individual ownerships. All of the properties shall be subjects to the final declaration of covenants for the Heather Highlands of Hinsdale development.

Minimum area. The development encompasses 19.4 acres (845,186 square feet). The overall development is of sufficient size and shape to be planned and developed as a unified whole capable of meeting the objectives for which planned developments. The development as an entirety will be developed in a uniform matter, provide overall detention facilities, recreational facilities and provide marketable product a unique architecture style.

Declarations & Covenants All covenants, deed restrictions, easements, and similar restrictions to be recorded in connection with the planned development shall provide that they may not be modified, removed, or released without the express consent of the Board of Trustees and that they may be enforced by the Village as well as by future landowners within the proposed development. Covenants and restrictions to be enforceable by village.

Public open space and contributions. The developer proposes to provide for a 32,064 square foot private park and private park improvements per the concept plan. The developer also proposes to provide a private walking trail per the concept plan. The park and the path shall act as common open space. Ownership and maintenance responsibility of the park and path shall be with the Heather Highlands homeowner's association. A public access easement shall be put in place for the park and for the path for the benefit of the use by the public.

Common open space.

Amount, location, and use. The park site as a 32,064 square foot common open space as part of the planned development satisfies the objectives for which this development may be approved pursuant to the Code. The park is accessible via a pedestrian trail on Adams Street and a to be constructed path from Madison Street. The developer proposes to construct the park in substantial compliance with the concept plan. A proposed decorative shelter and different age-appropriate play equipment stations are appropriate for the intended leisure and recreational uses for which such open space is intended.

Preservation. Recorded covenants and a dedication of development rights, shall be provided to prevent the subsequent use of common open space for any use, structure, improvement, or development other than that shown on the approved concept plan. The restrictions will be permanent and not for a given period of years and must run with the land. The covenants and dedications may provide that they may be released, but only with the express written consent of the Board of Trustees.

Ownership and maintenance. The covenants shall include such provisions for the ownership and maintenance of such open space and improvements as are reasonably necessary to ensure their continuity, care, conservation, maintenance, and operation in accordance with predetermined standards and to ensure that remedial measures will be available to the Village if such open space or improvements are permitted to deteriorate or are not maintained in a condition consistent with the best interests of the planned development or the Village.

Property owners' association. When the requirements of the preceding Subparagraph are to be satisfied by the ownership or maintenance of such open space or improvements by a property owners' association, such association shall meet each of the following standards:

(1) The by-laws and rules of the association and all declarations, covenants, and restrictions to be recorded shall be approved as part of the Detailed Plan prior to becoming effective. Each such document shall provide that it shall not be amended in any manner that would result in it being in violation of the requirements of this subparagraph; and

(2) The association must be established and all covenants and restrictions must be recorded prior to the sale of any property within the area of the planned development designated to have the exclusive use of the proposed open space or improvements; and

(3) The homeowner's association will be responsible for casualty and liability insurance, taxes, and the maintenance of the open space and improvements to be deeded to it; and

(4) Membership in the association will be mandatory for each property owner and any successive owner having a right to the use or enjoyment of such open space or improvements; and

(5) Every property owner having a right to the use or enjoyment of such open space or improvements must

pay its pro rata share of the cost of the association by means of an assessment to be levied by the association that meets the requirements for becoming a lien on the property in accordance with statutes of the state of Illinois; and

(6) The association must have the right to adjust the assessment to meet changed needs. The membership vote required to authorize such adjustment shall not be fixed at more than two-thirds ($\frac{2}{3}$) of the members voting on the issue; and

(7) The village must be given the right to enforce the covenants; and

(8) The village must be given the right, after ten (10) days' written notice to the association, to perform any maintenance or repair work that the association has neglected to perform, to assess the membership for such work and to have a lien against the property of any member failing to pay such assessment. For this purpose alone, the village shall have all the rights and powers of the association and its governing body under the agreements and declarations creating the association.

Landscaping and Perimeter Treatment: Any area of a planned development not used for structures or circulation elements shall be landscaped or otherwise improved. The perimeter of the planned development shall be treated so as to ensure compatibility with surrounding uses by means such as: provision of compatible uses and structures, setbacks, screening, or natural or manmade buffers. The developer has requested a modification to the depth of the landscape perimeter as noted in its application

Building and Spacing: No part of any building shall be closer to any part of any other building than ten feet (10'), or three feet (3') if a fire separation wall has been provided satisfactory to the village manager, plus one-half foot ($\frac{1}{2}$ ') for each one foot (1') by which either or both of such buildings exceed twenty-five feet (25') in height.

Private Streets: The developer has proposed private streets are prohibited. If so approved, they shall meet all construction standards applicable to public streets. No such streets shall be approved except upon the condition that they shall be owned and maintained by a property owners' association meeting the requirements set forth in subsection E2(e)(iv) of this section.

Sidewalks: A sidewalk meeting the standards of the Hinsdale subdivision ordinance shall be provided along at least one side of every street in or abutting a planned development; provided, however, that such sidewalk may be constructed in a street right of way or as a specific element of the design of the planned development.

Utilities: All utility lines shall be installed underground.

Additional Standards for Specific Planned Developments: Where the district regulations authorizing any planned development use in a particular district impose standards to be met by such planned development in such district, a special permit for such development shall not be recommended or granted unless the applicant shall establish compliance with such special standards.

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

Must be accompanied by completed Plan Commission Application

Address of proposed request: SEE ATTACHED ADDENDUM

Proposed Planned Development request: R-2PD

REVIEW CRITERIA

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

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

SEE ATTACHED ADDENDUM

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

- a. *Unified ownership required.* MENNAUGHTON Development LLC
+ Mr. Kevin McCann
- b. *Minimum area.* 19.40 ACRES
- c. *Covenants and restrictions to be enforceable by village.* to be ESTABLISHED
- d. *Public open space and contributions.* PRIVATE park with improvements

e. Common open space.

Amount, location, and use. PRIVATE PARK w/ PUBLIC ACCESS IN

THE SIZE OF 36,384 SF ALONG ADAMS STREET. INCLUDES

PRESERVATION. PUBLIC PATH CONNECTING ADAMS + MADISON STREETS

Ownership and maintenance. OWNED + MAINTAINED BY THE

HIGHLAND HILLCREST HOMEOWNERS ASSOCIATION

Property owners' association. TO BE ESTABLISHED

f. Landscaping and perimeter treatment. MAINTAINED BY HOMEOWNER ASSOCIATION

g. Building and spacing. PER ORDINANCE + BULK + MODIFICATION
POLICE REQUEST PER ATTACHED

h. Private streets. ADAMS STREET DEVELOPMENT

i. Sidewalks. PROVIDED PER CONCEPT PLAN

j. Utilities. PUBLIC SEWER + WATER FACILITIES + PRIVATE
STORM SEWER + DETENTION FACILITIES

Additional standards for specific planned developments. _____

SEE ATTACHED ADDENDUM

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

SEE ATTACHED ADDENDUM

**Heather Highlands
Plan Commission Application
Addendum
April 14, 2021**

General Information:

Applicant & Owner:

McNaughton Development
John Barry
118220 Jackson Street, Suite # 101
Burr Ridge, Illinois 60527
Office: 630-325-3400
Email: johnb@mcnaughtondevelopment.com

Owner:

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

Owner:

Mr. Kevin McClear
942 Madison Street
Hinsdale, Illinois 60521
Office: 312-8366833
Email: Kevin.McCclear@theice.com

Engineering, Survey, Wetlands, Environmental & Traffic

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

Land Planning & Landscape Architecture:

Metz & Associates
Randy Metz
826 E Maple Street
Lombard, Illinois 60148
Office: 630-561-3903
Email: metz_landarch@comcast.net

Architect:

Fergon Architects
Brian Fergon
434 N. Dover Avenue
LaGrange Park, Illinois 60526
Office: 708-352-0446
Email: fergonarch@comcast.net

Fiscal Impact Study:

Laube Companies
Michael Laube
200 S Wacker Drive Suite 3100
Chicago, Illinois 60606
Office: 312-674-4537
Email: milaube@laubecompanies.com

Market Study:

Housing Trends
Lance Ramella
210 Cedar Avenue
St. Charles, Illinois 60174
Office: 630-544-7826
Email: lrabella@housingtrendsllc.com

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

930 Brook Lane
09-02-205-002
16W070 Birchwood
09-02-205-003

IBLP Properties

4S010 Madison
09-02-205-001
918 Brook Lane
09-02-206-002
920 Brook Lane
09-02-206-003
Brook Place Private Easement
09-02-206-004

McClear Property

942 Madison Street
09-02-206-001

					5/10/2021
				Heather Highlands	
				Table of Compliance	
			Minimum	Proposed -	Proposed -
			Code Requirement	Single Family Homes	Age Targeted Homes
				Lots # 1- # 11	Lots # 12 - # 26
				Madison Street	Adams Street
Minimum Lot Area (SF)			20,000	20,000	20,000
Minimum Lot Depth			125	125	125
Minimum Lot Width			100	100	59
Building Height - Flat Lot			30	30.33	30
Building Height - Lookout or Walkout Lot			30	40.33	40
Building Elevation - Flat Lot			37	40.15	41.5
Building Elevation - Lookout or Walkout Lot			37	50.15	51.5
Number of Stories			3	3	3
Number of Stories - Lookout or Walkout Lot			3	4	4
Front Yard Setback			35	35	25
Corner Side Yard			35	35	25
Interior Side Yard			10	10	8
Comination Side Yard Setback			30	30	16
Rear Yard Setback			50 Internal Lot/ 25 Corner Lot	50 Internal Lot/ 25 Corner Lot	50 Internal Lot/ 25 Corner Lot
Maximum Floor Area Ratio			.2 Plus 2,000 Square Feet	.2 Plus 2,000 Square Feet -	.2 Plus 2,000 Square Feet -
Maximum Floor Area Ratio - Lookout or Walkout Lot			.2 Plus 2,000 Square Feet	.2 Plus 2,000 Square Feet Plus	.2 Plus 2,000 Square Feet Plus
				2,200 Square foot of Finished	1,500 Square foot of Finished
				Basement	Basement
Maximum Total Building Coverage			25%	25%	25%
Maximum Total Lot Coverage			50%	50%	50%
Parking Requirements			N/A	N/A	N/A
Parking Front Yard Setback			N/A	N/A	N/A
Parking Corner Yard Setback			N/A	N/A	N/A
Parking Interior Yard Setback			N/A	N/A	N/A
Parking Rear Yard Setback			N/A	N/A	N/A
Loading Requirements			N/A	N/A	N/A
Accessory Structure Information					

	Bulk Regulations & Requested Modifications Heather Highlands	
		5/11/2021
	Eleven Lots Along Madison Street Lots # 1 - # 11	
Requirement per Ordinance	Code Section	Modification Request
Public Road Right-of-Way of 66 Feet	Section 11-1-12A	Private Road Outlot of 50 Feet
Maximum Building Height 30 Feet	Section 3-110 A 1 (a)	Maximum Building Height 30.33 Feet on a Flat Lot & 40.33 Feet on a Lookout or Walkout Lot
Maximum Building Elevation 37 Feet	Section 3-110 B1 (a)	Maximum Building Elevation 40.33 Feet on a Flat Lot & 50.33 Feet on a Lookout or Walkout Lot
Maximum Number of Stories 3	Section 3-110 A1 (b)	Maximum Number of Stories on a Lookout or Walkout Lot - 4
Maximum Floor Area Ratio .2 Plus 2,000 Square Feet	Section 3-110 B 1 (a) & (b)	Allow for up to an Additional 2,200 Square Feet in Lookout or Walkout Finished Basement
	Fifteen Age Restricted Homes Along Adams Street Lots # 12 - # 26	
Requirement per Ordinance	Code Section	Modification Request
Public Road Right-of-Way of 66 Feet	Section 11-1-12A	Private Road Outlot of 42 Feet
Maximum Building Height 30 Feet	Section 3-110 A 1 (a)	Maximum Building Height 40 Feet on a Lookout or Walkout Lot
Maximum Building Elevation 37 Feet	Section 3-110 B1 (a)	Maximum Building Elevation 41.5 Feet on a Flat Lot & 51.5 Feet on a Lookout or Walkout Lot
Maximum Number of Stories 3	Section 3-110 A1 (b)	Maximum Number of Stories on a Lookout or Walkout Lot - 4

