



MEETING AGENDA

REGULAR MEETING OF THE VILLAGE BOARD OF TRUSTEES

Tuesday, July 12, 2022

7:00 P.M.

MEMORIAL HALL – MEMORIAL BUILDING
19 East Chicago Avenue, Hinsdale, Illinois
(Tentative & Subject to Change)

1. CALL TO ORDER/ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. APPROVAL OF MINUTES
 - a) Regular meeting of June 14, 2022
4. VILLAGE PRESIDENT'S REPORT
5. PROCLAMATION – PARKS & RECREATION MONTH
6. CITIZENS' PETITIONS* (Pertaining to items appearing on this agenda)
7. FIRST READINGS – INTRODUCTION**

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

Administration & Community Affairs (Chair Posthuma)

- a) Approve an Ordinance Authorizing Transfers of Appropriations within Departments and Agencies of the Village

Environment & Public Services (Chair Byrnes)

- b) Approve an updated Intergovernmental Agreement (IGA) with the Illinois State Toll Authority for fire protection and emergency services

Zoning & Public Safety (Chair Stifflear)

- c) Approve an Ordinance Amending Sections 6-106 ("Special Uses") and 11-603 (Planned Development) of the Hinsdale Zoning Code to Authorize Planned Developments for Lifestyle Housing in the O-1 Specialty Office District; **and**
Approve an Ordinance Approving a Planned Development Concept Plan and Special Use Permits for a Planned Development and Lifestyle Housing – 125 S. Vine Street – Holladay Properties Services Midwest, Inc. and Zion Lutheran Church; **and**

Approve an Ordinance Approving a Major Adjustment to a Planned Development Relative to Removal of Certain Properties from an Existing Planned Development and Waivers Related to Property Remaining in Same – Holladay Properties Services Midwest, Inc. And Zion Lutheran Church**

- d) Approve a Revised Intergovernmental Agreement between the Board of Education of Hinsdale Township High School District No. 86 and the Village of Hinsdale for the Reciprocal Reporting of Criminal Offenses Committed by Students

8. CONSENT AGENDA

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

Administration & Community Affairs (Chair Posthuma)

- a) Approval and payment of the accounts payable for the period of June 9, 2022 through July 6, 2022 in the aggregate amount of \$1,653,015.02 as set forth on the list provided by the Village Treasurer, of which a permanent copy is on file with the Village Clerk***
- b) Approve an Ordinance Amending Title 5 (Police Regulations), Chapter 7 (Dogs, Cats, and Other Animals), Section 7 (Prohibited Areas) of the Village Code of Hinsdale Relative to Hours for Dogs at KLM Park (*First Reading – June 14, 2022*)
- c) Waive competitive bidding and approve and award a contract to Orbis Solutions of Aurora, IL to provide information technology (IT) support services for a first year annual cost not to exceed \$169,876 (*First Reading – June 14, 2022*)

Environment & Public Services (Chair Byrnes)

- d) Award contract to Christopher B. Burke Engineering, LTD (CBBEL) for inspection, design and construction engineering services for the 2022/2023 Standpipe Painting and Maintenance Project in an amount not to exceed total of \$99,902 (*First Reading – June 14, 2022*)
- e) Award a proposal to Janik Custom Millwork to replace three column bases at the Memorial Building for the price of \$43,200 (*First Reading – June 14, 2022*)
- f) Award year three of contract #1672 for street sweeping services to Lake Shore Recycling Systems not to exceed the budgeted amount of \$63,202***

9. SECOND READINGS / NON-CONSENT AGENDA – ADOPTION

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

Environment & Public Services (Chair Byrnes)

- a) Approve outdoor dining application for Corner Bakery subject to final issuance by the Community Development Department, and subject to any conditions to be set forth by the Building Commissioner and Fire Department upon final inspection****

Zoning & Public Safety (Chair Stifflear)

- b) Approve an Ordinance Approving a Floor Area Ratio (FAR) Variation at 307 S. Lincoln Street, Hinsdale, Illinois- Case Number V-02-22** (*First Reading – June 14, 2022*)

10. DISCUSSION ITEMS

- a) Tollway update

11. DEPARTMENT AND STAFF REPORTS

- a) Engineering
- b) Community Development

12. REPORTS FROM ADVISORY BOARDS AND COMMISSIONS

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

14. TRUSTEE COMMENTS

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

16. ADJOURNMENT

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

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

******Routine items appearing on the Consent Agenda may include those items that have previously had a First Reading, the Accounts Payable and previously budgeted items that fall within budgetary limitations, has been competitively bid or is part of a State Contract, and have a total dollar amount of less than \$100,000.***

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

The Village of Hinsdale is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to promptly contact Brad Bloom, ADA Coordinator, at 630-789-7007 or by TDD at 630-789-7022 to allow the Village of Hinsdale to make reasonable accommodations for those persons.

Website <http://villageofhinsdale.org>

**VILLAGE OF HINSDALE
VILLAGE BOARD OF TRUSTEES
MINUTES OF THE MEETING
June 14, 2022**

The regularly scheduled meeting of the Hinsdale Village Board of Trustees was called to order by Village President Tom Cauley in Memorial Hall of the Memorial Building on Tuesday, June 14, 2022 at 7:01 p.m., roll call was taken.

Present: President Tom Cauley, Trustees Matthew Posthuma, Laurel Haarlow, Luke Stifflear, Michelle Fisher, and Scott Banke (*present electronically*)

Absent: Trustee Neale Byrnes

Also Present: Village Manager Kathleen A. Gargano, Assistant Village Manager/Director of Public Safety Brad Bloom, Assistant to the Village Manager Trevor Bosack, Police Chief Brian King, Fire Chief John Giannelli, Director of Community Development Robb McGinnis, Village Planner Bethany Salmon, Village Engineer Dan Deeter, Director of Public Services George Peluso, Superintendent of Parks & Recreation Heather Bereckis, HR Director Tracy McLaughlin, and Village Clerk Christine Bruton

Present electronically: Acting Finance Director Alison Brothen

PLEDGE OF ALLEGIANCE

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

APPROVAL OF MINUTES

a) Regular Meeting of May 17, 2022

Trustee Posthuma moved to **approve the minutes of the regular meeting of May 17, 2022, as presented.** Trustee Fisher seconded the motion.

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

NAYS: None

ABSTAIN: None

ABSENT: Trustee Byrnes

Motion carried.

VILLAGE PRESIDENT'S REPORT

President Cauley reported the first phase of the Garfield reconstruction project is coming to completion. The next phase is from First Street to Fourth Street, access to the Village parking deck will be on Washington, the Garfield entrances will be closed. It is anticipated this phase will be completed before school resumes in August.

The July Fourth Parade will kick off from First Street and Park Avenue at 10:00 a.m. on Monday, July 4. Returning this year is the festival in Burlington Park.

The primary election is June 28 in Illinois, and Village Hall is serving as a DuPage County early voting location through Saturday, June 25. Cook County residents can vote in any Cook County early voting location. He encouraged residents to visit the Village website for free summer activities hosted by the Parks & Recreation Department.

EMPLOYEE RECOGNITION

Village Engineer Dan Deeter is retiring the end of June. He has served as the Village Engineer for almost 14 years. During his tenure he assisted in developing the Village's Master Infrastructure Plan, and has managed or assisted on over 45 major engineering projects including the Oak Street Bridge reconstruction, Woodland Street and drainage improvements, Graue Mill Condominium flood control project, the Village parking deck, and many others. He has been instrumental in securing millions of dollars in federal, State, and county grant funding for various Village projects. He is responsive to resident questions regarding infrastructure and drainage issues, showing a genuine concern for their problems. On behalf of the Board, President Cauley thanked Dan for his service and his significant contributions to the Village, and wished him the best in his retirement.

APPOINTMENTS TO BOARDS AND COMMISSIONS

President Cauley thanked the people who agree to serve another term, it is much appreciated. He added the Village Board could not do their work without them.

President Cauley introduced the following individuals for re-appointment as noted:

Historic Preservation Commission

Mr. John Bohnen re-appointed to a 3-year term as Chair through April 30, 2025

Mr. Jim Prisby re-appointed to a 3-year term through April 30, 2025

Mr. Bill Haarlow re-appointed to a 3-year term through April 30, 2025

Economic Development Commission

Ms. Jill Sunderson re-appointed to 3-year term as Chair through April 30, 2025

Ms. Carrie Thangamani re-appointed to a 3-year term through April 30, 2025

Plan Commission

Ms. Julie Crnovich re-appointed to 3-year term through April 30, 2025

Mr. Jim Krillenberger re-appointed to a 3-year term through April 30, 2025

Firefighter's Pension Board

Mr. Peter Boomer re-appointed to 3-year term through April 30, 2025

Mr. Chris Elder re-appointed to a 3-year term through April 30, 2025

Parks & Recreation Commission

Mr. Chris Boruff re-appointed to 3-year term through April 30, 2025

Trustee Stifflear moved to **approve the appointments to Boards and Commissions, as recommended by the Village President.** Trustee Haarlow seconded the motion.

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

NAYS: None

ABSTAIN: None

ABSENT: Trustee Byrnes

Motion carried

CITIZENS' PETITIONS

None.

FIRST READINGS – INTRODUCTION

Administration & Community Affairs (Chair Posthuma)

- a) **Approve an Ordinance Amending Title 5 (Police Regulations), Chapter 7 (Dogs, Cats, and Other Animals), Section 7 (Prohibited Areas) of the Village Code of Hinsdale Relative to Hours for Dogs at KLM Park**

Trustee Posthuma introduced the item to amend the hours dogs are allowed at KLM. He noted there had been discussion last year for a separate dog park area on the grounds of KLM, but there was resident objection. However, the discussion at that time indicated other issues with barking dogs. The recommendation was to permit more dog hours during daylight hours. The Police Department has endorsed the changes that include different hours for summer and winter. Summer hours are April through October, winter hours are November through March. He noted the Parks and Recreation Commission unanimously recommend approval to the Village Board.

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

- b) **Waive competitive bidding and approve and award a contract to Orbis Solutions of Aurora, IL to provide information technology (IT) support services for a first year annual cost not to exceed \$169,876**

Trustee Posthuma introduced the item to waive competitive bidding and approve a 3-year contract with Orbis Solutions. They are the Village's current provider, but the contract expires in September 2022. Staff has been pleased with the service provided.

President Cauley added this is the IT Department, and we rely heavily on them, including for the special types of services in the Police and Fire Departments.

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

Environment & Public Services (Chair Byrnes)

- c) **Award contract to Christopher B. Burke Engineering, LTD (CBBEL) for inspection, design and construction engineering services for the 2022/2023 Standpipe Painting and Maintenance Project in an amount not to exceed total of \$99,902**

Director of Public Services George Peluso introduced the item. Staff is recommending preparing for scheduled standpipe maintenance by having the standpipe inspected in 2022.

This will help to provide accurate costs, and the development of bidding documents including design plans and specifications. A formal RFP was sent in April 2022, and one proposal came back from CBEL. The cost of these services span three fiscal years. He explained that CBEL also has experience with coordinating the removal and reinstallation of cellular equipment such as is installed on the standpipe. This is slightly over budget, but staff hopes to equalize the cost over the 3 year life of the contract. Also, with respect to painting the inside of the standpipe, water management is critical in this project. The useful life of the painting is about 20 years.

President Cauley noted that the Village negotiated with the Tollway Authority, and because water pressure is important to them, they will reimburse the Village in part for this project. The Board agreed to move this item to the Consent agenda of their next meeting.

d) Award a proposal to Janik Custom Millwork to replace three column bases at the Memorial Building for the price of \$43,200

Mr. Peluso introduced the item that is a scheduled capital improvement to repair the deteriorating columns on the south side of the Memorial Building. One of the four columns was repaired in 2017. Of the three proposals they received, this was the lowest bid to replace, paint and do repairs on the column shafts. Janik has done good work for us before. Mr. Peluso added they are seeing a higher cost trend, and recommends completing this project this year. Additionally, the 150 Year Anniversary is ahead, and these repairs should be completed before that event.

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

Zoning & Public Safety (Chair Stifflear)

e) Approve an Ordinance Approving a Floor Area Ratio Variation at 307 S. Lincoln Street, Hinsdale, Illinois- Case Number V-02-22

Trustee Stifflear introduced a floor area ratio (FAR) variance for 307 S. Lincoln necessary to add a second story bedroom to the historic home. The request was for an additional 354" square feet of FAR.

The Zoning Board of Appeals held a public hearing on this matter, and addressed the issue of hardship. He noted the neighbors were all in favor, and ZBA voted unanimously to recommend approval by the Village Board.

Trustee Stifflear pointed out that this variance request meets the historic preservation standards of Article 14 that the Board just moved to the Plan Commission for feedback.

Mr. Scott Day, attorney for the homeowner, addressed the Board. He illustrated the one-story section of the home that connects the garage to the home. The fourth bedroom would be an addition above this connecting area. They have three children and would like the entire family sleeping on the same floor. The expansion will be consistent with the historic look of the house, and avoid the need for a partial demolition. This is a special home, but it is difficult to deal with floor plans from the 1890's and still accommodate today's lifestyles.

Trustee Stifflear noted there are standards for the approval of variations, and the ZBA concluded all standards had been met.

The Board agreed to move this item 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 May 12, 2022 through June 8, 2022 in the aggregate amount of \$2,006,133.80 as set forth on the list provided by the Village Treasurer, of which a permanent copy is on file with the Village Clerk.** Trustee Posthuma seconded the motion.

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

NAYS: None

ABSTAIN: None

ABSENT: Trustee Byrnes

Motion carried.

SECOND READINGS / NON-CONSENT AGENDA – ADOPTION

Administration & Community Affairs (Chair Posthuma)

- a) **Approve a resolution approving a collective bargaining agreement (CBA) between the Village of Hinsdale and the Illinois Fraternal Order of Police Labor Council (FOP); and approve corresponding amendments to the Personnel Manual**

Trustee Posthuma introduced the item to approve an agreement that covers all police officers below the rank of sergeant. The current contract expired April 2022. Staff met with union representatives four times; the Village Board met in closed session in March and May to discuss. The agreement was ratified by the union in May. This is a three year agreement, retroactive to May 2022. It sets salaries and includes other changes, such as an additional eight hour floating holiday, a new procedure to fill vacancies, and updated insurance language. This will be passed on to non-union employees.

President Cauley thanked staff for their hard work, and believes this is good agreement.

Trustee Posthuma moved to **Approve a resolution approving a collective bargaining agreement (CBA) between the Village of Hinsdale and the Illinois Fraternal Order of Police Labor Council (FOP); and approve corresponding amendments to the Personnel Manual.** Trustee Haarlow seconded the motion.

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

NAYS: None

ABSTAIN: None

ABSENT: Trustee Byrnes

Motion carried.

- b) **Approve a Resolution Approving and Authorizing Execution of a Lease of Office / Distribution Space at 22 N. Elm Street between HCS Family Services and the Village of Hinsdale, Illinois (First Reading – October 5, 2021)**

President Cauley stated this item will be deferred to the July meeting of the Village Board.

Environment & Public Services (Chair Byrnes)

- c) **Approve outdoor dining permits in the Village right-of-way until October 31, 2022 for Starbucks and Toni Patisserie & Café, and amend the issued Il Poggiolo permit subject to final issuance by the Community Development Department and subject to any conditions to be set forth by the Building Commissioner and Fire Department upon final inspection**

Trustee Fisher introduced two additional outdoor dining applications, and a change to a previously approved application. She described the request of Starbucks, noting the setup would be the same as in years past. She described the proposal of Toni Patisserie that would still leave room to walk on the sidewalk.

She explained Il Poggiolo's request for outdoor dining had been approved by this Board, but they are asking for permission to include a service station. She described the physical station that would be wheeled in at night and frequently bussed. It would be located on the asphalt portion of the dining area not the sidewalk, and would help to make service faster.

Trustee Fisher moved to **Approve outdoor dining permits in the Village right-of-way until October 31, 2022 for Starbucks and Toni Patisserie & Café, and amend the issued Il Poggiolo permit subject to final issuance by the Community Development Department and subject to any conditions to be set forth by the Building Commissioner and Fire Department upon final inspection.** Trustee Banke seconded the motion.

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

NAYS: None

ABSTAIN: None

ABSENT: Trustee Byrnes

Motion carried

- d) **Approve a Temporary Use Permit and Related License and Indemnification Agreement for Outdoor Seating until October 31, 2022 for Casa Margarita located at 25 E. Hinsdale Avenue, subject to conditions to be set forth by the Building Commissioner**

Trustee Fisher introduced the item for outdoor dining for Casa Margarita, but noted it is a different request that others because of a lease governed by the railway. Therefore, they need approval of a special use. The dining area will be the same as it has been since 2016. She described the equipment used, and noted an existing wooden fence has been repaired.

Trustee Fisher moved to **Approve a Temporary Use Permit and Related License and Indemnification Agreement for Outdoor Seating until October 31, 2022 for Casa Margarita located at 25 E. Hinsdale Avenue, subject to conditions to be set forth by the Building Commissioner.** Trustee Haarlow seconded the motion.

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

NAYS: None

ABSTAIN: None

ABSENT: Trustee Byrnes

Motion carried

Zoning & Public Safety (Chair Stifflear)

e) Approve an Ordinance Designating 121 S. County Line Road as a Historic Landmark – The Bagley House (First Reading – May 3, 2022)

Trustee Stifflear introduced the item stating the house was built in 1894, was designed by Frank Lloyd Wright, and showcases his style, as the home has an octagonal library, an open first floor and a deep porch. The property recently sold and the new owners are requesting local landmark status. This request was reviewed by the Historic Preservation Commission in April, and they determined the property meets the criteria of a landmarked home, unanimously recommending approval by the Village Board. It was reported the applicant is looking into taking advantage of the property tax freeze provided by the State of Illinois for landmarked homes.

Mr. Bob Lennox of 503 Chanticleer addressed the Board stating that this home is not a Prairie style house. He cited examples of true Prairie style homes, and stated he is involved with the Frank Lloyd Wright Foundation and Trust in Oak Park. He asked the Board to reconsider conferring tax and other financial benefits to historic homes in Hinsdale. He believes other people will have to pay the difference, when taxes go up for everybody else, but not for them. He questioned the benefit to the Village.

President Cauley does not agree that other residents will have to cover the tax difference. The Village does not raise property taxes or tax rates. This house is an example of the evolution of a Frank Lloyd Wright house. Trustee Stifflear added that, in general, Hinsdale residents put value on historic preservation. The Board wants to incentivize renovation to prevent tear downs. The benefit to the Village is the restoration of an historic home.

Village Planner Bethany Salmon said there are 23 landmarked homes in Hinsdale.

Mr. Lennox hopes the Village will hold up on further landmark designations. Trustee Posthuma pointed out the landmark designation precludes the tear down. Mr. Lennox believes it is customary that a home should be landmarked only after it is restored.

Trustee Stifflear moved to **Approve an Ordinance Designating 121 S. County Line Road as a Historic Landmark – The Bagley House**. Trustee Banke seconded the motion.

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

NAYS: None

ABSTAIN: None

ABSENT: Trustee Byrnes

Motion carried.

f) Approve an Ordinance Approving an Exterior Appearance and Site Plan for Changes to an Existing One-Story Building – Normandy Remodeling – 222 E. Ogden Avenue (First Reading – May 17, 2022)

Trustee Stifflear introduced the item for changes to an existing one-story building located in the B3 General Business District. A showroom and an office are permitted uses, but exterior appearance and site plan approval is required. He noted there are no residential properties contiguous to this location. The Plan Commission held a public hearing in April, and this project was unanimously recommended for Board approval. At the public hearing, discussion focused on the number of employees and parking and lighting. The Plan Commission also recommended resurfacing the parking lot. It was noted that there would be no trucks or overnight parking, and no additional lighting in the parking lot. Last month, Mr. Dave Mitchell,

representing Normandy, outlined proposed plans for the Board. With respect to the condition of the parking lot, it has been determined that patching and sealing will be sufficient.

Trustee Stifflear moved to **Approve an Ordinance Approving an Exterior Appearance and Site Plan for Changes to an Existing One-Story Building – Normandy Remodeling – 222 E. Ogden Avenue.** Trustee Fisher seconded the motion.

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

NAYS: None

ABSTAIN: None

ABSENT: Trustee Byrnes

Motion carried.

- g) **Approve an Ordinance Approving a Special Use Permit to Operate an Automotive Repair Shop in the B-1 Community Business Zoning District at 5837 S. Madison Street (Samir and Ghada Sharabatee, D/B/A Hinsdale Discount Tires and Automotive, Inc.) (First Reading – May 3, 2022)**

Trustee Stifflear introduced the item and explained the property was formerly occupied by an automotive repair facility, but it has been vacant since 2019. Due the vacancy, a new special use permit is required. The auto repair building is part of a larger multitenant shopping center currently occupied by a convenience store, and a beauty salon, but there are several vacant tenant spaces. The property is surrounded by townhomes, apartment buildings and single-family homes located in unincorporated DuPage County. The proposed new business will have five repair bays, and will operate from 9:00 a.m. to 6:00 p.m. Monday through Friday, and Saturday 9:00 a.m. to 5:00 p.m. Depending on the future use of the vacant tenant spaces, there could be two to four fewer parking spaces than code requires. At the public hearing held by the Plan Commission in February 2022, representatives from the homeowners association across the street were opposed to the application asking is this type of business appropriate for the location. Also of concern was the condition of the existing property and the parking of vehicles. The Plan Commission echoed these concerns, and recommended approval of the application with certain conditions: the dumpsters be stored within the rear fenced enclosure, all operations and parking shall be limited to parcel 1 only, painting the existing trim, enhancing the landscaping, there can be no outside vehicle storage, and investigate replacement of the existing fence.

Following Board discussion last month, and investigation and work done by staff, the ordinance has been amended to include the following conditions in addition to those recommended by the Plan Commission: remove the old gas canopy, no overnight parking other than the 10 spaces behind the building and 5 interior bays, parking spaces shall not be leased or rented to a third party, parking shall not be used for vehicle storage other than those waiting for repairs, all repair work shall be performed within the interior of building to prevent noise, seal and re-stripe the parking lot, and power wash and seal the fence.

Mr. Wade Joyner, representing the applicant, addressed the Board stating the conditions of operation are fine, but they are not sure removing the canopy is feasible, as they are only a tenant. He also said the property was broken into last month, as vacant buildings often are. He added his client is feeling that Hinsdale does not want them here.

President Cauley explained this is a request for a special use, and the Board wants to make sure this business will fit with the surrounding residential neighborhood.

Mr. Jim Erlich, property manager, addressed the Board stating the property owners are paying the mortgage out of pocket because of vacancies, so there is no money. They thought about keeping the canopy as an electric vehicle charging station in the future. They have filled all stores except for one, so they will start to generate income, and will improve the property. President Cauley believes the canopy is a non-starter in order to make this area look better. Mr. Erlich asked if they could delay the removal of the canopy until they begin to generate rent, and asked for a year to do so. They will work out the details with the tenant, and those details will be in their lease. He assured the Board they will get it done.

Trustee Stifflear moved to **Approve an Ordinance Approving a Special Use Permit to Operate an Automotive Repair Shop in the B-1 Community Business Zoning District at 5837 S. Madison Street (Samir and Ghada Sharabatee, D/B/A Hinsdale Discount Tires and Automotive, Inc.) with the additional condition that the canopy comes down within 12 months of issuance of special use permit.** Trustee Posthuma seconded the motion.

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

NAYS: None

ABSTAIN: None

ABSENT: Trustee Byrnes

Motion carried

CITIZENS' PETITIONS

Mr. Jared Staver and Mrs. Kelly Staver of 115 Fuller Road addressed the Board regarding the commercial property under construction at 110 E. Ogden Avenue. Mr. Staver stated that in 2021 agents of the owner of 110 E. Ogden Avenue removed several landmarked trees resulting in zero screening for his property. He notified the Village, and the Village's code enforcement officer came on site and observed the property line, and said she would initiate an investigation. This did not happen because her supervisor, Mr. Robb McGinnis, determined that this was a civil matter. Mr. Staver then reached out to Village Manager Kathleen Gargano and Assistant Village Manager Bradley Bloom who also came to their property and inspected the property line. They confirmed that trees had been removed, and that this would be addressed. However, neither a stop work order nor a citation was issued, and therefore Mr. Staver believes the Village Manager did not act according to the prescribed duties of the code. Instead of providing what he believes would have been proper redress, on November 5, 2021, the Village Manager sent a letter to the Stavers under the advice of the Village Attorney, stating the Village would take no action, that this was a civil matter. Mr. Staver said this is not what Hinsdale residents want, and they pay the salary of Ms. Gargano and the fees of the attorney. The Stavers filed an appeal with the Zoning Board in January 2022 that is still pending. He believes they had overwhelming evidence proving their position, and took issue with Mr. Marrs lengthy brief to the ZBA in response to the appeal. However, Mr. Marrs and Mr. McGinnis have reviewed the record and agree there are discrepancies. The Zoning Board of Appeals has recommended the 110 E. Ogden owners file a major adjustment to clarify the matter, and a Certificate of Occupancy should not be issued without a site plan revision. On March 30, 2022, Mr. McGinnis sent a letter to the property owner of 110 E. Ogden instructing them to begin the major adjustment process, however, Mr. Staver contends that the property owner has

taken no action to date. Mr. Staver wants the Village Board to make staff do their jobs, and see that the rules and code are strictly adhered to.

President Cauley responded to Mr. Staver stating a Certificate of Occupancy will not be issued until the screening is addressed. Mr. Staver insists on a stop work order. Discussion followed. President Cauley reiterated the Village's position with respect to the Certificate of Occupancy, and if the resident's demands are within the realm of reason, the Board will stand by the resident.

Mrs. Staver complained that neither they nor the Kuhns were made aware of the letter that was sent to 110 E. Ogden property owner, that the case file was not reviewed in a timely fashion, and that there has been a lack of communication regarding a site adjustment. She stated they received two phone calls from Village staff encouraging them not to attend this meeting; she does not trust the Village and the process. She believes this situation affects all the neighbors on Fuller Road and their property values, and all residents adjacent to commercial property. They want proper screening, mature trees, and a sound barrier. Mr. Staver added they want a wall like the one at Land Rover.

President Cauley pointed out the issue of sound barriers has never come up, but Mrs. Staver said they can hear traffic on Ogden Avenue now. President Cauley told said the developer must come up with a landscape that is reasonable and consistent with the ordinance.

Mr. Michael Kuhn of 117 Fuller Road stated he watched the Zoning Board of Appeals meeting and has concerns about the remarks made by Mr. McGinnis at the end of the meeting. He recommended the Board watch the meeting to hear what Mr. McGinnis said.

President Cauley responded stating that as long as the resident requirements for screening are reasonable, a Certificate of Occupancy will not be issued. President Cauley encouraged the developer and the residents to discuss this matter.

Trustee Stifflear pointed out the parties need to be in agreement about the height, species and number of trees.

DISCUSSION ITEMS

- a) **Tollway update - Changes to landscaping and fencing in Peirce and Veeck Parks**
Assistant Village Manager/Director of Public Safety Brad Bloom introduced the item to revise landscaping and fencing requirements for Veeck and Peirce Parks included in the in May 2019 Intergovernmental Agreement (IGA) with the Tollway Authority. The IGA calls for three rows of trees leading up to the fence in Peirce Park, but staff is concerned this will encroach into playing areas and reduce usable park area. Staff is recommending two rows of trees. In Veeck Park, there is a 40' foot section along the fence that has underground utilities, staff is recommending that no trees be planted in this area. It was noted there is no opposition to this plan, and there is no expense to the Village.
Trustee Fisher asked if the extra trees could be planted in other areas of the park. Ms. Jill Ziegler with the Tollway responded yes.

DEPARTMENT AND STAFF REPORTS

- a) Engineering

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

Director of Public Services George Peluso introduced the new Village Engineer Matt Lew. Mr. Lew started on Monday and is working through the transition with retiring Village Engineer Dan Deeter. President Cauley welcomed Mr. Lew to the Village.

REPORTS FROM ADVISORY BOARDS AND COMMISSIONS

No reports.

TRUSTEE COMMENTS

Trustee Fisher thanked Police Chief Brian King, Deputy Chief Tom Lillie and Officer Karen Kowal for their work with the fifth grade D.A.R.E. program, as it is a wonderful program for the students.

ADJOURNMENT

There being no further business before the Board, President Cauley asked for a motion to adjourn. Trustee Haarlow moved to **adjourn the regularly scheduled meeting of the Hinsdale Village Board of Trustees of June 14, 2022.** Trustee Stifflear seconded the motion.

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

NAYS: None

ABSTAIN: None

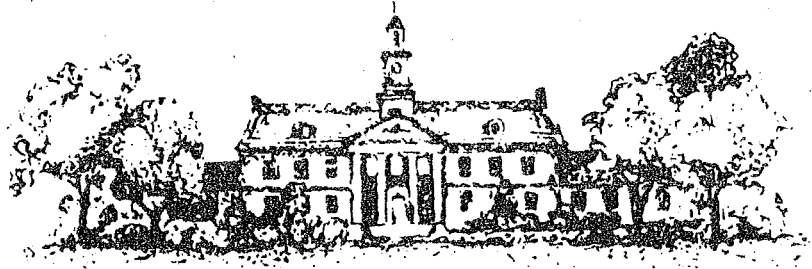
ABSENT: Trustee Byrnes

Motion carried.

Meeting adjourned at 8:52 p.m.

ATTEST: _____

Christine M. Bruton, Village Clerk



DESIGNATION OF JULY AS PARK AND RECREATION MONTH

WHEREAS, parks and recreation is an integral part of communities throughout this country, including the Village of Hinsdale, IL, and

WHEREAS, parks and recreation promotes health and wellness, improving the physical and mental health of people who live near parks; and

WHEREAS, parks and recreation promotes time spent in nature, which positively impacts mental health by increasing cognitive performance and well-being, and alleviating illnesses such as depression, attention deficit disorders, and Alzheimers; and

WHEREAS parks and recreation encourages physical activities by providing space for popular sports, hiking trails, swimming pools and many other activities designed to promote active lifestyles; and

WHEREAS, park and recreation programming and education activities, such as out-of-school time programming, youth sports and environmental education, are critical to childhood development; and

WHEREAS, parks and recreation increases a community's economic prosperity through increased property values, expansion of the local tax base, increased tourism, the attraction and retention of businesses, and crime reduction; and

WHEREAS, parks and recreation is essential and adaptable infrastructure that makes our communities resilient in the face of natural disasters and climate change; and

WHEREAS, our parks and natural recreation areas ensure the ecological beauty of our community and provide a place for children and adults to connect with nature and recreate outdoors; and

WHEREAS, the U.S. House of Representatives has designated July as Parks and Recreation Month; and

WHEREAS Hinsdale recognizes the benefits derived from parks and recreation resources.

NOW, THEREFORE, BE IT RESOLVED, that I, Tom Cauley, Village President of the Village of Hinsdale, do hereby proclaim that July is recognized as Parks & Recreation Month in the Village of Hinsdale, County of DuPage.

Tom Cauley, Village President

**REQUEST FOR BOARD ACTION**
Finance

AGENDA SECTION: First Reading – ACA

SUBJECT: Appropriations Transfer Ordinance

MEETING DATE: July 12, 2022

FROM: Acting Finance Director Alison Brothen
Darrell Langlois

Recommended Motion

Approve an Ordinance Authorizing Transfers of Appropriations within Departments and Agencies of the Village.

Background

The Village of Hinsdale adopted the calendar year 2021 Appropriations Ordinance on February 16, 2021. The Appropriations Ordinance was based on the Village's 2021 Annual Performance Budget along with an adjustment to fund outsourced accounting services. State statutes require the Village to amend its Appropriation Ordinance to transfer funds between line item accounts in departments that have exceeded the original appropriation.

Discussion & Recommendation

The original appropriation ordinance contains hundreds of individual line item accounts. During the course of the year, some of the actual spending on particular line items may exceed that individual line item's original appropriation. The attached Ordinance simply reallocates funds within line items in departments in order to balance the line item appropriations. It should be noted that no fund exceeded its annual appropriation in total.

Budget Impact

There is no impact to the Village's budget. The original Appropriations Ordinance set the legal spending limit for the Village; this ordinance adjusts the line item appropriations to the actual spending for those accounts that exceeded its original appropriation.

Village Board and/or Committee Action

N/A

Documents Attached

1. Draft Ordinance

VILLAGE OF HINSDALE

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING TRANSFERS OF APPROPRIATIONS
WITHIN DEPARTMENTS AND AGENCIES OF THE VILLAGE**

WHEREAS, Section 8-2-9 of the Illinois Municipal Code authorizes transfers, within any department or agency of the Village, of sums of money previously appropriated for one corporate object or purpose to another corporate object or purpose at any time by a two-thirds vote of the corporate authorities, provided that no such transfer reduces an appropriation below an amount sufficient to cover all obligations incurred or to be incurred against that appropriation; and

WHEREAS, the President and Board of Trustees of the Village of Hinsdale have reviewed the appropriations of the prior fiscal year and have determined that it is necessary, appropriate, and in the best interests of the Village to transfer certain funds from appropriations for certain corporate objects and purposes to other corporate objects and purposes within the same fund; and

WHEREAS, the transfer of funds authorized by this Ordinance shall not reduce an appropriation for any corporate object or purpose below an amount sufficient to cover all obligations incurred or to be incurred against that appropriation;

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

Section 1. Recitals. The foregoing recitals are incorporated herein as findings of the President and Board of Trustees.

Section 2. Transfer of Funds. The appropriations listed on the attached schedule, made for the calendar year 2021 (January 1, 2021 to December 31, 2021) shall be and are hereby increased or decreased by the amounts indicated, and the funds appropriated for the corporate objects and purposes of said appropriation that are decreased shall be, and they are hereby, transferred within the same fund to those corporate objects and purposes that are increased, as indicated on the attached schedule.

CY 2021 Appropriation Ordinance

Corporate Fund - 100

Finance and Administration-Department 11

	<u>Appropriation</u>	<u>Increase/ (Decrease)</u>	<u>Revised Appropriation</u>	<u>Actual Expenses</u>	<u>Difference</u>
7001 Full-Time Salaries	968,187	55,907	1,024,094	1,024,094	0
7003 Part-Time Salaries	36,654	16,062	52,716	52,716	0
7005 Longevity Pay	1,300	(600)	700	700	0
7009 Vehicle Allowance	9,800	(3,355)	6,445	6,445	0
7011 Overtime	8,000	(2,125)	5,875	5,875	0
7023 Water Fund Cost Allocation	(858,584)		(858,584)	(858,584)	0
7101 Social Security	55,466	4,137	59,603	59,603	0
7103 Medicare	14,570	232	14,802	14,802	0
7105 IMRF	109,559	(4,454)	105,105	105,105	0
7111 Health Insurance	169,219	(23,364)	145,855	145,855	0
7113 Dental Insurance	3,696	(449)	3,247	3,247	0
7115 Life Insurance	2,224	(128)	2,096	2,096	0
7119 Unemployment Compensation	0	690	690	690	0
7131 Tuition Reimbursement	5,000	(3,637)	1,363	1,363	0
7133 Mileage Reimbursement	200	(200)	0	-	0
7135 Brd of Police/Fire Comm.	64,650	(21,281)	43,369	43,369	0
7137 Employment Advertising	2,500	(1,244)	1,256	1,256	0
7139 Personnel Expenses	2,680	2,963	5,643	5,643	0
7141 Staff Development & Training	14,400	(5,897)	8,503	8,503	0
7143 Membership Dues/Subscriptions	22,917	2,500	25,417	25,417	0
7145 Uniforms & Apparel	0	710	710	710	0
7149 Village-Wide Employee Relations	11,800	3,607	15,407	15,407	0
7201 Legal Expenses	350,000	315,492	665,492	665,492	0
7207 Auditing Services	35,126	(40)	35,086	35,086	0
7209 Accounting Services	83,220	(34,687)	48,533	48,533	0
7211 Actuarial Services	16,400	(1,580)	14,820	14,820	0
7213 Consulting Services	216,750	36,091	252,841	252,841	0
7215 Tollway /Lobbying Expenditures	58,000	35,550	93,550	93,550	0
7221 IT Service Contract	190,000	(499)	189,501	189,501	0
7223 IT Contracts & Service Agreements	82,678	(6,098)	76,580	76,580	0
7225 Utility Billing Expenses	15,400	(2,214)	13,186	13,186	0
7227 Vehicle License Expenses	13,300	4,839	18,139	18,139	0
7231 Telecommunications	17,175	(2,879)	14,296	14,296	0
7233 Cable/Internet	18,800	81	18,881	18,881	0
7247 Licenses & Permits	0	347	347	347	0
7249 Record Retention & Doc Mgmt	1,000	(920)	80	80	0
7251 Recording Fees-County	2,500	1,234	3,734	3,734	0
7269 Parking System Expenses	2,200	(774)	1,426	1,426	0
7299 Other Services	9,500	(892)	8,608	8,608	0
7301 Postage	14,000	1,022	15,022	15,022	0
7303 Office Supplies	11,400	(3,658)	7,742	7,742	0
7305 Breakroom Supplies	1,200	(261)	939	939	0
7307 Printing and Publications	11,800	3,103	14,903	14,903	0
7391 Computer Hrdwre, Software, Supplies	80,590	20,423	101,013	101,013	0
7405 Comp./Off. Equip. Maint.	14,752	6,354	21,106	21,106	0
7501 Plan Commission	1,000	(1,000)	0	-	0
7503 Historical Preservation Comm.	10,000	(3,733)	6,267	6,267	0
7505 Economic Development Comm.	90,000	9,047	99,047	99,047	0
7507 Ceremonial & Special Events	1,500	(1,500)	0	-	0
7513 Bank Fees	60,000	12,478	72,478	72,478	0
7523 IRMA Premiums	20,675	(19,121)	1,554	1,554	0
7525 Self-Insured Deductible	10,000	1,250	11,250	11,250	0
7591 Contingency	200,000	(200,000)	0	-	0
7593 Covid 19 Expenses	0	13,815	13,815	13,815	0
7595 Sales Tax Incentive	0	202,261	202,261	202,261	0
7599 Miscellaneous Expenses	0	135	135	135	0

Corporate Fund - 100**Finance and Administration-Dept 11 (cont)**

	<u>Appropriation</u>	<u>Increase/ (Decrease)</u>	<u>Revised Appropriation</u>	<u>Actual Expenses</u>	<u>Difference</u>
7740 Transfer to MIP Projects Fund	1,720,000	200,000	1,920,000	1,920,000	0
7901 General Equipment	69,000	(43,897)	25,103	25,103	0
7903 Computer Equipment	306,000	(136,548)	169,452	169,452	0
7909 Buildings	150,000	(150,000)	0	-	0
Total Finance and Administration	4,528,204	273,295	4,801,499	4,801,499	0

Corporate Fund - 100**Police Department - Department 21**

	<u>Appropriation</u>	<u>Increase/ (Decrease)</u>	<u>Revised Appropriation</u>	<u>Actual Expenses</u>	<u>Difference</u>
7001 Full-Time Salaries	2,714,600	72,581	2,787,181	2,787,181	0
7003 Part-Time Salaries	97,347	(5,639)	91,708	91,708	0
7005 Longevity Pay	6,800		6,800	6,800	0
7009 Vehicle Allowance	1,400		1,400	1,398	2
7011 Overtime	250,000	169,547	419,547	419,547	0
7013 Reimbursable Overtime	50,000	(9,090)	40,910	40,910	0
7023 Water Fund Cost Allocation	(20,672)		(20,672)	(20,672)	0
7101 Social Security	21,925	(1,792)	20,133	20,133	0
7103 Medicare	45,126	1,283	46,409	46,409	0
7105 IMRF	35,827	(3,609)	32,218	32,218	0
7107 Police Pension Contributions	637,514		637,514	637,105	409
7111 Health Insurance	446,486	9,749	456,235	456,235	0
7113 Dental Insurance	12,425	753	13,178	13,178	0
7115 Life Insurance	5,902	38	5,940	5,940	0
7133 Mileage Reimbursement	1,000	114	1,114	1,114	0
7139 Personnel Expenses	500	132	632	632	0
7141 Staff Development & Training	27,050	1,176	28,226	28,226	0
7143 Membership Dues/Subscriptions	12,851	3,534	16,385	16,385	0
7145 Uniforms	25,752	1,746	27,498	27,498	0
7149 Employee Recog & Relations	1,000	192	1,192	1,192	0
7213 Consulting Services	2,325	2,415	4,740	4,740	0
7223 Data Processing Services	49,302	46,084	95,386	95,386	0
7231 Telecommunications	38,500	(4,432)	34,068	34,068	0
7233 Cable/Internet	2,840	0	2,840	2,795	45
7235 Electric	1,650	654	2,304	2,304	0
7237 Natural Gas	5,300	1,055	6,355	6,355	0
7239 FLAGG Creek Sewer Charge	300		300	-	300
7241 Custodial Services	16,900	548	17,448	17,448	0
7247 Licenses & Permits	1,400		1,400	1,092	308
7249 Record Retention & Doc Mgmt	3,000	224	3,224	3,224	0
7263 Dispatch Services	305,876	5,173	311,049	311,049	0
7269 Parking System Expenses	17,500		17,500	14,856	2,644
7277 Contribution to Other Agencies	20,620		20,620	20,500	120
7276 CALEA Accreditation Fee	4,745	(3,156)	1,589	1,589	0
7301 Postage	1,000		1,000	686	314
7303 Office Supplies	6,000		6,000	5,557	443
7307 Printing and Publications	3,500		3,500	2,191	1,309
7311 Gasoline & Oil	39,000	4,641	43,641	43,641	0
7327 Building & Maintenance Supplies	2,000		2,000	1,997	3
7341 Citizen's Police Academy	250		250	-	250
7343 Range Supplies	8,800	2,117	10,917	10,917	0
7353 Medical/Safety Supplies	1,000	787	1,787	1,787	0
7359 Police Department Supplies	9,000	2,981	11,981	11,981	0
7391 Computer Hrdwre, Software, Supplies	23,016	18,640	41,656	41,656	0
7401 Building Maintenance	16,000	(2,504)	13,496	13,496	0
7403 General Equipment Maintenance	4,850	(2,485)	2,365	2,365	0
7405 Comp./Off. Equip. Maint.	6,765	2,573	9,338	9,338	0
7407 Motor Vehicle Maintenance	19,000	22,447	41,447	41,447	0
7409 Radio Maintenance	1,400		1,400	264	1,136

Corporate Fund - 100**Police Department - Department 21 (cont)**

	<u>Appropriation</u>	<u>Increase/ (Decrease)</u>	<u>Revised Appropriation</u>	<u>Actual Expenses</u>	<u>Difference</u>
7417 Parking System Maintenance	1,000		1,000	619	381
7523 IRMA Premiums	41,956	(39,664)	2,292	2,292	0
7525 Self-Insured Deductible	40,000	27,055	67,055	67,055	0
7901 General Equipment	68,050	(4,178)	63,872	63,872	0
7903 Computer Equipment	89,500	(86,277)	3,223	3,223	0
7907 Motor Vehicles	93,000	(43,347)	49,653	49,653	0
7909 Buildings	62,500	3,988	66,488	66,488	0
7591 Contingency	269,034	(196,054)	72,980		72,980
Total Police Department	5,649,712	0	5,649,712	5,569,064	80,648