	Fifteen Age Restricted Homes - Continued	
	Along Adams Street	
	Lots # 12 - # 26	
Requirement per Ordinance	Code Section	Modification Request
Maximum Floor Area Ratio .2 Plus 2,000 Square Feet	Section 3-110 B 1 (a) & (b)	Allow for up to an Additional 1,500 Square Feet in Lookout or Walkout Finished Basement
Minimum Lot Width 100 Feet	Section 3-110 C 3 (a)	Minimum Lot Width 59 Feet
Minimum Front Yard Setback 35 Feet	Section 3-110 D 1	Minimum Front Yard Setback 25 Feet
Minimum Sideyard Interior Lot & Interior Side of Corner Lot 10 Feet or 6 Feet Plus 10% of Lot Width in Excess of 50 Feet, Whichever is More	Section 3-110 D 2 (a) (ii)	Minimum Sideyard Interior Lot & Interior Side of Corner Lot of 8 Feet
Minimum Total Interior Lot Sideyard 30% of the Lot Width up to and Including 125 Feet plus 35% of Lot Width in Excess of 125 Feet	Section 3-110 D 2 (b) (ii)	Minimum Total Interior Lot Sideyard of 16 Feet
Minimum Rear Yard Interior Lot 50 Feet		Minimum Rear Yard Interior Lot 25 Feet
	Blanket Modification	
	Heather Highlands	
	Lots # 1 - # 26	
Requirement per Ordinance	Code Section	Modification Request
Individual Cash Bonds for Contractors, Site Management & Storm Water per Home	Section 3-8A-2 Section 9-1-7-I-1	Single Performance Bond of the Entire Development
Sidewalks Along Lot Frontage	Section 3-110 I 5 (n)	Sidewalks per Concept Plan Single Side of Private Streets
Public Donated Park Land or Cash-in-Lieu of Land Dedication	Section 11-1-12-G 2,3,4 & 5	Park Dedication as Private Park with Public Access Easement per Concept Plan
Planned Development Landscape Perimeter Equal to the Required Front Yard Setback in the R-2 Zoning District (35 Feet)	Section 11-603 E 2 (f)	Minimum Sideyard Perimeter Setback 14 Feet & Minimum Rear Perimeter Setback of 25 Feet

Heather Highlands											
Side Yard, Front Yard & Rear Yard Calculations											
5/11/2021											
	Width	Corner	Corner	Interior	Interior	Combined	Combined	Min	Min	Min	Min
	at	Side	Side	Side	Side	Min Int.	Min Int.	Front	Front	Rear	Rear
	Blding Line	Setback	Setback	Setback	Setback	Total Sides	Total Sides	Yard	Yard	Yard	Yard
		Required	Provided	*Required	Provided	**Required	Provided	Required	Provided	Required	Provided
Lot # 1 - C	137.1	35	35	14.71	14.71	N/A	N/A	35	35	25	25
Lot # 2 - C	137.7	35	35	14.77	14.77	N/A	N/A	35	35	25	25
Lot # 3	146.5			15.65	15.65	45.03	45.03	35	35	50	50
Lot # 4	146.5			15.65	15.65	45.03	45.03	35	35	50	50
Lot # 5 - C	136.9	35	35	14.69	14.69	N/A	N/A	35	35	25	25
Lot # 6 - C	136.9	35	35	14.69	14.7	N/A	N/A	35	35	25	25
Lot # 7	128.4			13.84	13.84	38.69	38.69	35	35	50	100
Lot # 8	105			11.5	11.5	31.5	31.5	35	35	50	100
Lot # 9	105			11.5	11.5	31.5	31.5	35	35	50	100
Lot # 10	105			11.5	11.5	31.5	31.5	35	35	50	100
Lot # 11	104.3			11.43	11.43	31.29	31.29	35	35	50	100
Lot # 12 - C	88.6	35	35	10	8	N/A	N/A	35	25	33.38	85
Lot # 13	61.1			10	8	20	16	35	25	50	212.3
Lot # 14	61.2			10	8	20	16	35	25	50	218.7
Lot # 15	61.9			10	8	20	16	35	25	50	229.8
Lot # 16	61			10	8	20	16	35	25	50	244.3
Lot # 17	61.2			10	8	20	16	35	25	50	268.7
Lot # 18	61.2			10	8	20	16	35	25	50	224.5
Lot # 19	61.3			10	8	20	16	35	25	50	177.4
Lot # 20	60.4			10	8	20	16	35	25	50	144.7
Lot # 21	59.1			10	8	20	16	35	25	50	25
Lot # 22	136.8			14.68	8	41.63	16	35	25	50	25
Lot # 23	64.9			10	8	20	16	35	25	50	25
Lot # 24	76.9			10	8	20	16	35	25	50	35
Lot # 25 - C	146.9	35	25	15.69	15.69	N/A	N/A	35	25	25	25
Lot # 26 - C	169.1	35	25	17.91	17.91	N/A	N/A	35	35	31.65	25

***INTERIOR SIDE YARD REQUIREMENT FIGURED AS 6 FEET PLUS 10% OVER 50 FEET**

****COMBINED INTERIOR SIDE YARDS FIGURED AS 30% OF THE FIRST 125 FEET IN WIDTH & THEN 35% OF EVERYTHING OVER 125 FEET**

***** Lots # 12 - # 25 LOT WIDTH IS BASED ON THE MEASUREMENT AT THE PROPOSED 25 FOOT FRONT YARD**

Heather Highlands									
Height Calculations									
5/11/2021									
	Width	Corner	Corner	Inter.	Inter.		Max	Height	Max
	at	Side	Side	Side	Side	Max	Height Provided	Allowance	Height Provided
	Blding Line	Setback	Setback	Setback	Setback	Height	Not Counting	for	Including
		Required	Provided	*Required	Provided	**Allowed	Lookout or	Lookout or	Lookout or
							Walkout	Walkout	Walkout
Lot # 1 - C	137.1	35	35	14.71	14.71	30.14	30.14	10	40.14
Lot # 2 - C	137.7	35	35	14.77	14.77	30.15	30.15	10	40.15
Lot # 3	146.5			15.65	15.65	30.33	30.33	10	40.33
Lot # 4	146.5			15.65	15.65	30.33	30.33	10	40.33
Lot # 5 - C	136.9	35	35	14.69	14.69	30.14	30.14	10	40.14
Lot # 6 - C	136.9	35	35	14.69	14.69	30.14	30.138	10	40.14
Lot # 7	128.4			13.84	13.84	30	30	10	40.00
Lot # 8	105			11.5	11.5	30	30	10	40.00
Lot # 9	105			11.5	11.5	30	30	10	40.00
Lot # 10	105			11.5	11.5	30	30	10	40.00
Lot # 11	104.3			11.43	11.43	30	30	10	40.00
Lot # 12 - C	88.6	35	35	10	8	30	30	10	40.00
Lot # 13	61.1			10	8	30	30	10	40.00
Lot # 14	61.2			10	8	30	30	10	40.00
Lot # 15	61.9			10	8	30	30	10	40.00
Lot # 16	61			10	8	30	30	10	40.00
Lot # 17	61.2			10	8	30	30	10	40.00
Lot # 18	61.2			10	8	30	30	10	40.00
Lot # 19	61.3			10	8	30	30	10	40.00
Lot # 20	60.4			10	8	30	30	10	40.00
Lot # 21	59.1			10	8	30	30	10	40.00
Lot # 22	136.8			14.68	8	30	30	10	40.00
Lot # 23	64.9			10	8	30	30	10	40.00
Lot # 24	76.9			10	8	30	30	10	40.00
Lot # 25 - C	146.9	35	25	15.69	15.69	30	30	10	40.00
Lot # 26 - C	169.1	35	25	17.91	17.91	30	30	10	40.00
*INTERIOR SIDE YARD REQUIRMENT FIGURED AS 6 FEET PLUS 10% OVER 50 FEET									
**SMALLEST SIDE YARD OF LESS THEN 14 FEET THEN MAX HEIGHT 30 FEET/ SMALLEST SIDE YARD BETWEEN 14 & 24 FEET									
THEN 30 FEET + 20% BETWEEN SMALLEST PROVIDED SIDE YARD AND 14 FEET									

Heather Highlands								
Elevation Calculations								
5/11/2021								
	Width	Corner	Corner	Interior	Interior	Max	Elevation	Max
	at	Side	Side	Side	Side	Elevation	Allowance	Elevation Provided
	Blding Line	Setback	Setback	Setback	Setback	**Allowed	for	Including
		Required	Provided	*Required	Provided	No Lookout	Lookout or	Lookout or
						or Walkout	Walkout	Walkout
Lot # 1 - C	137.1	35	35	14.71	14.71	40.14	10	50.14
Lot # 2 - C	137.7	35	35	14.77	14.77	40.15	10	50.15
Lot # 3	146.5			15.65	15.65	40.33	10	50.33
Lot # 4	146.5			15.65	15.65	40.33	10	50.33
Lot # 5 - C	136.9	35	35	14.69	14.69	40.14	10	50.14
Lot # 6 - C	136.9	35	35	14.69	14.69	40.14	10	50.14
Lot # 7	128.4			13.84	13.84	39.88	10	49.88
Lot # 8	105			11.5	11.5	38.13	10	48.13
Lot # 9	105			11.5	11.5	38.13	10	48.13
Lot # 10	105			11.5	11.5	38.13	10	48.13
Lot # 11	104.3			11.43	11.43	38.07	10	48.07
Lot # 12 -C	88.6	35	35	10	8	37	10	47.00
Lot # 13	61.1			10	8	37	10	47.00
Lot # 14	61.2			10	8	37	10	47.00
Lot # 15	61.9			10	8	37	10	47.00
Lot # 16	61			10	8	37	10	47.00
Lot # 17	61.2			10	8	37	10	47.00
Lot # 18	61.2			10	8	37	10	47.00
Lot # 19	61.3			10	8	37	10	47.00
Lot # 20	60.4			10	8	37	10	47.00
Lot # 21	59.1			10	8	37	10	47.00
Lot # 22	136.8			14.68	8	38.8	10	48.80
Lot # 23	64.9			10	8	37	10	47.00
Lot # 24	76.9			10	8	41.5	10	51.50
Lot # 25 - C	146.9	35	25	15.69	15.69	30	10	40.00
Lot # 26 - C	169.1	35	25	17.91	17.91	41	10	49.00
*INTERIOR SIDE YARD REQUIRMENT FIGURED AS 6 FEET PLUS 10% OVER 50 FEET								
**SMALLEST SIDE YARD OF LESS THEN 14 FEET THEN MAX ELEVATION 37 FEET + .75 FOOT OVER 10 FEET/ SMALLEST SIDE YARD								
THEN 30 FEET + 20% BETWEEN SMALLEST PROVIDED SIDE YARD AND 14 FEET								

Heather Highlands of Hinsdale Special Use Standards

Introduction

The Heather Highlands of Hinsdale development require a special use permit as part of an R-2 Planned Development.

R-2 Planned Development & Modifications

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

Special Use Standards

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

The special uses do not alter any of the purposes, goals and objectives and standards of the Comprehensive Plan, any adopted overlay plan or Village Codes. The Planned Development is consistent with the Comprehensive Plan for residential uses on the properties. Petitioners proposes 26 single-family homes sites. The modifications that petitioner proposes at this concept level are attached

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

The Planned Development is planned and designed so that there are no impacts to adjacent properties. The existing homes along Madison Street are bounded by nine 20,000 square foot lots. The age restricted single-family homes along Adams Street are at the far western edge of the village and are not adjacent to any village residents but generally boarded by the open space and a tennis club. Existing homeowners on adjacent properties are not impacted adversely by any of the uses, visually or otherwise, because the uses are self-contained to pods within the development that, with a minor exception, do not abut other existing residential buildings. The requested modifications do not adversely effect, visually or otherwise, adjacent properties.

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

The Planned Development will not negatively affect value of the adjacent property because it will continue to consist of high quality, new construction, single family homes. The development as an entirety will add a much need product on multiple levels within the village, and the high quality, visually aesthetic architecture and luxury finishes will be a benefit to values in the area. The requested modifications do not negatively impact the value of any of the existing residential properties in the area.

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

The Planned Development can be adequately served by government and emergency services. The existing roadway configuration is sufficient for the proposed uses. The existing public utilities and drainage structures are sufficient. The development will improve the utilities by completing complementary interconnections. Overall drainage patterns will be improved with new stormwater management areas. The requested modifications do not negatively impact government or emergency services. This development requires very little service from municipal police, fire or emergency services. The current capacity of the Village and local School Districts are such that the addition of these units will not trigger an additional burden to these services such that it will facilitate the need to bring on any more officers, administrative personnel, and teachers or facilitate the need to expend capital resources (e.g., vehicles, equipment, communication infrastructure, etc.) Therefore, we believe that there will be no negative impacts to the Village or Schools with respect to these services per our fiscal impact analysis.

5. The development will not cause traffic congestion.

The Planned Development will not cause undue congestion. In fact, the age restricted single-family homes, with its age restrictions and limited bedroom counts, will result in reduced traffic trips and counts as compared to as right zoning per our traffic study.

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

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

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

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

Heather Highlands of Hinsdale

April 26, 2021

Standards for Planned Developments

Unified ownership required. The property is currently under the ownership of McNaughton Development, the Institute of Basic Life Principles and Kevin McClear. Upon approval McNaughton Development and Kevin McClear will maintain their individual ownerships. All of the properties shall be subjects to the final declaration of covenants for the Heather Highlands of Hinsdale development.

Minimum area. The development encompasses 19.4 acres (845,186 square feet). The overall development is of sufficient size and shape to be planned and developed as a unified whole capable of meeting the objectives for which planned developments. The development as an entirety will be developed in a uniform matter, provide overall detention facilities, recreational facilities and provide marketable product a unique architecture style.

Declarations & Covenants All covenants, deed restrictions, easements, and similar restrictions to be recorded in connection with the planned development shall provide that they may not be modified, removed, or released without the express consent of the Board of Trustees and that they may be enforced by the Village as well as by future landowners within the proposed development. Covenants and restrictions to be enforceable by village.

Public open space and contributions. The developer proposes to provide for a 32,064 square foot private park and private park improvements per the concept plan. The developer also proposes to provide a private walking trail per the concept plan. The park and the path shall act as common open space. Ownership and maintenance responsibility of the park and path shall be with the Heather Highlands homeowner's association. A public access easement shall be put in place for the park and for the path for the benefit of the use by the public.

Common open space.

Amount, location, and use. The park site as a 32,064 square foot common open space as part of the planned development satisfies the objectives for which this development may be approved pursuant to the Code. The park is accessible via a pedestrian trail on Adams Street and a to be constructed path from Madison Street. The developer proposes to construct the park in substantial compliance with the concept plan. A proposed decorative shelter and different age-appropriate play equipment stations are appropriate for the intended leisure and recreational uses for which such open space is intended.

Preservation. Recorded covenants and a dedication of development rights, shall be provided to prevent the subsequent use of common open space for any use, structure, improvement, or development other than that shown on the approved concept plan. The restrictions will be permanent and not for a given period of years and must run with the land. The covenants and dedications may provide that they may be released, but only with the express written consent of the Board of Trustees.

Ownership and maintenance. The covenants shall include such provisions for the ownership and maintenance of such open space and improvements as are reasonably necessary to ensure their continuity, care, conservation, maintenance, and operation in accordance with predetermined standards and to ensure that remedial measures will be available to the Village if such open space or improvements are permitted to deteriorate or are not maintained in a condition consistent with the best interests of the planned development or the Village.

Property owners' association. When the requirements of the preceding Subparagraph are to be satisfied by the ownership or maintenance of such open space or improvements by a property owners' association, such association shall meet each of the following standards:

(1) The by-laws and rules of the association and all declarations, covenants, and restrictions to be recorded shall be approved as part of the Detailed Plan prior to becoming effective. Each such document shall provide that it shall not be amended in any manner that would result in it being in violation of the requirements of this subparagraph; and

(2) The association must be established and all covenants and restrictions must be recorded prior to the sale of any property within the area of the planned development designated to have the exclusive use of the proposed open space or improvements; and

(3) The homeowner's association will be responsible for casualty and liability insurance, taxes, and the maintenance of the open space and improvements to be deeded to it; and

(4) Membership in the association will be mandatory for each property owner and any successive owner having a right to the use or enjoyment of such open space or improvements; and

(5) Every property owner having a right to the use or enjoyment of such open space or improvements must

pay its pro rata share of the cost of the association by means of an assessment to be levied by the association that meets the requirements for becoming a lien on the property in accordance with statutes of the state of Illinois; and

(6) The association must have the right to adjust the assessment to meet changed needs. The membership vote required to authorize such adjustment shall not be fixed at more than two-thirds ($\frac{2}{3}$) of the members voting on the issue; and

(7) The village must be given the right to enforce the covenants; and

(8) The village must be given the right, after ten (10) days' written notice to the association, to perform any maintenance or repair work that the association has neglected to perform, to assess the membership for such work and to have a lien against the property of any member failing to pay such assessment. For this purpose alone, the village shall have all the rights and powers of the association and its governing body under the agreements and declarations creating the association.

Landscaping and Perimeter Treatment: Any area of a planned development not used for structures or circulation elements shall be landscaped or otherwise improved. The perimeter of the planned development shall be treated so as to ensure compatibility with surrounding uses by means such as: provision of compatible uses and structures, setbacks, screening, or natural or manmade buffers. The developer has requested a modification to the depth of the landscape perimeter as noted in its application

Building and Spacing: No part of any building shall be closer to any part of any other building than ten feet (10'), or three feet (3') if a fire separation wall has been provided satisfactory to the village manager, plus one-half foot ($\frac{1}{2}$ ') for each one foot (1') by which either or both of such buildings exceed twenty-five feet (25') in height.

Private Streets: The developer has proposed private streets are prohibited. If so approved, they shall meet all construction standards applicable to public streets. No such streets shall be approved except upon the condition that they shall be owned and maintained by a property owners' association meeting the requirements set forth in subsection E2(e)(iv) of this section.

Sidewalks: A sidewalk meeting the standards of the Hinsdale subdivision ordinance shall be provided along at least one side of every street in or abutting a planned development; provided, however, that such sidewalk may be constructed in a street right of way or as a specific element of the design of the planned development.

Utilities: All utility lines shall be installed underground.

Additional Standards for Specific Planned Developments: Where the district regulations authorizing any planned development use in a particular district impose standards to be met by such planned development in such district, a special permit for such development shall not be recommended or granted unless the applicant shall establish compliance with such special standards.



**VILLAGE
OF HINSDALE** FOUNDED IN 1873

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

Address of proposed request: See Attached Addendum

REVIEW CRITERIA

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

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

FEES for Exterior Appearance/Site Plan Review:

Standard Application: \$600.00

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

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

1. *Open spaces.* The quality of the open space between buildings and in setback spaces between street and facades.
Extensive open spaces are provided throughout the development per the concept plan. These include large open areas and building setbacks.
2. *Materials.* The quality of materials and their relationship to those in existing adjacent structures.
Highest quality of exterior and interior building materials as required by buyer's expectations at the price point
3. *General design.* The quality of the design in general and its relationship to the overall character of neighborhood.
The design quality is of the upmost quality and is in character with the overall neighborhood.

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

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

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

The buildings will be visually comparable to immediately adjacent buildings.

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

The building proportions are in line with the overall architecture and character of new construction homes within the village.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

N/A

REVIEW CRITERIA – Site Plan Review

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

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

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

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

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

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

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

The plan preserves and enhances the existing features of the property.

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

The site plan causes no harm to surrounding properties.

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

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

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

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

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

Private amenities with public access will be added including, a park site and path system within common areas and will complement the surrounding areas.

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

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

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

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

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

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

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

The plan provides for both private and public uses

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

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

**Heather Highlands
Plan Commission Application
Addendum
April 14, 2021**

General Information:

Applicant & Owner:

McNaughton Development
John Barry
11S220 Jackson Street, Suite # 101
Burr Ridge, Illinois 60527
Office: 630-325-3400
Email: johnb@mcnaughtondevelopment.com

Owner:

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

Owner:

Mr. Kevin McClear
942 Madison Street
Hinsdale, Illinois 60521
Office: 312-8366833
Email: Kevin.McCclear@theice.com

Engineering, Survey, Wetlands, Environmental & Traffic

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

Land Planning & Landscape Architecture:

Metz & Associates
Randy Metz
826 E Maple Street
Lombard, Illinois 60148
Office: 630-561-3903
Email: metz_landarch@comcast.net

Architect:

Fergon Architects
Brian Fergon
434 N. Dover Avenue
LaGrange Park, Illinois 60526
Office: 708-352-0446
Email: fergonarch@comcast.net

Fiscal Impact Study:

Laube Companies
Michael Laube
200 S Wacker Drive Suite 3100
Chicago, Illinois 60606
Office: 312-674-4537
Email: mulaube@laubecompanies.com

Market Study:

Housing Trends
Lance Ramella
210 Cedar Avenue
St. Charles, Illinois 60174
Office: 630-544-7826
Email: lrabella@housingtrendsllc.com

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

930 Brook Lane
09-02-205-002
16W070 Birchwood
09-02-205-003

IBLP Properties

4S010 Madison
09-02-205-001
918 Brook Lane
09-02-206-002
920 Brook Lane
09-02-206-003
Brook Place Private Easement
09-02-206-004

McClea Property

942 Madison Street
09-02-206-001

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: McNaughton Development, LLC

Owner's name (if different): Institute of Basic Life Principles & Kevin McClear

Property address: 4S010 Madison Street, Hinsdale

Property legal description: [attach to this form]

Present zoning classification: R-2, Single Family Residential

Square footage of property: 845,186 SF/ 19.4 Acres

Lot area per dwelling: 1.33 Units/ Acre

Lot dimensions: Vary x _____

Current use of property: Institutional Buildings & Single Family Residential

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

Approval sought: ☐ Building Permit ☐ Variation
☒ Special Use Permit ☒ Planned Development
☒ Site Plan ☒ Exterior Appearance
☐ Design Review
☒ Other: Text Amendment - Planned Develop Min. Siz

Brief description of request and proposal:

Request for a R-2 PD with special uses & modifications per the attached for 26 single family homes

Plans & Specifications: [submit with this form]

Provided: **Required by Code:**

Yards:

front:

interior side(s)

SEE ATTACHED TRIBES

____/____

____/____

Provided:

Required by Code:

corner side
rear

See Attraction Rules

Setbacks (businesses and offices):

front:

interior side(s)

corner side

rear

others:

Ogden Ave. Center:

York Rd. Center:

Forest Preserve:

Building heights:

principal building(s):

accessory building(s):

Maximum Elevations:

principal building(s):

accessory building(s):

Dwelling unit size(s):

Total building coverage:

Total lot coverage:

Floor area ratio:

Accessory building(s):

Spacing between buildings: [depict on attached plans]

principal building(s):

accessory building(s):

Number of off-street parking spaces required: _____

Number of loading spaces required: _____

Statement of applicant:

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

By:

Applicant's signature

John T. Barry

Applicant's printed name

Dated: 4/27, 2021.