Corporate Fund - 100**Fire Department - Department 31**

	<u>Appropriation</u>	<u>Increase/ (Decrease)</u>	<u>Revised Appropriation</u>	<u>Actual Expenses</u>	<u>Difference</u>
7001 Full-Time Salaries	2,500,844	23,034	2,523,878	2,523,878	0
7003 Part-Time Salaries	50,252	838	51,090	51,090	0
7005 Longevity Pay	11,300		11,300	10,500	800
7009 Vehicle Allowance	5,600	(3,117)	2,483	2,483	0
7011 Overtime	191,000	158,975	349,975	349,975	0
7013 Reimbursable Overtime	10,000	8,056	18,056	18,056	0
7023 Water Fund Cost Allocation	(20,672)		(20,672)	(20,672)	0
7101 Social Security	13,224		13,224	12,149	1,075
7103 Medicare	39,177	1,500	40,677	40,677	0
7105 IMRF	23,354	(7,668)	15,686	15,686	0
7109 Firefighters' Pension Contributions	1,168,077	(2,673)	1,165,404	1,165,404	0
7111 Health Insurance	375,972	(9,727)	366,245	366,245	0
7113 Dental Insurance	11,324	296	11,620	11,620	0
7115 Life Insurance	5,631		5,631	5,438	193
7139 Personnel Expenses	500	429	929	929	0
7141 Staff Development & Training	22,150	(9,507)	12,643	12,643	0
7143 Membership Dues/Subscriptions	8,755	(6,198)	2,557	2,557	0
7145 Uniforms	38,204	(14,585)	23,619	23,619	0
7149 Employee Recog and Relations	0	6	6	6	0
7231 Telecommunications	20,100	(4,020)	16,080	16,080	0
7233 Cable/Internet	840		840	840	0
7235 Electric	300		300	272	28
7237 Natural Gas	5,800	555	6,355	6,355	0
7239 FLAAG Creek Sewer Charge	0	1,851	1,851	1,851	0
7241 Custodial Services	1,170		1,170	1,117	53
7247 Licenses & Permits	415		415	174	241
7249 Record Retention & Doc Mgmt	480		480	160	320
7263 Dispatch Services	173,604	(7,871)	165,733	165,733	0
7299 Other Services	0	837	837	837	0
7301 Postage	1,000		1,000	937	63
7303 Office Supplies	4,470		4,470	3,488	982
7307 Printing and Publications	1,070		1,070	1,009	61
7311 Gasoline & Oil	10,000	9,873	19,873	19,873	0
7313 Motor Vehicle Supplies	347		347	217	130
7327 Building & Maintenance Supplies	7,640	(1,485)	6,155	6,155	0
7329 Tools & Hardware	10,070	(4,492)	5,578	5,578	0
7351 Emergency Management Supplies	492		492	351	141
7353 Medical/Safety Supplies	14,976	2,362	17,338	17,338	0
7355 Hazmat Supplies	5,193		5,193	3,771	1,422
7357 Fire Department Supplies	6,015	2,372	8,387	8,387	0
7391 Computer Hrdwre, Software, Supplies	13,760	(5,516)	8,244	8,244	0
7401 Building Maintenance	26,400	(6,902)	19,498	19,498	0
7403 General Equipment Maintenance	10,570	(4,535)	6,035	6,035	0
7405 Comp./Off. Equip. Maint.	4,812		4,812	4,422	390
7407 Motor Vehicle Maintenance	41,100	34,977	76,077	76,077	0
7409 Radio Maintenance	15,800	(13,363)	2,437	2,437	0
7423 Water System Maintenance	630	(470)	160	160	0
7523 IRMA Premiums	38,678	(36,565)	2,113	2,113	0

Corporate Fund - 100**Fire Department - Department 31 (cont)**

	<u>Appropriation</u>	<u>Increase/ (Decrease)</u>	<u>Revised Appropriation</u>	<u>Actual Expenses</u>	<u>Difference</u>
7525 Self-Insured Deductible	28,000	49,540	77,540	77,540	0
7901 General Equipment	0		0		0
7907 Motor Vehicles	44,500	(4,450)	40,050	-	40,050
7909 Buildings	62,500	3,989	66,489	66,489	0
7591 Contingency	250,271	(156,346)	93,925	-	93,925
Total Fire Department	5,255,695	0	5,255,695	5,115,819	139,876

Corporate Fund - 100**Public Services Department - Department 41**

	<u>Appropriation</u>	<u>Increase/ (Decrease)</u>	<u>Revised Appropriation</u>	<u>Actual Expenses</u>	<u>Difference</u>
7001 Full-Time Salaries	1,362,048	7,862	1,369,910	1,369,910	0
7003 Part-Time Salaries	14,570		14,570	-	14,570
7005 Longevity Pay	4,000		4,000	4,000	0
7009 Vehicle Allowance	8,400	70	8,470	8,470	0
7011 Overtime	65,000	27,518	92,518	92,518	0
7023 Water Fund Cost Allocation	(143,314)		(143,314)	(143,314)	0
7101 Social Security	88,586		88,586	87,533	1,053
7103 Medicare	20,962		20,962	20,679	283
7105 IMRF	157,199		157,199	154,915	2,284
7111 Health Insurance	217,466		217,466	208,123	9,343
7113 Dental Insurance	6,841	446	7,287	7,287	0
7115 Life Insurance	3,015		3,015	3,009	6
7139 Personnel Expenses	500		500	267	233
7141 Staff Development & Training	7,220		7,220	958	6,262
7143 Membership Dues/Subscriptions	9,750		9,750	8,496	1,254
7145 Uniforms	15,384		15,384	9,898	5,486
7147 Overtime Meals	2,200		2,200	1,944	257
7203 Engineering & Architects	10,000		10,000	1,737	8,263
7205 Biennial Bridge Inspections	5,000		5,000	3,974	1,026
7213 Consulting Services	5,000		5,000	-	5,000
7231 Telecommunications	7,850		7,850	7,109	741
7235 Electric	107,000	(19,567)	87,433	87,142	291
7237 Natural Gas	19,000	9,153	28,153	28,153	0
7239 Flagg Creek Sewer Charge	1,500		1,500	-	1,500
7241 Custodial Services	54,262	3,753	58,015	58,015	0
7243 Snow Removal		2,323	2,323	2,323	0
7245 Dumping/Refuse Removal	19,000		19,000	10,051	8,949
7247 Licenses & Permits	325		325	259	66
7253 Street Sweeping	60,750		60,750	55,779	4,971
7255 Mosquito Abatement	55,496		55,496	55,496	0
7257 Tree Removals	67,000	900	67,900	67,900	0
7259 Tree Pruning	74,717		74,717	51,084	23,633
7261 Elm/Ash Tree Treatments	177,572		177,572	148,831	28,741
7267 Third Party Review	55,000	26,803	81,803	81,803	0
7271 Equipment Rental	900	1,875	2,775	2,775	0
7275 Holiday Decorating	10,092		10,092	267	9,825
7299 Other Services	4,300	26,445	30,745	30,745	0
7301 Postage	1,000	388	1,388	1,388	0
7303 Office Supplies	2,825	1,015	3,840	3,840	0
7305 Breakroom Supplies	1,100		1,100	967	133
7307 Printing and Publications	2,375		2,375	1,597	778
7311 Gasoline & Oil	22,700	19,197	41,897	41,897	0
7313 Motor Vehicle Supplies	1,300		1,300	414	886
7323 Chemicals	100,053		100,053	90,104	9,949
7325 Laboratory Supplies	75		75	-	75
7327 Building Maintenance Supplies	6,200		6,200	3,035	3,165
7329 Tools & Hardware	12,385		12,385	8,663	3,722
7331 Trees	92,495	5,863	98,358	98,358	0
7353 Medical/Safety Supplies	600	831	1,431	1,431	0
7391 Computer Hrdwre, Software, Supplies	3,000		3,000	2,847	153
7399 Non-Caitalized Equipment	5,000	3,780	8,780	8,780	0
7401 Building Maintenance	62,886	2,665	65,551	65,551	0
7403 General Equipment Maintenance	5,100		5,100	3,229	1,871
7405 Comp./Off. Equip. Maint.	5,240		5,240	3,858	1,382
7407 Motor Vehicle Maintenance	33,745	32,181	65,926	65,926	0
7409 Radio Maintenance	800		800	-	800

Corporate Fund - 100**Public Services Department - Dept 41 (cont)**

	<u>Appropriation</u>	<u>Increase/ (Decrease)</u>	<u>Revised Appropriation</u>	<u>Actual Expenses</u>	<u>Difference</u>
7411 Landscaping & Grounds Maint	72,735	10,909	83,644	83,644	0
7413 Street & Sidewalk Maintenance	57,174		57,174	32,995	24,179
7415 Traffic & Street Light Maint	50,800		50,800	29,208	21,592
7427 Parking Deck Maintenance	20,000		20,000	19,622	378
7523 IRMA Premiums	29,886		29,886	1,633	28,253
7525 Self-Insured Deductible	36,000	47,984	83,984	83,984	0
7901 General Equipment	0	12,606	12,606	12,606	0
7909 Buildings	225,000	(225,000)	0	-	0
7591 Contingency	171,253	(171,253)	0	-	0
Total Public Services Department	3,596,318	(171,253)	3,425,065	3,193,710	231,355

Corporate Fund - 100**Community Dev. Department - Department 51**

	<u>Appropriation</u>	<u>Increase/ (Decrease)</u>	<u>Revised Appropriation</u>	<u>Actual Expenses</u>	<u>Difference</u>
7001 Full-Time Salaries	575,139		575,139	561,533	13,606
7003 Part-Time Salaries	93,771		93,771	66,141	27,630
7005 Longevity Pay	2,200		2,200	2,200	0
7009 Vehicle Allowance	4,200	35	4,235	4,235	0
7011 Overtime	5,000	1,943	6,943	6,943	0
7023 Water Fund Cost Allocation	(167,788)		(167,788)	(167,788)	0
7101 Social Security	40,835		40,835	37,279	3,556
7103 Medicare	9,772		9,772	8,984	788
7105 IMRF	73,793		73,793	66,465	7,328
7111 Health Insurance	101,560		101,560	83,409	18,151
7113 Dental Insurance	2,359	41	2,400	2,400	0
7115 Life Insurance	1,250		1,250	1,102	148
7133 Mileage Reimbursement	100		100	-	100
7139 Personnel Expenses	150		150	51	99
7141 Staff Development & Training	3,250	145	3,395	3,395	0
7143 Membership Dues/Subscriptions	1,500		1,500	1,312	188
7145 Uniforms	750		750	424	326
7149 Employee Recog and Relations	250		250	-	250
7213 Consulting Services	20,000	(9,386)	10,614	-	10,614
7223 Data Processing Services	12,125	635	12,760	12,760	0
7231 Telecommunications	6,300		6,300	5,841	459
7249 Record Retention & Doc Mgmt	5,000	23	5,023	5,023	0
7265 Outside Inspectors	25,000	845	25,845	25,845	0
7267 Third Party Review	10,000	3,025	13,025	13,025	0
7301 Postage	5,000		5,000	4,183	817
7303 Office Supplies	5,000	784	5,784	5,784	0
7305 Breakroom Supplies	400	215	615	615	0
7307 Printing and Publications	350	639	989	989	0
7311 Gasoline & Oil	2,050		2,050	1,396	654
7329 Tools & Hardware	250		250	45	205
7353 Medical/Safety Supplies	375	421	796	796	0
7405 Comp./Off. Equip. Maint.	4,340		4,340	4,240	100
7407 Motor Vehicle Maintenance	1,000	635	1,635	1,635	0
7523 IRMA Premiums	6,617		6,617	362	6,256
7525 Self-Insured Deductible	2,500		2,500	1,733	767
7591 Contingency	42,720		42,720		42,720
Total Community Development	897,118	0	897,118	762,355	134,763

Corporate Fund - 100**Parks & Recreation Department-Dept 61**

	<u>Appropriation</u>	<u>Revised (Decrease)</u>	<u>Actual Appropriation</u>	<u>Actual Expenses</u>	<u>Difference</u>
7001 Full-Time Salaries	463,960	12,858	476,818	476,818	0
7003 Part-Time Salaries	288,927		288,927	276,400	12,527
7005 Longevity Pay	1,100		1,100	1,100	0
7009 Vehicle Allowance	4,200	35	4,235	4,235	0
7011 Overtime	6,500	1,882	8,382	8,382	0
7023 Water Fund Cost Allocation	(20,169)		(20,169)	(20,169)	0
7101 Social Security	45,284	1,319	46,603	46,603	0
7103 Medicare	10,590	340	10,930	10,930	0
7105 IMRF	58,022		58,022	55,510	2,512
7111 Health Insurance	98,873	2,460	101,333	101,333	0

Corporate Fund - 100**Parks & Recreation Department-Dept 61 (cont)**

	<u>Appropriation</u>	<u>Revised (Decrease)</u>	<u>Actual Appropriation</u>	<u>Actual Expenses</u>	<u>Difference</u>
7113 Dental Insurance	2,832	297	3,129	3,129	0
7115 Life Insurance	942	72	1,014	1,014	0
7133 Mileage Reimbursement	400		400	203	197
7137 Employment Advertising	150	250	400	400	0
7139 Personnel Expenses	200	1	201	201	0
7141 Staff Development & Training	5,950		5,950	2,824	3,126
7143 Membership Dues/Subscriptions	1,745	1,867	3,612	3,612	0
7145 Uniforms	7,940		7,940	7,550	390
7223 Data Processing Services	15,250		15,250	14,994	256
7231 Telecommunications	10,740		10,740	10,257	483
7233 Cable/Internet	3,125		3,125	3,090	35
7235 Electric	55,000	5,634	60,634	60,634	0
7237 Natural Gas	22,300	3,172	25,472	25,472	0
7239 Flagg Creek Sewer Charge	1,200		1,200	-	1,200
7241 Custodial Services	21,500	8,110	29,610	29,610	0
7245 Dumping/Refuse Removal	15,000		15,000	14,598	402
7247 Licenses & Permits	3,470		3,470	1,722	1,748
7271 Equipment Rental	7,200		7,200	6,365	835
7273 Recreation Programming	248,750		248,750	244,166	4,584
7301 Postage	3,200		3,200	3,057	143
7303 Office Supplies	3,700		3,700	2,659	1,041
7307 Printing and Publications	42,855		42,855	38,804	4,051
7311 Gasoline & Oil	8,400	1,453	9,853	9,853	0
7323 Chemicals	20,250		20,250	17,844	2,406
7327 Building Maintenance Supplies	9,650		9,650	8,537	1,113
7329 Tools & Hardware	2,000		2,000	1,655	345
7353 Medical/Safety Supplies	1,620		1,620	1,343	277
7363 KLM Event Supplies	4,100		4,100	3,896	204
7361 Recreation Supplies	39,650		39,650	37,114	2,536
7399 Non-Capitalized Equipment	13,500		13,500	9,172	4,328
7401 Building Maintenance	41,700		41,700	27,591	14,109
7403 General Equipment Maintenance	9,950		9,950	-	9,950
7405 Comp./Off. Equip. Maint.	4,000		4,000	1,815	2,185
7407 Motor Vehicle Maintenance	1,950	2,263	4,213	4,213	0
7411 Landscaping & Grounds Maint	192,500		192,500	147,709	44,791
7419 Parks Maintenance	5,000		5,000	240	4,760
7513 Bank Fees	10,600	4,428	15,028	15,028	0
7523 IRMA Premiums	17,521		17,521	957	16,564
7525 Self-Insured Deductible	5,000	2,671	7,671	7,671	0
7901 General Equipment	28,000		28,000	20,492	7,508
7909 Buildings	1,474,850		1,474,850	1,124,457	350,393
7911 Land/Grounds	270,000	(49,112)	220,888	19,974	200,914
7591 Contingency	179,549	(102,042)	77,507	-	77,507
Total Parks & Recreation Department	3,770,526	(102,042)	3,668,484	2,895,065	773,419

Motor Fuel Tax Fund - 200

	<u>Appropriation</u>	<u>(Decrease)</u>	<u>Appropriation</u>	<u>Expenses</u>	<u>Difference</u>
7740 Transfer to MIP Projects Fund	1,793,000		1,793,000	1,793,000	0
7990 Contingency for Unforeseen Expenses	89,650		89,650	-	89,650
Total	1,882,650	0	1,882,650	1,793,000	89,650

Foreign Fire Insurance Fund - 210

	<u>Appropriation</u>	<u>Increase/ (Decrease)</u>	<u>Revised Appropriation</u>	<u>Actual Expenses</u>	<u>Difference</u>
7141 Staff Development and Training	25,000	(11,363)	13,637	9,170	4,467
7145 Uniforms	4,000	9,495	13,495	13,495	0
7303 Office Supplies	0	1,868	1,868	1,868	0
7391 Comp Hardware, Software, & Supplies	5,000		5,000	4,171	829
7399 Non-Capitalized Equipment	27,000		27,000	23,822	3,178
7521 Officials Bonds	600		600	570	30
7591 Contingency for Unforeseen Expenses	6,160		6,160	-	6,160
Total	67,760	0	67,760	53,096	14,664

Debt Service Funds - 300-310		Appropriation	Increase/ (Decrease)	Revised Appropriation	Actual Expenses	Difference
7601	Bond Principal Payment	2,030,000	(20,000)	2,010,000	2,010,000	0
7605	Interest Expense	1,160,483	5,181	1,165,664	1,165,664	0
7607	Bond Paying Agent Fees	2,775	75	2,850	2,850	0
7609	Bond Issuance Costs	0	61,594	61,594	61,594	0
7591	Contingency for Unforeseen Expenses	159,663	(46,850)	112,813		112,813
Total		3,352,921	0	3,352,921	3,240,108	112,813

MIP Infrastructure Projects Fund-400		Appropriation	Increase/ (Decrease)	Revised Appropriation	Actual Expenses	Difference
7203	Engineering & Architects	688,645		688,645	494,429	194,216
7730	Transfer to Debt Service Funds	2,767,200		2,767,200	2,751,336	15,864
7762	Transfer to Water Capital	1,650,000		1,650,000	1,650,000	0
7901	General Equipment	0	1,636	1,636	1,636	0
7913	Parking Lots	0	18,127	18,127	18,127	0
7915	Street Improvements	2,646,140	(19,763)	2,626,377	1,943,593	682,784
7921	Sidewalks	120,000		120,000	111,960	8,040
7591	Contingency for Unforeseen Expenses	393,599		393,599		393,599
Total		8,265,584	0	8,265,584	6,971,081	1,294,503

Water & Sewer Oper. Fund - 600		Appropriation	Increase/ (Decrease)	Revised Appropriation	Actual Expenses	Difference
7001	Full-Time Salaries	645,688		645,688	641,497	4,191
7005	Longevity Pay	4,000		4,000	4,000	0
7011	Overtime	80,000		80,000	76,985	3,015
7023	Water Fund Cost Allocation	1,231,199		1,231,199	1,231,199	0
7101	Social Security	44,993		44,993	43,840	1,153
7103	Medicare	10,522		10,522	10,253	269
7105	IMRF	79,463		79,463	77,621	1,842
7111	Health Insurance	76,673		76,673	72,264	4,409
7113	Dental Insurance	2,831	135	2,966	2,966	0
7115	Life Insurance	1,460		1,460	1,420	40
7141	Staff Development & Training	1,150		1,150	199	951
7143	Membership Dues/Subscriptions	8,200	5,880	14,080	14,080	0
7145	Uniforms	4,000		4,000	3,819	181
7147	Overtime Meals	400		400	183	217
7201	Legal Expenses	2,500		2,500	-	2,500
7203	Engineering & Architects	3,700	578	4,278	4,278	0
7223	Data Processing Services	11,100	318	11,418	11,418	0
7231	Telecommunications	20,000		20,000	16,542	3,458
7233	Cable/Internet	1,800		1,800	1,780	20
7235	Electric	55,000		55,000	49,701	5,299
7237	Natural Gas	6,700	3,056	9,756	9,756	0
7239	FLAGG Creek Sewer Charges	1,000	5,590	6,590	6,590	0
7241	Custodial Services	7,800	650	8,450	8,450	0
7245	Dumping	15,300	4,439	19,739	19,739	0
7299	Other Services	6,766		6,766	3,900	2,866
7301	Postage	14,800		14,800	14,637	163
7303	Office Supplies	500		500	228	272
7305	Breakroom Supplies and Coffee	300	362	662	662	0
7307	Printing and Publications	2,775	406	3,181	3,181	0
7311	Gasoline & Oil	8,000	4,001	12,001	12,001	0
7321	DWC Cost	4,385,000	231,976	4,616,976	4,616,976	0
7323	Chemicals	3,000		3,000	705	2,295
7325	Laboratory Supplies	350	213	563	563	0
7327	Building and Maintenance Supplies	750		750	680	70
7329	Tools & Hardware	3,210		3,210	2,620	590
7353	Medical/Safety Supplies	500	594	1,094	1,094	0
7391	Comp Hardware, Software, & Supplies	100		100	-	100
7399	Non-Capitalized Equipment	25,000	170	25,170	25,170	0

Water & Sewer Oper. Fund - 600 (cont)	Appropriation	Increase/ (Decrease)	Revised Appropriation	Actual Expenses	Difference
7401 Building Maintenance	15,316	3,467	18,783	18,783	0
7403 General Equipment Maintenance	5,425		5,425	3,574	1,851
7405 Comp & Off Equipment Maintenance	350		350	299	51
7407 Motor Vehicle Maintenance	3,582	4,028	7,610	7,610	0
7409 Radios Maintenance	1,000		1,000	-	1,000
7423 Water System Maintenance	129,985	18,557	148,542	148,542	0
7425 Sewer System Maintenance	74,791		74,791	65,414	9,377
7511 Utility Tax	412,000		412,000	392,405	19,595
7523 IRMA Premiums	77,691		77,691	4,954	72,737
7525 Self-Insured Deductible	2,500		2,500	-	2,500
7599 Miscellaneous Expense	1,000		1,000	-	1,000
7603 Loan Principal Payment	189,246		189,246	189,106	140
7605 Interest Expense	29,490		29,490	26,125	3,365
7762 Transfer to Water Capital	800,000		800,000	800,000	0
7763 Transfer to Water Alt Bond	168,599		168,599	38,599	130,000
7901 General Equipment	40,000		40,000	29,577	10,423
7907 Motor Vehicles	45,000		45,000	-	45,000
7591 Contingency for Unforeseen Expenses	438,125	(284,420)	153,705	-	153,705
Total	9,200,630	0	9,200,630	8,715,982	484,648

Water & Sewer Capital Fund - 620	Appropriation	(Decrease)	Appropriation	Expenses	Difference
7917 Water Mains	2,397,000		2,397,000	1,810,966	586,034
7919 Sewers	40,000		40,000	15,451	24,549
7591 Contingency for Unforeseen Expenses	121,850		121,850	-	121,850
Total	2,558,850	0	2,558,850	1,826,417	732,433

Water & Sewer 2014A Bond Fund-632	Appropriation	(Decrease)	Appropriation	Actual Expenses	Difference
7601 Bond Principal Payment	130,000		130,000	130,000	0
7605 Interest Expense	38,426		38,426	38,295	131
7607 Bank & Bond Fees	475		475	475	0
7591 Contingency for Unforeseen Expenses	8,445		8,445	-	8,445
Total	177,346	0	177,346	168,770	8,576

Police Pension Fund - 700	Appropriation	Increase/ (Decrease)	Revised Appropriation	Actual Expenses	Difference
7031 Pension Payments	2,168,725	46,606	2,215,331	2,215,331	0
7033 Disability Payments	123,230		123,230	123,229	1
7035 Pension Refunds	0	13,487	13,487	13,487	0
7141 Staff Development and Training	3,500	(1,830)	1,670	1,670	0
7143 Membership Dues/Subscriptions	795		795	795	0
7201 Legal Expenses	10,000	(4,058)	5,942	5,942	0
7209 Accounting Services	14,700	210	14,910	14,910	0
7211 Actuarial Services	3,500	(3,500)	0	-	0
7299 Other Services	141,000	(48,200)	92,800	92,800	0
7513 Bank fees	1,000		1,000	-	1,000
7599 Miscellaneous Expenses	6,500	(2,715)	3,785	-	3,785
7591 Contingency for Unforeseen Expenses	247,295		247,295	-	247,295
Total	2,720,245	0	2,720,245	2,468,164	252,081

Firefighters' Pension Fund - 710	Appropriation	Increase/ (Decrease)	Revised Appropriation	Actual Expenses	Difference
7031 Pension Payments	1,591,277	(18,478)	1,572,799	1,572,799	0
7033 Disability Payments	289,951		289,951	289,023	928
7141 Staff Development and Training	2,500		2,500	1,225	1,275
7143 Membership Dues/Subscriptions	795		795	795	0
7201 Legal Expenses	10,000		10,000	7,982	2,018
7209 Accounting Services	19,000		19,000	15,845	3,155
7211 Actuarial Services	8,000	(1,291)	6,709	3,710	2,999
7299 Other Services	41,000	15,268	56,268	56,268	0
7513 Bank fees	1,000		1,000	-	1,000
7521 Officials Bonds	0	4,501	4,501	4,501	0
7599 Miscellaneous Expenses	8,400		8,400	-	8,400
7591 Contingency for Unforeseen Expenses	197,192		197,192	-	197,192
Total	2,169,115	0	2,169,115	1,952,148	216,967

Library Operations Fund - 900		Appropriation	Increase/ (Decrease)	Revised Appropriation	Actual Expenses	Difference
7001	Full-Time Salaries	1,000,000	(87,646)	912,354	912,354	0
7003	Part-Time Salaries	525,000	(76,603)	448,397	448,397	0
7005	Longevity Pay	400		400	105	295
7101	Social Security	95,313		95,313	81,829	13,484
7103	Medicare	22,113		22,113	19,138	2,975
7105	IMRF	151,000		151,000	111,380	39,620
7111	Health Insurance	186,900	(71,878)	115,022	115,022	0
7115	Life Insurance	2,000	25	2,025	2,025	0
7119	Unemployment Compensation	1,000		1,000	752	248
7139	Personnel Expenses	1,000	24	1,024	1,024	0
7513	Bank Fees	600		600	113	487
7523	IRMA Premiums	36,200	(5,873)	30,327	1,844	28,483
7525	Self-Insured Deductible	10,000		10,000	-	10,000
7730	Transfer to Debt Service Funds	252,912		252,912	252,912	0
7791	Transfer to Library Capital	235,000	315,000	550,000	550,000	0
7801	Staff Development	19,000		19,000	8,808	10,192
7803	Staff Recognition	3,000	654	3,654	3,654	0
7807	Marketing and Outreach	30,000		30,000	28,670	1,330
7809	Library Programs-Youth	18,000		18,000	13,061	4,939
7811	Library Programs-Adult	6,000	653	6,653	6,653	0
7813	Youth Materials	70,000		70,000	60,677	9,323
7815	Adult Materials	110,000		110,000	88,843	21,157
7817	Databases	70,000		70,000	65,190	4,810
7819	Periodicals	19,000	1,154	20,154	20,154	0
7821	EBooks	70,000	3,656	73,656	73,656	0
7823	Materials Management Supplies	17,000		17,000	11,997	5,003
7824	Lost Books		1,107	1,107	1,107	0
7825	Catalog Services	39,765	124	39,889	39,889	0
7827	Hardware	30,000		30,000	16,480	13,520
7829	Computer Support & Software	35,000	15,620	50,620	50,620	0
7831	Custodial	32,000		32,000	30,612	1,388
7833	Utilities	13,000		13,000	12,000	1,000
7835	Janitorial-Maintenance Supplies	10,000		10,000	6,329	3,671
7837	Building Maintenance Contract	11,000	77	11,077	11,077	0
7839	Misc Repairs-Improvements	40,000		40,000	36,224	3,776
7841	Legal Expenses	5,000		5,000	2,060	2,940
7845	Misc Contractual Services	5,000		5,000	3,038	1,962
7847	Postage	2,000	979	2,979	2,979	0
7849	Telephone	7,000		7,000	4,827	2,173
7851	Accounting	70,000		70,000	65,453	4,547
7853	Vending Supplies and Services	1,000		1,000	-	1,000
7855	Office Supplies	14,000		14,000	11,370	2,630
7857	Copier Service and Supplies	25,000		25,000	13,036	11,964
7859	Misc Supplies	1,400		1,400	-	1,400
7861	Board Development	2,000		2,000	1,090	910
7863	Special Events	5,000		5,000	2,146	2,854
7865	Hellen O'Neill Scholarship	500		500	500	0
7867	Art Expenditures	8,500		8,500	3,994	4,506
7868	Donations Expenses	50,000	(49,923)	77	77	0
7869	Friends Pledges Expense	50,000	(47,150)	2,850	2,850	0
7873	Misc Expense	1,400		1,400	679	721
7591	Contingency	33,100		33,100	0	33,100
Total		3,443,103	0	3,443,103	3,196,695	246,408

Library Capital Projects Fund - 910		Appropriation	(Decrease)	Appropriation	Expenses	Difference
7909	Buildings	221,000		221,000	73,728	147,272
7591	Contingency for Unforeseen Expenses	100,000		100,000		100,000
Total		321,000	0	321,000	73,728	247,272

<u>All Funds Summary</u>	<u>Appropriation</u>	<u>Increase/ (Decrease)</u>	<u>Revised Appropriation</u>	<u>Actual Expenses</u>	<u>Difference</u>
Corporate Fund - 100					
Departments - 11 thru 61	23,697,573	0	23,697,573	22,337,512	1,360,061
Motor Fuel Tax Fund - 200	1,882,650	0	1,882,650	1,793,000	89,650
Foreign Fire Insurance Fund - 210	67,760	0	67,760	53,096	14,664
Debt Service Funds - 300-308	3,352,921	0	3,352,921	3,240,108	112,813
MIP Infrastructure Project Fund - 400	8,265,584	0	8,265,584	6,971,081	1,294,503
Water & Sewer Operations Fund - 600	9,200,630	0	9,200,630	8,715,982	484,648
Water & Sewer Capital Fund - 620	2,558,850	0	2,558,850	1,826,417	732,433
Water & Sewer Debt Service Fund - 632	177,346	0	177,346	168,770	8,576
Police Pension Fund - 700	2,720,245	0	2,720,245	2,468,164	252,081
Firefighters' Pension Fund - 710	2,169,115	0	2,169,115	1,952,148	216,967
Library Funds - 900 & 910	3,764,103	0	3,764,103	3,270,423	493,680
Total All Funds	57,856,777	0	57,856,777	52,796,700	5,060,077

Section 3. Effective Date. This Ordinance shall be in full force and effective from and after its passage and approval of two-thirds of the corporate authorities, and ten days after its publication in pamphlet form in the manner provided by law.

PASSED this 16th day of August, 2022.

AYES:

NAYS:

ABSENT:

APPROVED this 16th day of August, 2022

Village President

ATTEST:

Village Clerk



REQUEST FOR BOARD ACTION

Fire Department

AGENDA SECTION: First Reading – ZPS

SUBJECT: Revised IGA With The Illinois State Toll Authority

MEETING DATE: July 12, 2022

FROM: John Giannelli, Fire Chief

Recommended Motion

Approve an updated Intergovernmental Agreement (IGA) with the Illinois State Toll Authority for fire protection and emergency services.

Background

The Village of Hinsdale has been providing the Illinois State Toll Authority fire protection and emergency services using an IGA last signed on April 24, 1995. Hinsdale is currently contracted to cover northbound lanes of I-294 from milepost 25.0-28.0, and southbound lanes from milepost 27.5-25.0. This coverage area will not change.

The current schedule of charges and reimbursements is \$300 for responding to a fire or medical call. If the Village billed a patient for treatment and transport to the hospital, the Village was not allowed to bill the Tollway \$300 for the response.

The new agreement was a collaborative effort between the Toll Authority and the Illinois Fire Chief's Association. It allows the Village to charge \$500 for the response to the tollway, in addition to billing the patient for the treatment and transport to the hospital. This fee will automatically increase by \$10 each year.

Discussion & Recommendation

Staff recommends the approval of the IGA as it will increase revenue for the Village, and does not change any service parameters that are not already in force.

Budget Impact

This action will increase revenue for the Village.

Village Board and/or Committee Action

N/A

Documents Attached

1. Current IGA between the Illinois State Toll Authority and Village of Hinsdale.
2. Updated IGA between the Illinois State Toll Authority and Village of Hinsdale.

AGREEMENT

THIS AGREEMENT made and entered into this 24 day of April, 1995 by and between The Illinois State Toll Highway Authority (hereinafter referred to as the "Authority"), and the City/Village of Hinsdale (hereinafter referred to as the "City/Village").

WITNESSETH

WHEREAS, the Authority has been created and derives its power and authority pursuant to 605 ILCS 10/1 et. seq.; and

WHEREAS, in order to insure the highest degree of safety in the operation of the Northern Illinois Tollway, the Authority adopted Resolution No. 5458 authorizing necessary agreements with appropriate Municipal Fire Departments and Fire Protection Districts to provide fire protection and emergency services, and Resolution Nos. 9589 and 9885 setting rates of reimbursement for the provision of such services; and

WHEREAS, the City/Village operates a Fire Department (hereinafter known as "Department") which was created by and operates pursuant to general powers conferred under the Illinois Municipal Code; and

WHEREAS, the Department is duly qualified and agreeable to providing necessary fire protection and emergency services as required by the Authority.

NOW, THEREFORE, in consideration of the mutual covenants herein contained, the parties hereto agree as follows:

1. The Authority agrees to reimburse the Department for fire protection and emergency services and materials according to the following schedule of charges and reimbursements, or in accordance with any revisions to this schedule adopted from time to time by Resolution of the Authority's board of Directors:
 - a. \$300.00 for responding to a fire call or medical call made by an authorized representative of the Authority;
 - b. A flat rate of \$50.00 for each additional piece of fire equipment that is dispatched to an accident site;
 - c. Actual cost to the Department for all foam used in excess of five (5) gallons and total reimbursement to the Department for loss or damage of equipment and use of supplies;
 - d. \$150.00 for each hour or portion thereof in excess of two (2) hours that equipment is required to complete response to the emergency;
 - e. \$150.00 for each fire rescue unit which is required;
 - f. \$300.00 maximum for each fire ambulance responding to a call made by an authorized representative of the Authority;
 - g. If helicopter rescue services are provided in accordance with criteria established by the hospital originating the request for such rescue services, such services shall be billed directly by the helicopter rescue service to the user;

- h. Specialized hazardous material rescue and clean up services not provided by the Department shall be billed directly by the provider to the person(s) or entities who caused such services to be required.

2. The City/Village of Hinsdale, through the Department, for and in consideration of the compensation above specified, agrees to provide services as follows:

- a. Each Fire Department agrees to use best efforts to provide fire protection and emergency services for lives and property on that portion of the Illinois Tollway System described in Exhibit "A," which is attached hereto and made a part hereof. Exhibit "A" may be amended by written agreement of the parties when changes in assigned territory are required to more efficiently serve the needs of Tollway patrons.
- b. To proceed, whenever fire equipment is available, to the designated locations on the Tollway System as directed by an authorized representative of the Authority. The Department shall make every effort to provide its own back-up response when its own manpower and/or equipment is not available for call-out. In the event that an emergency call is directed to the Department from another source, the Department shall promptly notify an authorized representative of the Authority of the nature of the emergency and the designated location.

- c. To respond with necessary available equipment and manpower as indicated by the information given by an authorized representative of the Authority.
 - d. To present to the Authority within forty-five (45) days a proper invoice setting forth the hour, date, time and place of the response to the call of an authorized representative of the Authority, designating the type of service rendered and the amount of payment requested pursuant to this Agreement. The Authority shall guarantee payments to the Department when said invoices are properly submitted. In the alternative, the Department may bill Tollway patrons for such services directly at its established rates, but the Department shall not, in such case, bill the Authority for the same qualified services, and the Authority shall be under no obligation to guarantee payment or to pay for such services in the event the Department fails to obtain payment directly from the Tollway patron.
3. Either party to this Agreement may terminate this Agreement by notifying the other party in writing. Such notice shall be effective ninety (90) days from the date of the notice. Such notice shall be immediately sent by U. S. Mail or delivered by Messenger to:

Department

Hinsdale Fire Department
121 Symonds Drive
Hinsdale, Illinois 60521
Attn: Fire Chief

Authority

The Illinois State Toll Highway
Authority
One Authority Drive
Downers Grove, IL 60515
Attn: Chief Counsel

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed as of the day and year set out above.

THE ILLINOIS STATE TOLL
HIGHWAY AUTHORITY

By:

Chairman

Attest:

Nicholas W. Jennings
Asst. Secretary

HINSDALE FIRE DEPARTMENT

By:

Fire Chief
Title

Attest:

Valley M.
Title

Approved As To Form And Constitutionality

George J. Sotos
Asst. Attorney General, State of Illinois

CERTIFICATION OF
FIRE & AMBULANCE
EMERGENCY SERVICES RATES

I, PATRICK J. KENNY
(Print Name)

authorized representative of the fire protection services and/or emergency medical
services provider for HINSDALE FIRE attest that the current
District or Department
charge(s) as of April 7, 1994, for routine services provided is/are:
(Date)

Routine Fire Services: 300 Routine Ambulance Services: 300

Routine services are any services rendered not requiring the use of multiple
vehicles or not requiring time in excess of two hours.

Fire Chief Patrick J. Kenny
Signature District or Department or Company Representative
April 7, 1994
Date

Please note: This form is to be photocopied for Tollway notification of future appropriations.

EXHIBIT "A"

Hinsdale Fire Department

ASSIGNED TERRITORY

I-294 Tollway Mile Post marker 25.0 to 28.0



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

THIS INTERGOVERNMENTAL AGREEMENT ("AGREEMENT"), made and entered into upon the last dated signature below, by and between The Illinois State Toll Highway Authority ("ILLINOIS TOLLWAY"), and The Village of Hinsdale ("DEPARTMENT").

RECITALS

WHEREAS, to ensure the highest degree of safety in the operation of the ILLINOIS TOLLWAY, the ILLINOIS TOLLWAY adopted Resolution No. 5458, authorizing the ILLINOIS TOLLWAY to (i) enter into agreements with fire protection districts and municipal fire departments bordering its rights-of-way for the provision of adequate fire protection services, and (ii) provide reimbursement for such services at the scheduled rates set forth therein;

WHEREAS, pursuant to Resolution No. 5458, the ILLINOIS TOLLWAY entered into intergovernmental agreements with various fire protection districts and/or municipal fire departments bordering its rights-of-way for the provision of the above-described services;

WHEREAS, after reaffirming the need to provide adequate fire protection services along the toll roads in its system and finding it necessary to also provide adequate emergency medical services, the ILLINOIS TOLLWAY adopted Resolution No. 9589, increasing the scheduled reimbursement rates set forth in Resolution No. 5458;

WHEREAS, on September 29, 1977, after fire protection districts and municipal fire departments began providing ambulance services, the ILLINOIS TOLLWAY adopted Resolution No. 9885, adding a scheduled reimbursement rate for the provisions of ambulance services;

WHEREAS, on December 21, 1995, the ILLINOIS TOLLWAY adopted Resolution No. 14490, increasing the scheduled reimbursement rates for fire protection and emergency medical services (including ambulance services);

WHEREAS, the DEPARTMENT is qualified to provide the fire protection and emergency services required by the ILLINOIS TOLLWAY on the Tri-State Tollway (I-294) between milepost 25.0 and milepost 28.0, in the northbound direction, and between milepost 27.5 and milepost 25.0 in the southbound direction, as depicted in Exhibit A ("Service Area");

WHEREAS, the DEPARTMENT was created by and operates pursuant to general powers conferred under the Illinois Municipal Code, 65 ILCS 5/11-6-1, *et. seq.*;

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

NOW, THEREFORE, in consideration of the mutual covenants and representations contained herein, the ILLINOIS TOLLWAY and the DEPARTMENT (collectively, "Parties") agree as follows:

1. Relative to each occurrence in the Service Area (*see* Ex. A) to which the DEPARTMENT responds, the ILLINOIS TOLLWAY will pay the DEPARTMENT \$500.00 to reimburse a portion of the costs the DEPARTMENT incurs in connection with the response. On each anniversary of this AGREEMENT, this fee shall automatically increase by \$10.00. Also:
 - a. If helicopter rescue services are provided in accordance with criteria established by the hospital originating the request for such services, such services shall be billed directly by the helicopter rescue service to the party the helicopter was required to transport; the ILLINOIS TOLLWAY shall not be responsible for helicopter transport services, except as provided under Workers' Compensation Act, 820 ILCS 305/1, *et seq.*;
 - b. Special hazardous material rescue and clean up services not provided by the DEPARTMENT shall be billed directly by the provider to the person(s) or entities who caused such services to be required.
 - c. Nothing in this AGREEMENT shall prohibit the DEPARTMENT from billing any patient, including the insurance provider for the patient, for ambulance transportation to receive emergency medical care.
2. For, and in consideration of, the compensation specified above, which the ILLINOIS TOLLWAY and the DEPARTMENT agree constitutes the sole and exclusive amount for which the ILLINOIS TOLLWAY will be responsible for as a result of or due to a response by the DEPARTMENT, the DEPARTMENT agrees:
 - a. To use its best efforts to provide fire protection and emergency services for persons and property in the Service Area. If changes in the Service Area are required to more efficiently serve the needs of ILLINOIS TOLLWAY patrons, the Service Area may be amended by written agreement of the Parties.
 - b. To proceed, whenever fire equipment is available, to the location in the Service Area (*see* Ex. A) designated by an authorized representative of the ILLINOIS TOLLWAY. The DEPARTMENT shall make every effort to provide its own back-up response when its own manpower and/or equipment is not available for call-out. In the event an emergency call is directed to the DEPARTMENT from a source other than the ILLINOIS TOLLWAY, the DEPARTMENT shall promptly notify an authorized representative of the ILLINOIS TOLLWAY of the nature of the emergency and the designated location.
 - c. To respond with necessary available equipment and manpower as indicated by the information provided by the authorized representative of the ILLINOIS TOLLWAY.

- d. To present to the ILLINOIS TOLLWAY, within forty-five (45) days of an event in the Service Area that requires the provision of any fire protection and emergency services, an invoice including the hour, date, time and place of the DEPARTMENT's response to the event; and the amount due and owing from the ILLINOIS TOLLWAY pursuant to this AGREEMENT. The ILLINOIS TOLLWAY will promptly process all timely and sufficient invoices submitted by the DEPARTMENT. The DEPARTMENT shall not bill the ILLINOIS TOLLWAY for any services billed to an ILLINOIS TOLLWAY patron, and the ILLINOIS TOLLWAY shall not be responsible for any services billed to an ILLINOIS TOLLWAY patron, even if the DEPARTMENT fails to obtain payment from or on behalf of the ILLINOIS TOLLWAY patron.
- e. To keep confidential, and not disclose, distribute or otherwise share, any photographs, video or electronic images that depict any matter that may have occurred on ILLINOIS TOLLWAY property, except for disclosures to (i) physicians and medical personnel directly involved in the treatment of a patient involved in an occurrence, (ii) insurance companies representing a party involved in an occurrence, or (iii) the State Fire Marshal. Disclosure also is permissible to the extent required by the Illinois Freedom of information Act.

I. GENERAL PROVISIONS

1. The ILLINOIS TOLLWAY, the DEPARTMENT and their respective agents agree that they shall communicate, cooperate and coordinate with one another on all issues pertaining to a response and the consequent need for fire protection and emergency services in the Service Area, including but not limited to traffic and incident management.
2. All promises, agreements, covenants and representations, express or implied, oral or written, concerning the subject matter of this AGREEMENT are contained in this AGREEMENT, which embodies the entire agreement and understanding between the Parties. No other promises, agreements, covenants or representations, express or implied, oral or written, have been made by any Party to any other Party concerning the subject matter of this AGREEMENT, and neither the fact of this AGREEMENT nor any of its terms creates, or is intended to create, any rights or interests in any third party. This AGREEMENT is made solely for the benefit of the ILLINOIS TOLLWAY and the DEPARTMENT. All prior and contemporaneous negotiations, promises, agreements, covenants and representations between the Parties concerning the subject matter of this AGREEMENT are merged into this AGREEMENT.
3. Whenever in this AGREEMENT approval or review by either the DEPARTMENT or the ILLINOIS TOLLWAY is provided for, said approval or review shall not be unreasonably delayed or withheld.
4. No later than fourteen (14) calendar days after 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 period this AGREEMENT is in effect. Each

representative shall have authority, on behalf of such PARTY, to make decisions relating to implementation of this AGREEMENT. Representatives may be changed, from time to time, by subsequent written notice. Each representative shall be readily available to the other PARTY.

5. This AGREEMENT may be executed (including electronically) in two (2) or more counterparts, each of which shall be deemed an original and all of which shall be deemed one and the same instrument.
6. This AGREEMENT may not be amended or modified without the written consent of the Parties and the Illinois Attorney General.
7. This AGREEMENT shall be binding upon and inure to the benefit of the PARTIES and their respective successors and approved assigns.
8. Failure by the ILLINOIS TOLLWAY or the DEPARTMENT to seek redress for a violation of this AGREEMENT or to insist upon the strict performance of any condition or covenant of this AGREEMENT shall not constitute a waiver of any breach or subsequent breach of such covenants, terms, conditions, rights and remedies. No provision of this AGREEMENT shall be deemed waived by the ILLINOIS TOLLWAY or the DEPARTMENT unless such provision is waived in writing by the Party intended to benefit therefrom.
9. This AGREEMENT shall be governed and construed in accordance with the laws of the State of Illinois, without regard to conflicts of law principles, and in the event of a dispute, venue shall lie exclusively in DuPage County, Illinois.
10. The DEPARTMENT shall maintain books and records relating to the performance of this AGREEMENT necessary to support amounts charged to the ILLINOIS TOLLWAY. The DEPARTMENT shall maintain books and records, including information stored in databases or other computer systems, for a period of three (3) years from the date of final payment under this AGREEMENT. Books and records the DEPARTMENT is required to maintain shall be available for review or audit by representatives of the Auditor General, the Executive Inspector General, the Illinois Tollway Inspector General, State of Illinois or ILLINOIS TOLLWAY internal auditors or other governmental entities with monitoring authority, upon reasonable notice and during normal business hours.
11. Either Party to this AGREEMENT may terminate this AGREEMENT by notifying the other Party in writing. Such written notice shall be effective ninety (90) days after the date of the notice. Such written notice shall be sent by U.S. Mail or overnight messenger as follows:

If to the DEPARTMENT

The Village of Hinsdale
121 Symonds Drive
Hinsdale, IL 60521
Attention: Fire Chief

If to the ILLINOIS TOLLWAY

The Illinois State Toll Highway Authority
2700 Ogden Avenue
Downers Grove, IL 60515
Attention: General Counsel

IN WITNESS WHEREOF, the PARTIES hereto have caused this AGREEMENT to be executed on the dates indicated.

THE VILLAGE OF HINSDALE

By: _____ Date: _____
Thomas Cauley, Jr.
President

THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY

By: _____ Date: _____
Lanyea Griffin
Interim Executive Director

Approved as to Form and Constitutionality

_____, AAG
Attorney General, State of Illinois



EXHIBIT A

Hinsdale Fire Department

Tri-State Tollway



Northbound - Milepost 25.0 to Milepost 28.0

Southbound - Milepost 27.5 to Milepost 25.0

Community Development

AGENDA SECTION: First Reading – ZPS

SUBJECT: Text Amendment, Planned Development Concept Plan, and Special Use Permit to allow for the development of Vine Street Station consisting of twelve (12) lifestyle housing units within an existing building located at 125 S. Vine Street and a Major Adjustment to the Zion Lutheran Church Planned Development – Case A-35-2021

MEETING DATE: July 12, 2022

FROM: Bethany Salmon, Village Planner

Recommended Motion

Approve an Ordinance Amending Sections 6-106 ("Special Uses") and 11-603 (Planned Development) of the Hinsdale Zoning Code to Authorize Planned Developments for Lifestyle Housing in the O-1 Specialty Office District; **and**

Approve an Ordinance Approving a Planned Development Concept Plan and Special Use Permits for a Planned Development and Lifestyle Housing – 125 S. Vine Street – Holladay Properties Services Midwest, Inc. and Zion Lutheran Church; **and**

Approve an Ordinance Approving a Major Adjustment to a Planned Development Relative to Removal of Certain Properties from an Existing Planned Development and Waivers Related to Property Remaining in Same – Holladay Properties Services Midwest, Inc. And Zion Lutheran Church

General Application Information

Applicant: Holladay Properties Services Midwest, Inc. and Zion Lutheran Church

Existing Zoning & Land Uses: The following addresses / PINS are included in the Zion Lutheran Church Planned Development located in the IB Institutional Buildings District:

- 125 S. Vine Street – Former private school building (PINs: 09-12-110-006; 09-12-110-007)
- 204 S. Grant Street – Membership organization building / church with child day care and preschool (PINs: 09-12-111-010; 09-12-111-011; 09-12-111-012; 09-12-111-017)
- 116 S. Grant Street – Single-family home (PINs: 09-12-110-014; 09-12-110-015)

Size of Subject Property:

Property	Existing	Proposed
Zion Lutheran Church Planned Development	1.96-acres (85,378 sq. ft.)	1.34-acres (58,739 sq. ft.)
Private School Building - 125 S. Vine Street	0.48-acres (20,977 sq. ft.)	0.61-acres (26,639 sq. ft.)
Pastor's Residence - 116 S. Grant Street	0.41-acres (18,162 sq. ft.)	0.28-acres (12,500 sq. ft.)

Surrounding Zoning & Land Uses:

- North: O-1 Specialty Office District – Office buildings
- South: R-4 Single Family Residential District – Single-family detached homes
- East: O-1 Specialty Office District – Office buildings; R-4 Single Family Residential District – Single-family detached homes
- West: R-4 Single Family Residential District – Single-family detached homes

Application Request

The applicant requests approval of a Text Amendment to Section 6-106(E)(4) and Section 11-603(M)(2) of the Zoning Code to allow for Lifestyle Housing as a Special Use in the O-1 Specialty Office District, a Planned Development Concept Plan, and a Special Use Permit to allow for a Planned Development and Lifestyle Housing in the O-1 Specialty Office District, for Vine Street Station, which will consist of twelve (12) lifestyle housing units within a former private school building on a 0.61-acre site located at 125 S. Vine Street. With the future application of a Detailed Plan and concurrent Plat of Subdivision submittal, the applicant intends to rezone the 0.61-acre property from the IB Institutional Buildings District to the O-1 Specialty Office District.

The applicant and Zion Lutheran Church are also seeking approval of a Major Adjustment to the Zion Lutheran Church Planned Development, approved by Ordinance No. 2004-15 and subsequently amended, to remove the proposed Vine Street Station development from the existing Planned Development and to allow for new modifications to the Zoning Code. The existing Planned Development includes eight (8) parcels with two (2) parking lots and three (3) buildings on a 1.96-acre site. Holladay Properties intends to purchase 0.61-acres of the 1.96-acre Planned Development site consisting of the former private school building at 125 S. Vine Street and 56.6 feet of the rear yard of 116 S. Grant Street, the single-family home currently used as the Pastor's residence.

The following approvals are required in the future and the current application requests are contingent upon these approvals being granted at a later date:

- Planned Development Detailed Plan with Modifications to the Zoning Code
- Planned Development Final Plan
- Tentative Plat of Subdivision / Final Plat of Subdivision
- Map Amendment to rezone 0.61-acres from the IB District to the O-1 District
- Exterior Appearance and Site Plan Review

Background

Attachment 5 includes a summary of the ordinances previously approved for Zion Lutheran Church Planned Development and a compiled list of the previous modifications to the Zoning Code. Ordinances are available upon request from the Community Development Department.

The existing membership organization building at 204 S. Grant Street was originally constructed in 1915 and the private school building at 125 S. Vine Street was constructed in 1931. In 2004, a Planned Development for Zion Lutheran Church was approved for the 2.3-acre site that included the membership organization building, private school building, and four residential lots (116, 208 and 212 S. Grant Street and 209 S. Vine Street). A building addition to the membership organization building was also approved to allow for a child daycare facility on one of the residential lots. Because the property was developed decades before the adoption of the Village's Zoning Code, zoning relief to the bulk requirements of the IB District was granted for various existing non-conforming conditions and proposed building addition.

In 2013, the two single-family homes at 201 and 205 S. Vine Street were removed from the Planned Development and rezoned to the R-4 District, reducing the overall size of the Planned Development and creating new modifications to the Zoning Code. According to the applicant, a private school has not operated in the building at 125 S. Vine Street since 2018 and the former gym was most recently used for baseball batting practice.

Text Amendment / Special Use Permits

Lifestyle housing must be approved as part of a Planned Development and is considered a Special Use allowed only in the B-1 Community Business District, the B-3 General Business District, and the O-2 Limited Office District. The general standards for Planned Developments are outlined in Section 11-603(E). The definition and requirements for lifestyle housing in Section 11-603(M) is included in Attachment 6.

The applicant is proposing a Text Amendment to Section 6-106(E)(4) and Section 11-603(M)(2), as shown in Attachment 6, to allow for lifestyle housing as a Special Use in the O-1 Specialty Office District, the zoning district that the applicant intends to rezone the 0.61-acre property to in the future upon separate application. Approval of a Special Use Permit is required for both a Planned Development and to allow for lifestyle housing.

Detailed Project Description – Planned Development Concept Plan

Site Plan – The applicant is proposing to convert the former private school building into twelve (12) lifestyle housing units. The existing parking lot, which includes seven (7) spaces, and the playground will be removed and replaced with a new access drive off of Second Street and a small exterior parking lot with a loading area. The proposed site plan consists of three (3) small outdoor park areas, all of which are proposed to be privately owned and maintained:

- 1) Corner Park – A 3,535 square foot park is proposed at the corner of Vine Street and Second Street, which will be open and accessible to the general public. The outdoor area will include a concrete walkway, benches and a masonry knee wall for seating, landscaping, and sculptural art.
- 2) Formal Sitting Garden – A 6,265 square foot private formal sitting garden will be located to the east of the building / parking lot and will include a permeable pavement walkway, a masonry knee wall for sitting, and landscaping. The outdoor area will be bordered by an open six (6) foot tall wood fence on the east and west sides, a solid six (6) foot tall wood fence on the north side, and no fencing on the south side along Second Street.
- 3) Private Courtyard – A 2,774 square foot private courtyard is proposed to the south of the building in existing open space along Second Street to be used exclusively for residents. The existing flagpole will be removed and the area will include a grill station, fire pit, and landscaping surrounded by a new brick and metal fence.

The conceptual landscape plan indicates the preliminary designs for these outdoor areas, proposed plantings, and where trees are to be removed and planted. A solid six (6) foot tall wood fence will extend along the majority of the north property line, which buffers office buildings in the O-1 District.

The project requires zoning relief for various bulk requirements, largely due to existing conditions such as building setbacks and height, which are summarized in Attachment 7. Modifications to Section 6-111(H)(7) of the Zoning Code are requested to allow for various structures and uses in required yards. The balconies on the north, south, and west elevations, an awning on the south elevation, and the outdoor grill and fire table in the private courtyard to the south of the building will all encroach into required yards (which are existing non-conforming setbacks and yards).

A relief is also requested to Section 9-12-3 of the Village Code to allow for a five (5) foot tall brick and metal fence that is partially solid within the required corner side yard along Second Street. Four (4) foot tall solid fences or five (5) foot tall open fences (when greater than 1/3 of the total fence contour is open) are allowed by code when constructed of cast aluminum or wrought iron if the property on which the fence is located has a front lot line width of at least 125 feet and a total lot area not less than 30,000

square feet. The development does not meet the minimum front lot width or lot area requirements, so a modification is requested to allow for the type of fence proposed.

The existing building is partially located in a floodplain and the project will be required to meet all Village codes and requirements of the DuPage County Countywide Stormwater & Flood Plain Ordinance. Engineering plans will be required and reviewed prior to formal review of the Detailed Plan.

Interior Floor Plans – Underground parking will be provided on the lower level (basement) and six (6) residential units will be provided per floor. Of the 12 total units, four (4) will be two-bedroom units plus a den (previously proposed to be three-bedroom units) and eight (8) will be two-bedroom units, ranging in size from 1,148 to 1,615 square feet. The interior of the building will also include an elevator, bicycle parking, and a garbage room.

The proposed development meets the density requirements for lifestyle housing. A minimum lot area of 2,219.9 square feet per unit is proposed, which exceeds the minimum 1,000 square feet required per unit. Lifestyle housing developments are also allowed a maximum of 35 units per acre. The applicant is proposing 19.6 dwelling units per acre.

Parking & Loading – Per Section 11-603(M)(6), lifestyle housing units are required to provide one and a half (1.5) parking spaces per unit. A total of 18 parking spaces are required and 25 spaces are proposed, which includes one (1) accessible space. The proposed parking on site exceeds code requirements, providing two (2) spaces per unit with one (1) additional space.

The applicant is proposing several modifications to the Village's parking and loading requirements, including a one (1) foot reduction to the required width of all interior and exterior parking spaces from nine (9) feet wide to eight (8) feet wide. The length of the parking spaces exceeds code requirements, measuring 20 feet long compared to the 18 feet required by code. A reduction to the required drive aisle width in the parking garage is also proposed, from a required 24 feet to 20 feet 2 inches wide.

Per Section 9-105, the first loading space for a building in excess of 10,000 square feet shall measure 10 feet wide and 30 feet long and all other spaces shall be standard size measuring 10 feet wide and 25 feet long. A modification has been requested to allow for a loading area measuring 10 feet wide by 20 feet long. It should be noted that an access door appears to encroach into this area.

Traffic / Right-of-Way Improvements – A preliminary traffic impact statement by KLOA, Inc. is included in the application packet for review. Per the findings, the residential project is anticipated to generate less traffic than a private school or office building. The preliminary analysis also recommends the conversion of Second Street from a one-way street to a two-way street to better facilitate traffic flow. The conversion is being explored by Holladay Properties based on positive feedback from residents at two neighborhood meetings in August and September 2021. Second Street is currently a one-way street that accommodates westbound traffic from Grant Street to Vine Street. Parking is allowed between certain hours on both sides of the street.

Additionally, there are seven (7) non-complaint angled parking spaces in the parkway on Second Street. To bring this area into compliance, the applicant intends to remove the angled parking spaces and install a new curb, grass, and two (2) parkway trees. The applicant will also replace any sidewalks or pavement in the right-of-way that necessitates replacement. A full traffic study and additional information on any proposed right-of-way improvements, parking, and signage would be provided with future submittals.

Building Elevations – The applicant intends to preserve and restore existing architectural features on the 2.5-story tall brick building, including the two-story stained-glass window facing Second Street, decorative brick work, and limestone details. The existing windows, many of which are glass block, will be removed and replaced. New and enlarged openings are proposed on all elevations to allow for larger windows and a total of twelve (12) black metal balconies. On the east elevation, a black aluminum garage door, ramp with a retaining wall, and doorway will be constructed to provide access to the interior parking garage. A black metal lattice features for vine plantings is proposed to provide additional architectural interest. A new door will also be installed to provide residents access to the private courtyard area.

There are no changes to the building height, however, a modification has been requested to allow for the existing building height of 38 feet 5 inches as it exceeds the 33 feet allowed for lifestyle housing. To meet code requirements, screening panels matching the color of the building brick will be installed in several areas on the roof to screen mechanical and elevator equipment. The screening panels are not counted toward building height.

At this time, the proposed plans do not indicate if signage is proposed. Lighting details and other building details will be required for review as part of the Detailed Plan for the Planned Development.

Parks & Open Space – The three privately owned and maintained outdoor park spaces have a combined area of 0.28-acres (12,574 square feet). The 3,535 square foot pocket park located at the corner of Vine Street and Second Street will be open and accessible to the public, while the two other areas will be accessible only to building residents. Based on initial calculations, the applicant is required to dedicate 0.08-acres (3,843 square feet) of park land to the Village to meet the requirements of Section 11-1-12(G) of the Village Code. The required 0.08-acres does not meet the standard minimum land dedication size of 10,000 square feet in area, with no dimension measuring less than 100 feet. However, the Village Code states that smaller parks can be approved by the Village Board if warranted. Alternatively, private common open space can be approved in place of park land dedication subject to meeting the requirements of Section 11-1-12. Of note, if private park space is approved in lieu of public park space, the applicant will be required to depict these outdoor areas as private common open space on the Final Plat of Subdivision and shall record covenants establishing the provisions required by the Village Code. Open space and park land requirements must be verified during the Detailed Plan review stage in accordance with Title 11 of the Village Code.

Zoning Code Compliance & Proposed Modifications to Code Requirements – The applicant is requesting relief from various Zoning Code requirements as part of the Planned Development. A large number of these modifications result from existing conditions. The full list of requested modifications identified at this time is included in the application packet and summarized in Attachment 7. Due to the level of detail provided for a Planned Development Concept Plan, additional information will be needed with future submittals for staff to confirm all bulk requirements and Village codes are met. As is usual, bulk requirements will be verified during the Detailed Plan submittal. The applicant has provided preliminary estimates for review as part of the current submittal. Additional modifications to the code may be identified in the future.

Major Adjustment to Zion Lutheran Church Planned Development

A Major Adjustment to the existing Planned Development has been requested to allow for the removal of 0.61-acres for Vine Street Station. The shared rear lot line between 125 S. Vine Street and 116 S. Grant Street will be relocated 56.6 feet to the east, reducing the lot size and lot depth of 116 S. Grant Street. Approval of a Tentative and Final Plat of Subdivision will be required as part of Detailed Plan for

the Vine Street Station Planned Development. There are no other proposed changes within the existing Zion Lutheran Church Planned Development, at either 116 S. Grant Street or 204 S. Grant Street.

The applicant has provided two tables of compliance, one for the proposed changes to the overall Planned Development and one specifically to show the impacts to 116 S. Grant Street. Although 116 S. Grant Street will remain part of the Zion Lutheran Church Planned Development, a separate analysis was completed based on the requirements of the O-1 District, which the surrounding properties to the north and east are zoned, to show how the lot would compare to the bulk requirements in the case that the lot was ever rezoned to the O-1 District in the future and removed from the Planned Development. The property would comply with the lot area and lot size requirements for the O-1 District.

New modifications to the Zoning Code are requested as a result of removing the 0.61-acre site from the Planned Development. In addition to the requested waivers, all waivers previously granted relative to the Planned Development under the original approval and subsequent amendments shall continue in full force and effect, unless no longer required or are amended. The list of modifications is summarized in Attachment 7. The Planned Development was previously granted a modification to increase the floor area ratio (FAR) to 0.537, above the maximum FAR of 0.50 allowed in the IB District. With the removal of the 0.61-acres and the private school building, the Planned Development will have an FAR of 0.47, which is under the maximum amount allowed and a modification is no longer required.

Review Process

The current request is for the approval of a Planned Development Concept Plan, a Special Use Permit to allow for a Planned Development and Lifestyle Housing in the O-1 District, a Text Amendment to allow for Lifestyle Housing as a Special Use in the O-1 District, and a Major Adjustment to the Zion Lutheran Church Planned Development to remove the proposed Vine Street Station development from the existing Planned Development. The applicant will be required to obtain future approval of an Exterior Appearance and Site Plan Review, Detailed Plan and Final Plan for a Planned Development, Tentative Plat of Subdivision / Final Plat of Subdivision, and a Map Amendment from the IB District to the O-1 District for Vine Street Station.

Text Amendment – Text Amendments are subject to the requirements of Section 11-601 of the Zoning Code. A public hearing shall be set, noticed, and conducted by the Plan Commission in accordance with Section 11-303. Within 45 days following the conclusion of the public hearing, the Plan Commission shall transmit to the Village Board its recommendation in the form specified by Subsection 11-103(H). The failure of the Plan Commission to act within 45 days following the conclusion of such hearing, or such further time to which the applicant may agree, shall be deemed a recommendation for the approval of the proposed amendment. Within 60 days following the receipt of the recommendation of the Plan Commission, or its failure to act as above provided, the Board shall either deny the application or, by ordinance duly adopted, shall grant the amendment, with or without modifications or conditions. The failure of the Board to act within 60 days, or such further time to which the applicant may agree, shall be deemed to be a decision denying the special use permit. The standards in Section 11-601(E) shall be considered for all Amendment applications.

Special Use Permit – If the concurrent Text Amendment application is approved, approval of a Special Use Permit would also be required to allow for a Planned Development and lifestyle housing in the O-1 District. Special Use Permits are subject to the requirements of Section 11-602 of the Zoning Code. No Special Use Permit shall be recommended or granted unless the applicant shall establish that the standards listed in Section 11-602(E) are met.

Planned Development Concept Plan – The purpose of the Planned Development Concept Plan is to provide the applicant an opportunity to show the basic scope, character, and nature of the entire proposed plan without incurring undue cost. Approval of a Concept Plan after a public hearing by the Plan Commission and by the Village Board binds both the applicant and the Village with respect to various elements of the development listed in Section 11-603(D) of the Zoning Code, including: (1) categories of uses to be permitted, (2) general location of residential and nonresidential land uses, (3) overall maximum density of residential uses and intensity of nonresidential uses, (4) the general architectural style of the proposed development, (5) general location and extent of public and private open space including recreational amenities, (6) the general location of vehicular and pedestrian circulation systems, (7) staging of development and (8) the nature, scope and extent of public dedications, improvements or contributions to be provided by the applicant. Contingent on the approval of the requested Text Amendment, Concept Plan, and Special Use Permits, a subsequent Detailed Plan shall be submitted to refine the Concept Plan, in accordance with Section 11-603.

Major Adjustment to the Zion Lutheran Church Planned Development – In accordance with Section 11-603(K), the Board of Trustees may, by ordinance duly adopted, grant approval of a Major Adjustment to a Planned Development without a hearing upon finding that any changes will be consistent with the concept and intent of the final plan. If the Board of Trustees determines that a Major Adjustment is not consistent with the concept and intent of the final plan as approved, then the Board shall refer the request to the Plan Commission for further hearing and review in accordance with the Planned Development Detailed Plan review process.

The Plan Commission shall at the public meeting review the application for a Major Adjustment. Within 60 days following the conclusion of the public meeting, the Plan Commission shall transmit to the Board of Trustees its recommendation on whether the request is in substantial conformity with the previously approved plans and merits approval, without or without modifications or conditions. Attachment 8 includes the definition for substantial conformity. In general, substantial conformity is an assessment of how much a project deviates from the original plans and looks at changes to land use, number of units, building coverage, open space, or other bulk regulations.

The applicant originally stated that the removal of the Vine Street Station is within substantial conformity with the original approved plans for the existing Planned Development. Based on the recommendation from staff and the Plan Commission that the project will result in a change to the land uses within the development as well as open space, the applicant has revised their plans to acknowledge that the proposed plans are not within substantial conformity with the approved plans.

Discussion & Recommendation

Village Board – Request for a Referral to the Plan Commission – On February 15 and March 1, 2022, the Board reviewed the request for a referral. Pursuant to Section 11-601(D)(2)(a) of the Zoning Code, every properly filed and completed application for an amendment shall be referred to the Village Board for a determination as to whether the application merits a hearing and consideration by the Plan Commission or should be summarily denied.

At the meeting, there was a discussion on the visibility and screening of rooftop mechanical units and elevator shaft, the sale price, amenity spaces, garbage and delivery areas, converting Second Street from one-way to two-way traffic, renting and possible property maintenance issues, like residents storing items on balconies. A homeowners association will be established and the HOA bylaws would be approved by the Board as part of the future approval. The condo units were originally proposed to be age-targeted to empty nesters, however, the applicant stated that they are okay with converting them to age-restricted to avoid impacts to the schools based on Trustee feedback.

On March 1, 2022, the Village Board referred this application with the following comments for the Plan Commission to consider:

- Parking Space Size – Evaluate if the 8 foot wide parking spaces are appropriate as the Zoning Code requires parking spaces to be 9 feet wide, which is the standard size required in other communities.
- Proposed Open Spaces – Evaluate the design and location of the proposed open park spaces. It was specifically noted that the private courtyard that includes a patio, outdoor fire pit, and grill station located to the south of the building on Second Street is across the street from a single-family home and there may be concerns over potential impacts to the adjacent residential property.
- Public Benefit – Evaluate the public benefit provided from this project. The park to the west of the building at Vine Street and Second Street is currently proposed to be open to the public, however, the formal sitting area to the east of the building is listed to be for private use only and could be may open to the public instead.

Plan Commission – Public Hearing – On May 24, 2022, the project was reviewed at a public hearing at a special meeting. Drew Mitchell and Michael O'Connor representing Holladay Properties Services Midwest, Inc. and Christopher Walsh, the architect for the project representing Tandem, Inc., provided a presentation and answered questions from the Plan Commission. A representative of Zion Lutheran Church was in attendance in the audience.

Overall, the Plan Commission expressed support for the project as it utilized an existing building that would be compatible with the surrounding area and incorporated unique architectural design features. Topics discussed included details on the building and site design, converting Second Street from one-way to two-way traffic, guest parking, the size of the proposed parking spaces and drive aisle width for underground parking, flooding and stormwater, the private park spaces, and various requested modifications to the bulk regulations in the Zoning Code.

Two (2) members of the public spoke at the public hearing, both of which live nearby the proposed development. Both members of the public expressed overall support for the project, but discussed potential concerns over stormwater, the existing floodplain, and flooding with future development. It was noted that flooding has occurred in the past on Vine Street and Second Street. The developer was asked to look into stormwater best management practices when they prepare their engineering plan. The applicant will provide engineering plans for review prior to the Detailed Plan review and will be required to meet all code requirements by the Village and DuPage County.

Existing parking issues on Vine Street were also discussed, which were believed to be caused by a nearby therapy office or possible enforcement and signage issues. The two residents did not want this development to contribute to additional parking issues on Vine Street. The majority of the Plan Commission found that the conversion of Second Street from one-way to two-way traffic could benefit the residential development, as one-way traffic was more suitable for the private school and this development would not generate the same traffic levels. The two members of the audience were not opposed to converting the street to two-way traffic.

Other major topics discussed at the meeting are summarized below:

- Building Elevations – The Plan Commission suggested adding windows or another architectural feature to the blank wall on the east elevation and possible ways to make the north elevation more attractive. It was noted that careful consideration of any proposed lighting will need to be take place with the Detailed Plan to ensure that there are no negative impacts to adjacent single-family homes.

- Proposed Open Spaces – In reference to the comments provided by the Village Board on March 1, 2022, the Plan Commission did not express concern over the design or location of the private fenced courtyard area located to the south of the building on Second Street with the outdoor fire pit.
- Public Benefit – One Commissioner recommended that the eastern park off of Vine Street, to be for private use by residents only, could be made accessible to the public. It was also discussed if an easement, deed restriction, or ordinance condition could be put in place to provide additional protection of this area as open space in perpetuity. Only the park on the corner of Vine Street and Second Street, which will be open to the public, is required to be platted as an open space easement on the Plat of Subdivision to get credit for park space under the Village Code.
- Parking – The majority of Commissioners agreed the 8 foot wide parking space size was not a significant problem, which was discussed at the Village Board meeting on March 1, 2022. Additional details on the parking space sizes and guest parking will be provided with the Detailed Plan for the Planned Development. Several Commissioners recommended the applicant explore if additional guest parking can be provided in the Zion Lutheran Church parking lot to the south.
- Age-Restricted vs. Age-Targeted Units – The majority of the Commission appeared to agree that the condominium units should be age-targeted. It was discussed that an age restriction could create issues for selling units in the future and several Commissioners agreed that the building design and amenities, the small number of units, and the smaller size of the units would largely appeal to an older age group rather than families with children, therefore lessening impacts to the school districts. Commissioners recommended that the developer provide data on the potential impacts to the school districts, similar to the information provided for Hinsdale Meadows, another age-targeted residential project approved by the Village in recent years. Similar to Hinsdale Meadows, the Village can explore additional language in the Homeowners Association by-laws to be submitted for review with the Planned Development Detailed Plan. Mr. Mitchell stated that they intend to move the project forward even if the Village requires the units to be age-restricted.

By a vote of seven (7) ayes and zero (0) nays, with two (2) absent, the Plan Commission recommend approval of the following for Case A-35-2021:

- A Text Amendment to Section 6-106(E)(4) and Section 11-603(M)(2) of the Zoning Code to allow for Lifestyle Housing as a Special Use in the O-1 Specialty Office District, as submitted
- A Planned Development Concept Plan for the development of Vine Street Station consisting of twelve (12) lifestyle housing units within an existing building located on a 0.61-acre site at 125 S. Vine Street, with the suggested modification that the units be age-targeted, not age-restricted.
- Special Use Permits to allow for a Planned Development and Lifestyle Housing in the O-1 Specialty Office District for Vine Street Station.
- A Major Adjustment to the Zion Lutheran Church Planned Development to allow for an approval without substantial conformity to remove the proposed Vine Street Station development from the existing Planned Development and to allow for new modifications to the Zoning Code.

Since the public hearing, the applicant has provided revised plans addressing several items discussed at the Plan Commission meeting and submitted additional information on the potential impacts to the D181 and D86 school districts, as summarized below:

- Proposed Open Spaces / Public Benefit – The applicant has requested that the eastern park space on Second Street continue to remain private, for use by building residents only.

- Engineering – The applicant confirmed several engineering details for the flood plain and stormwater flow. Engineering plans will be reviewed prior to the applicant submitting for the Detailed Plan in the future.
- Parking – The applicant confirmed that Zion Lutheran Church indicated that their parking lot to the south of the site across Second Street would be available for overnight guests of residents. The site plan also proposed parallel parking on Second Street, if the street is converted to two-way traffic.
- Building Elevations – Additional windows and two black metal lattice features that will accommodate vine plantings are proposed on the east elevations to reduce the blank brick wall appearance.
- Unit Bedrooms – Of the twelve total units, the applicant was originally proposing four three-bedroom units and eight two-bedroom units. All four three-bedroom units are now proposed to two-bedroom units plus a den.
- Age-Restricted vs. Age-Targeted Units – A fiscal analysis completed by Teska Associates estimates the development has the potential to result in three (3) school-aged children. Holladay Properties also provided data from the 94-unit Burlington Station project located in Downers Grove. Data was also provided for the 8-unit condominium project in Clarendon Hills, which is located in the same school districts as the proposed Vine Street Station site. Both projects are reported to have created zero new school-age children.

As is standard practice, the recommendations of the Plan Commission have been included in the proposed ordinance for review by the Village Board and may be modified by the Village Board. The proposed recommendation for age-targeted units in the draft ordinance for the Planned Development Concept Plan and Special Use Permits is highlighted in red.

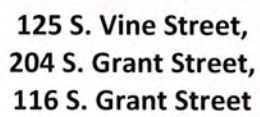
If approved by the Village Board and subject to any imposed conditions, the applicant will be required to provide final plans with the Detailed Plan to the Village for review and approval. This includes but is not limited to the final site plan, landscape plan, building elevations, lighting, engineering, right-of-way improvements and the conversion of Second Street from one-way to two-way traffic plans, a final traffic impact study, and homeowner's association by-laws.

Village Board and/or Committee Action

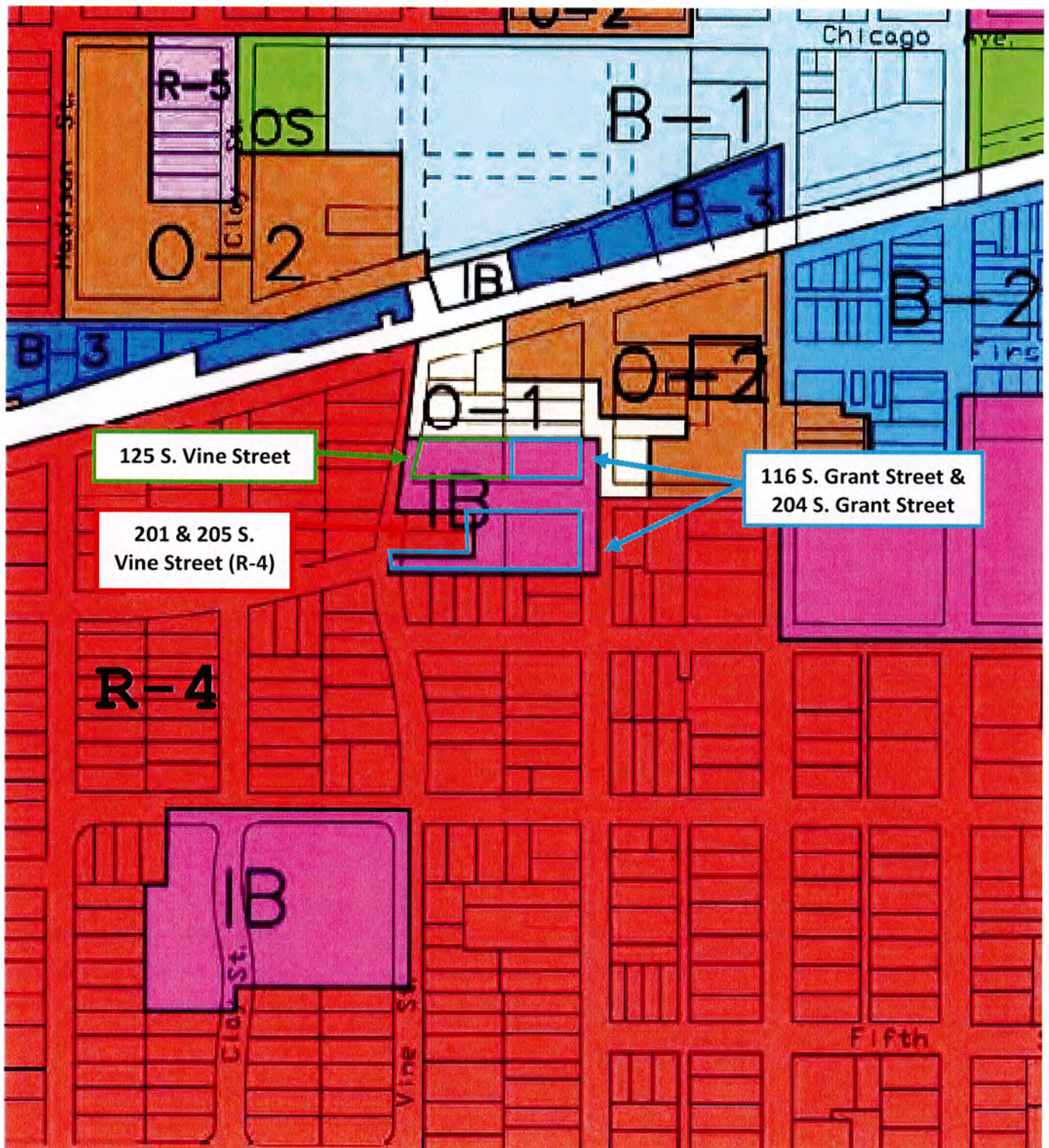
N/A

Documents Attached

1. Zoning Map and Project Location
2. Aerial View
3. Birds Eye View
4. Street View
5. Summary of Past Approvals and Ordinances [Ordinances are available on request from the Community Development Department]
6. Proposed Text Amendment to Section 6-106 (E)(4) and Section 11-603(M)(2) of the Zoning Code
7. Proposed Modifications for Vine Street Station and Zion Lutheran Church Planned Development
8. Zoning Code Section 12-206 - Definition of Substantial Conformity
9. Project Application Packet and Exhibits
10. Draft Ordinances
11. Draft Plan Commission Findings and Recommendations



Village of Hinsdale Zoning Map and Project Location



Aerial View – 125 S. Vine Street



Birds Eye View – 125 S. Vine Street



Street View – 125 S. Vine Street



View from Vine Street



View from Second Street

Street View – 125 S. Vine Street



View from Second Street

Street View – 204 S. Grant Street



View from Grant Street and Second Street

Street View – 204 S. Grant Street



View from Second Street

Street View – 116 S. Grant Street



View from Grant Street

Summary of Past Approvals / Ordinances – Zion Lutheran Church Planned Development

The following ordinances were previously approved for Zion Lutheran Church Planned Development and are attached for reference:

- Ordinance No. O2004-15 - On April 6, 2004, the Village Board approved a Planned Development for Zion Lutheran Church, Map Amendment to rezone portions of the site from the R-4 District to the IB District, Special Use Permits for a Planned Development, membership organization private school, child daycare services, and Exterior Appearance and Site Plans. At that time, 2.34-acre site consisted of four (4) single-family homes, a membership organization and a private school. One of the single-family homes located on Grant Street as demolished to allow for the expansion of the existing membership organization building. Several modifications to the code were approved as part of the Planned Development. [Attached]
- Ordinance No. O2005-04 – On February 1, 2005, the Village Board approved a Major Adjustment to the Planned Development and Exterior Appearance and Site Plan Review to allow for the installation of an awning on the private school building located at 125 S. Vine Street.
- Ordinance No. O2005-27 – On July 19, 2005, the Village Board approved an Amendment to the Planned Development and Exterior Appearance and Site Plan Review to allow for the installation of a shed at 205 S. Vine Street the adjacent to Zion Lutheran Church's parking lot (This shed has been removed since this approval was granted).
- Ordinance No. O2012-32 – On July 17, 2012, the Village Board approved a Special Use Permit to allow for the operation of a private middle school at 125 S. Vine Street, subject to a maximum enrollment of fifty (50) students.
- Ordinance No. O2012-53 – On November 20, 2012, the Village Board approved a Major Adjustment to the Planned Development to allow for a music school and tutoring service within the private school building located at 125 S. Vine Street.
- Ordinance No. O2013-15 – On July 16, 2013, the Village Board approved a Major Adjustment to the Planned Development to allow for the removal of two single-family residential lots located at 201 S. Vine Street and 205 S. Vine Street from the Planned Development. The removal of these two properties from the overall Zion Lutheran Church Planned Development created new modifications from the code, which were approved as part of this ordinance. [Attached]
- Ordinance No. O2013-27 – On October 15, 2013, the Village Board approved a Map Amendment to allow for the rezoning of 201 S. Vine Street and 205 S. Vine Street from the IB Institutional Buildings District to the R-4 Single Family Residential District, following the Major Adjustment approved by Ordinance No. O2013-15 to remove these properties from the Planned Development. [Attached]
- Ordinance No. O2015-34 – On October 7, 2015, the Village Board approved a Major Adjustment to the Planned Development to allow for the expansion of the private school located at 125 S. Vine Street to offer classes for Kindergarten through Grade 12 up to a maximum enrollment of 70 students. The request to increase enrollment up to 180 students was referred to the Plan Commission.
- Ordinance No. O2015-44 – On November 17, 2015, the Village Board approved a Major Adjustment to the Planned Development to allow for the expansion of the private school located at 125 S. Vine Street up to a maximum enrollment of 90 students.

Zion Church Planned Development - Modifications

Ordinance No. O2004-15

- Front Yard (Private School Building / Vine Street): Decrease the front yard setback on Vine Street from 35 feet to 28 feet for the private school building
- Front Yard (Membership Organization Building / Grant Street): Decrease the front yard setback on Grant Street from 35 feet to 23 feet for the membership organization building
- Corner Side Yard (Membership Organization Building / Second Street): Decrease the corner side yard setback on Second Street from 35 feet to 1.4 feet for the membership organization building *[please note this modification appears to be an error as the property actually appears to extend into the Second Street right-of-way]*
- Interior Side Yard (Membership Organization Building / South Lot Line): Decrease the interior side yard setback along the south lot line from 25 feet to 16 feet for the membership organization building
- Interior Side Yard (Membership Organization Building Parking Lot / South Lot Line): Decrease the interior side yard setback along the south lot line from 25 feet to 6 feet for the existing parking lot
- Interior Side Yard (Private School Building / North Lot Line): Decrease the interior side yard setback along the north lot line from 25 feet to 6 feet for the private school building
- Lot Area: Decrease the minimum lot area for elementary schools from 220,000 square feet to 101,849 square feet
- Off-Street Parking: Decrease the number of required on-site parking spaces from 83 spaces to 63 spaces
- Drive Aisle Width: Decrease the minimum drive aisle width in the existing parking lot from 24 feet to 19 feet
- Maximum Building Height: Increase the maximum building height for the existing membership organization building from 40 to 48 feet

Ordinance No. O2013-27

- Floor Area Ratio (FAR): To allow an F.A.R. of 0.537 for the existing membership organization within the Planned Development, in lieu of the 0.50 allowed
- Lot Size: To allow for a reduced minimum lot size for the Planned Development of 85,378 square feet
- Parking Setback: To allow a rear yard parking lot setback of 0 feet instead of the 25 feet required. *[Please be aware there is no rear setback]*
- Landscape Buffer: To allow a landscape buffer of 0 feet along the rear parking lot, in lieu of the 10 feet required
- Lot Size for a Residential Lot: To allow a lot size of 8,375 square feet in lieu of the 10,000 required in the R-4 Single Family Residential District for 205 S. Vine Street, the residential lot being subdivided, removed from the Planned Development, and rezoned from the IB Institutional Buildings District to the R-4 Single Family Residential District

PROPOSED TEXT AMENDMENT**Amendment Summary**

The proposed amendments to Section 6-106 (E)(4) and Section 11-603(M)(2) of the Village's Zoning Code would allow for Lifestyle Housing as a Special Use in the O-1 Specialty Office District. Text with a ~~strikethrough~~ is to be deleted. Text in **red and bolded** is to be added.

Section 6-106 (E)(4) – Special Uses in Office Districts

	O-1	O-2	O-3
E. Miscellaneous:			
1. Planned developments.	S	S	S
2. Hotels (7011).			S
3. One dwelling unit accessory to a funeral home or parlor.		S	
4. Lifestyle housing, subject to the planned development provisions of subsection 11-603M of this Code.	S	S	

Section 11-603(M)(2)**M. Lifestyle Housing:**

1. General Purposes: The regulations of this subsection M govern development of very high quality townhouse and condominium dwellings, in one or more buildings, on property near downtown Hinsdale (generally known as "lifestyle housing"). The regulations are intended to authorize such housing, but only to the extent that it reflects the highest standards of design and construction, consistent with the village's historic and distinctive residential character and with uses and development adjacent to the proposed development. Lifestyle housing is intended to be attractive to existing Hinsdale residents who seek housing that requires less maintenance than single-family detached houses; residents who wish to remain in the village, close to neighbors, friends, and familiar institutions, near downtown shopping and amenities, and close to the transportation center of the village. Lifestyle housing may be appropriate on property near downtown Hinsdale and on property of a transitional nature between the downtown retail environment and nearby single-family residential areas. Lifestyle housing is appropriate in furtherance of the following public purposes:

- (a) Local Atmosphere: To maintain the local, "small town" atmosphere of the areas within which lifestyle housing may be developed.
- (b) Compatibility: To ensure compatibility of new development with the existing characteristics of the area.
- (c) Transitional Areas: To protect sensitive areas of transition from one land use to another.
- (d) Attractiveness; Stimulation Of Downtown: To protect and enhance the village's attractiveness to longtime residents and to visitors, and to support and stimulate downtown businesses.
- (e) Strong Economy: To strengthen the economy of the village.

2. Location Restrictions: Lifestyle housing shall be permitted only in the B-1 community business district, the B-3 general business district, **the O-1 specialty office district**, and the O-2 limited office district. Further, lifestyle housing shall be permitted only on property where the purposes set forth in subsection M1 of this section are advanced. Further, lifestyle housing shall be permitted on any particular parcel of land only if the proposed development is, in the determination of the board of trustees, compatible with adjacent land uses. For example, but only by way of example, a row house style development may be appropriate on a parcel of land located adjacent to existing residential uses but a condominium development on that same parcel may not be appropriate; or, the board of trustees

may determine under all of the standards applicable to special use permits, site plans, exterior appearance plans, planned developments, and lifestyle housing that no multiple-family use of any kind is appropriate on that same parcel.

3. **Applicability Of District Regulations:** The regulations of the zoning district within which the subject property is classified shall apply to and control development of lifestyle housing except only as specifically provided otherwise in this section.

4. **Applicability Of Planned Development Standards:** The regulations and standards of this section shall apply in their entirety to development of lifestyle housing except only as specifically provided otherwise in this subsection M.

5. **Special Exterior Appearance And Design Standards:** In addition to all other applicable exterior appearance standards, the board of trustees shall consider and evaluate the propriety of approving a planned development for lifestyle housing guided by the standards and considerations set forth in subsections 11-605E1(b), E1(c), E2(a), E2(g), E2(h), E2(i), E2(j) and E2(k) of this article.

6. **Special Bulk, Yard, And Space Standards:** The bulk, yard, and space standards of the zoning district within which the subject property is classified shall apply to lifestyle housing except as may be modified pursuant to this section and except as follows:

Maximum height	33 feet or district maximum, whichever is higher, but in no event more than 3 stories
Lot area	20,000 square feet
Minimum lot area per unit	1,000 square feet
Maximum units per acre	35
Minimum lot width	60 feet
Minimum lot depth	125 feet
Maximum lot coverage	70 percent
Maximum building coverage	70 percent
Maximum floor area ratio	1.5
Minimum number of off street parking spaces	1.5 spaces per unit

7. **Authorized Uses:** Notwithstanding the provisions of subsection 4-107D of this code or of subsection H3 of this section, the board of trustees shall have the authority, in connection with the granting of a planned development approval for lifestyle housing, to authorize on the first floor of a structure, retail or service uses compatible with similar retail and service uses in the vicinity of the proposed development. The board of trustees may limit, specifically or generally, the types of retail or service uses that are authorized and may place any condition on any such uses as the board of trustees determines is appropriate. The board of trustees shall not authorize any use that is not permitted or authorized as a special use in the B-2 central business district and shall not authorize any such use above the first floor of any structure.

8. **Inapplicability Of Certain Standards:** Certain of the standards for planned developments set forth in subsection E of this section are not useful to the concept of lifestyle housing in the context authorized by this section. Accordingly, although the principles set forth in said subsection E of this section may be used to guide the board of trustees, the provisions in subsections E2(d), "Public Open Space And Contributions", E2(e), "Common Open Space", and E2(g), "Building And Spacing", of this section shall not be strictly applicable to a lifestyle housing proposal.