	Bulk Regulations & Requested Modifications Heather Highlands	
		5/11/2021
	Eleven Lots Along Madison Street Lots # 1 - # 11	
Requirement per Ordinance	Code Section	Modification Request
Public Road Right-of-Way of 66 Feet	Section 11-1-12A	Private Road Outlot of 50 Feet
Maximum Building Height 30 Feet	Section 3-110 A 1 (a)	Maximum Building Height 30.33 Feet on a Flat Lot & 40.33 Feet on a Lookout or Walkout Lot
Maximum Building Elevation 37 Feet	Section 3-110 B1 (a)	Maximum Building Elevation 40.33 Feet on a Flat Lot & 50.33 Feet on a Lookout or Walkout Lot
Maximum Number of Stories 3	Section 3-110 A1 (b)	Maximum Number of Stories on a Lookout or Walkout Lot - 4
Maximum Floor Area Ratio .2 Plus 2,000 Square Feet	Section 3-110 B 1 (a) & (b)	Allow for up to an Additional 2,200 Square Feet in Lookout or Walkout Finished Basement
	Fifteen Age Restricted Homes Along Adams Street Lots # 12 - # 26	
Requirement per Ordinance	Code Section	Modification Request
Public Road Right-of-Way of 66 Feet	Section 11-1-12A	Private Road Outlot of 42 Feet
Maximum Building Height 30 Feet	Section 3-110 A 1 (a)	Maximum Building Height 40 Feet on a Lookout or Walkout Lot
Maximum Building Elevation 37 Feet	Section 3-110 B1 (a)	Maximum Building Elevation 41.5 Feet on a Flat Lot & 51.5 Feet on a Lookout or Walkout Lot
Maximum Number of Stories 3	Section 3-110 A1 (b)	Maximum Number of Stories on a Lookout or Walkout Lot - 4

	Fifteen Age Restricted Homes -	
	Continued	
	Along Adams Street	
	Lots # 12 - # 26	
Requirement per Ordinance	Code Section	Modification Request
Maximum Floor Area Ratio .2 Plus 2,000 Square Feet	Section 3-110 B 1 (a) & (b)	Allow for up to an Additional 1,500 Square Feet in Lookout or Walkout Finished Basement
Minimum Lot Width 100 Feet	Section 3-110 C 3 (a)	Minimum Lot Width 59 Feet
Minimum Front Yard Setback 35 Feet	Section 3-110 D 1	Minimum Front Yard Setback 25 Feet
Minimum Sideyard Interior Lot & Interior Side of Corner Lot 10 Feet or 6 Feet Plus 10% of Lot Width in Excess of 50 Feet, Whichever is More	Section 3-110 D 2 (a) (ii)	Minimum Sideyard Interior Lot & Interior Side of Corner Lot of 8 Feet
Minimum Total Interior Lot Sideyard 30% of the Lot Width up to and Including 125 Feet plus 35% of Lot Width in Excess of 125 Feet	Section 3-110 D 2 (b) (ii)	Minimum Total Interior Lot Sideyard of 16 Feet
Minimum Rear Yard Interior Lot 50 Feet		Minimum Rear Yard Interior Lot 25 Feet
	Blanket Modification	
	Heather Highlands	
	Lots # 1 - # 26	
Requirement per Ordinance	Code Section	Modification Request
Individual Cash Bonds for Contractors, Site Management & Storm Water per Home	Section 3-8A-2 Section 9-1-7-I-1	Single Performance Bond of the Entire Development
Sidewalks Along Lot Frontage	Section 3-110 I 5 (n)	Sidewalks per Concept Plan Single Side of Private Streets
Public Donated Park Land or Cash-in-Lieu of Land Dedication	Section 11-1-12-G 2,3,4 & 5	Park Dedication as Private Park with Public Access Easement per Concept Plan
Planned Development Landscape Perimeter Equal to the Required Front Yard Setback in the R-2 Zoning District (35 Feet)	Section 11-603 E 2 (f)	Minimum Sideyard Perimeter Setback 14 Feet & Minimum Rear Perimeter Setback of 25 Feet

Heather Highlands											
Side Yard, Front Yard & Rear Yard Calculations											
5/11/2021											
	Width at	Corner Side	Corner Side	Interior Side	Interior Side	Combined Min Int.	Combined Min Int.	Min Front	Min Front	Min Rear	Min Rear
	Blding Line	Setback	Setback	Setback	Setback	Total Sides	Total Sides	Yard	Yard	Yard	Yard
		Required	Provided	*Required	Provided	**Required	Provided	Required	Provided	Required	Provided
Lot # 1 - C	137.1	35	35	14.71	14.71	N/A	N/A	35	35	25	25
Lot # 2 - C	137.7	35	35	14.77	14.77	N/A	N/A	35	35	25	25
Lot # 3	146.5			15.65	15.65	45.03	45.03	35	35	50	50
Lot # 4	146.5			15.65	15.65	45.03	45.03	35	35	50	50
Lot # 5 - C	136.9	35	35	14.69	14.69	N/A	N/A	35	35	25	25
Lot # 6 - C	136.9	35	35	14.69	14.7	N/A	N/A	35	35	25	25
Lot # 7	128.4			13.84	13.84	38.69	38.69	35	35	50	100
Lot # 8	105			11.5	11.5	31.5	31.5	35	35	50	100
Lot # 9	105			11.5	11.5	31.5	31.5	35	35	50	100
Lot # 10	105			11.5	11.5	31.5	31.5	35	35	50	100
Lot # 11	104.3			11.43	11.43	31.29	31.29	35	35	50	100
Lot # 12 - C	88.6	35	35	10	8	N/A	N/A	35	25	33.38	85
Lot # 13	61.1			10	8	20	16	35	25	50	212.3
Lot # 14	61.2			10	8	20	16	35	25	50	218.7
Lot # 15	61.9			10	8	20	16	35	25	50	229.8
Lot # 16	61			10	8	20	16	35	25	50	244.3
Lot # 17	61.2			10	8	20	16	35	25	50	268.7
Lot # 18	61.2			10	8	20	16	35	25	50	224.5
Lot # 19	61.3			10	8	20	16	35	25	50	177.4
Lot # 20	60.4			10	8	20	16	35	25	50	144.7
Lot # 21	59.1			10	8	20	16	35	25	50	25
Lot # 22	136.8			14.68	8	41.63	16	35	25	50	25
Lot # 23	64.9			10	8	20	16	35	25	50	25
Lot # 24	76.9			10	8	20	16	35	25	50	35
Lot # 25 - C	146.9	35	25	15.69	15.69	N/A	N/A	35	25	25	25
Lot # 26 - C	169.1	35	25	17.91	17.91	N/A	N/A	35	35	31.65	25
*INTERIOR SIDE YARD REQUIREMENT FIGURED AS 6 FEET PLUS 10% OVER 50 FEET											
**COMBINED INTERIOR SIDE YARDS FIGURED AS 30% OF THE FIRST 125 FEET IN WIDTH & THEN 35% OF EVERYTHING OVER 125 FEET											
*** Lots # 12 - # 25 LOT WIDTH IS BASED ON THE MEASUREMENT AT THE PROPOSED 25 FOOT FRONT YARD											

[illegible]

Heather Highlands								
Elevation Calculations								
5/11/2021								
	Width	Corner	Corner	Interior	Interior	Max	Elevation	Max
	at	Side	Side	Side	Side	Elevation	Allowance	Elevation Provided
	Blding Line	Setback	Setback	Setback	Setback	**Allowed	for	Including
		Required	Provided	*Required	Provided	No Lookout	Lookout or	Lookout or
						or Walkout	Walkout	Walkout
Lot # 1 - C	137.1	35	35	14.71	14.71	40.14	10	50.14
Lot # 2 - C	137.7	35	35	14.77	14.77	40.15	10	50.15
Lot # 3	146.5			15.65	15.65	40.33	10	50.33
Lot # 4	146.5			15.65	15.65	40.33	10	50.33
Lot # 5 - C	136.9	35	35	14.69	14.69	40.14	10	50.14
Lot # 6 - C	136.9	35	35	14.69	14.69	40.14	10	50.14
Lot # 7	128.4			13.84	13.84	39.88	10	49.88
Lot # 8	105			11.5	11.5	38.13	10	48.13
Lot # 9	105			11.5	11.5	38.13	10	48.13
Lot # 10	105			11.5	11.5	38.13	10	48.13
Lot # 11	104.3			11.43	11.43	38.07	10	48.07
Lot # 12 -C	88.6	35	35	10	8	37	10	47.00
Lot # 13	61.1			10	8	37	10	47.00
Lot # 14	61.2			10	8	37	10	47.00
Lot # 15	61.9			10	8	37	10	47.00
Lot # 16	61			10	8	37	10	47.00
Lot # 17	61.2			10	8	37	10	47.00
Lot # 18	61.2			10	8	37	10	47.00
Lot # 19	61.3			10	8	37	10	47.00
Lot # 20	60.4			10	8	37	10	47.00
Lot # 21	59.1			10	8	37	10	47.00
Lot # 22	136.8			14.68	8	38.8	10	48.80
Lot # 23	64.9			10	8	37	10	47.00
Lot # 24	76.9			10	8	41.5	10	51.50
Lot # 25 - C	146.9	35	25	15.69	15.69	30	10	40.00
Lot # 26 - C	169.1	35	25	17.91	17.91	41	10	49.00
*INTERIOR SIDE YARD REQUIRMENT FIGURED AS 6 FEET PLUS 10% OVER 50 FEET								
**SMALLEST SIDE YARD OF LESS THEN 14 FEET THEN MAX ELEVATION 37 FEET + .75 FOOT OVER 10 FEET/ SMALLEST SIDE YARD								
THEN 30 FEET + 20% BETWEEN SMALLEST PROVIDED SIDE YARD AND 14 FEET								

Site Plan

HEATHER HIGHLANDS

HINSDALE, ILLINOIS

Original Site Plan -
Presented at the
September 9, 2020
Plan Commission
Meeting



DEVELOPER:
MCNAUGHTON DEVELOPMENT INC.
11 S. 220 S JACKSON ST., STE 101
BURR RIDGE, IL 60527
T: (630) 325-3400
www.mcnaughtondevelopment.com



826 East Maple Street
Lombard, Illinois 60148
PH: 630.561.3953
Email: metz_lombard@comcast.net



CIVIL ENGINEER:
V3 COMPANIES
7325 JANES AVE.
WOODRIDGE, IL 60517
T: (630) 724-9200
www.v3co.com

McNaughton DEVELOPMENT, INC.
YOUR LUXURY HOME BUILDER

Site Plan

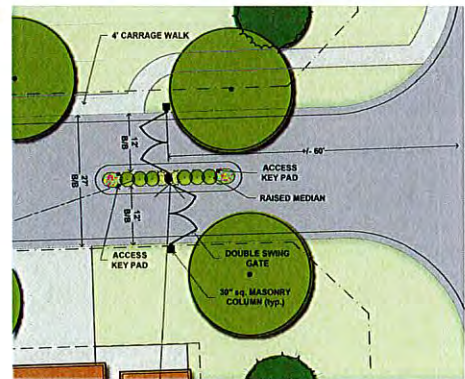
HEATHER HIGHLANDS

HINSDALE, ILLINOIS

SITE PLAN DATA

TOTAL AREA	37.1-Acres
R.O.W. DEDICATION	1.1-Acres
BUILDABLE OR FUTURE DEVELOPMENT LAND	13.4-Acres
DETENTION AREA	2.8-Acres
TOTAL OPEN SPACE	19.8-Acres

SINGLE FAMILY BUILDING SEPARATION	
Front to B.O.C or Walk	20'
Side to Side	15'
Side to Rear	35'
Rear to Rear	50'
Exterior R.O.W.	35' min
Property Line to Side	8' min
Property Line to Rear	25' min



PRIVATE ENTRANCE GATE PLAN
SCALE: 1" = 10'-0"

McNaughton DEVELOPMENT, INC.
YOUR LUXURY HOME BUILDER

SCALE: 1" = 50'-0"
April 22, 2020



CIVIL ENGINEER:
V3 COMPANIES
7325 JAMES AVE
WOODBRIDGE, IL 60517
T: (630) 724-9200
www.v3co.com

NETE & COMPANY
800 East Maple Street
Lombard, Illinois 60148
PH: 630 561 2903
Email: nete_anderson@comcast.net

This plan is conceptual nature and was prepared to illustrate development potential. Plan is subject to modification pending an accurate property survey, site engineering and architecture.