N. **Expansion Of New Or Used Motor Vehicle Dealerships On Ogden Avenue:** The board of trustees, in accordance with the procedures and standards set out in this section and by ordinance duly adopted, may grant a special use permit authorizing the expansion of new or used motor vehicle dealerships located on property abutting Ogden Avenue and existing as of May 1, 2003, as a planned development. (Ord. 95-14, §3A, 4-24-1995; Ord. O2002-66, §4, 10-1-2002; Ord. O2006-75, §2, 10-17-2006; Ord. O2007-62, §4, 9-4-2007; Ord. O2019-29, § 3, 9-17-2019)

Vine Street Station – Proposed Modifications to Code Requirements

- Front Yard Setback (Vine Street) – Reduce the front yard setback from 35' to 28.2'
- Corner Side Yard Setback (Second Street) – Reduce the corner side yard setback from 35' to 2.4'
- Interior Side Yard and Setback – Reduce the interior side yard setback from 10' to 6.1'
- Building Height – Increase the maximum building height from 33' to 38'5"
- Drive Aisle Width – Reduce the two-way aisle width in the parking garage from 24' to 20'2"
- Parking Space Stalls – Reduce the parking space stall width from 9' to 8'
- Loading Space Length – Reduce the length of the required loading space from 30' to 20'
- Specified Structures and Uses in Required Yard.
 - West Balconies – Front Yard – Increase the balcony projection from an exterior wall into the required front side yard from 3' to 6'
 - North Balconies – Interior Side Yard – Increase the balcony projection from the exterior wall into the required interior side yard from 2' to 6'
 - South Balconies – Corner Side Yard – Increase the balcony projection from the exterior wall into the required corner side yard from 2' to 6'
 - Awning – Corner Side Yard – Increase the awning projection from the exterior wall into the required corner side yard from 2' to 2'6" and allow for the awning to extend outside of the planes drawn from the main corners of the building at an interior angle of twenty two and one-half degrees (22 1/2°) from the wall in question
 - Fire Table and Outdoor Grill – Corner Side Yard – Allow an outdoor fire table and outdoor grill to be located within the required corner side yard
- Fences – Allow for a five (5) foot tall fence with partially solid areas to be located in the required corner side yard
- Perimeter Landscaped Open Space – Reduce the width of the required perimeter landscaped open space along Vine Street from 35' to 28.2'

Major Adjustment to Zion Lutheran Church Planned Development

New modifications to the Zoning Code are requested as a result of removing the 0.61-acre site from the Planned Development. In addition to the requested waivers, all waivers previously granted relative to the Planned Development under the original approval and subsequent amendments shall continue in full force and effect, unless no longer required. The list of modifications are included in the attached application packet and are summarized below:

- Lot Area for the Planned Development – Decrease the minimum lot area for membership organizations from 80,000 square feet to 58,739 square feet
- Off-Street Parking – Decrease the number of required on-site parking spaces from 74 spaces to 67 spaces
- Front Yard Setback – Grant Street – Membership Organization Building at 204 S. Grant Street – Decrease the front yard setback along Grant Street from 35' to 23.9'
- Front Yard Setback – Grant Street – Single-Family Home at 116 S. Grant Street – Decrease the front yard setback along Grant Street from 35' to 27.9'
- Corner Side Yard Setback – Second Street – Membership Organization Building at 204 S. Grant Street – Decrease the corner yard setback along Second Street from 35' to 0' *[Note: the previous modification of 1.4' granted appears to be incorrect as the existing membership organization building extends several feet north into the Second Street right-of-way]*
- Corner Side Yard Setback – Second Street – Single-Family Home at 116 S. Grant Street – Decrease the corner yard setback along Second Street from 35' to 28.1'
- Interior Side Yard Setback – South Lot Line – Membership Organization Building at 204 S. Grant Street – Decrease the interior side yard setback along the south lot line from 25' to 16'
- Interior Side Yard Setback – North Lot Line – Single-Family Home at 116 S. Grant Street – Decrease the interior side yard setback along the north lot line from 25' to 11.4'
- Parking Setbacks and Landscape Buffer – Membership Organization Parking Lot at 204 S. Grant Street – Decrease the corner side yard setbacks and interior side yard setbacks for the existing parking lot from 25' to 0' and required landscape buffer from 10' to 0'
- Parking Lot Drive Aisle Width – Decrease the drive aisle width from 24' to 19'
- Building Height – Increase the maximum building height for the existing membership organization building from 40' to 48'

Zoning Code Section 12-206: Definitions

Substantial Conformity: For the purposes of granting plan approvals relating to planned developments and site plans, a newly submitted plan shall be deemed to be in substantial conformity with a previously approved plan if, but only if, the newly submitted plan:

- A. Does not increase the number of dwelling units, the gross floor area of the development, or the gross floor area devoted to any particular use; and
- B. Does not increase building coverage by more than ten percent (10%) of the percentage of the previously approved plan; and
- C. Does not change the orientation of any building by more than two percent (2%) compared to the previously approved plan; and
- D. Does not decrease open space; and
- E. Does not change the general location of any open space in any manner to detract from its intended function in the previously approved plan; and
- F. Does not change the general location and arrangement of land uses within the development as shown on the previously approved plan; and
- G. Does not change or relocate rights of way shown on the previously approved plan in any manner or to any extent that would decrease their functionality, adversely affect their relation to surrounding land use and rights of way elements, or reduce their effectiveness as buffers or amenities; and
- H. Does not alter the percentage of any land use in any stage of the development by more than ten (10) percentage points as compared to its percentage in the previously approved plan; and
- I. Does not delay any stage of the previously approved development schedule by more than twelve (12) months; and
- J. Does not violate any applicable law or ordinance; and
- K. Does not depart from the previously approved plan in any other manner determined by the reviewing body or official, based on stated findings and conclusions, to be a material deviation from the previously approved plan.



Proposed Planned Development with Lifestyle Housing

**REVISED APPLICATION
PRESENTED TO:**

**The Village of Hinsdale
Village Board
June 10th, 2022**



PRESENTED BY:



**HOLLADAY
PROPERTIES**
Building Solutions Since 1952



Note: This document includes modifications following the Plan Commission meeting held on May 24th, 2022.

Adaptive Reuse of Zion School

125 S. Vine Street, Hinsdale, IL

PROJECT SUMMARY:

Holladay Properties discovered this opportunity through association with the Zion Lutheran Church in late 2020 and quickly envisioned transforming their aged, vacant school building into (12) twelve luxury "Lifestyle Housing" condominium units. The proposed project includes the addition of a public pocket park & formal sitting garden to benefit both the surrounding neighborhood & future residents. Holladay intends to work with The Village of Hinsdale & incorporate feedback obtained from adjacent property owners to preserve & revive this historic building in the heart of the community.

Existing Building



Proposed Building

PROJECT HIGHLIGHTS:

- Adaptive re-use of historic school dating to 1931
- Preserves facade while **celebrating existing historical elements** such as cornerstone & 2-story stained glass window
- **Twelve (12) luxury condominium** units designed for empty-nesters (55+)
- **Estimated \$6MM investment** in Hinsdale
- Strong **community support** including neighbors & Zion Congregation
- Project utilizes **existing codes** (Lifestyle Housing) which are designed for this type of project
- Enclosed parking garage within building lower level
- Units to feature floor to ceiling windows, elevator access to garage & exceptional modern amenities
- Development to feature "**outdoor living room**" & garden for resident enjoyment
- Project leaders live in Hinsdale
- Introduce privately-maintained, but **publicly accessible pocket park** at the northeast corner of 2nd & Vine
- Parking exceeds code minimum requirement
- Building will be brought up to **current code** (ADA, flood plain, etc.)

June 9, 2022

Ms. Bethany Salmon
Village Planner
Village of Hinsdale
19 E. Chicago Avenue
Hinsdale, IL. 60521

Re: 125 S. Vine Street- Revised Application for Plan Commission Approval

Dear Bethany:

Thank you for your guidance in obtaining the recommendation for approval by the Plan Commission for the proposed Vine Street Station project. We have made certain revisions to the proposed plans for 125 S. Vine Street as a result of the Plan Commission feedback and per your suggestion we have corrected the Application for Major Modification to the existing Planned Development for the Zion Lutheran Church Campus resulting from the removal of 125 S. Vine Street Property from the Planned Development. Per your request we have attached a list of the changes to the application booklet following the Plan Commission meeting. The Plan Commission discussion included consideration of whether or not the open space area on the east side of the site should be open to the public. We continue to propose this area to be a private open space for use by the building residents but we are open to discussion of this further if the Village Board prefers this. The open space at the west side of the site is intended to be open to the public and we have agreed to include a public open space easement on the plat to reflect this. This will occur with the Detailed Plan submission. Lastly, we are in the process of assembling a separate packet of information relating to the anticipated school impact (or lack of impact) associated with similar projects. Our experience has been that families with school aged children do not choose this housing option. We have engaged Teska Associates to prepare a school impact summary memo to address this question as well. We will have this separate packet of information available to you later this month so it can also be distributed to the Village Board members prior to the Village Board meeting on July 12 for the First Reading.

There were a few unanswered questions from Plan Commissioners relating to the flood plain, storm water issues and accommodations for guest parking. While these will be addressed more fully as part of the detailed plan submission I offer the following initial responses following consultation with our engineer:

- The flood plain maps will not need to be modified as a result of any minor grading or entry elevation changes at the entrances to the building. These changes only effect the grading by a couple inches and are therefore considered “de minimis” from a mapping perspective. This was confirmed by the DuPage County Stormwater engineer in our meeting in June of 2021.
- The storm water flow from the 125 S. Vine Street site will not change and will not increase flow into the intersection of Vine Street and Second Street which was a concern of the neighbor who spoke at the meeting.

- The Zion Lutheran Church has indicated that their parking lot would be available for overnight guests of residents at Vine Street Station as part of their longstanding efforts to be good neighbors to the surrounding community.

As a resident of Hinsdale, IL since 2012, I have taken great pride in being fortunate enough to call Hinsdale “home”. I have deep respect for the community, its heritage, and its precious fabric that makes Hinsdale the envy of its neighbors. I represent Holladay Properties, www.holladayproperties.com, a highly reputable real estate development company established in 1952 and based in South Bend, IN. Currently, I am the lead partner in our “Chicago” development office, located in downtown Clarendon Hills, IL. Over the last decade, our office has been focuses on development opportunities in surrounding DuPage County communities, including Downers Grove, Westmont, Lombard, and Glen Ellyn among others. Our firm has largely focused on Transit-oriented-development, or “TODs” as often referred to in the planning community, which are walkable urban, often mixed-use developments designed with an intent of increasing vibrancy.

It was a matter of chance to become aware of the unique opportunity to pursue an adaptive-reuse of the historic Zion School located at the Northeast corner of Second and Vine streets in Hinsdale. Two of my three children participated in pre-school at Zion Lutheran – considered by many to be one of the preeminent pre-schools in Hinsdale. I often wondered about the building across the street from the new pre-school with the 1931 cornerstone and the beautiful, but largely concealed, two-story stained glass window. It was only later, in my review of the D181 school district office relocation analysis, that I learned that the Zion school had been contemplated as an administrative office location for the school district. Disappointingly, I learned that D181 passed on the Zion location for a variety of reasons, primarily siting building obsolescence and renovation costs. In fact, the location ranked the lowest of the three that had been studied.

Undeterred, I was able to obtain access to the building and was surprised to find it had “great bones”. I invited Chris Walsh, of Tandem Architecture in Chicago, to tour the building with the Holladay team and we collectively concluded that this building could potentially be adapted to a new and exciting residential use. We successfully worked with Zion’s real estate broker and Hinsdale resident, Rick Morris, and Zion’s Pastor Klein to complete a Purchase and Sale Agreement with Holladay Properties as the Contract Purchaser.

After studying the site, we have been able to identify a potential path to saving the building, identifying a new use that would resonate with the congregation while allowing us to preserve its façade and historical elements (of which there are many!). Further, we learned that the Hinsdale code of municipal ordinances contains a provision for “Lifestyle Housing” which provides a path to obtaining necessary approvals while allowing Holladay an opportunity to offer a product that expressly targets Hinsdale’s growing and underserved “empty nester” community.

Prior Building Uses.....

Historically, the building was used by Zion School, which reached its peak attendance of 240 students (K-8) in the mid 1990s, closed in 2009 when attendance fell below 60 kids in 2009. The most recent, active use of the building was Vine Street Academy (a charter school) which vacated the building from 2012 until 2018 at which point the school moved to Burr Ridge. Currently, the only building use is the Red Dogs Baseball team which rents the gym and uses the space for batting practice.

It is under this backdrop, and the result of our most genuine hope, that this vision aligns with that of the community and that our efforts to preserve and improve this important building will result in another 90 years of vibrant use. Our Proposal for the site is summarized below:

- We intend to fully restore the exterior façade of the building to preserve its architectural features including carved limestone details, cornice, masonry, and stained glass.
- We intend to utilize the entire lower level of the building for resident parking providing a fully enclosed, temperature controlled private parking garage with 22 enclosed parking spaces as well as a refuse area out of view and for resident use. There are three exterior parking spaces on site as well resulting in 25 total parking spaces on site.
- We intend to renovate the second and third levels of the building to create twelve luxury residential and age restricted condominium units (six units per floor).
- We intend to restore the entire site landscaping to comply with current code, preserve existing mature vegetation as recommended by the Village forester and remove the existing surface parking lot to expand the landscaped green space and increase the pervious area of the site to reduce stormwater runoff. The green space located at the west side of the site at the corner of Vine Street and Second Street will be improved with a sitting garden which will be open for the surrounding community to enjoy.

In order to accomplish this vision we will need to obtain Village approval for a variety of zoning issues related to the former Zion School site as well as amendments to the existing Planned Development Ordinance which is in place for the Zion Lutheran Church Campus. The Zion Lutheran Church has authorized Holladay Properties as Contract Purchaser to pursue the necessary approvals and will sign certain applications which require their consent. The zoning matters which will need to be addressed include the following:

- Amendment of the current Planned Development Ordinance currently in place for the church campus to remove the School site and reconfigure the site of the Pastor's Home at 116 S. Grant St. (Major Adjustment to Planned Development for Zion Lutheran Church).
- Re-subdivision of the existing lots which comprise the church site and the adjacent residential lots comprising the Pastor's home.
- Rezoning of the former Zion School site from the current IB Institutional zoning to O1 Specialty Office with Lifestyle Housing as a special use (Special Use Permit, Map Amendment and Text Amendment).
- Planned Development Application Concept Plan Level for former School site 125 S. Vine Street.
- Certificate of Zoning Compliance
- Exterior Appearance/ Site Plan review
- Text Amendment to allow a Planned Development/Lifestyle Housing in O1 District.

In order to eliminate the existing parking lot and convert it to landscaped greenspace we need to adjust the location of the rear lot line separating the school site from the lots comprising the pastor's home at 116 S. Grant Street. This results in a reduction of the lot depth for the Pastor's home site from approximately 150 feet to 125 feet in depth. The fence separating the former school site from the Pastor's home site will be replaced and actually relocated west toward the former school site as a result. The fence and the added area to the Pastors home site east of the new fence location will also

be landscaped per code as well. These changes will be documented in the Major Adjustment to the Planned Development Ordinance for the church campus as referenced above.

Prior to submitting this application for Plan Commission approval we have held two neighborhood meetings (on August 18, 2021 and September 29, 2021) to explain our intent for the property. The response from the surrounding neighbors and members of the Zion Lutheran Church have been quite supportive of our preliminary plan and we have incorporated a variety of suggestions we received from community members. For example, following community feedback we have made converted the western portion of the site into a publicly accessible and privately pocket park, we removed a dog play area, we have adjusted privacy screen of the outdoor living room, and are crafting HOA covenants to prohibit short term rentals and keep balconies clean from bicycles and other storage. We have also obtained a preliminary traffic analysis which indicates that traffic generated by this proposed residential use has a significantly reduced impact as compared to the prior school use and potential institutional use of the property. Many of the surrounding neighbors indicated an interest in converting the one way traffic on Second Street to provide two-way traffic. This could be studied along with our proposal.

In addition to the neighborhood meetings referenced above, we met with the Village Board on February 14, 2022 and March 1, 2022 in order to obtain their referral of the project for Plan Commission review. As part of their referral, the Village Board offered the following suggestions for further consideration:

- Village Board strongly recommends the project to be age restricted to ages 55+. Following the discussion with the Plan Commission we are assembling some additional data relating to anticipated school impact and we look forward to discussing this in further detail with the Village Board.
- Village Board requests that the open space on both the eastern and western sides of the property be accessible by the public. Based upon discussions with the Plan Commission we are still proposing that the West Open Space be open to the Public with the East Open Space being private. We look forward to further discussion with the Village Board to resolve this issue.
- Village Board requests the proposed parking space width of 8 feet within the private interior parking garage be considered further as the current Village Standard is 9 feet. Our architect indicated that our intent is to comply with this requirement and we will only revisit this during the detailed plan process should we face a challenge on this.

Holladay Properties extensive prior experience in similar projects reveals that a true partnership between the developer and municipality is essential for a development project to be successful. It is only via this joint effort, with a shared vision, high level of communication, and emphasis on follow-through/execution, that truly transformative developments may thrive. It is in this spirit of cooperation that we ask for your support of our plans to preserve this important piece of the history of the Village of Hinsdale.

Yours very truly,

Holladay Properties Services Midwest, Inc.

A handwritten signature in black ink, appearing to be 'Drew Mitchell', with a stylized, cursive script.

Drew Mitchell
Partner & VP Development

Revisions to Plan Commission Application- June 10, 2022

The following changes were made to the initial Plan Commission Application dated March 17, 2022 in response to the Plan Commission meeting held on May 24, 2022:

Revised Cover sheet with date of June 10, 2022

Revised Cover Letter dated June 10, 2022

Revised Application for Major Adjustment to Planned Development for existing Church campus PUD. Correction to Application to indicate the Proposed revision to the existing Planned Development is not in substantial conformity with the existing Planned Development Ordinance due solely to the removal of the existing school building from the Planned Development.

Revised Sheet A1.0 (Correction to data table pertaining to required parking and revision to three bedroom units which are now depicted as two bedroom plus den).

Revised Sheet A2.0- Windows added at east end of corridor

Revised Sheet A3.0 – Windows and trellis added at east elevation

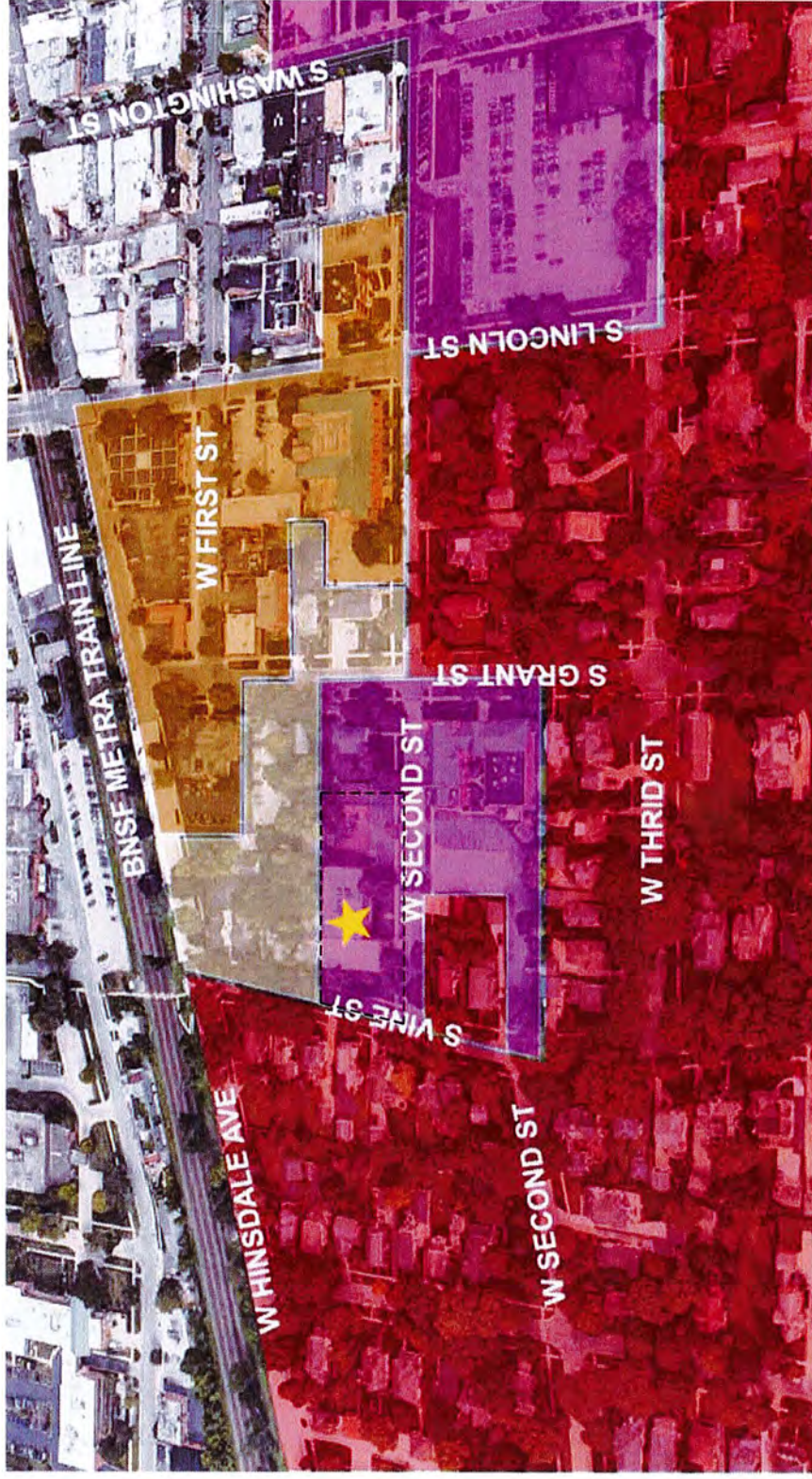
Revised Rendering of labeled South Elevation to reflect changes to East elevation (window and trellis added).

Addition of separate plan exhibit addressing two way traffic and parallel parking configuration on Second Street.

Although not part of the Application we will be providing data on impact to schools including a memo from Teska Associates as well as data obtained from similar developments pertaining to the number of school age children anticipated. This information is relevant to the discussion of Age Restricted versus Age Targeted.

ZONING FOR ADJACENT PROPERTIES

SOURCE: VILLAGE OF HINSDALE 2019 ZONING MAP



LEGEND

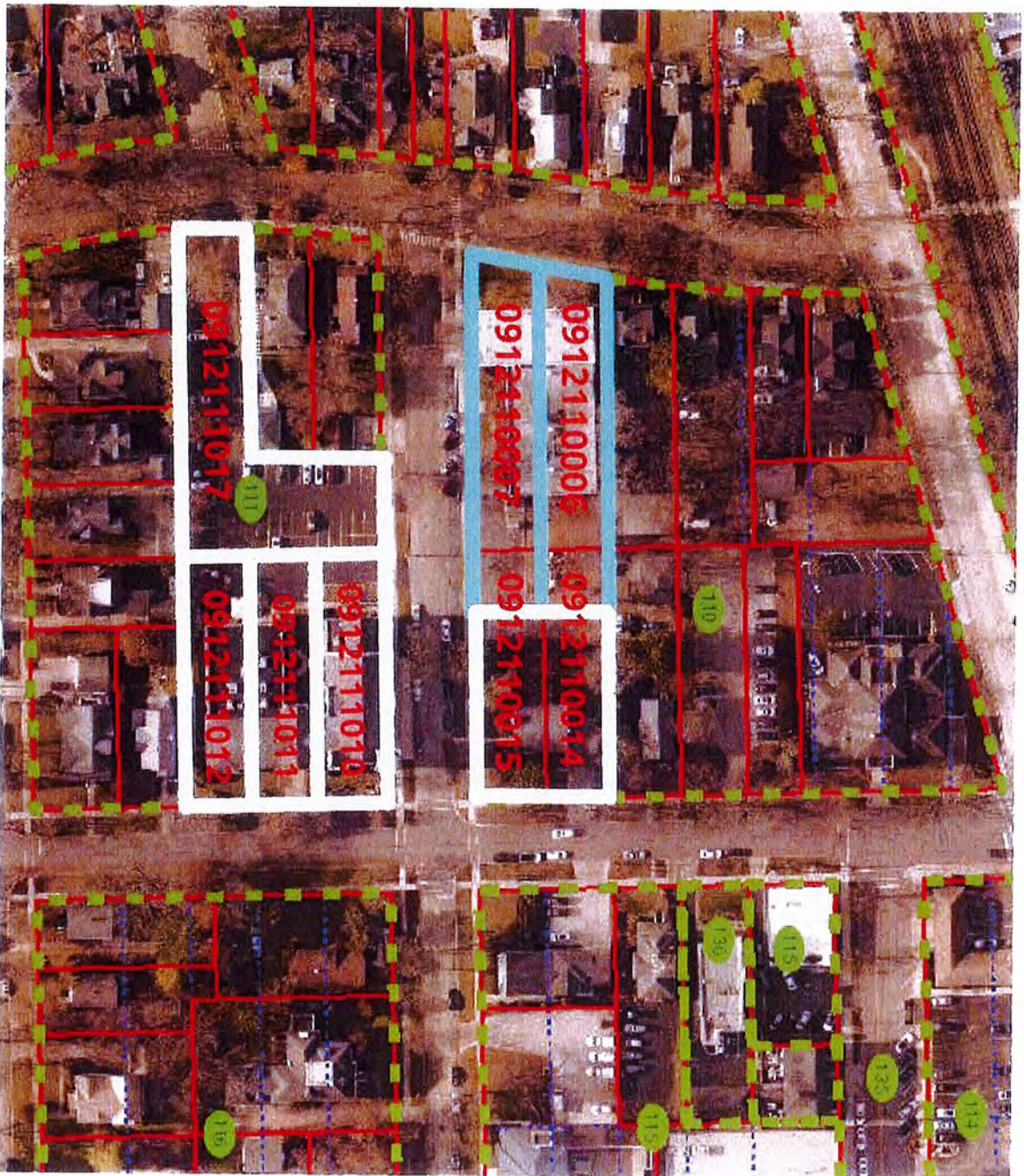
- R-4 SINGLE FAMILY RESIDENTIAL DISTRICT
- IB INSTITUTIONAL BUILDINGS DISTRICT
- O-1 SPECIALTY OFFICE DISTRICT
- O-2 LIMITED OFFICE DISTRICT



PROPOSED ZONING FOR SUBJECT PROPERTY
(INDICATED WITH DASHED LINE) =

O-1 SPECIALTY OFFICE DISTRICT W/
SPECIAL USE - LIFESTYLE HOUSING

- ☒ Parcels Requested to be Amended to O-1 Specialty Office Zoning District
- ☐ Parcels Owned by Zion Lutheran Church to Remain IB - Institutional Building Zoning District





**VILLAGE
OF HINSDALE**

**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT**

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant

Name: Holladay Properties
1 N Walker Ave.
Address: _____
City/Zip: Clarendon Hills, 60514
Phone/Fax: (312) 545-5123 / _____
E-Mail: dmitchell@holladayproperties.com

Owner

Name: Zion Lutheran Church
Address: 204 S. Grant St.
City/Zip: Hinsdale, IL 60521
Phone/Fax: (630) 323-0065
E-Mail: smcgivne@gmail.com; Congregation President

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

Name: Tandem Architecture - Christopher Walsh
Title: Principal Architect
Address: 1040 W. Huron St. Suite 300 City/Zip:
Chicago, 60642
Phone/Fax: (312) 255-1153 / _____
E-Mail: Chris@tandeminc.net

Name: Michael O'Connor Holladay Properties
Title: VP- Development & Leasing
Address: 1 Walker Ave
City/Zip: Clarendon Hills, 60514
Phone/Fax: (602) 663-3986 / 219-764-0446
E-Mail: Moconnor@holladayproperties.com

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

- 1) NA
- 2) _____
- 3) _____

II. SITE INFORMATION

Address of subject property: Proposed Vine Street Station 125 S. Vine St.;
Pastors House 116 S. Grant St.; Zion Lutheran Church 204 S. Grant St.

Property identification number (P.I.N. or tax number): 09-12-110-006; 09-12-110-007;

09-12-110-014; 09-12-110-015

Brief description of proposed project: **Holladay Properties seeks to transform the historic Zion School into twelve (12) luxury lifestyle housing condominiums targeting Hinsdale's "empty nester" population.**

General description or characteristics of the site: **Three floor masonry structure previously utilized as a school. The building has been largely vacant since the school vacated in 2009. A local baseball team has previously utilized the gymnasium. The building is now vacant.**

Existing zoning and land use: IB - Institutional Building

North: O-1 Office South: IB - Institutional Building

East: IB-Inst. B West: R-4 Residential

Proposed zoning and land use: O-1 Office with Special Use- Planned Development/Lifestyle Housing. Existing 20,977 SF Proposed 26,639 SF

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

☒ Site Plan Approval 11-604

☐ Design Review Permit 11-605E

☒ Exterior Appearance 11-606E

☒ Special Use Permit 11-602E

Special Use Requested: _____
O1 district /Planned Development/Lifestyle Housing

☒ Map and Text Amendments 11-601E

Amendment Requested: Rezoning from
IB to O-1 with special use Planned Devel/Lifestyle Housing

☒ Planned Development 11-603E

☐ Development in the B-2 Central Business District Questionnaire

CONTRACT PURCHASER

Holladay Properties Services Midwest, Inc.

1 Walker Ave.

Clarendon Hills, IL. 60514

Drew Mitchell; Michael O'Connor

TRAFFIC/PARKING ENGINEER

Kenig, Lindgren, O'Hara and Aboona

9575 W. Higgins Rd, Suite 400

Rosemont, IL. 60018

Javier Milan

CIVIL ENGINEER

Civworks Consulting, LLC

3343 N. Neva Ave.

Chicago, IL. 60634

Osvaldo Pastrana

MARKET ANALYSIS CONSULTANT

Tracy Cross and Associates, Inc.

1375 E. Woodfield Road Suite 520

Schaumburg, IL 60173-5427

HollyAnn Eageny

TABLE OF COMPLIANCE
Address of subject property: 125 S. Vine Street

The following table is based on a blend of the proposed O-1 District and Lifestyle Housing Requirements / existing IB District

You may write "N/A" if the application does NOT affect the building/subject property.	Minimum Code Requirements O-1 and Lifestyle Housing Requirements	Minimum Code Requirements I-B District	Existing Development (Lots 11 & 12)	Proposed Development
Lot Area (SF)	20,000sf min.	220,000sf for Schools & 80,000sf for Membership Organizations	20,977sf	26,639 SF
Lot Depth	125 Ft	250 Ft	258.58 Ft	274.2 Ft
Lot Width	60 Ft	200 Ft	100 Ft	100 Ft
Building Height	33 feet or district maximum, whichever is higher, but in no event more than 3 stories. (30Ft in the O-1 District)	40 Ft	38'-5"	38' 5"
Number of Stories	3 Stories	N/A	2.5	2.5
Front Yard Setback	35 Ft	35 Ft	28.27 Ft	28.27 Ft
Corner Side Yard Setback	35 Ft	35 Ft	2.41 Ft	2.41 Ft
Interior Side Yard Setback	10 Ft	25 Ft	6.19 Ft	6.19 Ft
Rear Yard Setback	25 Ft	25 Ft	40.0 Ft	96.64' Ft
Maximum Floor Area Ratio (F.A.R.)*	1.50	0.50	18,337sf / 20,977sf = 0.87	23,977sf / 26,639sf = 0.9
Maximum Total Building Coverage*	70%	N/A	9,415sf / 20,977sf = 44.8%	9,415sf / 26639sf = 35%
Maximum Total Lot Coverage*	70%	N/A	12,008sf / 20,977sf = 57%	14,100sf / 26,639sf = 53%
Parking Requirements	1.5 spaces per unit = 18 spaces for Lifestyle Housing	Schools = 1 for each 2 employees or 1 for each 15 students, whichever is greater. 7 existing	7 spaces	25 / 12 units = 2.08/unit
Parking front yard setback	35 Ft	35 Ft	N/A	N/A
Parking corner side yard setback	35 Ft	35 Ft	0'	75 Ft
Parking interior side yard setback	10 Ft	25 Ft	58.7'	5 Ft
Parking rear yard setback	25 Ft	25 Ft	0	62'-8"
Loading Requirements	1	1	0	1 (non compliant in size)
Accessory Structure Information	N/A	N/A	N/A	N/A
Minimum Lot Area per Unit	1,000 square feet	N/A	N/A	2,219 square feet
Maximum Units per Acre	35	N/A	0	12 units / .6115 ac = 19.62 du/ac

* 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:
Any lack of compliance stems from current Institutional building structure being non-compliant. Holladay will seek to preserve the current structure



125 S. Vine Street – Requested Code Modifications

1. Front Yard and Setback Reduce the front yard and setback from Vine Street from 35' to 28.27' (Section 6-111(D)(4)(a)) (Section 6-111(C)(1))
2. Corner Side Yard and Setback Reduce the corner side yard and setback from Second Street from 35' to 2.41' (Section 6-111(D)(4)(a)) (Section 6-111(C)(1))
3. Interior Side Yard and Setback. Reduce the interior side yard and setback from 10' to 6.19' (verify) (Section 6-111(D)(4)(b)) (Section 6-111(C)(2))
4. Building Height. Increase building height from 33' to 38'5" (verify) (Section 11-603(M)(6))
5. Drive Aisle Width. Reduce the two-way aisle width in the parking garage from 24' to 20'2" (Section 9-104(I)(3))
6. Parking Space Stalls. Reduce the parking space stall width from 9' to 8' (Section 9-104(I)(4))
7. Loading Spaces. Reduce the required size of loading spaces from 1 space to 1 that is non-compliant in size (Section 9-105(C)(3)(e)).
8. Specified Structures and Uses in Required Yards
 - a. North Balcony – Interior Side Yard Projection – Increase balcony projection in required yard from 2 feet to 6 feet. Section 6-111.H.7. (c) O-1 district such projections shall not exceed two feet (2')
 - b. West Balconies – Front Yard Projection – Increase balcony projection in required yard from 3 feet to 6 feet. Section 6-111.H.7. (c) Awnings, canopies, bay windows, and balconies projecting not more than three feet (3') from an exterior wall.
 - c. South Balconies – Corner Side Yard - Increase balcony projection in required yard from 3 feet to 6 feet. Section 6-111.H.7. (c) Awnings, canopies, bay windows, and balconies projecting not more than three feet (3') from an exterior wall.
 - d. Awning Projection - Corner Side Yard – Allow awning to project 2'-6" from face of building. Section 6-111.H.7. (c) projections shall come entirely within planes drawn from the main corners of the building at an interior angle of twenty two and one-half degrees ($22\frac{1}{2}^{\circ}$) with the wall in question.
 - e. Fire Table and Outdoor Grill – Corner Side Yard - Allow the Fire Table and Outdoor Grill in the required corner side yard, Section 6-111.H.7. (d) projecting not more than two feet (2') from an exterior wall.
9. Fences. Allow for a five (5) foot tall garden wall fence with partially closed areas in the required corner side yard (Village Code Section 9-12-3(H)(3) and Section 9-12-3(E)(1)(b))
10. Perimeter Landscaped Open Space. Reduce the width of the required perimeter landscaped open space along Vine Street from 35 feet to 28.2 feet (Section 6-111(H)(5), Section 6-110(B)(5), Section 9-107(L))

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 26th day of October, 2021, I/We have read the above certification, understand it, and agree to abide by its conditions.

Signature of applicant or authorized agent

T. Drew Mitchell - Authorized Agent

Name of applicant or authorized agent

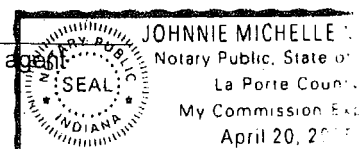
Signature of applicant or authorized agent

Name of applicant or authorized agent

SUBSCRIBED AND SWORN
to before me this 26 day of
October, 2021.

2017 Version

Notary Public





**VILLAGE
OF HINSDALE** FOUNDED IN 1877

**COMMUNITY DEVELOPMENT DEPARTMENT
SPECIAL USE PERMIT CRITERIA**

Must be accompanied by completed Plan Commission Application

Address of proposed request: 125 S. Vine Street

Proposed Special Use request: Planned Development/Lifestyle Housing in O-1 District

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

REVIEW CRITERIA

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

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

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

See attached

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

See attached

125 S. Vine Street Special Use Application Responses

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.

The General Purposes of the Lifestyle Housing Use is to provide very high quality townhouse and condominium dwellings near downtown Hinsdale. The vacant and underutilized Zion School building may be redeveloped to preserve the historic and distinctive residential character of the building and neighborhood in which it has been located since 1931. The proposed Lifestyle Housing use for this location provides each of the General Purposes for such a District including being attractive to existing Hinsdale residents seeking low maintenance living close to neighbors, friends, familiar institutions, near downtown shopping and close to the transportation center of the Village. This site also offers the transitional nature between the downtown retail area environment and nearby single family residential areas.

It should be noted that Section 11-603 M (8) of the Zoning Code concerning Lifestyle Housing indicates that certain standards for planned developments set forth in subsection E of the planned development requirements section are not useful to the concept of lifestyle housing in the context authorized by this section.

Accordingly, although the principles set forth in said subsection E of this section may be used to guide the board of trustees, the provisions in subsections E2(d), "Public Open Space And Contributions", E2(e), "Common Open Space", and E2(g), "Building And Spacing", of this section shall not be strictly applicable to a lifestyle housing proposal. Please consider this latitude when reviewing this request.

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.

The proposed Lifestyle Housing use will preserve the residential character of the area by enabling the existing brick and limestone masonry structure to be renovated and maintained. The traffic to be generated by the proposed Lifestyle Housing use will have significantly less impact on the neighborhood versus the former school use or alternative institutional uses thereby benefitting the safety and general welfare of the adjacent property and neighborhood.

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.

The historic envelope and footprint of the existing building will be maintained to ensure compatibility with the existing characteristics of the area. By retaining and renovating the existing structure the Lifestyle Housing use will protect this sensitive area of transition from the downtown business district to the adjacent residential neighborhood.

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.

The in-fill location of the Zion School building allows for utilization of existing infrastructure which will adequately serve the proposed Lifestyle Housing use. In addition, sidewalk and parkway renovation as well as reduction of on-street parking will serve to enhance the public right of way serving the surrounding neighborhood.

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

The proposed Lifestyle Housing use limited to twelve residential units will generate significantly less traffic than the former school use or other potential institutional uses.

A preliminary traffic study has confirmed the limited traffic impact the proposed use would have on the surrounding residential streets.

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

Preservation of the existing structure and re-use as Lifestyle Housing will maintain the scenic and historic features of the existing neighborhood and will enhance the natural and historic environment in the area.

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.

The redevelopment and renovation of the existing structure for Lifestyle Housing use will comply with the important standards of the code while enabling preservation of an existing historic structure and thereby minimizing disruption of the continuity of the existing residential neighborhood.

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.

The redevelopment and renovation of the existing structure for Lifestyle Housing use will comply with the special standards of the code while enabling preservation of an existing historic structure and thereby minimizing disruption of the continuity of the existing residential neighborhood. 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.

Redevelopment and preservation of the existing structure for Lifestyle Housing use will benefit the public interest by providing a desirable low maintenance housing option for existing Hinsdale residents as intended by the code. In addition, the proposed use will preserve an existing historic building thereby minimizing any impact upon the surrounding community and benefitting the general welfare of the surrounding residential neighborhood.

9. *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.

The location of this historic structure is unique in the Village and offers each of the attributes indicated within the General Purposes for the Lifestyle Housing use including proximity to the downtown shopping and amenities, close to the transportation center of the Village and serving as a transitional use between the downtown retail environment and nearby single family residential areas.

10. *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.

While preserving the existing historic structure for use as Lifestyle Housing, the site will also be enhanced by providing landscape improvements and public open space for use by neighbors and residents of the development. In addition, the reduction of exterior on site parking and paved areas will result in a significant increase of pervious area to minimize stormwater runoff to the surrounding neighborhood. Parking for the Lifestyle Housing use will be located primarily within the existing building utilizing its lower level thereby improving the visual impact upon surrounding properties.



**VILLAGE
OF HINSDALE** FOUNDED IN 1873

PLANNED DEVELOPMENT CRITERIA

Community Development Department

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

Address of proposed request: 125 S. Vine Street (Vine Street Station)

Proposed Planned Development request: Lifestyle Housing

REVIEW CRITERIA:

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

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

See attached

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

- a. *Unified ownership required.* See attached
- b. *Minimum area.*
- c. *Covenants and restrictions to be enforceable by village.*
- d. *Public open space and contributions.*

125 S. Vine Street – PLANNED DEVELOPMENT CRITERIA

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.

The proposed plan will be in harmony with the purposes of the code to benefit the public. Will not have a substantial impact on adjacent properties. Will have adequate public facilities and uses and will positively effect ingress and egress currently at the site. Will maintain the historic aspects of the building and will beautify some significant features including but not limited to masonry and window details.

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. *Holladay Properties Services Midwest, Inc is the contract purchaser. Current owner is Zion Lutheran Church.*
- b. Minimum area. *The proposed development meets the minimum lot area requirement and maximum dwelling units per acre requirement for planned developments.*
- c. Covenants and restrictions to be enforceable by village. *The proposed covenants, deed restrictions, easements, and similar restrictions to be recorded for the 125 S. Vine Street 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 owners within the proposed development.*
- d. Public Open Space Contributions. *Certain of the standards for planned developments set forth in subsection E of this zoning ordinance are not useful to the concept of lifestyle housing in the context authorized by this section. Accordingly, although the principles set forth in said subsection E of this section may be used to guide the board of trustees, the provisions in subsections E2(d), "Public Open Space And Contributions", E2(e), "Common Open Space", and E2(g), "Building And Spacing", of this section shall not be strictly applicable to a lifestyle housing proposal. The proposed development at 125 S. Vine Street does include a publicly accessible open space/park area located at the corner of Vine Street and Second Street with upkeep to be the responsibility of the owners in the planned development. No other public open space contribution is proposed.*
- e. Common open space.
Amount, location, and use.

A publicly accessible landscaped open space with an area of 3,534 SF is provided at the corner of Vine Street and Second

Street. An enclosed private open space with an area of 2,764 SF is provided for use by building residents in an enclosed courtyard on the south side of the building. A landscaped private open space with an area of 6,265 SF for use by building residents is provided on the east side of the site east of the driveway access. A landscaped private open space with an area of 1,092 sf is provided at the north side of the building to provide area for a landscaped buffer and required screening.

Preservation.

Permanent recorded covenants and easements will preserve the common open space within the proposed development.

Ownership and maintenance.

All common open space will be owned and managed by a Condominium Association to provide necessary maintenance of the site. Protective covenants recorded with the deeds for the property will obligate the Condominium Association to maintain the common open spaces.

Property owners' association.

Will be established to maintain the site. Association will meet all standards indicated in section 11-603 E. 2 (e) (iv)

f. Landscaping and perimeter treatment.

Any area of the proposed 125 S. Vine Street planned development not used for structures or circulation elements shall be landscaped or otherwise improved. The perimeter of the 125 S. Vine Street 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.

g. Building and spacing.

The building footprint and spacing will remain as is, and all spacing will comply with code requirements.

h. Private streets.

No private streets are required for this site.

i. Sidewalks.

Perimeter public Sidewalks will be renovated/replaced as required.

j. Utilities.

All required utilities are currently in place to serve the proposed development.

3. Additional standards for specific planned developments.

E. Standards And Considerations for Design Review Permit: In passing upon applications for design review permits, the plan commission and the board of trustees shall consider and evaluate the propriety of issuing the design review permit in terms of its effect on the purposes for which the design review district is designated. In addition, the plan commission and the board of trustees shall be guided by the following standards and considerations:

1. Quality of Design And Site Development: New and existing buildings and structures and appurtenances thereof which are constructed, reconstructed, materially altered, repaired, or moved shall be evaluated under the following quality of design and site development guidelines:

E1(b), Materials: The quality of materials and their relationship to those in existing adjacent structures.

The historic masonry building has been an important part of the neighborhood for ninety years and is compatible with adjacent structures including the historic Zion Church. The proposed development will include restoration of the historic exterior masonry façade and replacement of aging windows with the highest quality architecturally correct windows.

E1(c), General Design: The quality of the design in general and its relationship to the overall character of neighborhood.

Through restoration and preservation of the existing historic masonry façade the proposed development will maintain and enhance the essential overall character of the neighborhood.

2. Visual Compatibility: New and existing buildings and structures, and appurtenances thereof, which are constructed, reconstructed, materially altered, repaired, or moved shall be visually compatible in terms of the following guidelines:

E2(a), Height: The height of the proposed buildings and structures shall be visually compatible with adjacent buildings.

The proposed development will maintain the existing building height in order to keep the building as visually compatible with adjacent buildings.

E2(g), Relationship Of Materials And Texture: The relationship of the materials and texture of the facade shall be visually compatible with the predominant materials used in the buildings and structures to which it is visually related.

The proposed development will maintain and restore the existing historic materials and texture of the façade so as to maintain the historic visual compatibility with predominant materials used in the buildings to which it is visually related within the neighborhood.

E2(h), Roof Shapes: The roof shape of a building shall be visually compatible with the buildings to which it is visually related.

The proposed development will maintain the existing historic roof shape comprised of an architectural parapet style so as to maintain the existing historic visual compatibility with the surrounding buildings in the neighborhood.

E2(i), 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 proposed development will maintain and enhance the existing building façade and the addition of a masonry landscape wall at the south elevation will maintain and enhance the existing cohesive wall of enclosure along Vine Street and Second Street to enhance the presence of the building within the neighborhood.

E2(j), 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 development will maintain and preserve the current size and mass of the historic building thereby maintaining the existing relationship with the buildings and public ways within the surrounding neighborhood.

E2(k), Directional Expression Of Front Elevation: A building 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 development will preserve the current historic building and its directional expression of the front elevation so as to remain visually compatible with the buildings and public ways in the surrounding neighborhood.

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

See attached exhibit.



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

Address of proposed request: 125 S. Vine Street (Vine Street Station)

REVIEW CRITERIA

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

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

FEES for Exterior Appearance/Site Plan Review:

Standard Application: \$600.00

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

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

1. *Open spaces.* The quality of the open space between buildings and in setback spaces between street and facades.
See attached
2. *Materials.* The quality of materials and their relationship to those in existing adjacent structures.
3. *General design.* The quality of the design in general and its relationship to the overall character of 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.
5. *Height.* The height of the proposed buildings and structures shall be visually compatible with 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.
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.
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.
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.
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.
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.

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

REVIEW CRITERIA – Site Plan Review

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

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

1. The site plan fails to adequately meet specified standards required by the Zoning Code with respect to the proposed use or development, including special use standards where applicable.
See attached.
2. The proposed site plan interferes with easements and rights-of-way.
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.
4. The proposed site plan is unreasonably injurious or detrimental to the use and enjoyment of surrounding property.
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.
6. The screening of the site does not provide adequate shielding from or for nearby uses.
7. The proposed structures or landscaping are unreasonably lacking amenity in relation to, or are incompatible with, nearby structures and uses.
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.
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.

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.
11. The proposed site plan does not provide for required public uses designated on the Official Map.
12. The proposed site plan otherwise adversely affects the public health, safety, or general welfare.

EXTERIOR APPEARANCE AND SITE PLAN REVIEW CRITERIA

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

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

The proposed site plan utilizes the existing structure without an increase in the building footprint thereby maintaining all current open space and setbacks. The current proposal is to maintain the existing building envelope. Each of the existing open space areas will include landscaping and screening to comply with code requirements. In addition, the elimination of an existing surface parking area will result in additional landscaped area and an increase in pervious surface reducing stormwater runoff from the development site.

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

The development plan includes renovation and restoration of the existing historic masonry structure including all existing limestone detailing and stained glass window features. Existing windows and doors will be replaced with compatible modern products which complement the historic architecture.

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

The existing structure has been part of the neighborhood since 1931 and will be renovated and preserved in it's entirety. By preserving the historic elements of the building the project will serve to maintain the current character of the 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.

By maintaining the existing building footprint, increasing pervious area and maintaining existing open space on the site the proposed development will maximize public benefit while providing efficient pedestrian and vehicle access, ample parking enclosed within the building and retain and preserve existing mature trees and shrubs based upon specific recommendations of the Village Forester.

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

The height of the current building will remain unaltered. All roof top equipment shall be screened by the existing parapet. An elevator will be added to the building and will include an over-run element which will extend above the roof height as depicted in the building elevations. The elevator over-run exterior will be clad with brick to match the color of the existing building and will be positioned interior to the building perimeter to minimize its visibility from surrounding properties.

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 existing structure will be maintained in its current configuration. The proportions of the existing building will be not be altered.

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.

We are proposing to modernize the existing windows and increasing the size of some window openings in accordance with the proposed elevations. The existing stained glass window in the SE stair tower will be restored and illuminated from the interior of the building.

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.

The existing structure and it's rhythm of solids to voids will be maintained in its current configuration as indicated in the proposed elevations.

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.

The existing structure will be maintained its current configuration with no change to the building footprint and spacing on streets thereby maintaining the current visual compatibility with the surrounding neighborhood.

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 existing entrances and projections to sidewalks shall be maintained along with the existing configuration and footprint of the building. Private balconies are included to provide exterior access for each of the twelve residential units proposed for the building.

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 existing building materials comprising the façade of the historic structure will be maintained and restored. The building has unique stone and masonry details that have been neglected and are tarnished. These details will be highlighted as part of the building renovation.

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

The roof shape of the existing structure will remain in its current configuration. Rooftop mounted equipment will be screened from view by the existing parapet. Only the elevator over-run to be added will extend above the existing parapet height.

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.

We are proposing a masonry garden wall to enclose a private garden area along Second

Street which will create a cohesive enclosure compatible with the existing structure and to enhance the streetscape and pedestrian scale at the public sidewalk. In addition, restoration of the parkway along second street and reduction of diagonal on street parking is proposed to enhance the visual appearance of the street scape. 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.

14. *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 existing structure will be maintained and restored in its current configuration thereby preserving the current directional character of the building which has been a part of the neighborhood for over 90 years.

15. *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.

By maintaining and renovating the existing structure there will be minimal change to the existing style, craftsmanship and detailing. Any modern materials to be added to the building such as windows and doors will be accomplished utilizing architecturally compatible products consistent with the historical context of the building.

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 existing building does not meet some of the modern setback requirements and would exceed the FAR requirements because it was built before these were in place. However, this departure from standards is warranted in order to preserve the existing structure.

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

Not Applicable. No easements or rights-of-way are impacted by the renovation of the existing structure in its current configuration.

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.

By maintaining the structure and building footprint in its current configuration, the site plan minimizes impact to significant natural and topographical features of the site. The site landscaping will be enhanced with additional vegetation and the mature trees will be preserved based upon specific recommendations by the Village forester. By eliminating the existing on site exterior parking lot and providing parking within the existing building, the permeable surface area and open space area are increased significantly.

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

By preservation and renovation of the existing structure in its current configuration and by increasing the permeable area and open space area on the site, the proposed site plan will enhance the use and enjoyment of surrounding residential areas. The proposed site plan will create opportunities for public enjoyment with improved landscaped outdoor spaces.

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 Lifestyle Housing use will result in a significantly reduced traffic impact to the existing residential area as compared to the previous school use and potential institutional use of the property. A preliminary traffic study has been provided which examines the limited traffic impact created by the twelve residential units proposed for the building. The fully enclosed parking area contained within the lower level of the existing structure results in a reduction of on street parking within the existing residential neighborhood.

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

The proposed site plan provides landscape screening from adjacent properties as required by code. The proposed site plan provides an increase of permeable site area and landscape open space area benefitting the neighboring properties and enhancing the visual appearance of the community.

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

By maintaining and preserving the existing historic structure on the site, the proposed site plan maintains compatibility with the surrounding structures and uses. By enhancing the existing landscaping and providing a publicly accessible open space area the amenity provided to the surrounding community is improved significantly.

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 proposed site plan will maintain the current open spaces and provides an increase in permeable area and landscape open space resulting from the elimination of an exterior on-site parking area.

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

The proposed site plan provides an increased permeable surface area by elimination of the existing exterior on-site parking area thereby reducing the impact of stormwater runoff from the site upon surrounding properties. In addition, the proposed site plan complies with the

requirements of the DuPage County stormwater ordinance.

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 preservation and re-use of the existing structure enables the site plan to utilize existing utilities serving the site accommodate the proposed Lifestyle Housing residential use of the building.

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

Although not currently a designated public use area, The proposed site plan provides a publicly accessible landscaped open space at the corner of Vine Street and Second Street for the enjoyment of the surrounding community.

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

The site will not negatively affect the public health, safety, or general welfare of the community. By providing a housing option consistent with the requirements of the Lifestyle Housing code the proposed site plan enhances the general welfare of the community.



**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 125 S. Vine Street

Description of the proposed request: Rezone from IB District to O1 District to allow for Lifestyle Housing Planned Development.

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.
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.

ZONING CODE TEXT AND MAP AMMENDMENT APPLICATION

1. The consistency of the proposed amendment with the purpose of this Code.

The proposed amendment to allow rezoning of the property to J-1 Specialty Office District is consistent with the adjacent land uses to the North of the subject property and allows for a transition to residential uses to the west.

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

Properties to the North are zoned O-1/ Properties to the East are zoned I-B Institutional. Properties to the South are zoned I-B Institutional. Properties to the West are Zoned R-4 Single family residential.

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.

The trend of development in the area is consistent with this request. This mature area is currently fully developed as a transitional area between the downtown retail area, adjacent O-1 specialty office district area and the R-4 single family residential area. The IB district is isolated and allows the institutional uses for the Zion Lutheran Church operations.

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

The value of the subject property is diminished by the Institutional Buildings classification which allows limited uses which apply to its former use as an elementary school. As demand for the school use declined the value of the property has also declined.

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

There is no offsetting increase in the public health, safety and welfare resulting from the vacant school building. The vacant building will decline further over time due to deferred maintenance expenses and obsolescence.

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

The use and enjoyment of adjacent properties will be enhanced by the proposed amendment allowing restoration and renovation of the property as required to attract marketable uses allowed under the O-1 District.

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

The value of adjacent properties will be enhanced by the proposed amendment which will enable the property to attract uses allowed under the O-1 District.

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

The proposed amendment to the O-1 District will enable future orderly development of adjacent

properties in this transitional area between the downtown retail district to the east and the adjacent single family residential district to the west.

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

The subject property is no longer suitable to attract the prior educational use of the site. The allowed institutional uses are no longer viable in this location.

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.

The site allows adequate ingress and egress using second street consistent with its prior use as an elementary school. Due to the small site area, there is limited traffic impact to surrounding streets associated with the potential uses in the proposed O-1 district as compared to the prior Institutional use as a school.

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.

There are adequate utilities in place to serve the potential uses permitted under the present zoning classification at this mature infill site location.

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.

This site has been largely vacant since 2005. Its most recent use only involved the school gymnasium use for indoor little league baseball practice. Otherwise the properties in the vicinity of the subject property are fully developed in this mature community.

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

The community will benefit from the proposed amendment as the subject property will be returned to active use without the limitations imposed by the current Institutional Building classification.

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.

Not applicable.



**VILLAGE
OF HINSDALE** CORPORATION 1831

**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 125 S. Vine Street

Description of the proposed request: To allow for Lifestyle Housing in the O1 Specialty Office District-Section 6-106 (E)(4) and Section 11-603(M)(2).

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.
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.

TEXT AMENDMEN APPLICATION RESPONSES

1. The consistency of the proposed amendment with the purpose of this Code.

The proposed amendment is consistent with the General Purposes for the Lifestyle Housing use which is intend to be attractive to existing Hinsdale residents seeking low maintenance housing alternatives within the village close to neighbors, friends and familiar institutions, near downtown shopping and amenities and close to the transportation center of the Village.

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

Existing uses and zoning classifications for properties surrounding the subject property are as follows: Properties to the North are zoned O-1/ Properties to the East are zoned I-B Institutional. Properties to the South are zoned I-B Institutional. Properties to the West are Zoned R-4 Single family residential.

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.

This mature area is currently fully developed as a transitional area between the downtown retail area, adjacent O-1 specialty office district area and the R-4 single family residential area. The IB district is isolated and allows the institutional uses for the Zion Lutheran Church operations.

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

The value of the subject property is diminished by the Institutional Buildings classification which allows limited uses which apply to its former use as an elementary school. As demand for the school use declined the value of the property has also declined.

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

There is no offsetting increase in the public health, safety and welfare resulting from the vacant school building. The vacant building will decline further over time due to deferred maintenance expenses and obsolescence.

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

The use and enjoyment of adjacent properties will be enhanced by the proposed amendment allowing restoration and renovation of the property as required to enable Lifestyle Housing use of the property.

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

The value of adjacent properties will be enhanced by the proposed amendment which will enable the property to be renovated and restored for use as Lifestyle Housing.

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

The proposed amendment to allow the Lifestyle Housing use will enable future orderly development of adjacent properties in this transitional area between the downtown retail district to the east and the adjacent single family residential district to the west.

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

The subject property is no longer suitable to attract the prior educational use of the site. The allowed institutional uses are no longer viable in this location.

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.

The site allows adequate ingress and egress using Second Street consistent with its prior use as an elementary school. Due to the small site area allowing just twelve residential units, there is limited traffic impact to surrounding streets associated with the proposed Lifestyle Housing use as compared to the prior Institutional use as a school.

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.

There are adequate utilities in place to serve the uses permitted under the present zoning classification at this mature infill site location.

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

The subject property has been underutilized or vacant for a decade.

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

The proposed amendment allowing lifestyle housing use will provide a housing alternative not currently available to the Village residents.

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.

There are no anticipated negative effects on area residents.



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

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

Address of proposed request: 204 S. Grant Street (Church) and 116 S. Grant Street (Pastor Home)

Proposed Planned Development request: Remove 125 S. Vine Street Property from existing PD
for Zion Lutheran Church campus.

Amendment to Adopting Ordinance Number: Original PD 02004-15

REVIEW CRITERIA:

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

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

The proposed major adjustment is not in substantial conformity with the existing PD for Zion Lutheran Church due solely to the removal of the existing school facility at 125 S. Vine Street from the Planned Development for the Zion Lutheran Church campus.

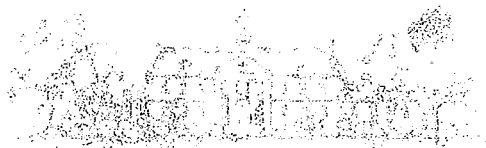
2. Explain the reason for the proposed major adjustment.

Removal of the 125 S. Vine Street Property from the Planned Development will allow for preservation and re-development of the vacant school building at 125 S. Vine Street for Lifestyle Housing.

Substantial Conformity: For the purposes of granting plan approvals relating to planned developments and site plans, a newly submitted plan shall be deemed to be in substantial conformity with a previously approved plan if, but only if, the newly submitted plan:

- A. Does not increase the number of dwelling units, the gross floor area of the development, or the gross floor area devoted to any particular use; and
The proposed Major Adjustment does not increase the number of dwelling units and reduces the gross floor area within the planned development.
- B. Does not increase building coverage by more than ten percent (10%) of the percentage of the previously approved plan; and
The proposed Major Adjustment does not increase building coverage by more than ten percent.
- C. Does not change the orientation of any building by more than two percent (2%) compared to the previously approved plan; and
The proposed Major Adjustment does not change the orientation of any building within the Planned Development.
- D. Does not decrease open space; and
The proposed Major Adjustment does decrease the open space within the Planned Development due solely to the removal of the 125 S. Vine Street property from the Planned Development as there is existing open space currently located on the 125 S. Vine Street Property.
- E. Does not change the general location of any open space in any manner to detract from its intended function in the previously approved plan; and
The proposed Major Adjustment does change the general location of open space within the Planned Development solely due to the removal of the 125 S. Vine Street property as there is existing open space currently located on the 125 S. Vine Street Property.
- F. Does not change the general location and arrangement of land uses within the development as shown on the previously approved plan; and
The proposed Major Adjustment does change the general location and arrangement of land uses within the Planned Development due solely to the removal of the 125 S. Vine Street Property from the Planned Development. This results in removal of the school use from the Planned Development.
- G. Does not change or relocate rights of way shown on the previously approved plan in any manner or to any extent that would decrease their functionality, adversely affect their relation to surrounding land use and rights of way elements, or reduce their effectiveness as buffers or amenities; and
The proposed Major Adjustment does not change or relocate rights of way serving the Planned Development.
- H. Does not alter the percentage of any land use in any stage of the development by more than ten (10) percentage points as compared to its percentage in the previously approved plan; and
The proposed Major Adjustment does alter land use by more than 10 percentage points within the Planned Development solely due to the removal of the 125 S. Vine Street Property from the Planned Development. This results in removal of the school use from the Planned Development.
- I. Does not delay any stage of the previously approved development schedule by more than twelve (12) months; and
The proposed Major Adjustment does not delay any stage of the Planned Development.

- J. Does not violate any applicable law or ordinance; and
The proposed Major Adjustment does not violate any applicable law or ordinance.
- K. Does not depart from the previously approved plan in any other manner determined by the reviewing body or official, based on stated findings and conclusions, to be a material deviation from the previously approved plan.
The proposed Major Adjustment does depart from the previously approved Planned Development solely due to the removal of the 125 S. Vine Street Property from the Planned Development.



VILLAGE
OF HINSDALE

VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant

Name: Holladay Properties
Address: 1 Walker Ave.
City/Zip: Clarendon Hills, 60514
Phone/Fax: (630) 325-5878 /
E-Mail: dmitchell@holladayproperties.com

Owner and Co-Applicant

Name: Zion Lutheran Church
Address: 204 S. Grant St.
City/Zip: Hinsdale, IL 60521
Phone/Fax: (630) 323-0065
E-Mail: smcgivne@gmail.com; Congregation President

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

Name: Tandem Architecture - Christopher Walsh
Title: Principal Architect
Address: 1040 W. Huron St. Suite 300
City/Zip: Chicago, 60642
Phone/Fax: (312) 255-1153 /
E-Mail: Chris@tandeminc.net

Name: Holladay Properties- Michael O'Connor
Title: Project Manager
Address: 1 Walker Ave
City/Zip: Clarendon Hills, 60514
Phone/Fax: (602)663-3986 cell/ (219)764-0446
E-Mail: moconnor@holladayproperties.com

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

- 1) NA
- 2)
- 3)

II. SITE INFORMATION

Address of subject property 116,204,208 and 212 S. Grant St. and 125 S. Vine St.

Property identification number (P.I.N. or tax number): 09-12-110-006; 09-12-110-007;

09-12-110-014; 09-12-110-015; 09-12-111-017; 09-12-111-010; 09-12-111-011; 09-12-111-012

Brief description of proposed project: The applicant seeks to remove 125 S. Vine Street from the existing Planned Development and also seeks to modify the lot area of 116 S. Grant Street within the existing Planned Development.

General description or characteristics of the site: membership organization (church and church related uses; school and playground; parking and other accessory uses and institutional use residence and detached garage.

Existing zoning and land use: IB Planned Development; Church Campus/school.

Surrounding zoning and existing land uses:

North: O-1 Office

South: R-4 Residential (single family)

East: O1 Office and R4 Residential

West: R-4 Residential

Proposed zoning and land use: no change, except as noted above

Existing square footage of property: 85,378 square feet

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

☒ Site Plan Approval 11-604

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

☐ Design Review Permit 11-605E

☐ Exterior Appearance 11-606E

☒ Planned Development 11-603E

☐ Special Use Permit 11-602E

Special Use Requested: _____

☐ Development in the B-2 Central Business District Questionnaire

TABLE OF COMPLIANCE
Address of subject property: Original PUD

The following table is based on the I-B (as proposed) Zoning District.

You may write "N/A" if the application does NOT affect the building/subject property.	Minimum Code Requirements Based on I-B	Existing PUD Development	Amended PUD with the Removal of 125 S. Vine St.
Lot Area (SF)	80,000	85,378 sf	58,739 SF
Lot Depth	250 Ft	421.62 Ft	421.62 Ft
Lot Width	200 Ft	250 Ft	250 Ft
Building Height	40 Ft	48 Ft	48 Ft
Number of Stories	N/A	N/A	N/A
Front Yard Setback	35 Ft	23.91 Ft	23.91 Ft
Corner Side Yard Setback	35 Ft	0 Ft	0 Ft
Interior Side Yard Setback	25 Ft	6.19 Ft	11.02 Ft
Rear Yard Setback	25 Ft	58.04 Ft	58.04 Ft
Maximum Floor Area Ratio (F.A.R.)*	0.50	45,820/ 85,378 = 0.537	27,483sf/ 58,739sf = 0.47
Maximum Total Building Coverage*	N/A	N/A to PUD	N/A to PUD
Maximum Total Lot Coverage*	N/A	N/A	N/A
Parking Requirements	1 for each 2 employees or 1 for each 15 students, whichever is greater. (3 for each dwelling unit for single family home in membership org)	74	67
Parking front yard setback	35 Ft	39 Ft	39 Ft
Parking corner side yard	35 Ft	0'	0'
Parking interior side yard	25'	6 Ft	6 Ft
Parking rear yard setback	25'	0' - N/A	0' - N/A
Loading Requirements	0	0	0
Accessory Structure Information	N/A	N/A	N/A

* Must provide actual square footage number and percentage.

Where any lack of compliance is shown, state the reason and explain the Village's authority, if any, to approve the application despite such lack of compliance: Any lack of compliance stems from current Institutional building structure being non-compliant Holladay will seek to preserve the current structure.

TABLE OF COMPLIANCE
Address of subject property: 116 S. Grant Street

The following table is based on the O-1 Zoning District but property will remain in the I-B District if approved.

You may write "N/A" if the application does NOT affect the building/subject property.	Minimum Code Requirements	Minimum Code Requirements I-B District	Existing Development (Lots 10 & 13)	Proposed Development
Lot Area (SF)	8,500	80,000sf for Membership Organization	18,162sf	12,500 SF
Lot Depth	125 Ft	250 Ft	181.62 Ft	125 Ft
Lot Width	60 Ft	200 Ft	100 Ft	100 Ft
Building Height	30 Ft	40 Ft	27 Ft	27 FT
Number of Stories	2.5 Stories	N/A	2	2
Front Side Yard Setback	35 Ft	35 Ft	27.94 Ft	27.94 Ft
Corner Side Yard Setback	35 Ft	35 Ft	28.18 Ft	28.18 Ft
Interior Side Yard Setback	10 Ft	25 Ft	11.4 Ft	11.4 Ft
Rear Yard Setback	25 Ft	25 Ft	114.58 Ft	57.99 Ft
Maximum Floor Area Ratio (F.A.R.)*	0.4	0.5	2,452sf / 18,162sf = 0.135	2,452sf / 12,500sf = 0.2
Maximum Total Building Coverage*	35%	35%	1,803sf / 18,162sf = 10%	1,803sf / 12,500sf = 14.4%
Maximum Total Lot Coverage*	80%	80%	3,182sf / 18,162sf = 17.5%	3,182sf / 12,500sf = 25.4%
Parking Requirements	3 for each dwelling unit for single family home.	3 for each dwelling unit for single family home.	2 in attached garage	2 in attached garage
Parking front yard setback	35 Ft	35 Ft	28.04 Ft	28.04 Ft
Parking corner side yard setback	35 Ft	35 Ft	N/A	N/A
Parking interior side yard setback	10 Ft	25 Ft	N/A	N/A
Parking rear yard setback	25 Ft	25 Ft	N/A	N/A
Loading Requirements	0	0	0	0
Accessory Structure Information	N/A	N/A	Shed RY = 73.82' SY=4.11'	Shed RY = 17.21' SY=4.11'

* 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:
Any lack of compliance stems from current Institutional building structure being non-compliant Holladay will seek to preserve the current structure.



New Modifications Requested to Original PUD

1. Front Yard – Grant Street (Membership Organization): 23.91 feet
 - a. Decrease front yard setback (Grant Street) 35 feet to 23.91 feet for membership organization building
2. Front Yard – Grant Street (Single-Family Home at 116 S. Grant): 27.94 feet
 - a. Decrease front yard setback (Grant Street) 35 feet to 27.94 feet
3. Corner Side Yard – Second Street (Membership Organization): 0 feet
 - a. Decrease corner side yard setback (Second Street) 35 feet to 0 feet for membership organization building.
4. Corner Side Yard – Second Street (Single-Family Home at 116 S. Grant): 28.18 feet
 - a. Decrease corner side yard setback (Second Street) 35 feet to 28.18 feet
5. Interior Side Yard – South Lot Line (Membership Organization): 16 feet
 - a. Decrease interior side yard setback (south lot line) 25 feet to 16 feet for membership organization building (verify this number is correct)
6. Interior Side Yard – South Lot Line (Membership Organization Parking Lot): 6 feet
 - a. Decrease interior side yard setback (south lot line) 25 feet to 6 feet for existing parking lot;
7. Interior Side Yard – North Lot Line (Single-Family Home at 116 S. Grant): 11.4 feet
 - a. Decrease interior side yard setback (north lot line) from 25 feet to 11.4 feet
8. Parking Setback Adjustment:
 - a. To reduce the interior side yard parking lot setback from 25 feet to as little as 0 feet for the membership organization (currently approximately 6'-0").
9. Landscape Buffer modification:
 - a. To reduce the landscape buffer for the interior side yard parking lot for the membership organization from 10 feet to as little as 0 feet (currently approximately 6'-0").
10. Lot Area for the Planned Development: 58,739 square feet
 - a. Decrease the minimum lot area for membership organizations from 85,378 square feet to 58,739 square feet.
11. Off-Street Parking:
 - a. Decrease the number of required on-site parking spaces from 74 to 67
12. Drive Aisle Width: 19 feet
 - a. Decrease drive aisle width from 24 to 19 feet
13. Maximum Building Height: 48 feet
 - a. Increase maximum building height for existing membership organization building from 40 to 48 feet
14. FAR Decrease:
 - a. The FAR will be reduced from 0.537 to 0.47 which is below the 0.50 allowed.

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 26th day of October, 2021, I/We have read the above certification, understand it, and agree to abide by its conditions.

T. Drew Mitchell
Signature of applicant or authorized agent

T. Drew Mitchell - Authorized Agent

Name of applicant or authorized agent

Suzanne McGivney
Signature of applicant or authorized agent

Suzanne McGivney

Name of applicant or authorized agent

SUBSCRIBED AND SWORN
to before me this 26 day of
October, 2021

2017 Version

Johnnie Michelle
Notary Public



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: Drew Mitchell

Owner's name (if different): Holladay Properties Services Midwest Inc.

Property address: 125 S. Vine St

Property legal description: [attach to this form]

Present zoning classification: IB, Institutional Buildings

Square footage of property: 26,639sf

Lot area per dwelling: 2,220sf

Lot dimensions: 274 x 100

Current use of property: Elementary School

Proposed use:
☐ Single-family detached dwelling
☒ Other: Lifestyle Housing /O-1 Planned Dev

Approval sought:
☐ Building Permit ☐ Variation
☒ Special Use Permit ☒ Planned Development
☒ Site Plan ☒ Exterior Appearance
☐ Design Review
☐ Other: Map Amendment and Text Amendment

Brief description of request and proposal:

Zoning compliance with special use of site amended to O-1 zoning for Lifestyle Housing

Plans & Specifications: [submit with this form]

Provided: **Required by Code:**

Yards:

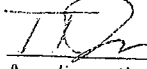
front:	<u>28.27</u>	<u>35</u>
interior side(s)	<u>6.19 /</u>	<u>25 /</u>

	Provided:	Required by Code:
corner side	<u>2.41</u>	<u>35</u>
rear	<u>95.64'</u>	<u>25</u>
Setbacks (businesses and offices):		
front:	<u>28.27</u>	<u>N/A</u>
interior side(s)	<u>6.19 /</u>	<u>N/A /</u>
corner side	<u>2.81</u>	<u>N/A</u>
rear	<u>95.61</u>	<u>N/A</u>
others:	<u></u>	<u>N/A</u>
Ogden Ave. Center:	<u></u>	<u>200</u>
York Rd. Center:	<u></u>	<u>200</u>
Forest Preserve:	<u>N/A</u>	<u>N/A</u>
Building heights:		
principal building(s):	<u>38'- 5"</u>	<u>33'</u>
accessory building(s):	<u>N/A</u>	<u>N/A</u>
Maximum Elevations:		
principal building(s):	<u>38'-5"</u>	<u>33'</u>
accessory building(s):	<u></u>	<u></u>
Dwelling unit size(s):	<u>1125sf – 1615sf</u>	<u></u>
Total building coverage:	<u>35%</u>	<u>70%</u>
Total lot coverage:	<u>53%</u>	<u>70%</u>
Floor area ratio:	<u>0.9</u>	<u>1.5</u>
Accessory building(s):	<u>N/A</u>	
Spacing between buildings: [depict on attached plans]		
principal building(s):	<u></u>	<u></u>
accessory building(s):	<u></u>	<u></u>
Number of off-street parking spaces required: <u>25</u>		
Number of loading spaces required: <u>1</u>		

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

Drew Mitchell
Applicant's printed name

Dated: 12-16, 2021.

11. Special Development Considerations- 125 S. Vine Street

Section 6-110 Special development and use regulations

A. Exterior Appearance And Site Plan Review: **See application herein.**

B. O-1 Specialty Office District:

1. Conversion Of Existing Structures: No permitted or specially permitted use shall be established in the O-1 District by the conversion or rebuilding of any structure originally designed for a residential use, unless the existing residential character of the structure is retained. The quality of exterior design shall be equal on all facades of the structure, and the materials used shall be of the same or comparable quality on all facades of the structure.

Reuse/preservation of existing structure originally built in 1931.

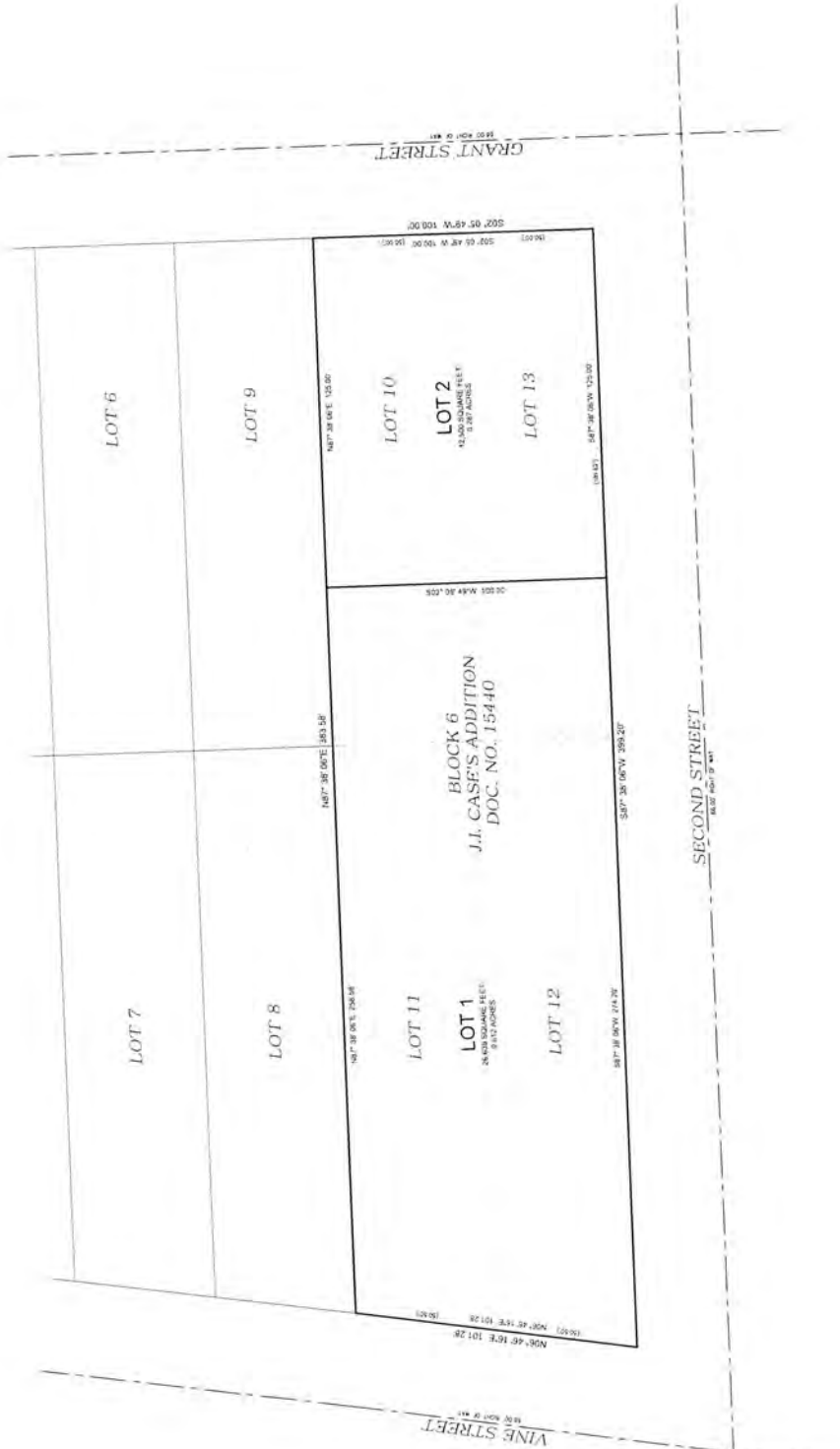
2. New Structures: **Not applicable**

3. Visual Compatibility: All conversions of existing structures or new construction shall be designed to be visually compatible in terms of the materials used, shapes, textures, colors, projections, proportions, and scale with the buildings, public ways, and places to which they are visually related. **Reuse/preservation of existing structure originally built in 1931**

4. Exterior Lighting: All exterior lighting in any O-1 District shall be so arranged as to prevent direct glare of beams onto any Residential District by the use of lumina cutoffs. **Will comply within future detailed plan submittal.**

5. Landscaping: Any yard in the O-1 District that abuts a Residential District shall be treated as a perimeter landscaped open space, as provided in subsection 9-107L of this Code. **See conceptual landscape plan. Will comply within future detailed plan submittal.**

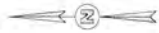
LOTS 10, 11, 12 AND 13 IN BLOCK 6 IN J1 CASE'S ADDITION TO HERSELE, DUPAGE COUNTY, ILLINOIS, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 13, 1872 AS DOCUMENT NUMBER 19448 IN DUPAGE COUNTY, ILLINOIS.

[illegible]

BOUNDARY AND TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION

LOT 10, 11, 12 AND 13 IN BLOCK 11, CASES ADDITION TO HENSDALE, CLAY COUNTY, ILLINOIS, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT 19, 1977, SUBDIVISION NUMBER 19, IN CLAY COUNTY, ILLINOIS.

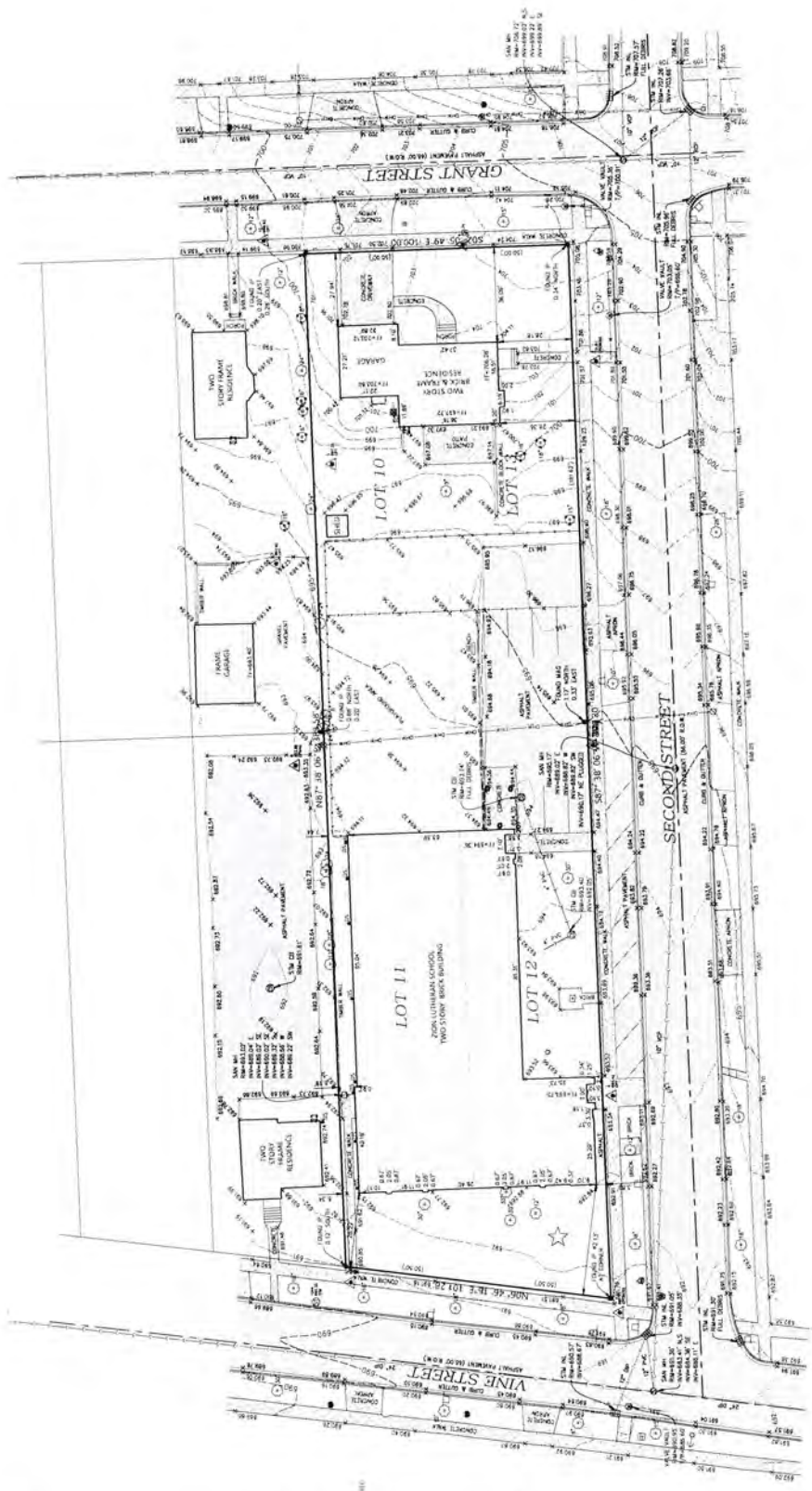


SCALE: 1" = 200'

BASE OF BENCHMARK
AS SHOWN ON THE PLAT

LEGEND

- 1. BOUNDARY LINE (SEE PLAT)
- 2. ELEVATION (SEE PLAT)
- 3. LOT NUMBER
- 4. LOT AREA (SEE PLAT)
- 5. LOT DIMENSIONS (SEE PLAT)
- 6. LOT CORNERS (SEE PLAT)
- 7. LOT CENTER (SEE PLAT)
- 8. LOT PERIMETER (SEE PLAT)
- 9. LOT AREA (SEE PLAT)
- 10. LOT DIMENSIONS (SEE PLAT)
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- 96. LOT CORNERS (SEE PLAT)
- 97. LOT CENTER (SEE PLAT)
- 98. LOT PERIMETER (SEE PLAT)
- 99. LOT AREA (SEE PLAT)
- 100. LOT DIMENSIONS (SEE PLAT)



THIS SURVEY WAS MADE BY THE SURVEYOR AND ENGINEER, CLAY COUNTY, ILLINOIS, IN THE YEAR 1977, AND IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY.

THE SURVEYOR AND ENGINEER, CLAY COUNTY, ILLINOIS, IS A MEMBER OF THE ILLINOIS SURVEYING BOARD, AND IS A LICENSED SURVEYOR AND ENGINEER.

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BENCHMARKS

THE BENCHMARKS SHOWN ON THIS SURVEY WERE LOCATED AT THE NORTHWEST CORNER OF SOUTH VINE STREET AND SECOND STREET.

ELEVATION: 880.00 FEET

THE BENCHMARKS SHOWN ON THIS SURVEY WERE LOCATED AT THE NORTHWEST CORNER OF SOUTH GRANT STREET AND SECOND STREET.

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UTILITY STRAIGHTENED

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PHONE: (618) 559-2260

270 VIDA COURT

SPRINGFIELD, ILLINOIS 62768

LAND SERVICES

REGIONAL

CLAY COUNTY, ILLINOIS

BOUNDARY AND TOPOGRAPHIC SURVEY

LOT 10, 11, 12 AND 13

CLAY COUNTY, ILLINOIS

1977

PHONE: (618) 559-2260

270 VIDA COURT

SPRINGFIELD, ILLINOIS 62768

LAND SERVICES

REGIONAL

CLAY COUNTY, ILLINOIS

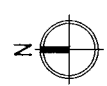
BOUNDARY AND TOPOGRAPHIC SURVEY

LOT 10, 11, 12 AND 13

CLAY COUNTY, ILLINOIS

1977

TANDEM ARCHITECTURE

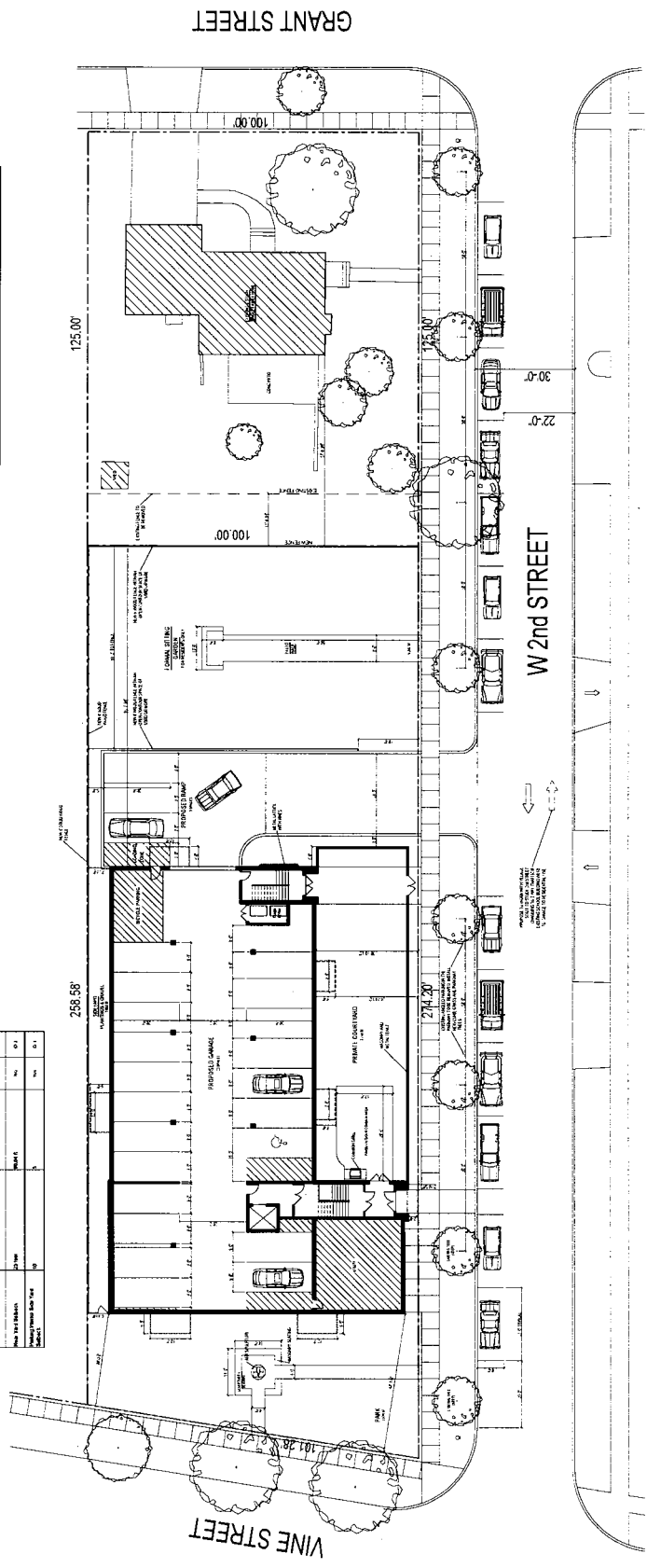


CONCEPT PLAN	2/25/2021
CONCEPT PLAN	4/18/2021
CONCEPT PLAN	4/23/2021
CONCEPT PLAN	5/15/2021
REV SITE PLAN	7/22/2021
ELVS 09/05/21	
BOARD SUBMITTAL 10/23/21	
BOARD SUBMITTAL 12/15/21	
BOARD SUBMITTAL 1/7/22	
BOARD SUBMITTAL 8/10/22	

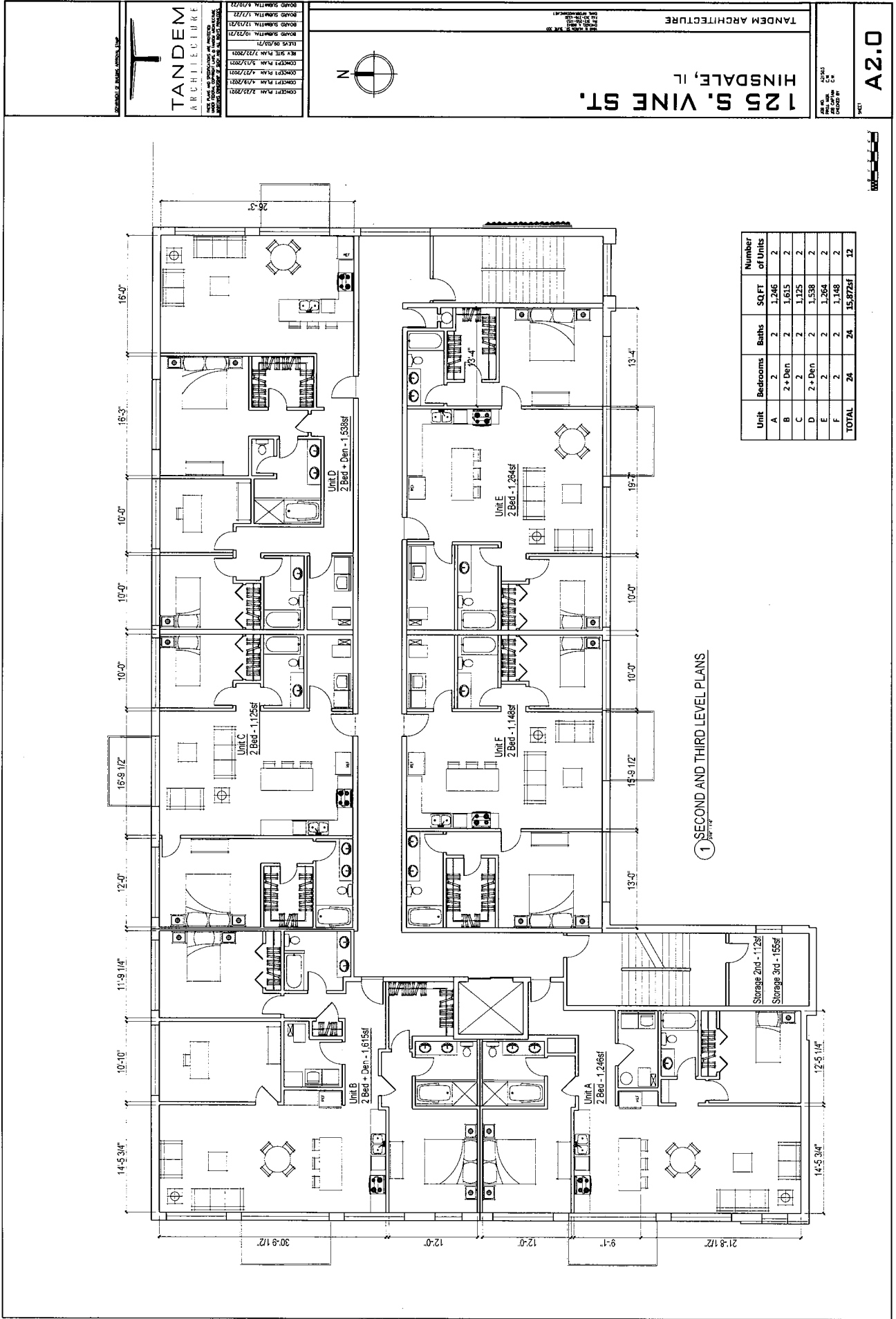
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325 S. Vine Greenhouse and Impervious Areas	
Corner Post	3.5361
Private Courtyard	2.7665
Formal Sitting Garden	6.2651
Sidewalk	1.0925
TOTAL	13.6602
Hard Surface Areas	
Building Footprint	4.5091
TOTAL	34.1008

Existing Grass Floor Area	
*Basement	4,796/sf
*1st Floor	3,505/sf
*2nd Floor	9,591/sf
Gross Floor Area	18,372/sf
*1st floor is partial due to a story space taken by the gym.	
**GFA = fifty percent (50%) of all floor area located in a basement per GFA Definition	

[illegible]

PROPOSED SITE PLAN
SCALE 1/16" = 1'-0"



TANDEM ARCHITECTURE



CONCEPT PLAN 3/25/2021
CONCEPT PLAN 4/19/2021
CONCEPT PLAN 4/27/2021
CONCEPT PLAN 5/13/2021
REV SHEET PLAN 7/22/2021
1215 09/03/21
BOARD SIGNATURE 10/22/21
BOARD SIGNATURE 12/15/21
BOARD SIGNATURE 1/17/22
BOARD SIGNATURE 2/10/22

TANDEM
ARCHITECTURE

DEPARTMENT OF BUSINESS, UNIVERSITY OF CALIFORNIA

[illegible]

WEST ELEVATION

EAST ELEVATION

NORTH ELEVATION

1' 1' 3' 5' 10'

DEVELOPER:

HOLLADAY PROPERTIES
1 WALKER AVE, SUITE 300
CLARENDON HILLS, IL 60514
T: (312) 545.5123
www.holladayproperties.com

**VINE STREET STATION
Luxury Condominiums**
Vine & Second Street
Hinsdale, IL

ARCHITECT:

TANDEM ARCHITECTURE
700 N. CARPENTER STREET
CHICAGO, IL 60642
T: (312) 255.1153
www.tandeminc.net

CIVIL ENGINEER:

CIVWORKS CONSULTING, LLC
3343 N. NEVA AVENUE
CHICAGO, IL 60634
T: (312) 637.8570



**CONCEPTUAL LANDSCAPE PLAN
N.T.S.**

CONCEPTUAL LANDSCAPE PLAN NOTES

1. FINAL PLANT SELECTIONS TO COMPLY WITH VILLAGE PLANT LIST REQUIREMENTS.
2. PUBLIC POCKET PARK TO BE PRIVATELY MAINTAINED.
3. OUTDOOR APPLIANCES SHALL BE UL LABELED.