Date 5/12/21

Children's names and ages

Reese Nordby 8 yrs old

Parent's name

Ruth & Bill Nordby

Phone Number

773.220.6812

Best days and times for lessons

June 10th - July 12th, flexible on time

Male or Female Instructor

Children's swimming ability/other comments

Goal: To be able to swim at least one length of the pool in preparation of Stingray Swim Camp starting 7/12
Child's closest to being able to just needs more confidence, should be bit rusty!!

Please return this form to the Hinsdale Pool. You will receive a phone call from an instructor by the end of the following week to schedule lessons. Thank you.

Pool Office Use Only

Family Name: _____

Instructor Name: _____

Date taken: _____

Instructor phone number: _____

Instructor signature _____

Swim lesson coordinator initials: _____



DATE: April 29, 2021

TO: Thomas K. Cauley, Village President
Village Board of Trustees
Kathleen A. Gargano, Village Manager

FROM: John Giannelli, Fire Chief

RE: Executive Summary - Fire Department Activities for February 2021

In summary, the Fire Department activities for February 2021 included responding to a total of **182** emergency incidents. There were **53** fire-related incidents, **87** emergency medical-related incidents, and **42** emergency/service-related incidents.

This month, the average response time from receiving a call to Department crews responding, averaged 1 minute and **13** seconds. Response time from receiving a call to Department crews arriving on the scene was **4** minutes and **42** seconds.

In the month of February, there was **zero** dollar loss due to fires. Members assisted Clarendon Hills and Western Springs on various calls.

In the month of February, Chief Giannelli covered short shifts due to shift staffing shortages. The total hours covered were **48**, thereby saving the Village an estimated **\$2,880** in overtime.

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



Hinsdale Fire Department – Monthly Report
February 2021



Emergency Response

In **February**, the Hinsdale Fire Department responded to a total of **182** requests for assistance, for a total of **355** responses this calendar year. There were **10** simultaneous responses and **zero (0)** train delays this month. The responses are divided into three basic response categories (Fire, Ambulance, and Emergency):

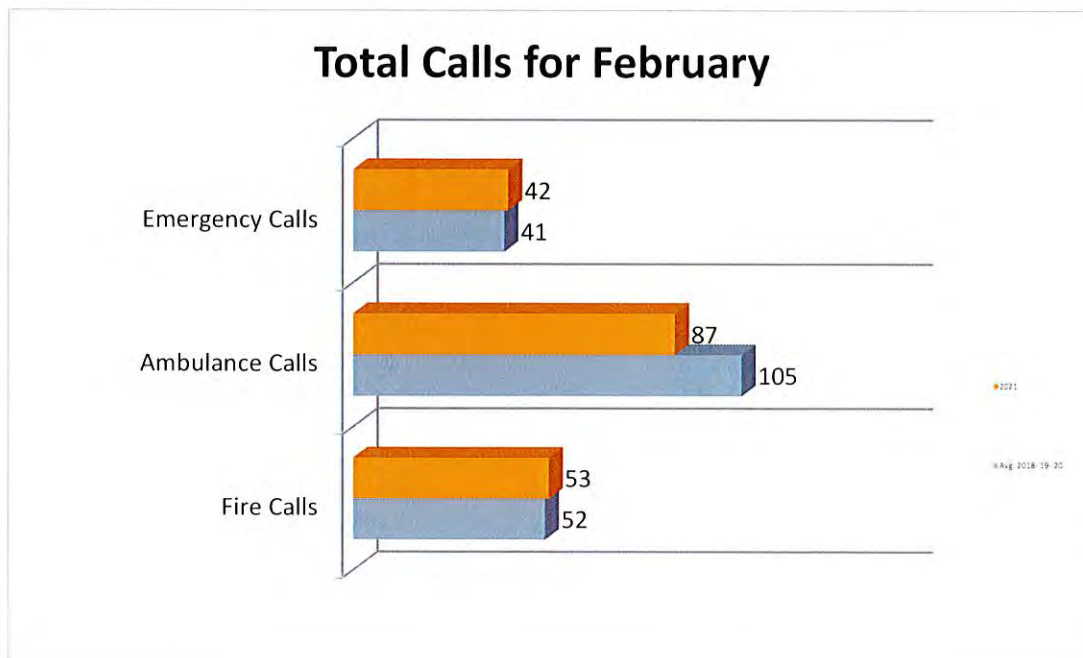
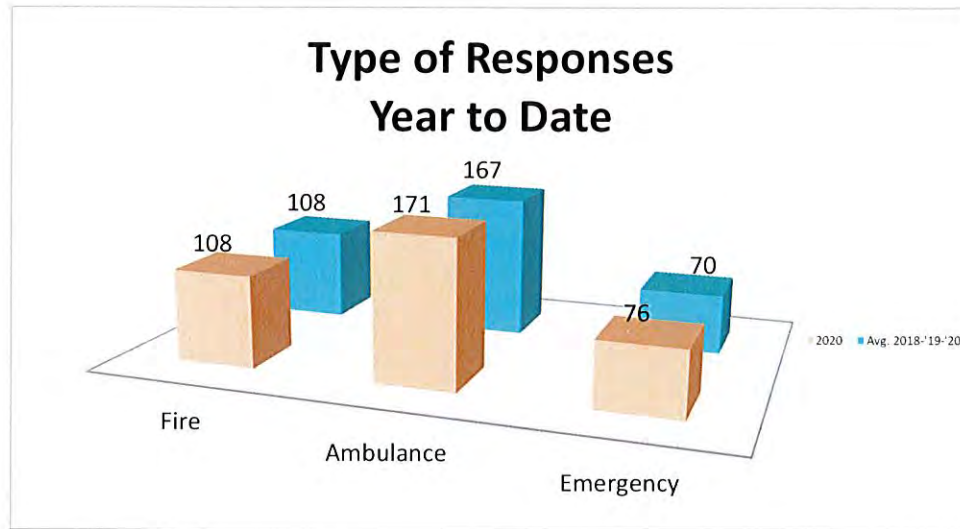
<i>Type of Response</i>	<i>February 2021</i>	<i>% of Total</i>	<i>Three Year Average February 2018-2019-2020</i>
Fire: (Includes incidents that involve fire, either in a structure, in a vehicle or outside of a structure, along with activated fire alarms and/or reports of smoke)	53	29%	52
Ambulance: (Includes ambulance requests, vehicle accidents and patient assists)	87	48%	105
Emergency: (Includes calls for leaks and spills, hazardous material response, power lines down, carbon monoxide alarms, trouble fire alarms, house lock outs, elevator rescues, and other service related calls)	42	23%	41
Simultaneous: (Responses while another call is on-going. Number is included in total)	10	5%	30
Train Delay: (Number is included in total)	0	0%	6
Total:	182	100%	198

Year to Date Totals

Fire: 108	Ambulance: 171	Emergency: 76
2021 YTD Total: 355	2018-19-20 Average:	344

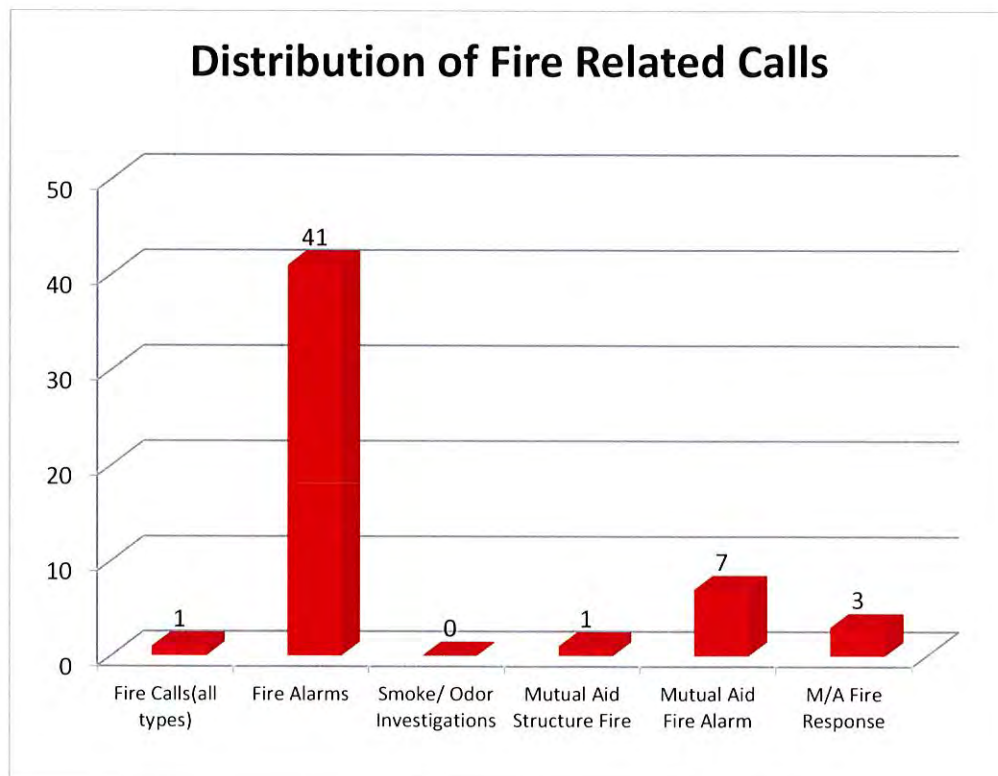
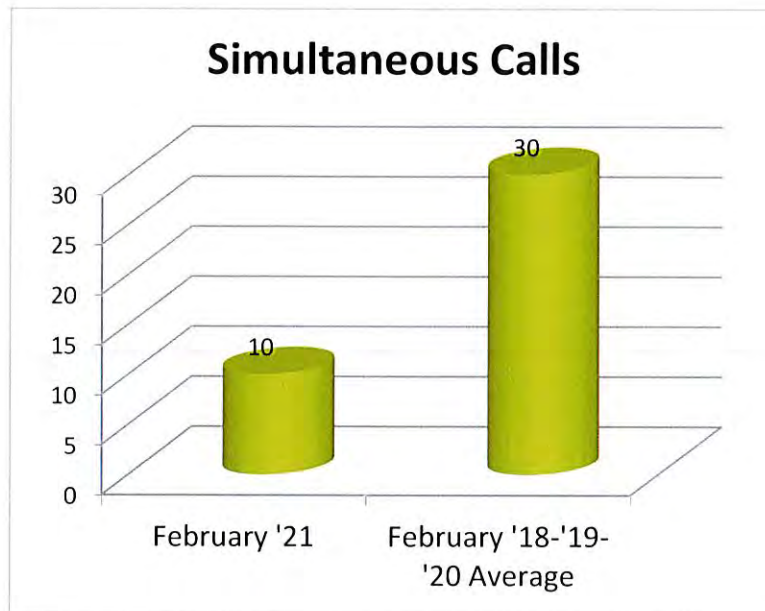