HOLLADAY PROPERTIES

DEVELOPER:

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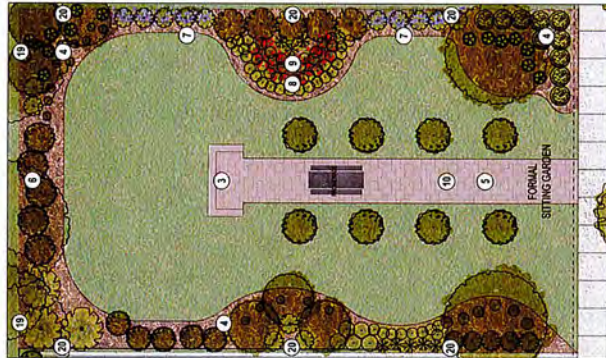
CIVIL ENGINEER:

CIVWORKS CONSULTING, LLC
3343 N. NEVA AVENUE
CHICAGO, IL 60634

T: (312) 637.9570

ENLARGED LANDSCAPE PLANS & CONCEPTUAL IMAGERY

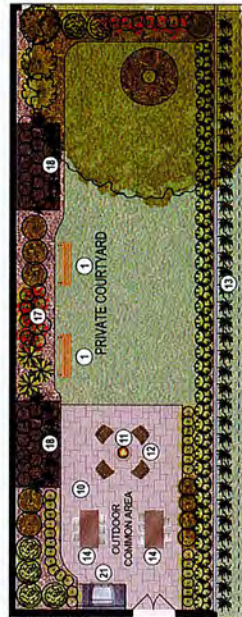
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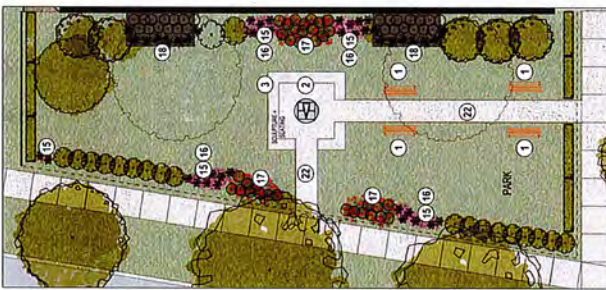
ENLARGED PLAN:
FORMAL SITTING GARDEN
N.T.S.



- CONCEPTUAL LANDSCAPE IMAGERY KEY**
1. RECYCLED STEEL PARK BENCH
 2. SCULPTURAL ART
 3. MANSUET KNEE WALL W/ CAP FOR SEATING
 4. SCULPTED BOWWOODS & TREES
 5. TALL EVERGREENS FOR PRIVACY
 6. TALL EVERGREENS FOR PRIVACY
 7. HYDRANGEA INCREDBALL
 8. LITTLE SUZY BLACK EYED SUSAN
 9. RUBY STAR CORNELIUS
 10. POLYWOOD GAS FREIGHT TABLE
 11. POLYWOOD MODERN ADIRONDACK CHAIRS
 12. BOWWOODS BORDERING MASONRY WALL
 13. BOWWOODS BORDERING MASONRY WALL
 14. CORAL EYES CREEPING PALM
 15. ICE PLANT
 16. RED DRIFT ROSE
 17. RED DRIFT ROSE
 18. SOLID WOOD PRIVACY FENCE
 19. SOLID WOOD PRIVACY FENCE
 20. OPEN WOOD FENCE
 21. GAS GRILL WORKSTATION*
 22. CONCRETE WALKWAY*
- CONCEPTUAL LANDSCAPE IMAGERY NOTES**
1. FINAL PLANT SELECTIONS TO COMPLY WITH VILLAGE PLANT LIST REQUIREMENTS
 2. MANSUET KNEE WALL TO BE PRIVATELY MAINTAINED
 3. OUTDOOR APPLIANCES SHALL BE UL LABELED
 - * IMAGERY NOT PROVIDED



ENLARGED PLAN:
PRIVATE COURTYARD
N.T.S.



ENLARGED PLAN:
PUBLIC POCKET PARK
N.T.S.



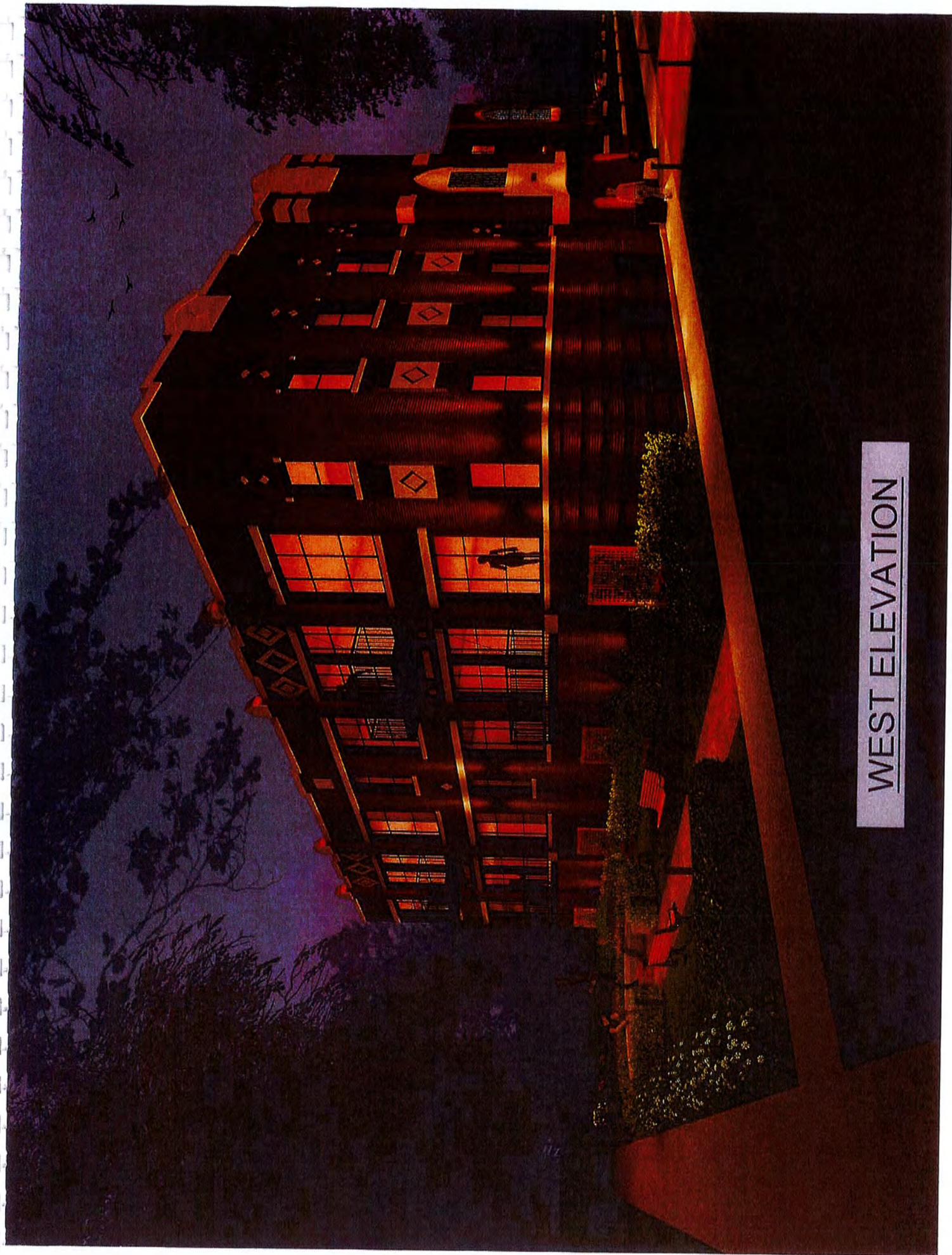


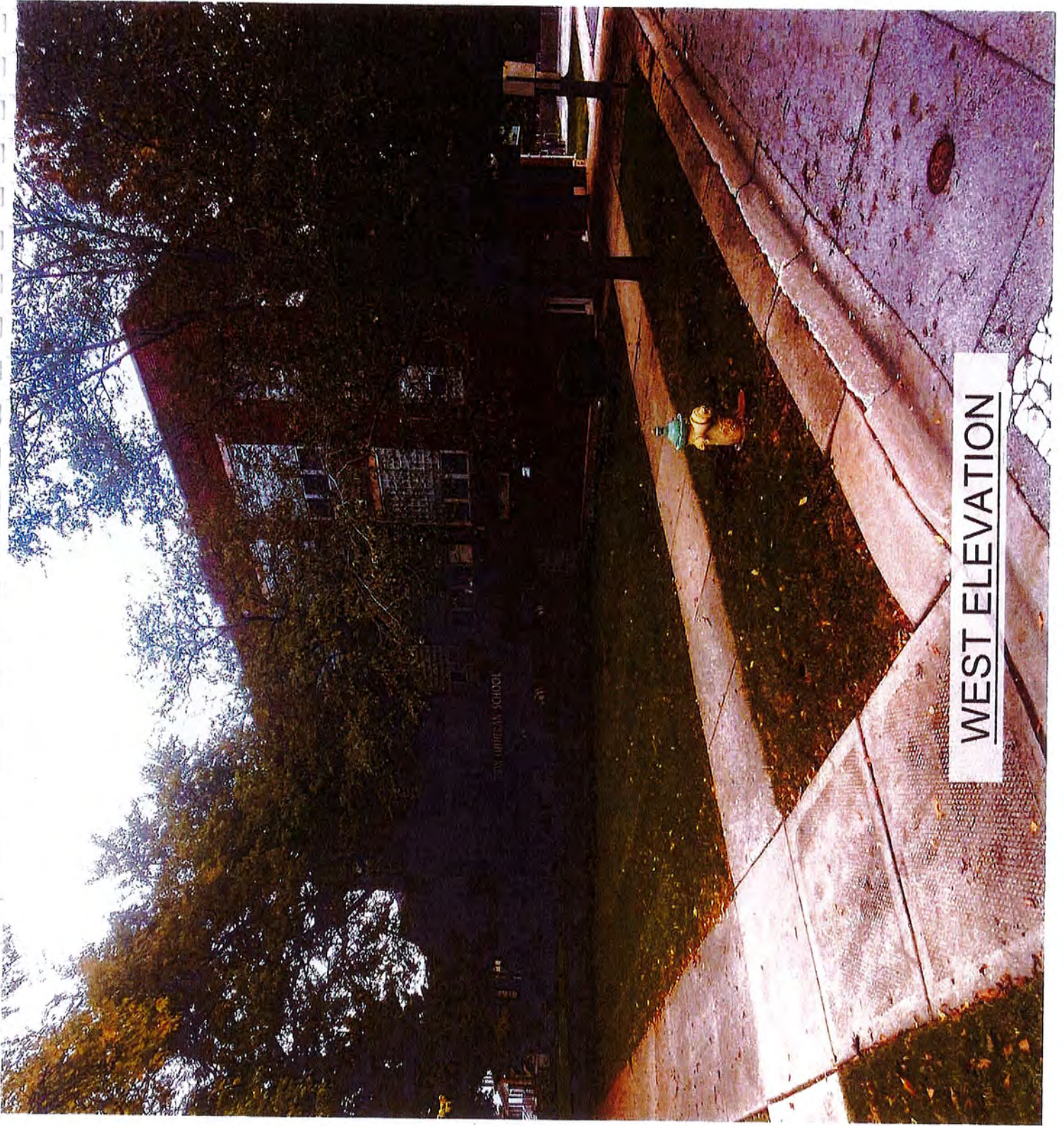
SOUTH ELEVATION

SOUTH ELEVATION

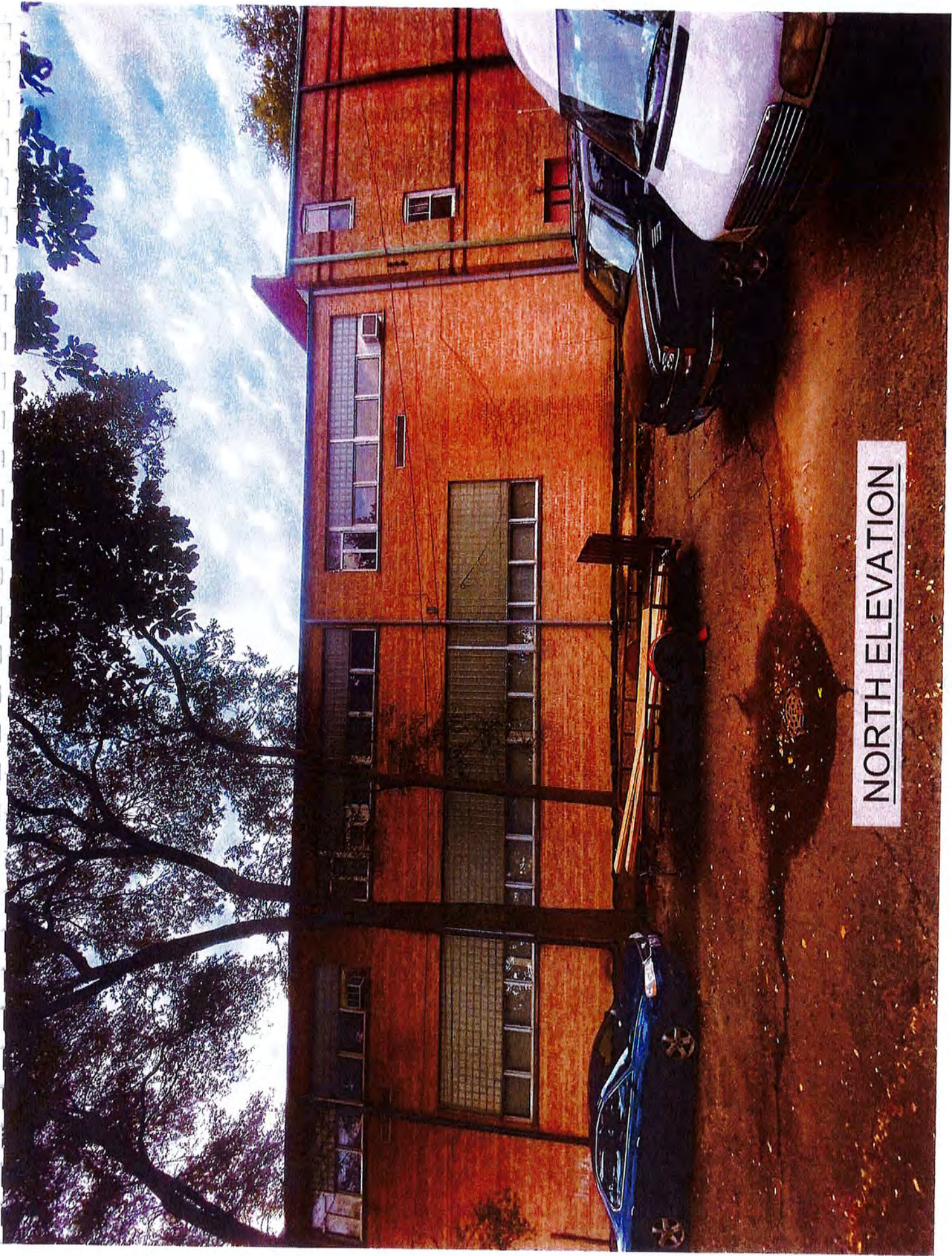


WEST ELEVATION





WEST ELEVATION



NORTH ELEVATION



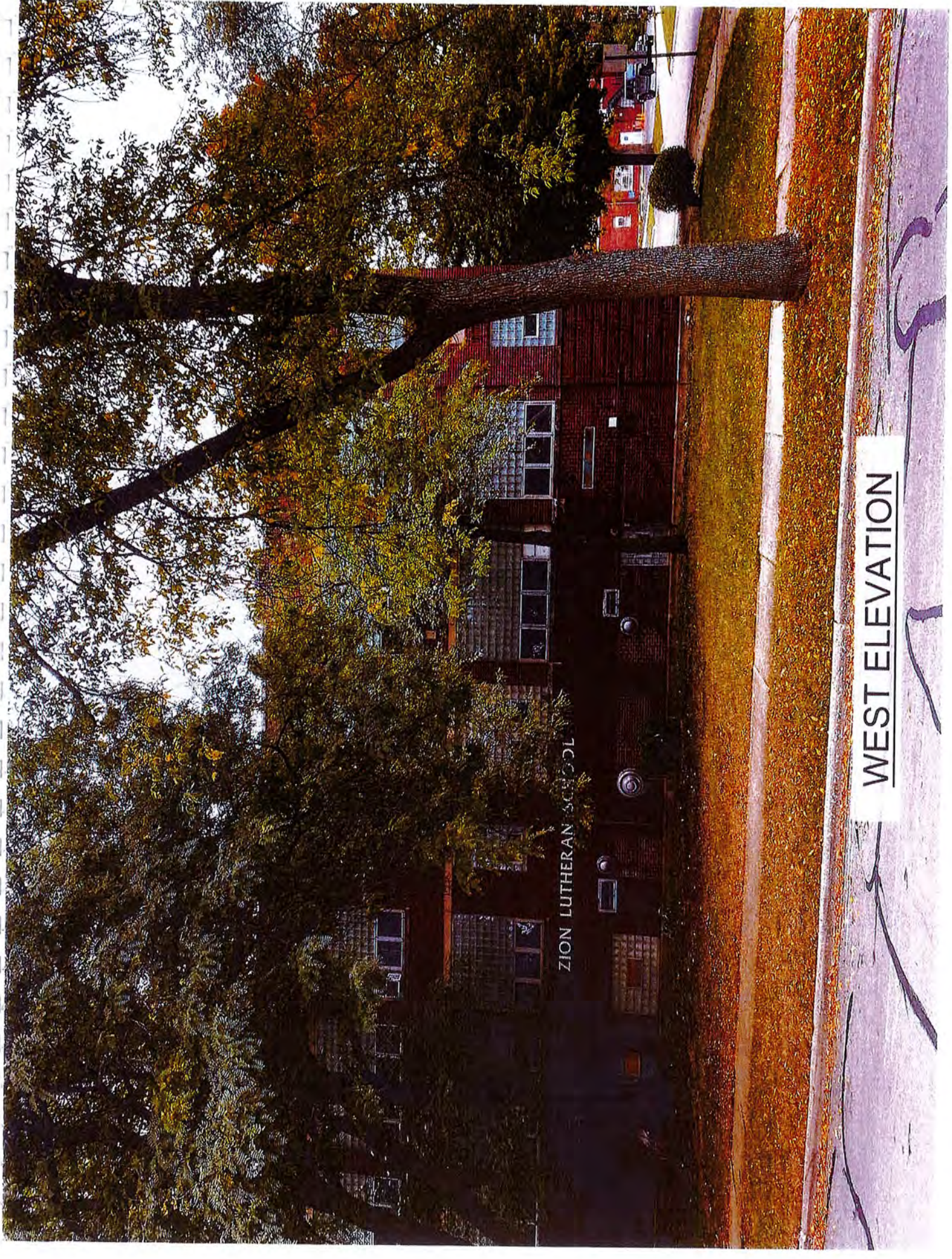


ZION LUTHERAN SCHOOL

WEST ELEVATION

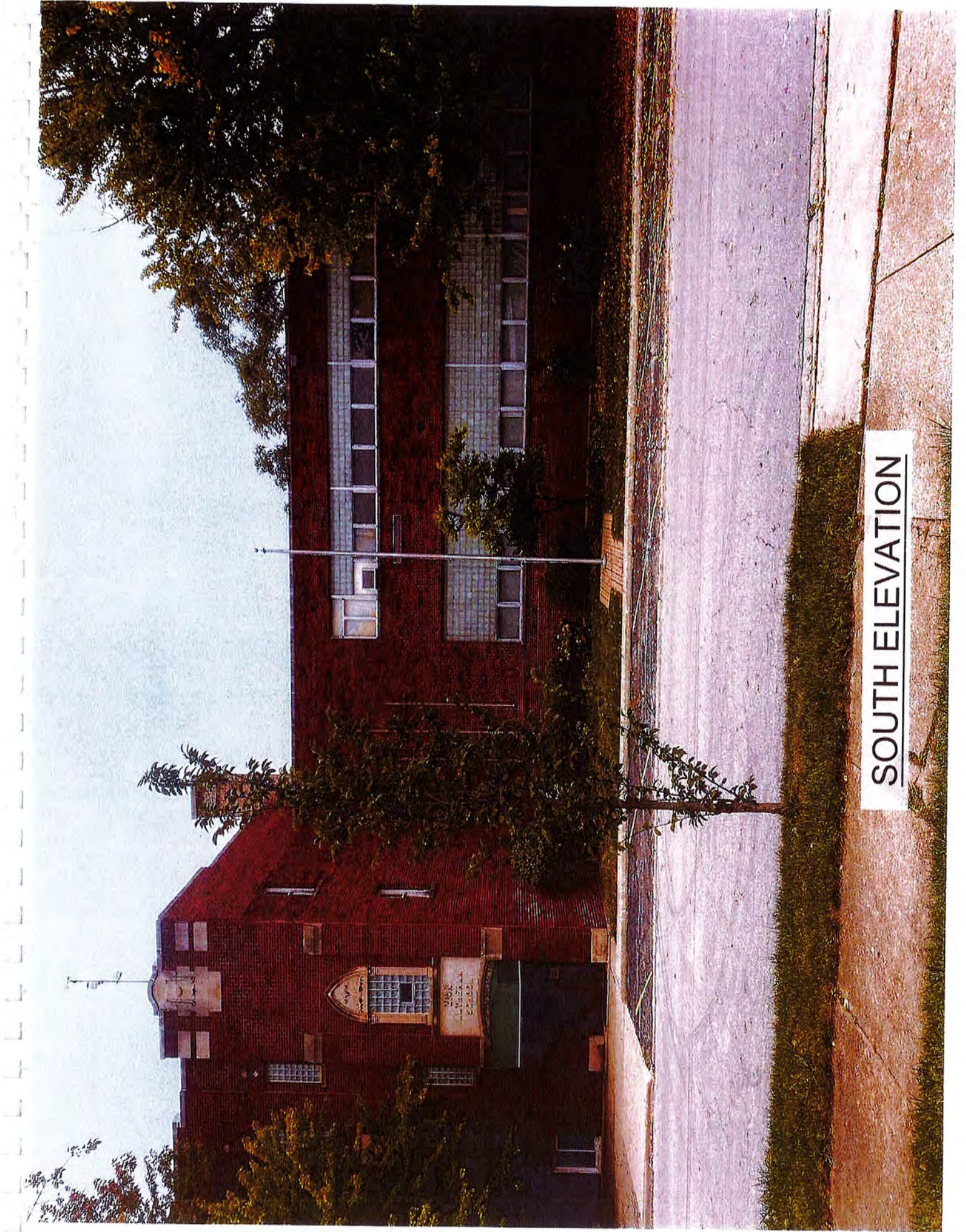
ZION LUTHERAN SCHOOL

WEST ELEVATION





SOUTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



EAST ELEVATION

ZION LUTHERAN CHURCH AND EARLY CHILDHOOD EDUCATION CENTER

204 SOUTH GRANT STREET

HINSDALE IL 60521

Rev. Jay Klein, Pastor
Zion Lutheran Church
Phone: 630.323.0384
zionhinsdale.org



Ms. Elizabeth Reilley, Director
Early Childhood Education Center
Phone: 630.323.0065
zionlutheranecec.org

October 5, 2021

Ms. Bethany Salmon
Village Planner
Village of Hinsdale
19 E. Chicago Avenue

Re: 125 S. Vine Street and 204 S. Grant Street- Letter of Authorization

Dear Bethany:

This letter authorizes Holladay Properties and its affiliates to prepare and submit rezoning applications, plat applications, application for amendment to the original Planned Development for Zion Church (Ordinance No. 02004-15), and other forms and applications necessary to facilitate the entitlement, development and adaptive reuse of the Zion School located at 125 S Vine St, Hinsdale IL, of which Holladay Properties is under contract to purchase from Zion Lutheran Church.

Should you have any questions, please do not hesitate to contact me.

Signed,


Suzanne McGivney
Congregational President
Zion Lutheran Church
204 S Grant St, Hinsdale, IL 60521
630-202-6302
Mcgivneys@comcast.net

Cc: Drew Mitchell- Holladay Properties



MEMORANDUM TO: Michael O'Connor
Holladay Properties

FROM: Elise Purguette
Consultant

Javier Millan
Principal

DATE: December 15, 2021

SUBJECT: Traffic Impact Statement
Proposed Residential Development
Hinsdale, Illinois

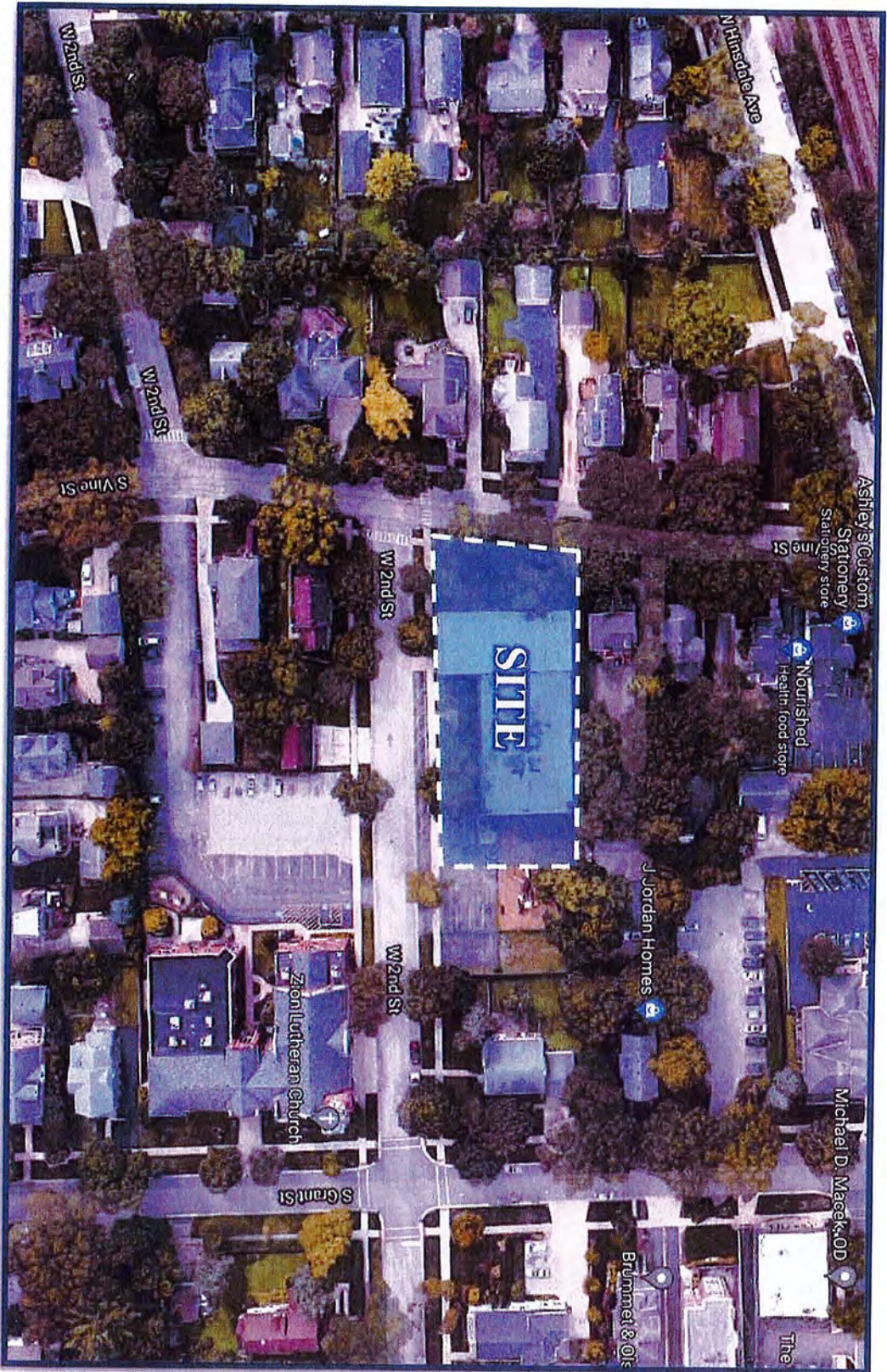
This memorandum summarizes the results and findings of a site traffic evaluation conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed residential development to be located at 125 South Vine Street in the northeast quadrant of the intersection of Vine Street with Second Street in Hinsdale, Illinois. As proposed, the site, which currently contains the former Zion Lutheran School building, will be redeveloped with a three-story apartment building with 12 units, an approximate 22-space parking garage, and three surface parking spaces for a total of 25 parking spaces. Access will be provided via a proposed full movement access drive on Second Street. It should be noted that, given the proximity of the site to the Hinsdale BNSF Railway (BNSF) Metra station (approximately 1,430 feet northeast of the site) and downtown Hinsdale, this development is considered a Transit Oriented Development (TOD).

The purpose of this impact statement is to evaluate the trip generation characteristics of the proposed residential development, the adequacy of the proposed access drive, and the adequacy of the proposed parking supply. **Figure 1** shows an aerial view of the site.

Existing Traffic Conditions

The following provides a detailed description of the physical characteristics of the roadways including geometry and traffic control and average daily traffic volumes along the adjacent area roadways.

Vine Street is a north-south local roadway that provides one lane in each direction in the vicinity of the site. At its unsignalized intersection with Second Street, Vine Street provides a through lane on both approaches. In addition, a high-visibility crosswalk is provided on the north leg of this intersection. Two-hour parking is permitted on the east side of the street from 9:00 A.M. to 6:00 P.M. and parking is not permitted on the west side of the street. Vine Street is under the jurisdiction of the Village of Hinsdale and has a posted school zone speed limit of 20 miles per hour.



Aerial View of Site

Figure 1

Second Street is a one-way local roadway that provides one lane in the westbound direction between Grant Street and Vine Street. At its unsignalized intersection with Vine Street, Second Street provides a combined left-turn/right-turn lane on the westbound approach. In addition, a high-visibility crosswalk is provided on the east leg of this intersection. Parking is prohibited between 8:00 A.M. and 9:00 A.M. and between 3:00 P.M. and 4:00 P.M. Further, a bus loading zone is located on the north side of the street. Finally, seven angled parking spaces are provided on the north side of the street between Grant Street and Vine Street. Second Street is under the jurisdiction of the Village of Hinsdale.

Traffic Characteristics of the Proposed Development

The plans call for developing the site with a three-story apartment building with 12 units, an approximate 22-space parking garage, and three surface parking spaces. Access will be provided via a proposed full movement access drive on Second Street located approximately 240 feet east of Vine Street. This access drive will provide one inbound lane and one outbound lane. Outbound movements should be under stop sign control. A copy of the site plan is included in the Appendix.

Development Traffic Generation

The estimates of traffic to be generated by the development are based upon the proposed land use type and size. The volume of traffic generated for the transit-oriented development was estimated using data published in the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 10th Edition.

Based on information provided to KLOA, Inc., the proposed residential development will most likely be restricted to residents age 55 and older and at a minimum will be a senior-targeted residential development. As such, “Multi-Family Housing (Mid-Rise)” was utilized to estimate the trips to be generated by a residential development with no age restriction and “Senior Housing Attached” was utilized to estimate the trips to be generated by an age-restricted development.

As previously indicated, given the proximity of the site to the Hinsdale BNSF Railway (BNSF) Metra station (approximately 1,430 feet northeast of the site), this development can be considered a TOD. Based on inspection of Census 2019 data, approximately 34 percent of the residents in close proximity to the Hinsdale Metra station use other means of transportation as an alternative to the automobile. However, in order to provide a conservative analysis, no reduction was applied to the projected trip generation estimates for the residents who will take public transportation, bicycle, or walk. A copy of the Census 2019 data is included in the Appendix.

Table 1 summarizes the trips projected to be generated by the proposed residential development under both age-restricted and unrestricted scenarios.

Table 1

ESTIMATED PEAK HOUR DEVELOPMENT-GENERATED TRAFFIC VOLUMES

Land Use	Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Average Daily Traffic
		In	Out	Total	In	Out	Total	
Multi-Family Housing (Mid-Rise) – LUC 221	12 Units	1	3	4	3	2	5	65
Senior Housing (Attached) – LUC 252	12 Units	1	1	2	3	2	5	23

As can be seen in Table 1, the volume of traffic that will be generated by this development under either potential scenario will be minimal. Given that a residential development with no age restriction will generate more trips than an age-restricted residential development, these trip estimates were utilized in our evaluation to represent a conservative (worst-case) scenario.

As indicated earlier, the site was previously occupied by the Zion Lutheran School building. At its peak (approximately 25 years ago), the school had an attendance of approximately 240 students attending kindergarten through eighth grade. However, at its closure, the school had an attendance of approximately 80 students attending first grade through eighth grade.

Table 2 summarizes a trip generation comparison between the former Zion Lutheran School building at its peak and at its closure and the proposed residential development with no age restriction.

Table 2

ESTIMATED PEAK HOUR DEVELOPMENT-GENERATED TRAFFIC VOLUMES COMPARISON

Land Use	Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Average Daily Traffic
		In	Out	Total	In	Out	Total	
Multi-Family Housing (Mid-Rise) LUC 221	12 Units	1	3	4	3	2	5	65
Private School LUC 534	240 Students	<u>120</u>	<u>98</u>	<u>218</u>	<u>29</u>	<u>33</u>	<u>62</u>	986
Difference		-119	-95	-214	-26	-31	-57	-921
Multi-Family Housing (Mid-Rise) LUC 221	12 Units	1	3	4	3	2	5	65
Private School LUC 534	80 Students	40	33	73	10	11	21	329
Difference		-39	-30	-69	-7	-9	-16	-264

As can be seen in Table 2, the proposed residential development will generate substantially less traffic than the school at either its peak or its closure. Therefore, the impact of this development on the roadway system will be minimal.

Based on a review of the Hinsdale Zoning Ordinance, the site could be developed "as of right" with an office building. As such, KLOA, Inc. also looked at the potential number of trips to be generated by the site should it be developed as an office building. **Table 3** summarizes a trip generation comparison between the proposed development of 12 apartment units with no age restriction and the traffic to be generated by an approximate 28,383 square foot general office building.

Table 3

ESTIMATED PEAK HOUR DEVELOPMENT-GENERATED TRAFFIC VOLUMES
COMPARISON (APARTMENT AND OFFICE BUILDING)

Land Use	Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Average Daily Traffic
		In	Out	Total	In	Out	Total	
Multi-Family Housing (Mid-Rise) LUC 221	12 Units	1	3	4	3	2	5	65
Office Building LUC 710	28,383 s.f.	<u>45</u>	<u>8</u>	<u>53</u>	<u>5</u>	<u>29</u>	<u>34</u>	312
Difference		-44	-5	-49	-2	-27	-29	-247

As can be seen from Table 3, the proposed residential development will also generate substantially less traffic than an office building during the peak hours and on a daily basis.

Access Evaluation

As previously indicated, the site was previously occupied by the Zion Lutheran School building. As such, Second Street was designated as a one-way westbound street between Grant Street and Vine Street to facilitate the traffic circulation and drop-off/pick-up activities in proximity to the school. Second Street should be converted into a two-way street for the following reasons:

- Second Street is a two-way street east of Grant Street.
- Converting Second Street between Grant Street and Vine Street into a two-way street will allow better local access into the site and traffic flow continuity.

Residential Parking Evaluation

In order to assess the adequacy of the parking supply in meeting the parking requirements of the proposed residential development, the parking needs were determined based on the following criteria:

- The Village of Hinsdale Zoning Ordinance
- *ITE Parking Generation Manual*

Village of Hinsdale Zoning Ordinance

Based on the Village of Hinsdale Zoning Ordinance, with a total of 12 units (eight two-bedroom units and four three-bedroom units), the development should provide 28 parking spaces, resulting in a deficit of three parking spaces. However, it is important to note that the close proximity of the site to the Hinsdale Metra station will reduce dependence on the automobile. As previously mentioned, based on inspection of Census 2019 data, approximately 34 percent of the residents in close proximity to the Hinsdale Metra station use other means of transportation than the automobile. As such, the proposed parking supply of 25 parking spaces will be adequate in accommodating the parking demand of the proposed residential development.

ITE Parking Generation Manual

With a total of 12 residential units and 28 bedrooms (2.33 bedrooms per unit), the development will provide parking at a ratio of 2.17 spaces per unit and 0.93 spaces per bedroom. Based on a review of survey data published by the Institute of Transportation Engineers (ITE) in the *Parking Generation Manual*, 5th Edition for Land-Use Code 221 (Multifamily Housing Mid-Rise) located less than half a mile from a rail transit station, the following was determined:

- The average parking supply ratio at similar sites was 1.5 spaces per unit and 0.8 spaces per bedroom.
- The average peak parking demand ratio is 1.12 spaces per dwelling unit on a weekday and 1.15 spaces per dwelling unit on a Saturday.
- The 85th percentile peak parking demand ratio is 1.27 spaces per dwelling unit on a weekday and 1.37 spaces per dwelling unit on a Saturday.
- The average peak parking demand ratio is 0.61 spaces per bedroom on a weekday and 0.69 spaces per bedroom on a Saturday.
- The 85th percentile peak parking demand ratio is 0.86 spaces per bedroom.

Based on the above, the proposed development will have a peak parking demand of 14 parking spaces. As such, the proposed 25 parking spaces will be adequate in accommodating the projected parking demand for the proposed residential development.

Conclusion

Based on the proposed development plan and the preceding evaluation, the following conclusions and recommendations are made:

- The estimated development-generated traffic volumes will not be significant and will be further reduced due to its proximity to the Hinsdale Metra station.
- The proposed residential development will generate substantially less traffic than the previous use. Therefore, the impact of this development on the roadway system will be minimal.
- Converting Second Street between Grant Street and Vine Street into a two-way street is recommended as it will provide for better local access into the site and traffic flow continuity.
- Based on the *ITE Parking Generation Manual*, the proposed 25 parking spaces will be adequate in accommodating the projected parking demand for the proposed residential development.

Appendix

Preliminary Site Plan
Census 2019 Data

Preliminary Site Plan

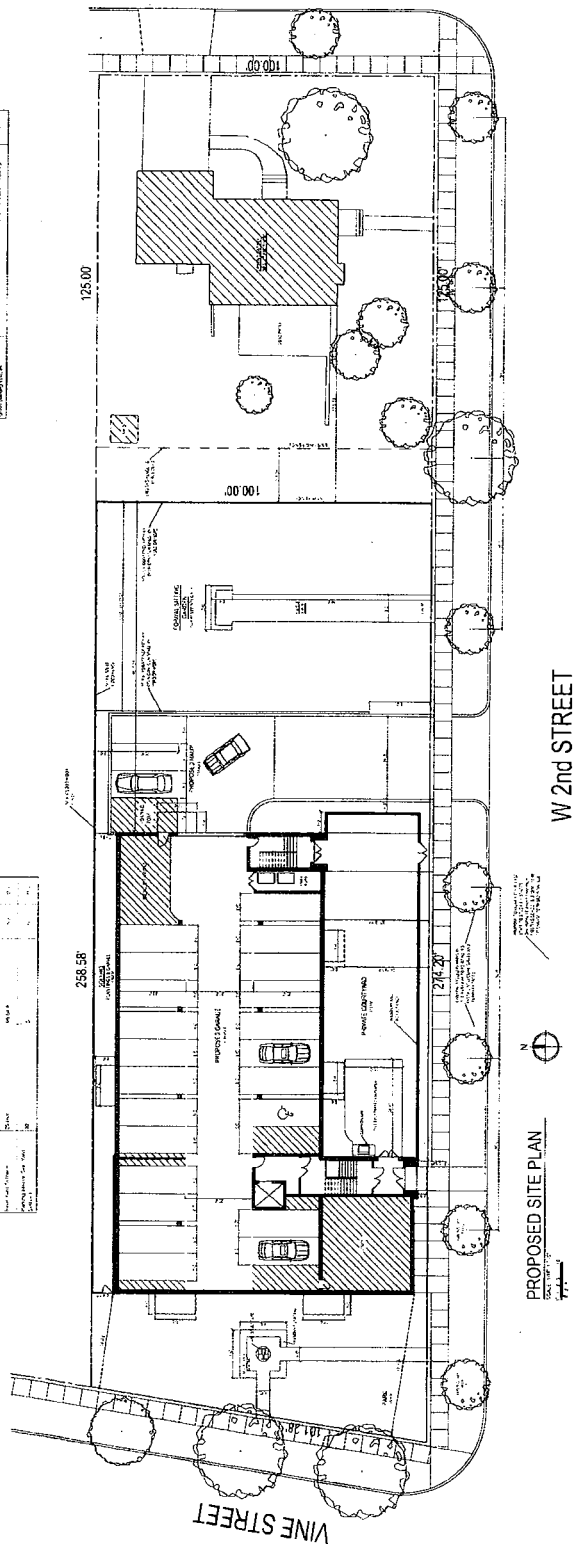


COMP1 PLAN 2/23/2021	COMP1 PLAN 4/18/2021	COMP1 PLAN 4/17/2021	COMP1 PLAN 5/13/2021	NAV 15 11 12/22/2021	PLAN 09/02/2021	BOUO SC-ITALL 10/22/21	BOUO SC-ITALL 12/15/21	BOUO SC-ITALL 1/7/22
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TANDEM

ESTIMATED BY ANALYZING TIME

GRANT STREET



PROPOSED SITE PLAN

Corner Park	3.53M
Private Courtyard	2.76M
Formal Sitting Garden	6.26M
Screened	1.09M
TOTAL	13.64M

Proposed Gross Floor Area	
Basement	2,794sf
1st Floor	9,591sf
2nd Floor	9,591sf
Gross Floor Area	21,976sf

Castling Gray, floor Area	4.79641
2nd Floor	3.95623
2nd Floor	2.52114
Gross Floor Area	11.37374

Census 2019 Data

MEANS OF TRANSPORTATION TO WORK BY VEHICLES AVAILABLE

Survey/Program: American Community Survey Universe: Workers 16 years and over in households TableID: B08141 Product: 2019 ACS 5 Year Estimates Detailed Tables

Notes Selections 1 Geo Years 1 Topic Surveys Codes 123 Hide Transpose Margin of Error Excel Download Print Map

Census Tract 8453, DuPage County, Illinois		
Label	Estimate	Margin of Error
▼ Total	1,311	±116
No vehicle available	24	±26
1 vehicle available	127	±54
2 vehicles available	587	±107
3 or more vehicles available	573	±96
> Car, truck, or van - drove alone	699	±104
> Car, truck, or van - carpoolled	53	±38
> Public transportation (excluding taxicab)	370	±77
> Walked	26	±18
> Taxicab, motorcycle, bicycle, or other means	33	±27
> Worked from home	130	±51

June 27, 2022

Bethany Salmon
Village Planner - Village of Hinsdale
19 E Chicago Ave
Hinsdale, IL 60521

Subject: TESKA School Population Analysis & Age-Targeted vs Age-Restricted Sales Approach

Dear Ms. Salmon,

In presentations to the Hinsdale Plan Commission, and the Hinsdale Village Board, questions have arisen regarding the potential impact of school aged children that may reside in the proposed Vine Street Station redevelopment at 125 S Vine St, Hinsdale, IL, as well as discussion regarding an age-targeted vs age-restricted approach to condominium sales.

School Population Projections:

Accompanying this memorandum is an analysis prepared by Teska Associates [TESKA], a reputable consultant specializing in projecting school population and fiscal impacts to the various municipal constituents that may be affected by proposed developments.

The Teska report projects accretive & beneficial financial impacts to the Village, D181, and D86 and assumes potential for up to two (2) school-aged children in the proposed Vine Street Station development. Holladay views the TESKA findings positively.

Separately, Holladay Properties has extensive experience in the development of transit-oriented-developments (TOD) in suburban Chicago, particularly along the BNSF line. By way of example, our Burlington Station project, located at 5100 Forest Ave, Downers Grove, IL is a 94-unit transit-oriented development located within 1.5 blocks of the downtown Downers Grove Metra Station. This project, which opened in 2019, has experienced zero net-new children introduced to the various local school districts. The lack of new school aged children introduced to the school districts is believed to be product driven. The transit oriented product tends to attract two primary demographics: "Millennials", and "Empty



Nesters". Note our development will be targeting the latter of the two. A third demographic, "Divorcee" is also prevalent.

The Millennial demographic is typically pre-household formation and exhibits young professionals, typically singles or couples, and virtually never have children. Upon change in household formation (pregnancy) this type of resident housing need changes to a single-family-home preference.

The empty-nester demographic is defined as "parent(s) whose children have grown up and left home. As a result, this demographic produces virtually no additional school aged children.

The "Divorcee" demographic may feature children; however this demographic is typically locating within close proximity to the prior homestead, and any children present in this setting are typically not new to district.

Additionally, Holladay interviewed Mike Van Zandt, the developer of a comparable 8-unit condominium project located 88 S Park in downtown Clarendon Hills, IL. This development is in the same school districts as the proposed development and opened in 2020. To date, this development has generated no new school children to the district. The product is considered our closest "comp" based on proximity to train station, unit sizes, and development size. An email communication from Mike Van Zandt accompanies this letter.

Age-Targeted vs. Age-Restricted Sales Approach:

The Village Board asked the Plan Commission to study two sales approaches: "Age-Targeted" and "Age-Restricted". Members of the Plan Commission shared preference that this project should be *age-targeted*, as age-restricted may have unintended consequences. For example, "age-restricted" could potentially prohibit residents from having family members provide care in case of sickness, or perhaps a resident would be unable to have grandchildren stay for extended summer visits. Additionally, concern was shared related to means of enforcement, with the Plan Commission concluding that age restriction does not seem to benefit any party, particularly when school age population generation is minimal. Further, age-restriction could negatively impact the utility of the property, as well as negatively impact property values. The commission held an "unofficial vote", resulting in 6 votes in favor of an "age-targeted" sale approach, with a single abstention due to a desire to see how the school population impact study projected student generation.

With higher price points for lifestyle-housing units, likely buyer demographic will exhibit "Empty-nesters", elderly residents, and potentially divorcees. By allowing Age-targeted vs age-restricted units, this project may more broadly serve Hinsdale residents intending to maintain their roots in the village.

The TESKA study also contrasts age-targeted vs age restricted, and projects higher tax-revenue generation with an age-targeted approach.

It is Holladay's strong and informed expectation that this project will generate no "net new" children to D181 or D86 based on our experience in similar, TOD, multifamily product types. Further, Holladay Properties agrees with the Plan Commission's conclusion that an age-targeted sales approach better fits the intended adaptive redevelopment of the property.

We welcome further discussion on this topic and appreciate this opportunity to provide the enclosed TESKA report, our experiential context, and a copy of the communication from Mr. Van Zandt.

Sincerely,

A handwritten signature in black ink, appearing to read "T. Drew Mitchell". The signature is stylized with a large, looped "D" and a trailing flourish.

T. Drew Mitchell
Partner & SVP Development
Holladay Properties



June 22, 2022

TO: Drew Mitchell, Holladay Properties

FR: Scott Goldstein FAICP LEED AP

RE: 125 Vine Street, Hinsdale

A. Project Description

Teska Associates, Inc. conducted a student projection and fiscal analysis for the conversion of a former school into a 12-unit residential building located at 125 Vine Street in Hinsdale. The project will include eight, 2-bedroom units and four, 2-bedroom units plus den. The property is located on PINS 09-121-100-06 and 09-121-110-07. The total site area is 26,639 square feet, or 0.61 acres. The total building area is 28,245 square feet.

B. Executive Summary

The project will have positive fiscal benefits for the Village of Hinsdale, School District 181 and Hinsdale HSD 86. Over the next 20 years:

- The Village of Hinsdale is projected to have total net revenue of \$140,731, with a 20-year Net Present Value (NPV) of \$70,975.
- SD 181 is projected to have total net revenue of \$1,114,686 and a 20-year NPV of \$589,003.
- Hinsdale HSD 86 is projected to have total net revenue of \$796,909 and a 20-year NPV of \$422,113. This is based on two new students at an annual cost of \$18,366 per student.
- Total property taxes to be collected over the next 20 years is \$4,713,832, with a 20-year NPV of \$2,507,432. This is based on a projection of one new high school student at an annual cost of \$22,282.

Table 1: Executive Summary

Total Revenue to Village	\$ 599,576
Total Costs to Village	<u>\$ 458,845</u>
Total Net Revenue	<u>\$ 140,731</u>
20-Year NPV	\$ 70,975

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School District 181

Total Revenue to SD 181	\$ 2,061,788
Total Costs to SD 181	<u>\$ 947,102</u>
Total Net Revenue	<u>\$ 1,114,686</u>
20-Year NPV	\$589,003

Hinsdale HSD 86

Total Revenue to HSD 86	\$ 1,371,431
Total Costs to HSD 86	<u>\$ 574,522</u>
Total Net Revenue	<u>\$ 796,909</u>
20-Year NPV	\$422,113

Total Property Taxes (All Units of Local Government)

20-Year Total Revenue	<u>\$4,713,832</u>
20-Year NPV	\$2,507,432

C. Projected Assessed Value

In order to determine the revenue that is projected to be produced for each taxing body, the first step is to determine the projected assessed value. To do this, Teska compared the project to four nearby multi-family for-sale products in the same or similar quality school districts and nearby amenities.

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Based on comparable properties, the projected Assessed Value (AF) is \$13.88 per sq ft for land and \$96.56 per sq ft for building. Total projected Assessed Value of the subject property would therefore be \$369,731 for the land and \$2,727,425 for the building, for a total Assessed Value of \$3,097,156. Equivalent Market Value would be a total of \$9,291,468, as the County Assessor determines Assessed Value at 1/3 of Market Value. These projections are very close to projected total sales value of the twelve condominiums as reported by the project developer.

Table 2: Projected Assessed Value

PIN	ADDRESS	ASSESSED VALUE (2021)			AV/SF		MARKET VALUE (2021)		
		LAND	BUILDING	TOTAL	LAND AV/SF	BUILDING AV/SF	LAND	BUILDING	TOTAL
09-13-112-012	7 E. Kennedy, Hinsdale	\$23,960	\$105,450	\$129,410	\$28.69	\$71.93	\$71,880	\$316,350	\$388,230
06-36-407-072	1401 Burr Oak Road, Hinsdale	\$13,750	\$123,650	\$137,400	\$17.97	\$59.71	\$41,250	\$370,950	\$412,200
18-05-305-033-1003	4441 Wolf Rd., Western Springs	\$3,900	\$265,670	\$269,570	\$3.94	\$150.10	\$11,700	\$797,010	\$808,710
18-30-300-058-1003	1000 Village Center, Burr Ridge	\$4,247	\$155,840	\$160,087	\$4.91	\$104.52	\$12,740	\$467,520	\$480,260
AVERAGE OF COMPARABLES					\$13.88	\$96.56			
PROJECTED VALUE		\$369,731	\$2,727,425	\$3,097,156			\$1,109,194	\$8,182,274	\$9,291,468

D. Projected Property Tax Revenue

Based on an Assessed Value of \$3,097,156, total annual projected property taxes will rise from zero, as it is currently tax-exempt, to \$158,299, including:

Village of Hinsdale:	\$8,864
SD 181	\$72,907
HSD 86	\$48,495
Total – All Units of Local Government	\$158,299

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Table 3: Projected Property Tax Revenue

	2021 Rate	Projected Annual Property Taxes
County of DuPage	0.0966	\$2,992
County of DuPage Pension Fund	0.0196	\$607
County Health Dept.	0.0298	\$923
County Health Dept. Pension Fund	0.0127	\$393
Forest Preserve District	0.1102	\$3,413
Forest Preserve District Pension Fund	0.0075	\$232
DuPage Airport Authority	0.0144	\$446
Downers Grove Township	0.0304	\$942
Downers Grove Township Pension Fund	0.0006	\$19
Downers Grove Township Road	0.0499	\$1,545
Downers Grove Township Road Pension	0.0009	\$28
Village of Hinsdale	0.2862	\$8,864
Village of Hinsdale Pension Fund	0.0855	\$2,648
Village of Hinsdale Library	0.1477	\$4,574
Village of Hinsdale Library Pension Fund	0.0118	\$365
SD 181	2.354	\$72,907
SD 181 Pension Fund	0.0364	\$1,127
HSD 86	1.5658	\$48,495
HSD 86 Pension Fund	0.0474	\$1,468
College of DuPage 502	0.2037	\$6,309
Total	5.1111	\$158,299

Source: Tax rates based on DuPage Real Estate Tax Bill Due June 1, 2022

Total property tax revenue to be collected over the next 20 years is projected to \$4,713,832, with a 20-year NPV of \$2,507,432, based on annual increase of 4% and a discount rate of 6%. This will all be new revenue for all taxing districts as the current property is tax exempt.

Table 4: 20-Year Total Property Taxes and Net Present Value

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Year	Total Property Tax Revenue
Year 1	\$158,299
Year 2	\$164,631
Year 3	\$171,216
Year 4	\$178,065
Year 5	\$185,187
Year 6	\$192,595
Year 7	\$200,298
Year 8	\$208,310
Year 9	\$216,643
Year 10	\$225,308
Year 11	\$234,321
Year 12	\$243,694
Year 13	\$253,441
Year 14	\$263,579
Year 15	\$274,122
Year 16	\$285,087
Year 17	\$296,491
Year 18	\$308,350
Year 19	\$320,684
Year 20	\$333,512
<hr/>	
Total	\$4,713,832
<hr/>	
20-Year NPV	\$2,507,432

E. Village of Hinsdale Revenue and Costs

The Village of Hinsdale is projected to receive \$21,202 in annual revenue including property taxes, utility taxes, and state/federal and local taxes. Utility taxes and state/federal/local taxes were determined based on the per capita revenue currently received by the Village of Hinsdale. Projected total population is 24 total residents based on the Village of Hinsdale Subdivision Code 11-1-12.2 Table 11-1 Table of Estimated Ultimate Population Per Dwelling Unit.

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Table 5: Annual Projected Village Revenue

	Village Total	Per Capita	Projected Revenue
Property Taxes	N/A		\$8,864
Utility Taxes	\$1,757,633	\$101.04	\$2,425
State/Federal/Local Tax	\$7,184,554	\$413.02	\$9,913
Total			\$21,202

Total costs to the Village were estimated based on Administrative, Police and Fire Projections on a per capita basis based on the Village of Hinsdale 2022 Adopted Budget. These services were required for the prior use as a school, although no property taxes were collected.

Total Net Revenue is projected at \$3,406 annually.

Table 6: Annual Projected Village Costs and Net Revenue

	Village Total	Per Capita	Projected Costs
Administrative	\$2,500,246	\$143.73	\$3,450
Police	\$5,465,446	\$314.20	\$7,541
Fire	\$4,932,446	\$283.56	\$6,805
Total			\$17,796
Net Total Revenue			\$3,406

Utilizing the Village of Hinsdale population density calculations, twenty-year total benefits are projected at \$140,731 with 20-Year NPV of \$70,975, as shown in Table 7.

Table 7: Village of Hinsdale 20-Year Projected Revenue and NPV

Year	Village Revenue	Village Costs	Benefit/(Cost)
Year 1	\$21,202	\$17,796	\$3,406
Year 2	\$21,944	\$18,418	\$3,525
Year 3	\$22,712	\$18,879	\$3,833
Year 4	\$23,507	\$19,351	\$4,156
Year 5	\$24,329	\$19,835	\$4,495
Year 6	\$25,181	\$20,331	\$4,850
Year 7	\$26,062	\$20,839	\$5,223
Year 8	\$26,974	\$21,360	\$5,615
Year 9	\$27,919	\$21,894	\$6,025
Year 10	\$28,896	\$22,441	\$6,455
Year 11	\$29,907	\$23,002	\$6,905
Year 12	\$30,954	\$23,577	\$7,377
Year 13	\$32,037	\$24,167	\$7,870
Year 14	\$33,158	\$24,771	\$8,388
Year 15	\$34,319	\$25,390	\$8,929
Year 16	\$35,520	\$26,025	\$9,495
Year 17	\$36,763	\$26,675	\$10,088
Year 18	\$38,050	\$27,342	\$10,708
Year 19	\$39,382	\$28,026	\$11,356
Year 20	\$40,760	\$28,727	\$12,034
Total	\$599,576	\$458,845	\$140,731

Discount Rate 6%

20-Year NPV \$70,975

F. Projected Student Population

Teska utilized the Illinois School Consulting Service (ISCS) projected student ratios for 5+ Unit, High Value, For-Sale. ISCS is the standard source for student projections in the Chicago region. Based on these ratios, Teska has "rounded up" projected students to be 2.0 for SD 181 and 1.0 student for HSD 86.

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Table 8: Student Population Projections

Type of Unit	Number of Units	Grades K-5 Ratio of Children/Unit	Total Children
2-Bedroom	8	0.086	0.688
2-Bedroom plus Den	4	0.234	0.936
Total K-5 Children Produced			0.936

Type of Unit	Number of Units	Grades 6-8 Ratio of Children/Unit	Total Children
2-Bedroom	8	0.042	0.336
2-Bedroom plus Den	4	0.123	0.492
Total Grades 6-8 Children Produced			0.492
Total K-8 Children Statistically Produced			1.428
Total K-8 "Rounded Up" Students			2.000

Type of Unit	Number of Units	Grades 9-12 Ratio of Children/Unit	Total Children
2-Bedroom	8	0.046	0.368
2-Bedroom plus Den	4	0.118	0.472
Total Grades 9-12 Children Produced			0.472
"Rounded Up" Students			1.000
Total K-12 Children Statistically Produced			1.900
Total "Rounded Up" K-12 Students			3.000

teska associates inc

G. SD 181 20-Year Projected Net Revenues

SD 181 is projected to have a positive fiscal impact, starting with a net benefit of \$36,175 in Year 1 and accumulating to total benefits of \$1,114,686 over 20 years with a NPV of \$589,003.

Page | 9

Table 9: SD 181, 20-Year Projected Net Revenues

Operating Expenditures per Pupil \$18,366
Projected Students 2

Year	SD 181 Property Taxes	SD 181 Incremental Student Costs	Benefit/(Cost)
Year 1	\$72,907	\$36,732	\$36,175
Year 2	\$75,459	\$38,018	\$37,441
Year 3	\$78,100	\$38,968	\$39,132
Year 4	\$80,833	\$39,942	\$40,891
Year 5	\$83,663	\$40,941	\$42,722
Year 6	\$86,591	\$41,964	\$44,626
Year 7	\$89,621	\$43,013	\$46,608
Year 8	\$92,758	\$44,089	\$48,669
Year 9	\$96,005	\$45,191	\$50,814
Year 10	\$99,365	\$46,321	\$53,044
Year 11	\$102,843	\$47,479	\$55,364
Year 12	\$106,442	\$48,666	\$57,776
Year 13	\$110,168	\$49,882	\$60,285
Year 14	\$114,023	\$51,129	\$62,894
Year 15	\$118,014	\$52,408	\$65,607
Year 16	\$122,145	\$53,718	\$68,427
Year 17	\$126,420	\$55,061	\$71,359
Year 18	\$130,845	\$56,437	\$74,407
Year 19	\$135,424	\$57,848	\$77,576
Year 20	\$140,164	\$59,295	\$80,869
Total	\$2,061,788	\$947,102	\$1,114,686

20-Year NPV

\$589,003

H. Hinsdale HSD 86, 20-Year Projected Net Revenues

HSD 86 is projected to have a positive fiscal impact, starting with a net benefit of \$26,213 in Year 1 and accumulating to total benefits of \$796,909 over 20 years with a NPV of \$422,113.

Table 10: HSD 86, 20-Year Projected Net Revenues

Page | 10

Operating Expenditures per Pupil \$22,282
Projected Students 1

Year	HSD 86 Property Taxes	HSD 86 Incremental Student Costs	Benefit/(Cost)
Year 1	\$48,495	\$22,282	\$26,213
Year 2	\$50,193	\$23,062	\$27,131
Year 3	\$51,949	\$23,638	\$28,311
Year 4	\$53,768	\$24,229	\$29,538
Year 5	\$55,649	\$24,835	\$30,814
Year 6	\$57,597	\$25,456	\$32,141
Year 7	\$59,613	\$26,092	\$33,521
Year 8	\$61,700	\$26,745	\$34,955
Year 9	\$63,859	\$27,413	\$36,446
Year 10	\$66,094	\$28,099	\$37,995
Year 11	\$68,407	\$28,801	\$39,606
Year 12	\$70,802	\$29,521	\$41,280
Year 13	\$73,280	\$30,259	\$43,021
Year 14	\$75,844	\$31,016	\$44,829
Year 15	\$78,499	\$31,791	\$46,708
Year 16	\$81,246	\$32,586	\$48,661
Year 17	\$84,090	\$33,400	\$50,690
Year 18	\$87,033	\$34,235	\$52,798
Year 19	\$90,079	\$35,091	\$54,988
Year 20	\$93,232	\$35,969	\$57,264
Total	\$1,371,431	\$574,522	\$796,909

20-Year NPV \$422,113

END OF REPORT

teska associates inc

627 Grove Street, Evanston, Illinois, 60201 office 847 869-2015 www.TeskaAssociates.com

Mitchell, Drew

From: Van Zandt, Mike <mvanzandt@hiffman.com>
Sent: Tuesday, May 31, 2022 3:40 PM
To: Mitchell, Drew
Subject: RE: 103 Prospect comp to Hinsdale Condo Project - Vine Street Station

Drew

Looks like a great project. Confirming our conversation last Friday none of our units have had school age children. Most of our owners are age 60+. Let me know if you want to get together in the coming weeks.

Mike Van Zandt

Executive Vice President
Office Services

NAI Hiffman | Hiffman National

One Oakbrook Terrace, Suite 400
Oakbrook Terrace, IL 60181

Direct: 630 368 0848
Mobile: 630 215 4955

hiffman.com



From: Mitchell, Drew <DMitchell@holladayproperties.com>
Sent: Tuesday, May 31, 2022 3:00 PM
To: Van Zandt, Mike <mvanzandt@hiffman.com>
Cc: O'Connor, Mike <MOConnor@holladayproperties.com>
Subject: 103 Prospect comp to Hinsdale Condo Project - Vine Street Station

EXTERNAL EMAIL – Open attachments and Links with CAUTION

Hi Mike!

Thanks for taking my call on Friday. As I mentioned, we are entitling the former Zion School (NE corner of 2nd & Vine in Hinsdale).

In our presentation to the Plan Commission (attached, as promised), a question came up in regards to 'school age children' that are 'new to district' in 'comparable downtown condo projects'.

The closest 'comp' is your terrific project that you graciously toured with me and Ed McCarthy at 103 S Prospect.

Question / Confirmation:

Did you have any 'new to district' school age children in your project? I know you answered this verbally, but seeking triple confirmation.

Thanks!!

Drew

Drew Mitchell, Partner & SVP Development

C: (312) 545-5123 | E: dmitchell@holladayproperties.com

1 Walker Ave, Suite 300, Clarendon Hills, IL 60514

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VILLAGE OF HINSDALE

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTIONS 6-106 ("SPECIAL USES") AND 11-603 (PLANNED DEVELOPMENT) OF THE HINSDALE ZONING CODE TO AUTHORIZE PLANNED DEVELOPMENTS FOR LIFESTYLE HOUSING IN THE O-1 SPECIALTY OFFICE DISTRICT

WHEREAS, the Village of Hinsdale (the "Village") has received an application (the "Application") from Holladay Properties Services Midwest, Inc. and Zion Lutheran Church (collectively, the "Applicant") pursuant to Section 11-601 of the Hinsdale Zoning Code ("Zoning Code") for amendments to the text of Sections 6-106 and 11-603 of the Zoning Code to allow planned developments for lifestyle housing as special uses in the O-1 Specialty Office Zoning District (the "Proposed Text Amendments"); and

WHEREAS, the Board of Trustees has given preliminary consideration to the Application pursuant to Section 11-601(D)(2) of the Hinsdale Zoning Code, and has referred the Application to the Plan Commission of the Village for consideration and a hearing. The Application has otherwise been processed in accordance with the Hinsdale Zoning Code, as amended; and

WHEREAS, on May 24, 2022, the Plan Commission held a public hearing on the Proposed Text Amendments. The public hearing on the Application was pursuant to notice thereof properly published in *The Hinsdalean* on April 28, 2022. After considering all of the testimony and evidence presented at the public hearing, the Plan Commission recommended approval of the Proposed Text Amendments by a vote of seven (7) in favor, zero (0) against and two (2) absent, as set forth in the Plan Commission's Findings and Recommendation for Plan Commission Case No. A-35-2021 ("Findings and Recommendation"), a copy of which is attached hereto as **Exhibit A** and made a part hereof; and

WHEREAS, the President and Board of Trustees of the Village have duly considered the Findings and Recommendation of the Plan Commission, the factors set forth in Section 11-601(E) of the Hinsdale Zoning Code and all of the facts and circumstances affecting the Application.

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: Incorporation. Each whereas paragraph set forth above is incorporated by reference into this Section 1.

Section 2: Findings. The President and Board of Trustees, after considering the Findings and Recommendation of the Plan Commission, and other matters properly before it, adopts and incorporates the Findings and Recommendation of the Plan

Commission as the findings of this President and the Board of Trustees, as completely as if fully recited herein at length, The President and Board of Trustees further find that the Proposed Text Amendments set forth below are demanded by and required for the public good.

Section 3: Amendment to Section 6-106 (Special Uses). Article VI (Office Districts), Section 6-106 (Special Uses), subsection E. (Miscellaneous) of the Hinsdale Zoning Code is hereby amended to read in its entirety as follows:

Sec. 6-106: Special Uses:

Except as specifically limited in the following table, the uses listed in the following table may be permitted in the Office Districts indicated subject to the issuance of a special use permit as provided in section [11-602](#) of this Code. In interpreting the use designations, reference should be made to the "Standard Industrial Classification Manual" (see appendix A of this Code) and section [11-501](#) of this Code. SIC codes are given in parentheses following each use listing.

E. <i>Miscellaneous:</i>			
1. Planned developments.	1.	S	S
2. Hotels (7011).			S
3. One dwelling unit accessory to a funeral home or parlor.		S	
4. Lifestyle housing, subject to the planned development provisions of subsection 11-603M of this Code.	<u>S</u>	S	

Section 4: Amendment to Section 11-603 (Planned Developments). Article XI (Amendments and Special Approvals), Section 11-603 (Planned Developments), subsection M.2 (Lifestyle Housing; Location Restrictions) of the Hinsdale Zoning Code is hereby amended to read in its entirety as follows:

Sec. 11-603: Planned developments:

M. Lifestyle Housing:

2. Location Restrictions: Lifestyle housing shall be permitted only in the B-1 community business district, the B-3 general business district, the O-1 specialty office district, and the O-2 limited office district. Further, lifestyle housing shall be permitted only on property where the purposes set forth in subsection M1 of this section are advanced. Further, lifestyle housing shall be permitted on any particular parcel of land

only if the proposed development is, in the determination of the board of trustees, compatible with adjacent land uses. For example, but only by way of example, a row house style development may be appropriate on a parcel of land located adjacent to existing residential uses but a condominium development on that same parcel may not be appropriate; or, the board of trustees may determine under all of the standards applicable to special use permits, site plans, exterior appearance plans, planned developments, and lifestyle housing that no multiple-family use of any kind is appropriate on that same parcel.

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

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

PASSED this _____ day of _____ 2022.

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED by me this _____ day of _____, 2022, and attested to by
the Village Clerk this same day.

Thomas K. Cauley, Jr., Village President

ATTEST:

Christine M. Bruton, Village Clerk

Exhibit A

**FINDINGS AND RECOMMENDATION
(ATTACHED)**

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

CLERK'S CERTIFICATE

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

ORDINANCE NO. _____

**AN ORDINANCE AMENDING SECTIONS 6-106 ("SPECIAL USES") AND 11-603
(PLANNED DEVELOPMENT) OF THE HINSDALE ZONING CODE TO
AUTHORIZE PLANNED DEVELOPMENTS FOR LIFESTYLE HOUSING
IN THE O-1 SPECIALTY OFFICE DISTRICT**

which Ordinance was passed by the Board of Trustees of the Village of Hinsdale at a Regular Village Board Meeting on the ____ day of _____, 2022, at which meeting a quorum was present, and approved by the President of the Village of Hinsdale on the ____ day of _____, 2022.

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

AYES: _____

NAYS: _____

ABSENT: _____

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Hinsdale, this ____ day of _____, 2022.

Village Clerk

[SEAL]

VILLAGE OF HINSDALE

ORDINANCE NO. _____

**AN ORDINANCE APPROVING A PLANNED
DEVELOPMENT CONCEPT PLAN AND SPECIAL USE PERMITS FOR A PLANNED
DEVELOPMENT AND LIFESTYLE HOUSING – 125 S. VINE STREET – HOLLADAY
PROPERTIES SERVICES MIDWEST, INC. AND ZION LUTHERAN CHURCH**

WHEREAS, Holladay Properties Services Midwest, Inc. and Zion Lutheran Church (collectively, the “Applicant”) (the “Petitioner”) has filed with the Village of Hinsdale an application (the “Application”) seeking Planned Development Concept Plan approval, as well as a related Special Use Permit for a Planned Development and for Lifestyle Housing, for a proposed Planned Development (the “Planned Development”), on a 0.61-acre site at 125 S. Vine Street, Hinsdale, Illinois, along with a small portion of 116 S. Grant Street (collectively, the “Property”), currently located in the IB Institutional Buildings Zoning District and proposed to be subsequently rezoned to O-1 Specialty Office Zoning District; and

WHEREAS, the Property is legally described in **Exhibit A** attached hereto 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 Zoning Code, as amended; and

WHEREAS, following the conclusion of the Public Hearing properly published in *The Hinsdalean* that was held on May 24, 2022 (the “Public Hearing”), the Plan Commission (the “PC”) made a motion to recommend approval of the Planned Development Concept Plan consisting of twelve (12) lifestyle housing units within an existing building located on the Property, and a motion to recommend approval of a Special Use Permit for the Planned Development and Lifestyle Housing, with the suggested modification that the units be age-targeted, as opposed to age-restricted, with various waivers and subject to certain conditions, all as set forth herein and in the Plan Commission’s Findings and Recommendation for Plan Commission Case No. A-35-2021 (“Findings and Recommendation”), a copy of which is attached hereto as **Exhibit B** and made a part hereof; and

WHEREAS, the President and Board of Trustees of the Village have duly considered the Findings and Recommendation of the Plan Commission, and all of the materials, facts and circumstances affecting the Application, and find that the Application, **with the amendment made by the PC that the units be age-targeted, as opposed to age-restricted**, and with the conditions specified below, satisfies the standards set forth in Sections 11-602 and 11-603 of the Zoning Code relating to Special Use Permits and Planned Developments. The site plan, and related documents submitted by the Applicant to the Board of Trustees, are attached hereto as **Group Exhibit C** and made a part hereof.

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: Incorporation. Each whereas paragraph set forth above is incorporated by reference into this Section 1.

Section 2: Approval of Planned Development Concept Plan and a Special Use Permits. The President and Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and the Zoning Code, hereby approves the Concept Plan and Special Use Permits for the Planned Development and Lifestyle Housing proposed in the Application, for the Property located at 125 S. Vine Street, Hinsdale, Illinois, legally described in **Exhibit A**, currently located in the IB Institutional Buildings Zoning District and anticipated to be subsequently rezoned to O-1 Specialty Office Zoning District. The approved Concept Plan calls for twelve (12) **age-targeted** lifestyle housing units, all as further described in the various exhibits attached hereto. The approval is specifically conditioned on the following:

- a. No building permits shall be issued for the Planned Development / Lifestyle Housing development until such time as the Property is rezoned to O-1 Specialty Office Zoning District;
- b. Subsequent approval of Detailed and Final Plans for the Planned Development in accordance with subsection 11-603(D)(3) and (D)(4) of the Zoning Code.

Section 3: Proposed Waivers and Variations. While approvals of waivers and variations necessary for construction of the Project shall be made in a subsequent Detailed Plan approval, it is noted that at this stage, the following waivers and variations from the Zoning Code are anticipated to be required:

- a. Front Yard Setback (Vine Street) – Reduce the front yard setback from 35' to 28.2'
- b. Corner Side Yard Setback (Second Street) – Reduce the corner side yard setback from 35' to 2.4'
- c. Interior Side Yard and Setback – Reduce the interior side yard setback from 10' to 6.1'
- d. Building Height – Increase the maximum building height from 33' to 38'5"
- e. Drive Aisle Width – Reduce the two-way aisle width in the parking garage from 24' to 20'2"
- f. Parking Space Stalls – Reduce the parking space stall width from 9' to 8'
- g. Loading Space Length – Reduce the length of the required loading space from 30' to 20'
- h. Specified Structures and Uses in Required Yard.

- i. West Balconies – Front Yard – Increase the balcony projection from an exterior wall into the required front side yard from 3' to 6'
- ii. North Balconies – Interior Side Yard – Increase the balcony projection from the exterior wall into the required interior side yard from 2' to 6'
- iii. South Balconies – Corner Side Yard – Increase the balcony projection from the exterior wall into the required corner side yard from 2' to 6'
- iv. Awning – Corner Side Yard – Increase the awning projection from the exterior wall into the required corner side yard from 2' to 2'6" and allow for the awning to extend outside of the planes drawn from the main corners of the building at an interior angle of twenty two and one-half degrees (22 1/2°) from the wall in question
- v. Fire Table and Outdoor Grill – Corner Side Yard – Allow an outdoor fire table and outdoor grill to be located within the required corner side yard
- i. Fences – Allow for a five (5) foot tall fence with partially solid areas to be located in the required corner side yard
- j. Perimeter Landscaped Open Space – Reduce the width of the required perimeter landscaped open space along Vine Street from 35' to 28.2'

Section 4: Future Approvals. It is anticipated the Petitioner shall need to obtain the following approvals for the Project to reach the building permitting stage:

- a. Planned Development Detailed Plan with Modifications to the Zoning Code
- b. Planned Development Final Plan
- c. Tentative Plat of Subdivision / Final Plat of Subdivision
- d. Map Amendment to rezone 0.61-acres from the IB Institutional Buildings District to the O-1 Specialty Office District
- e. Exterior Appearance and Site Plan Review

Section 5: Violation of Condition or Code. Any violation of any term or condition stated in this Ordinance or of any applicable code, ordinance, or regulation of the Village shall be grounds for the immediate rescission by the Board of Trustees of the approvals made in this Ordinance.

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

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

PASSED this _____ day of _____ 2022.

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED by me this _____ day of _____, 2022, 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 PETITIONER TO THE
CONDITIONS OF THIS ORDINANCE:

By: _____

Its: _____

Date: _____, 2022

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

LOTS 11 AND 12 IN BLOCK 6 IN J.I. CASE'S ADDITION TO HINSDALE, DUPAGE COUNTY, ILLINOIS, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 13, 1872 AS DOCUMENT NUMBER 15440, IN DUPAGE COUNTY, ILLINOIS

**COMMONLY KNOWN AS: 125 S. VINE STREET, HINSDALE, ILLINOIS
PINS: 09-12-110-006-0000 AND 09-12-110-007-0000**

AND, UPON FUTURE APPROVAL OF A PLAT OF SUBDIVISION, TO INCLUDE A PART OF THE FOLLOWING:

PART OF LOT 10 AND 13 IN BLOCK 6 IN J.I. CASE'S ADDITION TO HINSDALE, DUPAGE COUNTY, ILLINOIS, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 13, 1872 AS DOCUMENT NUMBER 15440, IN DUPAGE COUNTY, ILLINOIS

**COMMONLY KNOWN AS: A PART OF 116 S. GRANT STREET, HINSDALE, ILLINOIS
PINS: 09-12-110-014-0000 AND 09-12-110-015-0000**

EXHIBIT B

**FINDINGS AND RECOMMENDATION FOR
PLAN COMMISSION CASE NO. A-35-2021**

(ATTACHED)

GROUP EXHIBIT C

**SITE PLAN AND RELATED DOCUMENTS SUBMITTED TO BOARD OF TRUSTEES
(ATTACHED)**

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

CLERK'S CERTIFICATE

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

ORDINANCE NO. _____

**AN ORDINANCE APPROVING A PLANNED
DEVELOPMENT CONCEPT PLAN AND SPECIAL USE PERMITS FOR A
PLANNED DEVELOPMENT AND LIFESTYLE HOUSING – 125 S. VINE STREET –
HOLLADAY PROPERTIES SERVICES MIDWEST, INC. AND ZION LUTHERAN
CHURCH**

which Ordinance was passed by the Board of Trustees of the Village of Hinsdale at a Regular Village Board Meeting on the ____ day of _____, 2022, at which meeting a quorum was present, and approved by the President of the Village of Hinsdale on the ____ day of _____, 2022.

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

AYES: _____

NAYS: _____

ABSENT: _____

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Hinsdale, this ____ day of _____, 2022.

Village Clerk

[SEAL]

VILLAGE OF HINSDALE

ORDINANCE NO. _____

**AN ORDINANCE APPROVING A MAJOR ADJUSTMENT
TO A PLANNED DEVELOPMENT RELATIVE TO REMOVAL OF CERTAIN
PROPERTIES FROM AN EXISTING PLANNED DEVELOPMENT AND WAIVERS
RELATED TO PROPERTY REMAINING IN SAME – HOLLADAY PROPERTIES
SERVICES MIDWEST, INC. AND ZION LUTHERAN CHURCH**

WHEREAS, a Planned Development for Zion Lutheran Church on various properties within the Village, including 125 S. Vine Street, 204 S. Grant Street, and 116 S. Grant Street, along with some properties since removed from the Planned Development, was originally approved by Ordinance No. 2004-15 (the “Planned Development”), and has been subsequently amended on several occasions; and

WHEREAS, the Planned Development as it presently exists is legally described in **Exhibit A** attached hereto and made a part hereof; and

WHEREAS, Holladay Properties Services Midwest, Inc. and Zion Lutheran Church (collectively, the “Applicant”) have now submitted an application (the “Application”) for a Major Adjustment to the Planned Development to allow for the removal of the property commonly known as 125 S. Vine Street from the Planned Development, along with a small portion of 116 S. Grant Street (collectively, the “125 S. Vine Property”). The legal description of the Planned Development following the proposed removal of the 125 S. Vine Property is also attached as part of **Exhibit A**; and

WHEREAS, the Application also seeks certain waivers and variations related to the properties remaining in the Planned Development as a result of the removal of the 0.61-acre site at 125 S. Vine Property from the Planned Development. The waivers and variations sought are as follows:

- a. Lot Area for the Planned Development – Decrease the minimum lot area for membership organizations from 80,000 square feet to 58,739 square feet
- b. Off-Street Parking – Decrease the number of required on-site parking spaces from 74 spaces to 67 spaces
- c. Front Yard Setback – Grant Street – Membership Organization Building at 204 S. Grant Street – Decrease the front yard setback along Grant Street from 35’ to 23.9’
- d. Front Yard Setback – Grant Street – Single-Family Home at 116 S. Grant Street – Decrease the front yard setback along Grant Street from 35’ to 27.9’

- e. Corner Side Yard Setback – Second Street – Membership Organization Building at 204 S. Grant Street – Decrease the corner yard setback along Second Street from 35' to 0' *[Note: the previous modification of 1.4' granted appears to be incorrect as the existing membership organization building extends several feet north into the Second Street right-of-way]*
- f. Corner Side Yard Setback – Second Street – Single-Family Home at 116 S. Grant Street – Decrease the corner yard setback along Second Street from 35' to 28.1'
- g. Interior Side Yard Setback – South Lot Line – Membership Organization Building at 204 S. Grant Street – Decrease the interior side yard setback along the south lot line from 25' to 16'
- h. Interior Side Yard Setback – North Lot Line – Single-Family Home at 116 S. Grant Street – Decrease the interior side yard setback along the north lot line from 25' to 11.4'
- i. Parking Setbacks and Landscape Buffer – Membership Organization Parking Lot at 204 S. Grant Street – Decrease the corner side yard setbacks and interior side yard setbacks for the existing parking lot from 25' to 0' and required landscape buffer from 10' to 0'
- j. Parking Lot Drive Aisle Width – Decrease the drive aisle width from 24' to 19'
- k. Building Height – Increase the maximum building height for the existing membership organization building from 40' to 48'

WHEREAS, as the Application includes removal of property from the Planned Development, which will in turn require certain waivers and variations, a major adjustment to the Planned Development is required to be approved by the Village Board pursuant to Subsections 11-603(K)(2) and (L) of the Hinsdale Zoning Code in order for the proposed relief to be granted. The major adjustment does not involve any physical or visual changes to the properties that will remain within the Planned Development; and

WHEREAS, the President and Board of Trustees, upon initial consideration of the Application at meetings on February 15, and March 1, 2022, referred it to the Plan Commission for consideration and review; and

WHEREAS, the Application was considered by the Plan Commission at a public meeting held on May 24, 2022. After considering all of the matters related to the Application, the Plan Commission, on a vote of seven (7) in favor, zero (0) against, and two (2) absent, recommended approval by the Board of Trustees of the relief sought by the Applicant, including the removal of the 125 S. Vine Property and the waivers and variations related to the remaining property in the Planned Development. 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 B** and made a part hereof; and

WHEREAS, the President and Board of Trustees have duly considered the Findings and Recommendation of the Plan Commission, and all of the materials, facts and circumstances affecting the Application, and find the Application satisfies the standards set forth in Section 11-603 of the Zoning Code relating to major adjustments to planned developments, 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 Board of Trustees.

SECTION 2: Approval of Major Adjustment to the Approved Planned Development. The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and pursuant to Subsections 11-603(K)(2) and (L) of the Hinsdale Zoning Code, approve the Major Adjustment to the Planned Development, as previously amended, to allow removal of the 125 S. Vine Property from the Planned Development, subject to the terms and conditions set forth in this Ordinance, including but not limited to the requirement for subsequent approval of a Tentative and Final Plat of Subdivision specified in Section 3 below. The proposed site plan indicating the property to be removed from the Planned Development submitted by the Applicant to the Board of Trustees, is attached hereto as **Exhibit C** and made a part hereof. As part of the conditional approval of the Major Adjustment, the following waivers and variations are granted:

- a. Lot Area for the Planned Development – Decrease the minimum lot area for membership organizations from 80,000 square feet to 58,739 square feet
- b. Off-Street Parking – Decrease the number of required on-site parking spaces from 74 spaces to 67 spaces
- c. Front Yard Setback – Grant Street – Membership Organization Building at 204 S. Grant Street – Decrease the front yard setback along Grant Street from 35' to 23.9'
- d. Front Yard Setback – Grant Street – Single-Family Home at 116 S. Grant Street – Decrease the front yard setback along Grant Street from 35' to 27.9'
- e. Corner Side Yard Setback – Second Street – Membership Organization Building at 204 S. Grant Street – Decrease the corner yard setback along Second Street from 35' to 0' *[Note: the previous modification of 1.4' granted appears to be incorrect as the existing membership organization building extends several feet north into the Second Street right-of-way]*

- f. Corner Side Yard Setback – Second Street – Single-Family Home at 116 S. Grant Street – Decrease the corner yard setback along Second Street from 35' to 28.1'
- g. Interior Side Yard Setback – South Lot Line – Membership Organization Building at 204 S. Grant Street – Decrease the interior side yard setback along the south lot line from 25' to 16'
- h. Interior Side Yard Setback – North Lot Line – Single-Family Home at 116 S. Grant Street – Decrease the interior side yard setback along the north lot line from 25' to 11.4'
- i. Parking Setbacks and Landscape Buffer – Membership Organization Parking Lot at 204 S. Grant Street – Decrease the corner side yard setbacks and interior side yard setbacks for the existing parking lot from 25' to 0' and required landscape buffer from 10' to 0'
- j. Parking Lot Drive Aisle Width – Decrease the drive aisle width from 24' to 19'
- k. Building Height – Increase the maximum building height for the existing membership organization building from 40' to 48'

In addition to the approved waivers and variations, all waivers and variations previously granted relative to the Planned Development under the original approval and subsequent amendments shall continue in full force and effect, unless no longer required (Note: Following the changes approved by this Ordinance, a variation for F.A.R. will no longer be required for the properties remaining in the Planned Development). The Planned Development is hereby amended to the extent provided, but only to the extent provided, by the approvals granted herein.

SECTION 3: Conditional Approval. The approval granted herein is subject to the following: subsequent approval by the President and Board of Trustees of a Tentative and Final Plat of Subdivision related to the division of the 116 S. Grant Street property and consolidation of a portion of that property into 125 S. Vine Street. If such approvals are not made by the President and Board of Trustees within one year from the approval of this Ordinance, this Ordinance shall become null and void unless such approval date is extended by the Board.

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

SECTION 5: Severability and Repeal of Inconsistent Ordinances. Each section, paragraph, clause and provision of this Ordinance is separable, and if any section, paragraph, clause or provision of this Ordinance shall be held unconstitutional or invalid for any reason, the unconstitutionality or invalidity of such section, paragraph, clause or provision shall not affect the remainder of this

Ordinance, nor any part thereof, other than that part affected by such decision. All ordinances, resolutions or orders, or parts thereof, in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.