Emergency Response





Emergency Response

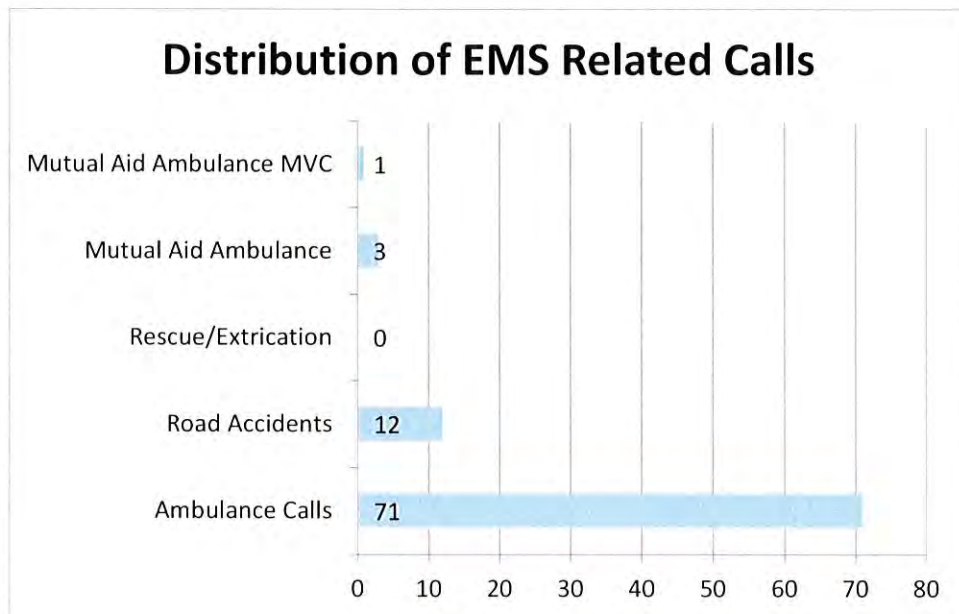
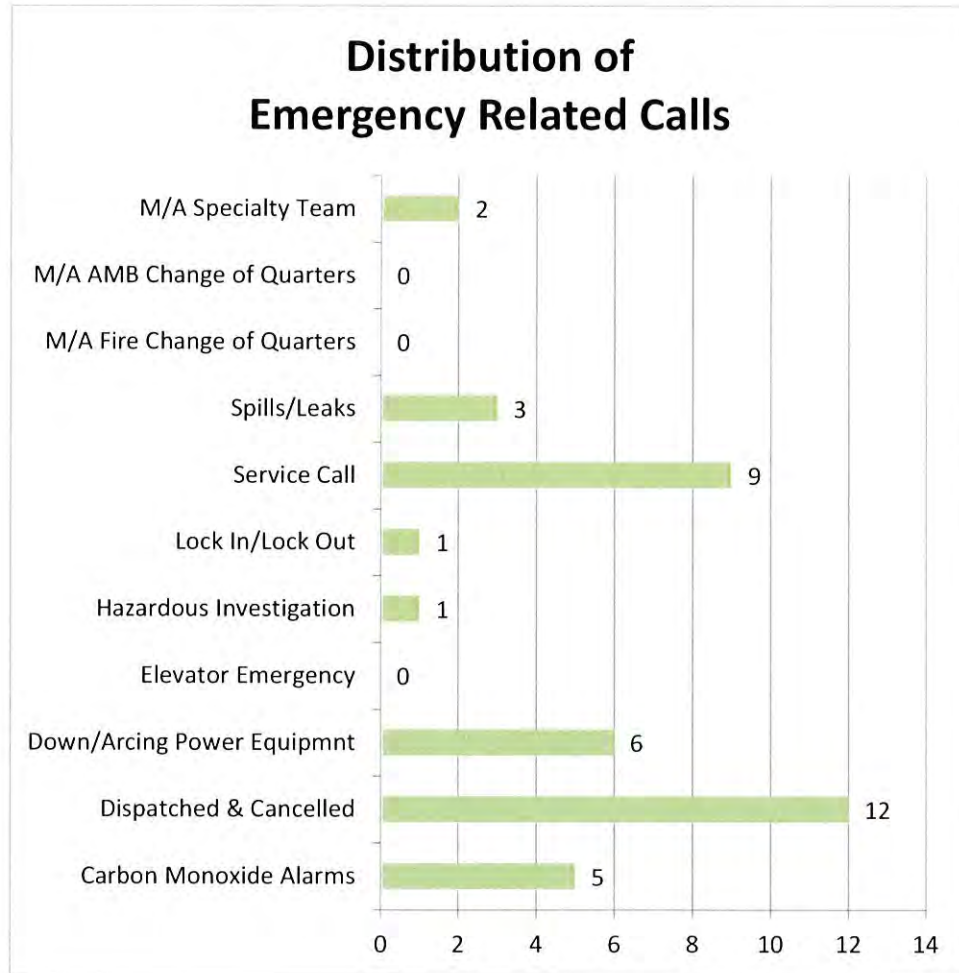




Hinsdale Fire Department – Monthly Report
February 2021



Emergency Response





Hinsdale Fire Department – Monthly Report February 2021



Incidents of Interest

Call #

- #21-0225** – Members and Engine 84 responded to 597 Warren Terrace. On arrival crew members found a resident with a broken pipe and flooding in the home. The water shut off to the area was located and the leak was isolated. The resident retained use of their water service and the leak was stopped.
- #21-0227** – Members and Engine 84, Tower 84, and Medic 84 responded for the fire alarm at 333 Chestnut. On arrival companies found a sprinkler system water flow activation due to frozen backflow preventers. The leak was isolated and water was directed to floor drains by the crew.
- #21-0267** – FF/PM Karban responded to assist Glen Ellyn FD for the DuPage County Arson Task Force callout reference a structure fire.
- #21-0273** – Members and Tower 84, Medic 84 responded to Manor Care for the patient in cardiac arrest. The patient received CPR, an IO, and an airway along with several rounds of medication before crews were forced to terminate resuscitation.
- #21-0299** – Members and Engine 84, Tower 84, and Medic 84 responded for the odor of gas inside at the Hinsdale Racquet Club. Staff members stated that a large piece of ice had fallen off of the north side of the building, breaking a gas pipe feeding the HVAC system. E84 with Capt. Carlson and PFF Swon located the leak and attempted to isolate it. Ultimately it was necessary to shut the gas off at the meter. Nicor arrived on scene along with the Racquet Club HVAC service person and E84 briefed them on the situation. Repairs were made and gas service was restored later on that evening.
- #21-0312** – Members and Medic 84 and Engine 84 responded for a single vehicle accident at 15 E Ayres. Upon arrival they discovered an unconscious person at the wheel. She was treated ALS and transported to Hinsdale Hospital.



Hinsdale Fire Department – Monthly Report February 2021



Training/Events

In addition to the daily training in EMS, Technical Rescue, Hazardous Materials, Firefighting, and vehicle checks, members completed the following specialized training:

Members removed snow from fire hydrants throughout the month.

2-4-2021 - Red shift provided EMS coverage at the HCHS COVID-19 vaccine clinic.

2-6-2021 - Black shift provided EMS coverage at the HCHS COVID-19 vaccine clinic.

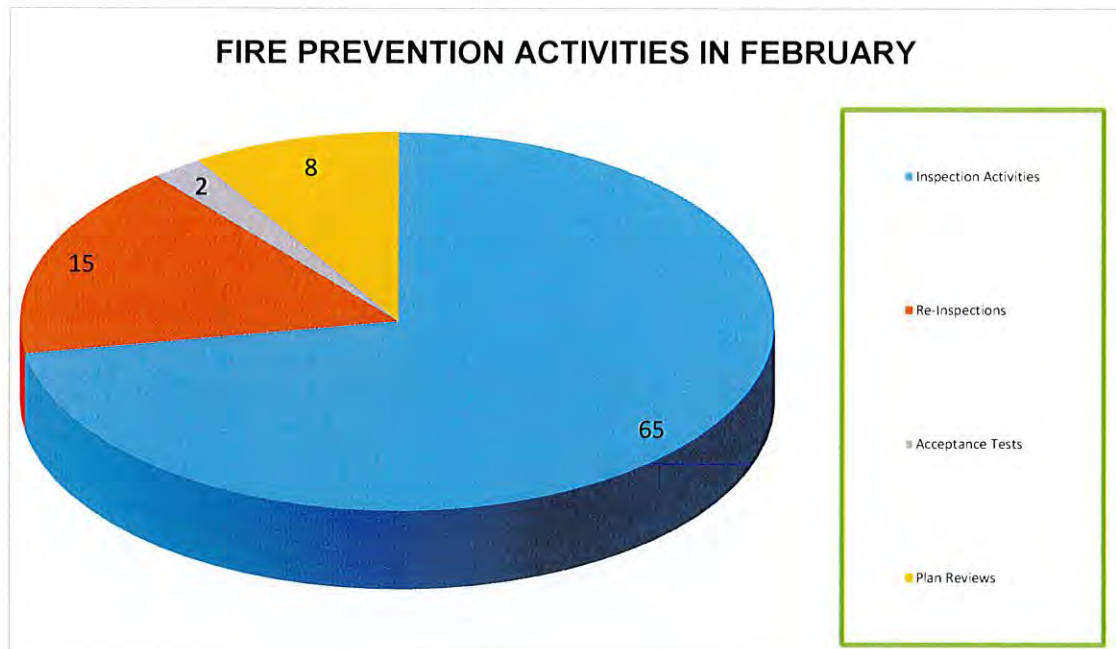
2-20-2021 - Members utilized the acquired structure at 17 Ulm Place.

2-13-2021 - Red shift provided EMS coverage at the HCHS COVID-19 vaccine clinic.



Fire Prevention & Public Education

The fire prevention bureau is responsible for conducting a variety of activities designed to educate the public, to prevent fires and emergencies, and to better prepare the public in the event a fire or medical emergency occurs.



Fire Prevention/Safety Education

- Increase of Special Inspections due to cold weather.
- Bureau worked closely with the Property Management of Hinsdale Apartments to secure a plan to update all alarms to current standards.
- Increase of Fire Alarm Inspections is partially due to weather related problems. Cold, snow, and continued issue of access, due to pandemic, has slowed compliance. The Bureau will continue with providers to meet code requirements.



Hinsdale Fire Department – Monthly Report
February 2021



Inspection Activities

February 2021 had a total of 90 Fire Inspection Activities:

Inspections - 61

- Initial (31)
- Fire Alarm (23)
- Special (5)
- Sprinkler (1)
- Occupancy (1)

Re-inspections - 15

Acceptance Test - 2

- Sprinkler (2)

Plan Reviews - 8

- General (5)
- Sprinkler (3)

Consultation - 3

- Sprinkler (2)
- Fire Alarm (1)

School Safety Drills - 1

There was \$3,450.00 of inspection fees forwarded to the Finance Department for the month of February.

The total inspection fees forwarded to the finance department for the 2021 calendar year total year to date (YTD) is \$7,635.00.



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MEMORANDUM

TO: President Cauley and the Board of Trustees
FROM: Dan Deeter, PE
DATE: May 18, 2021
RE: Engineering April 2021 Monthly Report
Executive Summary

- **2021 Infrastructure Improvement Projects**
 - 2021 Watermain Project Phase 2 – Construction started 03/15/21
 - 2021 Chicago Avenue Resurfacing – IDOT bid opening 06/11/21
 - 2021 Eighth St. Reconstruction – Pre-construction meeting 05/27/21
 - 2021 Maintenance Project –
 - Pavement milling 05/20-21/21
 - Pavement resurfacing 05/27-28/21



MEMORANDUM

TO: President Cauley and the Board of Trustees
FROM: Dan Deeter, PE
DATE: May 18, 2021
RE: Engineering April 2021 Monthly Report

The Engineering Division activities include working with the Building Division to complete site inspections, managing Capital Improvement Projects, responding to drainage complaints, and addressing environmental permit obligations. In total, three Engineering employees performed 70 construction site inspections or drainage complaint inspections in April.

Per Hinsdale's combined sewer overflow (CSO) permit #IL0066818, staff submitted four reports to the Illinois Environmental Protection Agency (IEPA) in April. This equals one monthly Discharge Monitoring Report (DMR) for each of the Village's four Combined Sewer Overflow (CSO).

The following capital improvement projects and engineering studies are underway:

Chicago Avenue Improvements

The Village's engineering consultant, HR Green, prepared separate plans for watermain construction and the IDOT Surface Transportation Program-funded (STP) resurfacing. Since the STP funding requires more IDOT review, the watermain construction was developed as a separate project so that it could be bid and constructed earlier, before the IDOT review was completed and approved.

2021 Watermain (WM) Ph2 – 12" WM on Chicago Ave. from Washington St. to Stough St.

60% completed

- 01/06/21 – 03/02/21 - Construction bid process and approval
- 03/15/21 – Construction begins
- 05/28/21 – Construction complete
- 04/09/21 – The water main from Washington to Vine completed, permitted, and building water services transferred to the new water main.
- 05/05/21 – The water main from Vine to Stough was completed.
- 06/30/21 – Project completion (estimated)

Chicago Avenue Resurfacing Project (STP funds) (IL Rte 83 – Garfield Street)

- 05/07/21 – Construction bid advertising in IDOT service bulletin
- 06/11/21 – Open construction bids
- 07/13/21 – Board of Trustees Second Read
- 08/10/21 – Construction begins (est.)
- 10/31/21 – Construction complete (est.)

Eighth Street Reconstruction – (Garfield Street to County Line Road)

The construction of an asphalt street was awarded J. Nardulli Concrete, Inc. on 05/04/2021. This project is part of the Master Infrastructure Plan.

- 05/04/21 – Board of Trustees approves construction contract
- 05/27/21 – Pre-construction Meeting
- Early June 2021 – Construction Begins (est.)
- 11/14/21 – Construction completed (est.)

2021 Maintenance Project

The 2021 Maintenance project which includes the resurfacing of +/-1.2-miles of Village streets and the resurfacing of the Village parking lot on W. Eighth Street near the Robbins park tennis courts. The contractor, Builders Asphalt Paving, started on 04/12/21.

- 04/12/21 – Construction begins with curb & gutter replacement
- 05/20-21/21 – Pavement Milling
- 05/27-28/21 – Resurfacing
- June 2021 - restoration

Other Engineering Activities

IDOT 47th Street Resurfacing

IDOT began repairs to 47th Street between County Line Road and Wolf Road in mid-September 2020. IDOT completed median repairs on the bridge approaches and applied asphalt patches to numerous joints in the concrete pavement before suspending their work for the winter. IDOT restarted their work on 04/12/21 and is expected to complete the pavement resurfacing in May 2021.

IDOT will maintain at least one lane of traffic in each direction during construction.

Telecommunications Permit Applications

Staff and our telecom consultant continue to review telecommunications permit applications and their potential to impact 5G introduction in Hinsdale. Staff has yet to receive any formal applications for 5G small cell equipment. The following is a summary of the telecommunications permit applications in 2020-2021:

Company	Location	Description	Approval Status	Approval Date
Metronet	Various Streets	Install fiber optic cables to interconnect all District 181 schools.	Approved	3/15/21
Verizon	S. Lincoln Street, 9 th Street, S. Madison St.	Install fiber optic cable	Suspended by applicant	
T-Mobile	Hinsdale Water Tower	Upgrade antenna & other equipment to 5G broadband	Approved	01/04/21
Verizon	W. First Street, Harrison Place	Place 2" HDPE conduit & handholes	Approved	11/02/20
Verizon	S Lincoln, W 9 th , S Grant, & 55 th Street	Place 2" HDPE conduit & handholes	Approved	10/05/20
Verizon	S. Madison St. & 55 th Street	Place 2" HDPE conduit	Approved	07/29/20
Sprint	Hinsdale Hospital	Install fiber optic lines for existing equipment	Approved	02/28/20

All private utility construction permits can be viewed on the Village website under Departments > Public Services & Engineering > Private Utility Construction

ComEd

ComEd is constructing a new supply line from their transformer station at Symonds Drive & N. Park Street to the vicinity of S. Vine Street & Hinsdale Avenue. Their proposed route is west on Symonds and Chicago Avenue and south on Vine Street to terminate south of the BNSF railroad tracks on Hinsdale Avenue. The project is expected to be completed no earlier than May 2021.

State and Federal Funding Opportunities A summary of the Grant Funds awarded or applied for by the Village of Hinsdale is attached.

Change Order Field Record

[illegible]

Subtotal	\$ 2,500.00	\$ 7,000.00	\$ 26,116.36	\$ 10,975.00
Total			10,941.36 Addition	

Contractor Bid	1,721,900.00
Updated Cost	1,732,541.36
Updated Cost(%)	100.6%

Veeck Park Wet Weather Facility
Hinsdale, Illinois

Date	Overflow Ht. Above Weir (feet)	Precipitation (inches of water)	
04/01/21			
04/02/21			
04/03/21			
04/04/21			
04/05/21		0.01	
04/06/21			
04/07/21			
04/08/21		0.46	
04/09/21		0.01	
04/10/21		0.25	
04/11/21		0.03	
04/12/21			
04/13/21			
04/14/21			
04/15/21			
04/16/21			
04/17/21			
04/18/21			
04/19/21		0.04	
04/20/21		0.04	
04/21/21			
04/22/21			
04/23/21			
04/24/21			
04/25/21			
04/26/21			
04/27/21			
04/28/21		0.23	
04/29/21		0.04	
04/30/21			
		April	YTD
Total Precipitation:		1.11	3.4
Departure from Normal:		-2.27	-6.0
% of Normal Rainfall		33%	36%
Notes:			

1. Rain data from USGS station at Salt Creek & 22nd Street, Oak Brook, IL

Village of Hinsdale

Source	Program	Purpose	Funds Available	Amount
Illinois Commerce Commission	Crossing Safety Improvement Program	Oak Street Bridge - 60% Funding	2015 Capital Budget	\$ 4,240,000
Senator Dillard	State Capital Bill	Oak Street Bridge	Effective January 1, 2011	\$ 825,000
West Suburban Mass Transit	Car Sale Proceeds	Oak Street Bridge Eng/Construction	50/50 Reimbursement	\$ 395,000
Illinois Dept of Transportation	Federal Highway Bridge Program	Oak Street Bridge Phase I	July 2010 - 80/20	\$ 680,000
DuPage Mayors & Managers	Federal Stimulus	S. Garfield Reconstruction	Paid Through IDOT	\$ 1,632,000
Senator Dillard & Rep Bellock	Emergency Repair Program	Street resurfacing	Upon Project Completion	\$ 300,000
Representative Bellock	State Capital Bill	N. Washington Reconstruction	Upon issuance of bonds	\$ 340,000
New Local Transportation Projects	State Capital Bill	Road Improvements	20% released October, 2010	\$ 389,540
Lyons Township	Bond Proceeds	KLM Park Pavilion	Upon Project Completion	\$ 150,000
DuPage Mayors & Managers	STP Program	Oak Street Bridge	2015 Capital Budget	\$ 3,830,000
IDNR	OSLAD	Improvements to KLM	Awarded	\$ 150,000
IEPA	ARRA/State Revolving Loan	Garfield Sewer Separation	Loan docs received 7/05/11	\$ 444,160
IEPA	ARRA/State Revolving Loan	Chestnut Sewer Separation	Loan docs received 8/16/11	\$ 3,728,196
West Suburban Mass Transit	Car Sale Proceeds	Highland Parking Lot	2/3 reimbursement	\$ 100,000
IDOT	Federal Highway Bridge Program	Oak Street Bridge Phases II & III	IDOT local agency agreeem't	\$ 5,904,514
Illinois Dept of Transportation	Surface Transportation Program (STP)	Garfield Street (Chicago Ave. - 55th) resurfacing (bid opening: Jan 2022) Additional \$341,820 awarded at 03/25/21 DMMC meeting	70% SPT match 30% local match	\$ 906,720
Illinois Dept of Transportation	Surface Transportation Program (STP)	Chicago Ave (IL Rte 83 - Garfield) resurfacing (bid opening: Jun 2021)	70% SPT match 30% local match	\$ 532,000
Illinois Dept of Natural Resources	OSLAD	Renovation of pool		\$ 400,000
IDOT	Rebuild Illinois Bond Funds	Street construction/reconstruction	Six disbursements of \$184,706.76 over 3 years	\$ 1,108,241
Total				\$ 25,623,754

**Village of Hinsdale
Grant Applications Under Consideration**

Source	Program	Purpose	Status	Amount
IDNR	PARC	Renovation of KLM ledge to improve ADA accessibility - Not selected	75% SPT match 25% local match	\$ 2,500,000
Total				\$ -



10e

MEMORANDUM

DATE: May 12, 2021

TO: President Cauley and Village Board of Trustees
Kathleen Gargano, Village Manager

FROM: Garrett Hummel, Administrative Analyst

RE: Public Services Monthly Report – April 2021

Provided below is the monthly staff report from the Public Services Department. This highlights activities that occurred during the month of April.

- Roadway Division completed 82 service requests in April.
- Roadway Division returned 17 sections of barriers for outdoor seating in the Central Business District.
- In celebration of Arbor Day, 35 trees were planted in various Village green areas.
- Soil Injection Treatments of 260 ash trees were completed in April.
- 138 tree stumps were routed, the mulch removed, and the area restored with top soil and grass seed.
- Water division had 1 water main break in April.

**Village of Hinsdale
Department of Public Services
Roadway Division
Monthly Report – April 2021**

Activity Measures

Standard Tasks	April 2021	Prev Month	YTD 2021
Signs	68	31	122
Posts	22	11	45
Signs Repaired	9	8	24
Cold Mix (tons)	7	5	24
Hot Mix (tons)	0	0	0
Gravel for Alleys (tons)	2	3	8
White Paint (gallons)	0	0	0
Yellow Paint (gallons)	0	0	0
Basin top Cleaning (man-hours)	24	24	132
Alley Grading (man-hours)	32	60	140
Alley Trimming (man-hours)	0	0	0
Concrete (yards)	0	0	0
Snow & Ice Callouts	1	1	27
Road Salt Used (tons)	10	32	1,120
Sand Used (tons)	0	0	0
Salt & Calcium for walks, stairs, etc. (tons)	8	2	44
Leaves Swept Up (yards)	30	20	50
Central Business District Sweeps	2	2	4
Complete Village Sweeps	0	0	0
Parking Lot Sweeps	0	0	0
Street Light Poles Repaired	0	3	4
Request For Services Completed	82	93	297

MEMORANDUM

Sump pump issues	0	0	94
Pool maintenance (Man hours)	0	0	0
Parkway Restorations	12	4	22
Parking meters	0	0	1
Special Events (man hours)	42	12	70
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 7 tons of coldpatch.
- Roadway Division completed 82 service requests in April.
- Public Services spent 24 man hours clearing basin tops during flood control.
- Roadway Division returned 17 sections of barriers for outdoor seating in the Central Business District.
- Public Services completed 12 parkway restorations in April.



MEMORANDUM

**Village of Hinsdale
Department of Public Services
Forestry Division
Monthly Report – April 2021**

Trees pruned by Village Staff:

- Small tree pruning (diameter 10 inches and less) – Small tree pruning has been completed until the fall.
- Completed two (2) resident tree work requests, pruning three (3) trees.

Trees pruned by contractor (diameter 10 inches and above):

- The pruning program has been completed for the season. The area pruned in this cycle was the northwest section of the Village. 38 trees were pruned in April. A total of 385 trees were pruned through the Village's pruning contractor this year.

Trees removed by Village Staff:

- 1 public trees were removed in April.
- 12 public trees removed by staff this calendar year.
- 10 public trees are currently scheduled for removal by staff.

Trees removed by contractor:

- Elm – 0
- Ash - 0
- Other – 7
- 7 public trees were removed by a contractor this calendar year.
- 7 public trees are currently scheduled for removal by contractor.

Ash trees infested by Emerald Ash Borer detected by Village Staff:

- 1 public EAB positive ash trees were detected this month; 3 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).
- 2 ash trees were removed this calendar year (2 Village / 0 Contractor).
- 1562 ash trees have been removed since February 2011 (1279 EAB Positive).

Ash trees that have been treated to manage infestation by Emerald Ash Borer:

- Soil Injection Treatments of 260 ash trees were completed in April.
- Trunk Injection Treatments are scheduled to be completed in June.

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 (2 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:

- 138 tree stumps were routed, the mulch removed, and the area restored with top soil and grass seed.

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.
- 35 trees planted for Arbor Day.

Other:

- Staff reviewed and commented on four (4) tree preservation plans submitted for building permits.
- Staff assisted in Parks Clean up and Arbor Day. A total of 35 trees were planted in Village green areas.
- Staff completed a "Tree Risk" webinar.

Tree Preservation (Public Services)

	April 2021	Previous Mo	YTD 2021
Tree Pruning Contractual	38	227	385
Tree Pruning In-House	3	9	34
Small Tree Pruning In-House	0	484	778
Tree Removal Contractual	7	0	7
Tree Removal In-House	1	2	12
Trees Planted	35	0	35
Elm Trees Treated	0	0	0
Dutch Elm Disease Losses (Private)	0	0	0
Elm Losses (Public)	0	0	0
Ash Trees Treated	260	0	260
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 2
	Contracted 0	Contracted 0	Contracted 0
Tree Preservation Plan Reviews	4	12	34



MEMORANDUM

**Village of Hinsdale
Department of Public Services
Parks Maintenance Division
Monthly Report – April 2021**

Activity Measures

April Totals			
Job Task	Hours	Accomplished	Units
Administration	0	0	Hour
Clean Bathroom	63	12	Each Bathroom
Refuse Removal	38	38	Hour
Fountain Maintenance	0	0	Hour
Litter Removal	71	71	Hour
Weed Removal	20.5	20.5	Hour
Brush Pick Up	0	0	Hour
Athletic Field Striping	56	31	Each Field
Infield Maintenance	60	4	Each Field
Athletic Goal/Net Maintenance	30.5	60	Each Goal
Turf Repair/Sod Installation	17.5	17.5	Hour
Aeration	0	0	Hour
Over seeding	4.5	40	Lbs. of Seed
Turf Evaluation/Soil Testing	0	0	Each
Hardwood Mulch Installation	58	14	Cubic Yard
Leaf Mulching	0	0	Hour
Mowing	0	0	Hour
Land Clearing	7.5	7.5	Hour
Planting Bed Preparation	10.5	6	Hour
Plant Installation/Removal	3.5	33.5	Hour
Flowering Bulb Installation/Removal	0	0	Hour
Tree and Shrub Maintenance	11	11	Hour
Fertilization	0	0	Hour
Watering	1	1	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	13.5	13.5	Hour
Playground Inspection	0	0	Each
Playground Mulch Installation	0	0	Cubic Yards
Holiday Decorating	0	0	Hour
Platform Tennis Repairs	28	1	Each
Special Events	0	0	Hour
Building Maintenance	0	0	Hour
Equipment/Vehicle Maintenance	9	7	Each
Training/Education	0	0	Hour
Skate Park Maintenance	0	0	Hour
Ice Rink Maintenance	0	0	Hour
Miscellaneous	40.5	40.5	Hour



MEMORANDUM

Village of Hinsdale Department of Public Services Parks Maintenance Monthly Highlights – April 2021

Contractual Maintenance

- **Landscape Maintenance and Mowing**
 - Spring clean-up and maintenance is on-going.
- **Rain Garden Maintenance**
 - Spring clean-up and maintenance is on-going.
 - 1 pre-emergent application has been completed.
- **Summer Weekend Parks Bathroom and Garbage Maintenance**
 - The Village's contractor for weekend and holiday garbage disposal for Village parks and the Central Business District has started. Village staff is maintaining parks trash and bathrooms during the week.

General Park Maintenance

- **Landscape Maintenance**
 - Landscape areas in parks and the CBD were inspected and cleaned.
- **Tree Maintenance**
 - Contracted Tree Pruning was completed at KLM and Highland Park. A total of 96 trees were pruned.

Athletics

- 31 athletic fields have been laid out and will be lined weekly through June.
 - 26 Soccer fields
 - 4 Lacrosse fields
 - 1 Field Hockey field
- 3 T-ball fields have been screened on a weekly basis.
- The Veeck softball field has been screened, chalked, and painted twice per week.

Other

- Staff cleaned and pruned the sustainable planting beds in the CBD.
- Staff installed new top dressing mix to the 3 T-Ball fields at Robbins Park.
- Staff removed unused concrete pads from the Nature Playground at KLM.
- Staff over seeded the green space triangle at 3rd and Park.
- Staff completed cleaning green space areas throughout the Village.
- Staff cut back woody perennials in the rain gardens.
- Staff assisted in Parks Clean Up and Arbor Day. A total of 35 trees were planted in Village green areas.
- Staff repaired the KLM Lacrosse fields that were damaged by dogs digging holes in the area.



MEMORANDUM

**Village of Hinsdale
Department of Public Services
Buildings Maintenance Division
Monthly Report – April 2021**

Building Security and Fire Suppression

- Serviced the Village Hall burglar alarm and reset door sensor to small Pullman kitchen in Administration.

HVAC

- Met with Kluber for a pre-construction meeting for the PD/FD boiler replacement project.
- Checked hot water boiler at the KLM 181 building for operation.
- Checked Memorial hall and Village Hall steam boilers daily.
- Removed electric units at Highland Station.
- Checked PD/FR boiler daily. Not leaking was found.
- Checked heating units at Robbins Park building.
- Checked heating units at the Hinsdale Pool sprinkler room and filter room.
- Checked heating furnace at the KLM Annex. Replaced the filter.
- Checked steam boiler chemicals for the Memorial Hall boilers.
- Checked heating system at Burns Field warming house. Replaced filters.
- Checked heat at the old Humane Society building.
- Checked heat at the Hinsdale Youth Center.
- Checked hot water boilers at the Water Plant.
- Checked all thermostats at the KLM Lodge for proper setting.
- Serviced the Village Hall main air handler. Replaced the belt drive on the return air unit.
- Replaced the drive belts and greased all bearings at the memorial Hall and PD/FD Station air handler units.
- Replaced air handler filters on two units at the Water Plant.
- Worked with carpenter to install wood sleeves in the doors at the Brush Hill Station for new HVAC units.
- Cleaned up Memorial Hall boiler room and washed out boiler chemical pump.
- Checked cooling system at the PD/FD station and set up accordingly.
- Ordered and picked up Freon for the Village Hall. Kroeschell Service repaired second state chiller and recharged the unit for cooling.



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General Maintenance

- Had Terry's Plumbing replace the urinal at the Pierce Park building.
- Turned on water and repaired any water issues at all the park buildings.
- Turned on water to the Hinsdale Pool locker room and checked to see if any repairs were necessary.
- Removed heat tapes from sprinkler pipers in the Hinsdale Pool locker room.
- Serviced Pierce Park bathrooms. Removed debris and reinstalled a toilet.
- Installed new US flags at various parks.
- Ordered and stocked janitorial supplies at Veeck Park for all park custodial cleaning.
- Met with Cummins Generator to discuss future service needs.
- Conducted daily COVID-19 cleanings at the PD/FD station and Village Hall.
- Worked with Smith Plastering to repair the ceiling at the Brush Hill Station.
- Worked with Sendra Services to install new heating/cooling units at the Brush Hill Station.
- Checked building fire extinguishers as needed.
- Checked building inspection reports as needed.
- Checked building generators.
- Scheduled the Village's custodial contractor (Bravo Services) to conduct floor waxing at the Memorial Hall building.
- Worked on Public Services overhead door in the auto shop.
- Repaired door closer anchor arm bracket at the Police Station.
- Met with Tor Vac to clean and wash the grease trap at the KLM Lodge.
- Worked on installation a new water cooler at the Fire Station.
- Met various painting contractors at the Brush Hill Station to obtain proposals on interior painting.
- Conducted building inspections as needed.
- Installed new threshold at KLM Lodge.
- Repaired the Thor Guard early warning lightning unit at Robbins Park.
- Worked on KLM Lodge bride's room to install new mirror and wall hooks.
- Patched holes/cracks and painted areas within the KLM bride's room and men's bathroom.
- Worked with International Exterminators to service Downtown Hinsdale Avenue near the news agency. Also installed bait stations at the Water Plant.
- Treated the south end of the Water Plant for wasps and yellow jackets.



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Administration

- Continued COVID-19 cleanings of buildings and trucks.

**Village of Hinsdale
Department of Public Services
Water Division
Monthly Report – April 2021**

Water Activity Measures

Standard Tasks	April 2021	Prev Mo	YTD 2021
Utility Locates (JULIE)	646	580	1,601
B-Box/Service Locates	761	683	1,869
Water Mains Located	121	177	403
Main Break Repairs	1	1	13
B-Box/Service Repairs	0	0	0
Hydrants Replaced/Repaired	14	10	29
Service Connections/Inspections	3	4	13
Valve Installations/Repairs	0	0	0
Valves Exercised	20	11	46
Valves Located	80	81	246
Leak Investigations	5	3	17
Hydrants Flushed	14	12	36
High Bill Investigations	0	0	3
Water Fountains Serviced/Replaced	0	0	0
Disconnect Inspections	4	8	19
Meter Repairs	3	7	25
Meter/Remote Installs	7	7	17
Meters Removed	4	8	16
Meter Readings	19	27	96



MEMORANDUM

Water Main Break Repairs

April 2021	Prev Mo	YTD 2021
1	1	13

April Water Main Break Locations

<u>Date</u>	<u>Address</u>	<u>Pipe Size/Type</u>	<u>Air Temp.</u>	<u>Duration</u>
04/15/21	The Lane & Phillippa	6" Cast Iron	50	5 hrs



MEMORANDUM

**Village of Hinsdale
Department of Public Services
Sewer Division
Monthly Report – April 2021**

Sewer Activity Measures

Standard Tasks	April 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	12	6	30
Sewers Cleaned (feet) In-House	0	200	200
Sewers Cleaned (feet) Contractor	0	0	0
Sewers Televised (feet) Contractor	0	0	0
Sewers Replaced/Repaired (feet)	0	0	0
Sewer Mains Located	30	25	70
Back-up Investigations	2	3	7
Manholes Located	60	50	140
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

April 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	April 2021	Prev Mo
Bacteria Samples	24	24
Field Chlorine	21	21
Field Turbidities	21	21
Lab Chlorine	26	27
Lab Turbidities	26	27
Lab pH	26	27
Lab Fluoride	26	27
Precipitation Readings	0	0
Temperature Readings (air)	26	27
Temperature Readings (water)	30	31
DBP Samples	0	0
Pumps Serviced	10	10
Special Well Samples	0	0
UCMR 4	0	0