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

PASSED this _____ day of _____ 2022.

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED this _____ day of _____ 2022.

Thomas K. Cauley, Jr., Village President

ATTEST:

Christine M. Bruton, Village Clerk

EXHIBIT A

CURRENT LEGAL DESCRIPTION OF THE PLANNED DEVELOPMENT:

LOT 1, THE EAST 70.00 FEET OF LOTS 2 AND 3 AND ALL OF LOTS 4, 5, 6 IN BLOCK 5, ALSO, LOTS 10, 11, 12, AND 13 IN BLOCK 6 ALL IN J.I. CASE'S ADDITION TO HINSDALE, DUPAGE COUNTY, ILLINOIS, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 13, 1872 AS DOCUMENT NUMBER 15440, IN DUPAGE COUNTY, ILLINOIS.

PINS: FOR 125 S. VINE STREET = 09-12-110-006; 09-12-110-007, FOR 204 S. GRANT STREET = 09-12-111-010; 09-12-111-011; 09-12-111-012; 09-12-111-017, AND FOR 116 S. GRANT STREET = 09-12-110-014; 09-12-110-015

COMMONLY KNOWN AS: 125 S. VINE STREET, 204 S. GRANT STREET AND 116 S. GRANT STREET, HINSDALE, ILLINOIS

LEGAL DESCRIPTION OF THE PLANNED DEVELOPMENT FOLLOWING APPROVAL OF THIS ORDINANCE (TO BE CONFIRMED WITH FINAL PLAT OF SUBDIVISION):

LOT 1, THE EAST 70.00 FEET OF LOTS 2 AND 3 AND ALL OF LOTS 4, 5, 6 IN BLOCK 5, ALSO, THE EAST 125.00 FEET OF LOTS 10 AND 13 IN BLOCK 6 ALL IN J.I. CASE'S ADDITION TO HINSDALE, DUPAGE COUNTY, ILLINOIS, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 13, 1872 AS DOCUMENT NUMBER 15440, IN DUPAGE COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 116 S. GRANT STREET AND 204 S. GRANT STREET, HINSDALE, ILLINOIS

EXHIBIT B

**FINDINGS AND RECOMMENDATION FOR
PLAN COMMISSION CASE NO. A-35-2021**

(ATTACHED)

EXHIBIT C

**SITE PLAN
(ATTACHED)**

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

CLERK'S CERTIFICATE

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

ORDINANCE NO. _____

**AN ORDINANCE APPROVING A MAJOR ADJUSTMENT
TO A PLANNED DEVELOPMENT RELATIVE TO REMOVAL OF CERTAIN
PROPERTIES FROM AN EXISTING PLANNED DEVELOPMENT AND WAIVERS
RELATED TO PROPERTY REMAINING IN SAME – HOLLADAY PROPERTIES
SERVICES MIDWEST, INC. AND ZION LUTHERAN CHURCH**

which Ordinance was passed by the Board of Trustees of the Village of Hinsdale at a Regular Village Board Meeting on the ____ day of _____, 2022, at which meeting a quorum was present, and approved by the President of the Village of Hinsdale on the ____ day of _____, 2022.

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

AYES: _____

NAYS: _____

ABSENT: _____

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Hinsdale, this ____ day of _____, 2022.

Village Clerk

[SEAL]

**FINDINGS OF FACT AND RECOMMENDATION
OF THE HINSDALE PLAN COMMISSION
TO THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES**

APPLICATION: Case A-35-2021 – Text Amendment, Planned Development Concept Plan, and Special Use Permit to allow for the development of Vine Street Station consisting of twelve (12) lifestyle housing units within an existing building located at 125 S. Vine Street and a Major Adjustment to the Zion Lutheran Church Planned Development

PROPERTY: 125 S. Vine Street – Former private school building (PINs: 09-12-110-006; 09-12-110-007); 204 S. Grant Street – Membership organization building / church with child day care and preschool (PINs: 09-12-111-010; 09-12-111-011; 09-12-111-012; 09-12-111-017); 116 S. Grant Street – Single-family home / Pastor's residence (PINs: 09-12-110-014; 09-12-110-015)

APPLICANT: Holladay Properties Services Midwest, Inc. and Zion Lutheran Church

REQUEST: Text Amendment, Planned Development Concept Plan, Special Use Permit, and Major Adjustment to the Zion Lutheran Church Planned Development

PLAN COMMISSION (PC) REVIEW: May 24, 2022 (Special Meeting)

BOARD OF TRUSTEES 1ST READING: July 12, 2022

SUMMARY OF REQUEST: The Village of Hinsdale received an application from Holladay Properties Services Midwest, Inc. requesting approval of a Text Amendment to Section 6-106(E)(4) and Section 11-603(M)(2) of the Zoning Code to allow for Lifestyle Housing as a Special Use in the O-1 Specialty Office District, a Planned Development Concept Plan, and a Special Use Permit to allow for a Planned Development and Lifestyle Housing in the O-1 Specialty Office District, for Vine Street Station, which will consist of twelve (12) age-restricted lifestyle housing units within a former private school building on a 0.61-acre site located at 125 S. Vine Street. The project requires zoning relief for various bulk requirements, largely due to existing conditions such as building setbacks and height, as well as for structures and uses in required yards, fencing, perimeter landscape open space, and the sizing of parking spaces, loading spaces, and drive aisles.

Holladay Properties Services Midwest, Inc. and Zion Lutheran Church also request approval of a Major Adjustment to the Zion Lutheran Church Planned Development, approved by Ordinance No. 2004-15 and subsequently amended, to remove the proposed Vine Street Station development from the existing Planned Development and to allow for new modifications to the Zoning Code. The Planned Development currently includes eight (8) parcels with two (2) parking lots and three (3) buildings on a 1.96-acre site. Holladay Properties intends to purchase 0.61-acres of the 1.96-acre Planned Development site consisting of the former private school building at 125 S. Vine Street and 56.6 feet of the rear yard of 116 S. Grant Street, the single-family home currently used as the Pastor's residence.

The following approvals are not included in this request and the applicant would be required to obtain separate approval of these requests in the future: Planned Development Detailed Plan and Final Plan with Modifications to the Zoning Code; Tentative Plat of Subdivision / Final Plat of Subdivision; Map Amendment to rezone 0.61-acres from the IB Institutional Buildings District to the O-1 Specialty Office District; and, Exterior Appearance and Site Plan Review.

Office buildings in the O-1 Specialty Office District are located to the north and to the east of the property. Single-family detached homes in the R-4 Single Family Residential District are located to the south, east, and west of the property.

PUBLIC HEARING SUMMARY: A public hearing for the submitted applications was held on Tuesday, May 24, 2022, in Memorial Hall, in the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois, pursuant to a notice published in *The Hinsdalean* on April 28, 2022. A copy of the published notice is attached hereto as **Exhibit 1** and made a part hereof. Mailed notice was sent to nearby property owners and a sign was posted by the applicant, as required by the Village's Zoning Ordinance ("Zoning Code"). In addition, the Village publicized the public hearing on its website.

At the duly and properly noticed public hearing, Drew Mitchell and Michael O'Connor representing Holladay Properties Services Midwest, Inc., provided a presentation to the Plan Commission on the proposed development. Christopher Walsh, the architect for the project representing Tandem, Inc., was also present and assisted with the presentation. A representative of Zion Lutheran Church was in attendance in the audience.

Following the presentation, the Plan Commission members asked the applicant questions and provided feedback on the project. The applicant responded to the questions by the Plan Commission members. Topics discussed during the public hearing included details on the building and site design, the conversation of Second Street from one-way to two-way traffic, adding extra windows to improve upon the building architecture, guest parking, the size of the proposed parking spaces and drive aisle for underground parking, flooding and stormwater, the proposed private park spaces, and various relief requested to the bulk regulations in the Zoning Code.

Of note, there was a discussion on whether the condominium units should be age-targeted versus age-restricted. The Village Board of Trustees recommended that the units be age-restricted to limit impacts to school districts. Several Plan Commissioners noted that they did not have concerns if the units were age-targeted instead of age-restricted, noting that this restriction could create issues for the future sale of the units and the design of the site, number of units, size of the units, and amenities provided would largely appeal to an older age group rather than families with children. Commissioners recommended that the developer provide data on the potential impacts to the school districts, similar to the information provided for Hinsdale Meadows, another age-targeted residential project approved by the Village in recent years. Additionally, similar to Hinsdale Meadows, the Village can explore additional language in the future Homeowners Association by-laws, which will be submitted for review by the Village Board with the Planned Development Detailed Plan. Mr. Mitchell stated that the applicant intends to move the project forward, even if the Village requires the units to be age-restricted, and would provide additional information for the Village Board to review.

Testimony was taken and heard by the Plan Commission on application requests. All persons testifying during the public hearing were sworn in prior to giving testimony. All persons wishing to be heard were given the opportunity to provide testimony on their own behalf. Two (2) members of the public spoke at the public hearing. Both members of the public expressed overall support for the project, but discussed potential concerns over stormwater, the existing floodplain, and flooding with future development. It was noted that flooding has occurred in the past on Vine Street and Second Street, and the proposed development should not make flooding in the area worse.

Existing parking issues on Vine Street were also discussed, which were believed to be caused by a nearby office or possible enforcement and signage issues. Members of the public did not want this development to contribute to additional parking issues on Vine Street and did not report concerns over converting Second Street from one-way to two-way traffic. There being no further questions or members of the public wishing to speak on the application, the public hearing was closed.

A transcript of the public hearing is attached hereto as **Exhibit 2** and made a part hereof.

MOTIONS AND RECOMMENDATIONS: On May 24, 2022, the Plan Commission made the following separate motions on the proposed Text Amendment, Planned Development Concept Plan, and Special Use Permits, and Major Adjustment to the Zion Lutheran Church Planned Development.

A motion was made by Commissioner Willobee, seconded by Commissioner Crnovich, to recommend approval of a Text Amendment to Section 6-106(E)(4) and Section 11-603(M)(2) of the Zoning Code to allow for Lifestyle Housing as a Special Use in the O-1 Specialty Office District, as submitted, for Case A-35-2021. The motion carried by the roll call vote of seven (7) ayes and zero (0) nays, with two (2) absent, as follows:

AYES: Commissioners Curry, Krillenberger, Crnovich, Fiascone, Willobee, Moore and Chairman Cashman
NAYS: None
ABSTAIN: None
ABSENT: Commissioners Hurley and Jablonksi

A motion was made by Commissioner Krillenberger, seconded by Commissioner Curry, to recommend approval of a Planned Development Concept Plan for the development of Vine Street Station consisting of twelve (12) lifestyle housing units within an existing building located on a 0.61-acre site at 125 S. Vine Street for Case A-35-2021, with the suggested modification that the units be age-targeted, not age-restricted. The motion carried by the roll call vote of seven (7) ayes and zero (0) nays, with two (2) absent, as follows:

AYES: Commissioners Curry, Krillenberger, Crnovich, Fiascone, Willobee, Moore and Chairman Cashman
NAYS: None
ABSTAIN: None
ABSENT: Commissioners Hurley and Jablonksi

A motion was made by Commissioner Crnovich, seconded by Commissioner Willobee, to recommend approval of a Special Use Permit to allow for a Planned Development and Lifestyle Housing in the O-1 Specialty Office District for Vine Street Station for Case A-35-2021. The motion carried by the roll call vote of seven (7) ayes and zero (0) nays, with two (2) absent, as follows:

AYES: Commissioners Curry, Krillenberger, Crnovich, Fiascone, Willobee, Moore and Chairman Cashman
NAYS: None
ABSTAIN: None
ABSENT: Commissioners Hurley and Jablonksi

A motion was made by Commissioner Willobee, seconded by Commissioner Crnovich, to recommend approval of a Major Adjustment to the Zion Lutheran Church Planned Development for Case A-35-2021 without substantial conformity to remove the proposed Vine Street Station development from the existing Planned Development and to allow for new modifications to the Zoning Code. The motion carried by the roll call vote of seven (7) ayes and zero (0) nays, with two (2) absent, as follows:

AYES: Commissioners Curry, Krillenberger, Crnovich, Fiascone, Willobee, Moore and Chairman Cashman
NAYS: None
ABSTAIN: None
ABSENT: Commissioners Hurley and Jablonksi

FINDINGS ON THE PROPOSED TEXT AMENDMENT: The Plan Commission, based upon the evidence presented at the public hearing, and pursuant to Section 11-601(E) of the Hinsdale Zoning Code, made the following Findings as to the Proposed Text Amendment:

STANDARDS FOR APPROVING TEXT AMENDMENT: Section 11-601(E) of the Zoning Code provides that the wisdom of amending the zoning map or 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, certain factors:

1. The consistency of the proposed amendment with the purposes of this code.
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, in 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 its 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.

TEXT AMENDMENT FINDINGS: The Plan Commission found that a Text Amendment to Section 6-106(E)(4) and Section 11-603(M)(2) of the Zoning Code to allow Lifestyle Housing as a Special Use in the O-1 Specialty Office District is generally consistent with the purposes of the Zoning Code.

Lifestyle housing requires approval as part of a Planned Development and is considered a Special Use currently allowed only in the B-1 Community Business District, the B-3 General Business District, and the O-2 Limited Office District. The standards for Planned Developments are outlined in Section 11-603(E) and the specific regulations for lifestyle housing are set forth in Section 11-603(M).

The regulations for lifestyle housing are intended to authorize high quality townhouse and condominium housing that is attractive to existing Hinsdale residents who seek housing that requires less maintenance than single-family detached houses; residents who wish to remain in the village, close to neighbors, friends, and familiar institutions, near downtown shopping and amenities, and close to the transportation center of the village. Lifestyle housing may be appropriate on property near downtown Hinsdale and on property of a transitional nature between the downtown retail environment and nearby single-family residential areas.

Planned Developments are a specialized regulatory technique already provided for under the Zoning Code and appropriately used to provide flexibility and promote creativity for substantial developments. The allowance of lifestyle housing as a Special Use and as part of a Planned Development in the O-1 District will be subject to the detailed and rigorous review required for Planned Developments under the existing Code provisions, ensuring their use will be limited to appropriate circumstances.

The proposed Text Amendment will allow the consideration of the applications for Vine Street Station, which is aimed at filling a need for high-quality condominium dwellings near the downtown, allow for increase housing options for older population which are in limited supply in the Village, as well as future applications for developments that are able to meet the criteria for approving a Planned Development and Special Use.

The proposed Text Amendment will allow for the adaptive reuse of a historic former private school building for Zion Lutheran Church into twelve (12) lifestyle housing units that is compatible with the existing transitional nature of the area that includes a membership organization building and day care, office buildings, and single-family homes. The existing historic building fits within the context of the surrounding neighborhood and the massing, scale, and overall building envelope will be unchanged. The former private school building has been vacant for several years and with the proposed Text Amendment, would be able to be converted into residential units. The Plan Commission found the standards to have been met.

The applicant must obtain approval of a Map Amendment for the rezoning of the subject property from the IB Institutional Buildings District to the O-1 Specialty Office District upon separate application in the future.

FINDINGS ON THE PROPOSED PLANNED DEVELOPMENT CONCEPT PLAN AND RELATED SPECIAL USE PERMITS: The Plan Commission, based upon the evidence presented at the public hearing, and pursuant to Sections 11-602(E) and 11-603 of the Hinsdale Zoning Code, made the following Findings as to the application requesting Planned Development Concept Plan approval and a related Special Use Permit:

STANDARDS FOR SPECIAL USE: Section 11-602(E)(1) Special Use Permit Standards:

- a) **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 and with the general purpose and intent of the official comprehensive plan.
- b) **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.
- c) **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.

- d) 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.
- e) No traffic congestion. The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.
- f) 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.
- g) 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.

SPECIAL USE FINDINGS: The Plan Commission found the Planned Development to be in harmony with the Village's Code, Zoning Code and Comprehensive Plan, as well as the regulations for lifestyle housing set forth in Section 11-603(M). The project was found to be appropriate for the subject property and would benefit the community as a whole by providing additional residential units in the Village in a form that will be attractive to older people looking to downsize from larger single-family homes. Lifestyle housing would fill a need in the community and provide housing for empty-nesters looking to downsize and live near the downtown area.

The majority of the Plan Commission agreed that the condominium units should be age-targeted versus age-restricted, noting that a restriction could create issues for the future sale of the units and the design of the site, number of units, size of the units, and amenities provided would largely appeal to an older age group rather than families with children, therefore lessening impacts to the school districts. Several Commissioners requested additional data and evidence be submitted by the applicant to determine the potential impacts to the school districts.

Because the existing historic building will be preserved as part of the project and the building height will not increase, the scale of the building will remain unchanged and will fit into the surrounding area. It was noted that many of the proposed deviations from the Zoning Code regulations were a result of the existing conditions of the buildings, such as setbacks. The Commission was in support of the design of the building and proposed materials. Several Commissioners provided suggestions to improve upon the building elevations, such as including additional windows on the east elevation. It was noted that careful consideration of any proposed lighting will need to be take place at a later date with the Detailed Plan to ensure that there are no negative impacts to the adjacent single-family homes.

The property is located in a floodplain and the project will be required to meet all codes by the Village and DuPage County Stormwater and Flood Plain Ordinance. Several Commissioners and a member of the public asked about stormwater and flooding issues, where the applicant responded that they are reducing the amount of impervious surface as part of this project, restoring the existing non-conforming parking on Second Street into a landscaped parkway, and will be installing ample landscaping on site. Engineering plans will be prepared in the future and reviewed prior to the Detailed Plan submittal.

Adequate public facilities will be provided. The applicant is proposing three park spaces that will be privately owned and maintained by the future homeowner's association. One of the park areas will be accessible to the public and two which will be for condominium residents. The Plan Commission agreed that the proposed outdoor areas will provide a public benefit to the Village and surrounding neighborhood. One Commissioner stated that the east park space off of Second Street, which was intended for private use by residents only, could be made accessible to the public. It was also discussed if additional restrictions, such as an easement, deed restriction, or ordinance condition, could be put in place to provide additional protection of this area as open space. The future homeowner's association could

remodel and renovate the park area as needed, but it would be required to remain as open recreational space rather than be able to be converted into parking or additional development in the future.

The small park on the corner of Vine Street and Second Street, which will be open to the public, is required to be platted as an open space easement on the Plat of Subdivision to get credit for park space under the Village Code.

The majority of the Plan Commission found that the conversion of Second Street from one-way to two-way traffic could benefit the residential development, as one-way traffic was more suitable for the private school and this development would not generate the same traffic. The two members of the audience, who live near the proposed development, were also not opposed to converting the street to two-way traffic. The applicant noted that the preliminary traffic study indicated that the traffic volumes would be much lower for twelve (12) condominium units than the former private school that had roughly 200 student at one point in time.

Several Commissioners commented that parking for guests may be limited and could be an issue in the future. It was recommended that the applicant work with Zion Lutheran Church to determine if additional guest parking could be provided in the church parking lot to the south if needed. The development is code-compliant in terms of the number of parking spaces provided and the majority of Commissioners agreed the reduced size of the parking spaces was not a significant problem. Additional details on the parking space sizes and guest parking will be provided with the Detailed Plan for the Planned Development.

No destruction, loss, or damage of any natural, scenic, or historic feature of significant importance is anticipated, and the proposed Planned Development complies with additional standards imposed upon it through the Zoning Code other than for the waivers requested. The applicant intends to preserve the existing historic building and converted the former school into a residential use. The requested deviations from the Zoning Code regulations are largely a result of non-conforming conditions from utilizing an existing building.

OBJECTIVES OF PLANNED DEVELOPMENT PROCESS: The Plan Commission examined whether the application satisfies the specific objectives sought to be accomplished through the Planned Development process, as set forth in Section 11-603(B) (Purpose) of the Hinsdale Zoning Code:

1. Creation of a more desirable environment than would be possible through strict application of other Village land use regulations.
2. Promotion of a creative approach to the use of land and related physical facilities resulting in better design and development, including aesthetic amenities.
3. Combination and coordination of architectural styles, building forms, and building relationships.
4. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation, and geologic features, the provision of screening or other facilities that benefit neighboring properties, and the prevention of soil erosion.
5. Provision for the preservation and beneficial use of open space.
6. An increase in the amount of open space over that which would result from the application of conventional subdivision and zoning regulations.
7. Encouragement of land uses that promote the public health, safety, and general welfare.

FINDINGS ON PLANNED DEVELOPMENT OBJECTIVES: The Plan Commission found these standards to have been met at this Concept Plan approval stage. In particular, the flexibility and use of land permitted by the Planned Development process will allow for the adaptive reuse and conversion of an existing vacant former historic school building into lifestyle housing condominium units and a

development targeted at empty-nesters within the Village in a manner that would not be possible through strict application of the Village's standard zoning regulations.

The initial design, preservation of the existing historic components of the building and proposed architectural details, and the existing building massing and scale, were considered attractive and compatible with the surrounding land uses. The design proposed for the project will be further refined in the Detailed Plan, but are initially found to be of high-quality consistent with those found elsewhere in the Village.

The proposed site plan improves an existing vacant building and will include new pervious surfaces, landscaping, and the conversion of non-conforming parking on Second Street into a new landscaped parkway with street trees. Open space is provided through three privately owned and maintained park spaces, one of which will be accessible to the public and will provide a benefit to the Village and surrounding neighborhood. An increase in the amount of open space over that which would result from the application of conventional subdivision and zoning regulations is offered via flexibility in bulk regulations and through providing three open park space areas.

Lifestyle housing aimed at empty-nesters is intended to promote the public health, safety and general welfare by providing additional residential units in the Village in a form that will be attractive to persons looking to downsize from larger single-family homes.

PLANNED DEVELOPMENT STANDARDS: The Additional Standards for Planned Developments set forth in Section 11-603(E)(2) of the Zoning Code are also found to be met by the Plan Commission. Section 11-603(E)(2) sets forth the following additional standards for Planned Developments:

2. Additional standards for all planned developments. No special use permit for a planned development shall be recommended or granted unless the applicant shall establish that the proposed development will meet each of the following additional standards:
 - (a) Unified ownership required. The entire property proposed for planned development treatment shall be in single ownership or under such unified control as to ensure that the entire property will be developed as a unified whole. All owners of the property shall be included as joint applicants on all applications and all approvals shall bind all owners. The violation of any owner as to any tract shall be deemed a violation as to all owners and all tracts.
 - (b) Minimum area. The district regulations of this Code establishing standards for particular types of planned development specify the minimum area required for some planned developments. In addition to meeting that specific standard, or where no specific standard is set, the applicant shall have the burden of establishing that the subject property is of sufficient size and shape to be planned and developed as a unified whole capable of meeting the objectives for which planned developments may be established pursuant to this Section.
 - (c) Covenants and restrictions to be enforceable by village. 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.
 - (d) Public open space and contributions. Whenever the Official Comprehensive Plan, Zoning Map, or Official Map indicates that development of a planned development will create a need for land for public purposes of the Village within the proposed planned development, the Board of Trustees may require that such area be designated and to the extent such need is specifically and uniquely attributable to the proposed development, dedicated to the Village for such use. In addition, the Board of Trustees may require evidence that all requirements of Village ordinances pertaining to the

dedication of land or the contribution of cash in connection with subdivisions or developments of land have been met as respects the proposed planned development.

(e) Common open space.

- (i) Amount, location, and use. The failure of a planned development to provide common open space shall be considered to be an indication that it has not satisfied the objectives for which such developments may be approved pursuant to this Code. When common open space is provided in a planned development, the amount and location of such open space shall be consistent with its intended function as set forth in the application and planned development plans. No such open space shall be used for the construction of any structure or improvement except such structures and improvements as may be approved in the Final Plan as appropriate to the intended leisure and recreational uses for which such open space is intended.
- (ii) Preservation. Adequate safeguards, including recorded covenants or 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 Final Plan. The restrictions must be permanent and not for a given period of years and must run with the land. Such covenants and dedications may provide that they may be released, but only with the express written consent of the Board of Trustees.
- (iii) Ownership and maintenance. The Final Plan 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.
- (iv) 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 must 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 association must 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 must 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 (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.
- (f) 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. Every planned development having twenty (20) or more acres shall provide a perimeter landscaped open space along each of its boundaries; each such open space shall have a minimum depth equal to the minimum front yard required in the district in which it is located or which it abuts, whichever is greater.
- (g) 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 (1/2') for each one foot (1') by which either or both of such buildings exceed twenty five feet (25') in height.
- (h) Private Streets: Private streets are prohibited unless expressly approved by the board of trustees. 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.
- (i) 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.
- (j) Utilities: All utility lines shall be installed underground.

PLANNED DEVELOPMENT STANDARDS: The Additional Standards for Specific Planned Developments set forth in Section 11-603(E)(3) of the Zoning Code are also found to be met by the Plan Commission. For this project, lifestyle housing is subject to the additional standards listed in Section 11-603(M). Special Exterior Appearance And Design Standards are also set forth Section 11-603(M)(5) and Special Bulk, Yard, And Space Standards are set forth in Section 11-603(M)(6).

Section 11-603(M) states that lifestyle housing is appropriate in furtherance of the following public purposes:

- (a) Local Atmosphere: To maintain the local, "small town" atmosphere of the areas within which lifestyle housing may be developed.
- (b) Compatibility: To ensure compatibility of new development with the existing characteristics of the area.
- (c) Transitional Areas: To protect sensitive areas of transition from one land use to another.
- (d) Attractiveness; Stimulation Of Downtown: To protect and enhance the village's attractiveness to longtime residents and to visitors, and to support and stimulate downtown businesses.
- (e) Strong Economy: To strengthen the economy of the village.

PLANNED DEVELOPMENT FINDINGS: The Plan Commission found these additional standards to have been met at this Concept Plan stage. Holladay Properties Services Midwest, Inc. and Zion Lutheran Church have currently applied for the application jointly. The proposed Vine Street Station site is currently

owned by Zion Lutheran Church and will be purchased by Holiday Properties to be held in unified ownership.

The Vine Street Station site meets the minimum area standards for lifestyle housing outlined in Section 11-603(M) and Planned Developments subject to approval of a Text Amendment to allow lifestyle housing in the O-1 District and a future approval of a Map Amendment to rezone the property to the O-1 District. The site is of sufficient size and shape to be planned and developed as a unified whole capable of meeting the objectives for Planned Developments.

The Village, as deemed necessary, shall provide specific language in compliance with Standard (c) for inclusion in the final covenants, deed restrictions, easements and homeowners declarations. The applicant will provide documents for the Village to review with the Detailed Plan submittal. With the inclusion of such language, the Village finds this standard to have been met.

The applicant is providing adequate public open space pursuant to the Village's Subdivision Ordinance, to meet the requirements listed in Section 11-1-12(G) of the Village Code. The applicant is proposing to construct three separate outdoor park and amenity spaces with a combined area of 0.28-acres, all of which will be privately owned and maintained by a future homeowner's association. The 3,535 square foot pocket park located at the corner of Vine Street and Second Street will be open and accessible to the public, in addition to building residents. The proposed 3,535 square foot pocket park will service as common open space, but does not meet the standard minimum land dedication size of 10,000 square feet in area or the requirement that no dimension measure less than 100 feet. However, the Village Code states that smaller parks can be approved if warranted. Alternatively, private common open space can be approved in place of park land dedication subject to meeting the requirements of Section 11-1-12. If private park space is approved in lieu of public park space, the applicant will be required to depict these outdoor areas as private common open space on the Final Plat of Subdivision and shall record covenants establishing the provisions required by the Village Code. Open space and park land requirements must be verified during the Detailed Plan review stage in accordance with Title 11 of the Village Code. No additional contributions are required at this time. The declarations and covenants of the homeowner's association shall be required, at the time of Detailed and Final Plan approval, to include the various requirements set forth in Section 11-603(E)(2)(e)(iv).

The applicant has provided a preliminary landscape plan that details ample landscaping on site and the conversion of existing non-conforming angled parking spaces on Second Street into a landscaped parkway with street trees. The width of perimeter landscaping is reduced in several areas due to the existing non-conforming building setbacks. The Detailed and Final Plan shall, upon approval, shall provide additional landscaping details, building spacing, sidewalks and utilities in compliance with the requirements of Section 11-603(E)(2). No private streets are proposed.

The Plan Commission found the additional standards for specific Planned Developments set forth in Section 11-603(E)(3) and Section 11-603(M) for lifestyle housing units have been met. The proposed development will maintain the local, small town atmosphere of the area where it is to be developed and will be compatible with the surrounding mix of single-family homes, offices, and church land uses by utilizing an existing historic building and maintaining the current building scale, massing, and height. The development will be located in a transitional area and additional details on the design, landscaping, and lighting will be provided with the Detailed Plan submittal. The architectural details and proposed building elevations were deemed unique and attractive and will support housing at the periphery of the downtown. The project is intended to provide housing for empty nesters and existing residents looking to down-size from their larger single-family homes.

The project largely meets the bulk, yard, and space standards for lifestyle housing set forth in set forth in Section 11-603(M)(6), with the exception of building height, which is an existing non-conforming condition and is not increasing under the proposed project. The applicant has requested several modifications to

the Zoning Code bulk regulations for the O-1 District, fencing, off-street parking, and loading. The project requires zoning relief for various bulk requirements, largely due to existing conditions such as building setbacks. In addition to all other applicable exterior appearance standards, the standards for lifestyle housing set forth in Subsections 11-605(E)(1)(b), (E)(1)(c), (E)(2)(a), (E)(2)(g), (E)(2)(h), (E)(2)(i), (E)(2)(j) and (E)(2)(k) were also deemed to have been met.

FINDINGS ON THE PROPOSED MAJOR ADJUSTMENT TO A PLANNED DEVELOPMENT: The Plan Commission, based upon the evidence presented at the public hearing, and pursuant to Section 11-603 of the Hinsdale Zoning Code, made the following Findings as to the application for a Major Adjustment to the Zion Lutheran Church Planned Development, approved by Ordinance No. 2004-15 and subsequently amended, to remove the proposed Vine Street Station development from the existing Planned Development and to allow for new modifications to the Zoning Code.

The Zion Lutheran Church Planned Development was originally established in 2004 as a 2.3-acre site. Because the property was developed decades before the adoption of the Village's Zoning Code, the existing buildings did not meet various bulk requirements of the IB District and the property was granted relief for existing non-conforming conditions and to allow for a proposed building addition. The Planned Development has been previously altered and reconfigured. A building addition to the membership organization building was previously approved to allow for a child daycare facility on one of the former residential lots. In 2013, two of the single-family homes on Vine Street were removed from the Planned Development and rezoned to the R-4 District, reducing the overall size of the Planned Development and creating new modifications to the Zoning Code.

The applicant intends to purchase 0.61-acres of the 1.96-acre Planned Development site consisting of the former private school building at 125 S. Vine Street and 56.6 feet of the rear yard of 116 S. Grant Street, the single-family home currently used as the Pastor's residence. Approval of a Tentative and Final Plat of Subdivision will be required as part of Detailed Plan for the Vine Street Station Planned Development. There are no other proposed changes within the existing Zion Lutheran Church Planned Development, at either 116 S. Grant Street or 204 S. Grant Street. New modifications to the Zoning Code are requested as a result of removing the 0.61-acre site from the Planned Development. In addition to the requested waivers, all waivers previously granted relative to the Planned Development under the original approval and subsequent amendments shall continue in full force and effect, unless no longer required or are amended.

In accordance with Section 11-603 of the Hinsdale Zoning Code, the Plan Commission shall transmit to the Board of Trustees its recommendation on whether the request is in substantial conformity with the previously approved plans and merits approval, without or without modifications or conditions. The applicant stated that the removal of the Vine Street Station is within substantial conformity with the original approved plans. Staff noted that the project will result in a change to the land uses within the development as well as open space, therefore it appears that the proposed plans are not within substantial conformity with the approved plans. Chairman Cashman stated he agreed with the staff recommendation that the proposal goes beyond a minor modification and is not within substantial conformity. However, the Plan Commission was in support of the project although it is not within the definition of substantial conformity listed in the Zoning Code.

RECOMMENDATION: Based on the findings set forth above, the Village of Hinsdale Plan Commission, by a vote of seven (7) ayes and zero (0) nays, with two (2) absent, recommend approval of a Text Amendment to Section 6-106(E)(4) and Section 11-603(M)(2) of the Zoning Code to allow for Lifestyle Housing as a Special Use in the O-1 Specialty Office District, as submitted, for Case A-35-2021.

By a vote of seven (7) ayes and zero (0) nays, with two (2) absent, the Plan Commission further recommend approval of a Planned Development Concept Plan for the development of Vine Street Station consisting of twelve (12) lifestyle housing units within an existing building located on a 0.61-acre site at

125 S. Vine Street for Case A-35-2021, with the suggested modification that the units be age-targeted, not age-restricted.

By a vote of seven (7) ayes and zero (0) nays, with two (2) absent, the Plan Commission further recommend approval of a Special Use Permit to allow for a Planned Development and Lifestyle Housing in the O-1 Specialty Office District for Vine Street Station for Case A-35-2021.

By a vote of seven (7) ayes and zero (0) nays, with two (2) absent, the Plan Commission further recommend approval of a Major Adjustment to the Zion Lutheran Church Planned Development for Case A-35-2021 to allow for an approval without substantial conformity to remove the proposed Vine Street Station development from the existing Planned Development and to allow for new modifications to the Zoning Code.

Signed: _____

Steve Cashman, Chair
Plan Commission
Village of Hinsdale

Date: _____

**VILLAGE OF HINSDALE
NOTICE OF PLAN COMMISSION
PUBLIC HEARING**

PUBLIC NOTICE IS HEREBY GIVEN to all persons that the Village of Hinsdale Plan Commission shall conduct a public hearing on Tuesday, May 24, 2022 at 7:30 p.m. in the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois for the purpose of considering an application from Holladay Properties Services Midwest, Inc. and Zion Lutheran Church for a Text Amendment to Section 6-106(E)(4) and Section 11-603(M)(2) of the Zoning Code to allow for Lifestyle Housing as a Special Use in the O-1 Specialty Office District, a Planned Development Concept Plan with certain associated waivers and/or modifications to applicable Zoning Code provisions, and a Special Use Permit to allow for a Planned Development and Lifestyle Housing in the O-1 Specialty Office District to allow for the development of Vine Street Station, which will consist of twelve (12) lifestyle housing units within a former private school building on a 0.61-acre site located at 125 S. Vine Street.

Concurrently, the applicants are also seeking approval of a Major Adjustment to the Zion Lutheran Church Planned Development, approved by Ordinance No. 2004-15 and subsequently amended, to remove the proposed Vine Street Station development from the existing Planned Development and to allow for certain associated waivers and/or modifications to Zoning Code provisions. The Planned Development currently includes eight (8) parcels with three (3) buildings on a 1.96-acre site in the IB Institutional Buildings District. Holladay Properties intends to purchase 0.61-acres of the 1.96-acre Planned Development site consisting of the former private school building at 125 S. Vine Street and 56.6 feet of the rear yard of 116 S. Grant Street, currently used as a single-family home.

The purpose for the Planned Development Concept Plan application is to provide the applicant an opportunity to show the basic scope, character, and nature of the entire proposed plan without incurring undue cost. It is the initial step in review of the Planned Development process, and is the basis on which the public hearing is held, thus permitting public consideration and input on the proposal at the earliest possible stage. Following the public hearing, the Plan Commission shall make recommendations to the Village Board of Trustees on the various requests. Contingent on an approved Concept Plan, the Planned Development Detailed Plan will be subsequently submitted to refine the elements of the Concept Plan. Future approval of the Planned Development Detailed Plan and Final Plan, Plat of Subdivision, Exterior Appearance and Site Plan Review, and a Map Amendment to rezone 0.61-acres from the IB Institutional Buildings District to the O-1 Specialty Office District will be required under a separate application.

Copies of documents relating to the proposed request are on file and available for public inspection during regular Village business hours in the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois. Please email Village Clerk Christine Bruton at cbruton@villageofhinsdale.org for additional information. This request is known as Case A-35-2021.

The common addresses are 125 S. Vine Street (PINs: 09-12-110-006; 09-12-110-007), 204 S. Grant Street (PINs: 09-12-111-010; 09-12-111-011; 09-12-111-012; 09-12-111-017), and 116 S. Grant Street (PINs: 09-12-110-014; 09-12-110-015) in Hinsdale IL, 60521 and legally described as follows:

LOT 1, THE EAST 70.00 FEET OF LOTS 2 AND 3 AND ALL OF LOTS 4, 5, 6 IN BLOCK 5, ALSO, LOTS 10, 11, 12, AND 13 IN BLOCK 6 ALL IN J.I. CASE'S ADDITION TO HINSDALE,

DUPAGE COUNTY, ILLINOIS, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 13, 1872 AS DOCUMENT NUMBER 15440, IN DUPAGE COUNTY, ILLINOIS.

At said public hearing, the Plan Commission shall accept all testimony and evidence pertaining to the said application and shall consider any and all possible zoning actions, including the granting of any necessary special permits, variations, planned development concept plan approval, map amendment, text amendment, other special approvals, and/or other amendments to the Zoning Code that may be necessary or convenient to permit development of the proposed type at the described property. All interested persons are invited to attend and be heard.

Dated: April 25, 2022

Christine M. Bruton, Village Clerk To be published in the Hinsdalean on April 28, 2022

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

BEFORE THE HINSDALE PLAN COMMISSION

In the Matter of:)
)
)
 ZION LUTHERAN CHURCH)
 Planned Development)
 125 South Vine Street,)
 Case No. A-35-2021,)
 Text Amendment.)

REPORT OF PROCEEDINGS had and testimony
 taken at the hearing of the above- entitled
 matter, before the Hinsdale Plan Commission, at
 19 East Chicago Avenue, Hinsdale, Illinois, on
 May 24, 2022, at the hour of 7:30 p.m.

BOARD MEMBERS PRESENT:

MR. STEPHEN CASHMAN, Chairman;
 MR. JIM KRILLENBERGER, Member;
 MR. MARK WILLOBEE, Member;
 MR. SCOTT MOORE, Member;
 MS. CYNTHIA CURRY, Member;
 MS. ANNA FIASCONE, Member and
 MS. JULIE CRNOVICH, Member.

<p>2</p> <p>1 ALSO PRESENT:</p> <p>2 MS. BETHANY SALMON, Village Planner;</p> <p>3 MR. DREW MITCHELL, Applicant;</p> <p>4 MR. MIKE O'CONNOR, Applicant;</p> <p>5 MR. CHRIS WALSH, Applicant's Architect.</p> <hr/> <p>6</p> <p>7 CHAIRMAN CASHMAN: Case A-35-2021, text</p> <p>8 amendment, planned development concept plan and</p> <p>9 special use permit to allow for the development</p> <p>10 of Vine Street Station consisting of 12 age-</p> <p>11 restricted lifestyle housing units within an</p> <p>12 existing building at 125 South Vine Street and a</p> <p>13 major adjustment to the Zion Lutheran Church</p> <p>14 Planned Development.</p> <p>15 Any individuals who want to speak</p> <p>16 on this matter, if you can please stand and be</p> <p>17 sworn in.</p> <p>18 (WHEREUPON, the oath was</p> <p>19 administered en masse.)</p> <p>20 If we can hear from the applicant.</p> <p>21 Welcome.</p> <p>22 MR. MITCHELL: Thank you, guys. Can</p>	<p>4</p> <p>1 downtown Downers Grove, which took a difficult</p> <p>2 to develop site framed in the western edge of</p> <p>3 their downtown, that's a 90-ish unit building.</p> <p>4 It's one of the top two graded apartment</p> <p>5 buildings in the state of Indiana based on</p> <p>6 online user reviews. We are really proud of</p> <p>7 that. We tend to hold our real estate for long-</p> <p>8 term, which is a decidedly different approach to</p> <p>9 how we go about building them.</p> <p>10 Who cares about all of that. We</p> <p>11 are here tonight to talk about the Zion school</p> <p>12 at Second and Vine. And I know there's a little</p> <p>13 novelette, I hope we didn't put you to sleep</p> <p>14 reading this in preparation for tonight, but it</p> <p>15 explains how we came across this unique</p> <p>16 opportunity to potentially identify an approach</p> <p>17 to adaptive reuse for this building.</p> <p>18 This school was built in 1931 with</p> <p>19 a major addition in 1961. It had at its peak it</p> <p>20 had approximately 200 students that were going</p> <p>21 to school there K through 8. Unfortunately,</p> <p>22 there's been some obsolescence in these smaller</p>
<p>3</p> <p>1 you hear me okay?</p> <p>2 Good evening. My name is Drew</p> <p>3 Mitchell; I'm a resident of Hinsdale. I live</p> <p>4 near Seventh and Garfield and I have been</p> <p>5 raising my family here since 2013 and I love</p> <p>6 this town. I never even knew it existed, grew</p> <p>7 up in Minnesota, found Hinsdale and fell in love</p> <p>8 with it.</p> <p>9 Professionally, I'm a partner with</p> <p>10 a real estate development company called</p> <p>11 Holladay Properties. We are a family-owned</p> <p>12 company; we're based in South Bend, Indiana. We</p> <p>13 are entrepreneurial. We take great pride in our</p> <p>14 projects and the buildings that we do. Our</p> <p>15 office is in downtown Clarendon Hills.</p> <p>16 In this area, we are particularly</p> <p>17 known for what's called transit-oriented</p> <p>18 developments, which are medium-sized luxury</p> <p>19 apartment buildings along sort of whistle stop</p> <p>20 suburban Chicago.</p> <p>21 The products that you may be</p> <p>22 familiar with would be Burlington Station in</p>	<p>5</p> <p>1 schools in the K through 8 model.</p> <p>2 The school was utilized as a</p> <p>3 private academy for a period of time. That use</p> <p>4 is no longer. The only use as of the last say</p> <p>5 five-ish years has been for utilizing the</p> <p>6 gymnasium for a local baseball team.</p> <p>7 So we became aware of the potential</p> <p>8 of this site to have an alternative use really</p> <p>9 from D181's office relocation analysis where</p> <p>10 they support three different sites. This was</p> <p>11 the big loser of the three because of</p> <p>12 obsolescence, because of parking challenges and</p> <p>13 because of perhaps some floodplain issues.</p> <p>14 So, however, we started to study</p> <p>15 it, we being my team of Chris and Mike O'Connor</p> <p>16 and Donald and Laurie and Grace and it starts</p> <p>17 with a tour of the building and we found out</p> <p>18 it's got pretty good bones.</p> <p>19 There's some real special stuff in</p> <p>20 this building. There's a two-story stained</p> <p>21 glass window, some of the cornerstones they had</p> <p>22 etched limestone on the building we thought was</p>

<p style="text-align: center;">6</p> <p>1 pretty cool. There's also some garbage on it, 2 if you will. There's glass blocks which, you 3 know, I don't think Steve's probably used that 4 in a long time on any projects that he's been 5 involved in.</p> <p>6 Pastor Klein is here. I hope I 7 don't insult you but there's some pretty ugly 8 grease traps hanging off the side of this 9 building that are facing the neighbors. So 10 we -- in order to take the temperature of the 11 community, which is important in our planning 12 and entitlement process in Hinsdale, we were 13 encouraged by the village staff to host a 14 neighborhood meeting.</p> <p>15 The first neighborhood meeting was 16 hosted in August of 2021. There were people 17 that weren't able to make that meeting; we 18 hosted a second neighborhood meeting in 19 September of 2021.</p> <p>20 I'd like to say that the reactions 21 and the feedback that we got from the 22 neighborhood largely formed the plans that you</p>	<p style="text-align: center;">8</p> <p>1 controlled parking spaces.</p> <p>2 We are targeting a demographic that 3 we have great experience with, which is your 4 downsizing empty nesters. There are precious 5 few places for folks that are downsizing to stay 6 and maintain close roots with their family, 7 particularly when we are talking about trying to 8 have some level of walkability, which is also 9 very much in demand.</p> <p>10 So we got very comfortable that 11 there could be an economically viable project 12 here. One of the things that is probably most 13 intimidating of this process really is the 14 entitlement and in going through the motions in 15 Hinsdale where we take great pride in what we 16 have today and there is a sense that there is 17 some resistance to change.</p> <p>18 This would be a multifamily 19 project. It would be condominium. It would be 20 for sale. The village board very much encouraged 21 us to focus on a 55-plus demographic and not age- 22 targeted which is a way to say you're focused on</p>
<p style="text-align: center;">7</p> <p>1 are seeing this evening. We had incredible 2 attendance, quite frankly, at those neighborhood 3 meetings, particularly relative to what we are 4 seeing tonight. But I would say the project was 5 generally well-embraced and well-received once 6 we got past sort of the fear of unknown and what 7 this might look like and what it would be.</p> <p>8 So since Pastor Klein is here, I'd 9 like to thank the Pastor and the congregation.</p> <p>10 They voted in favor of the sale of this building 11 and this asset to Holladay pending a successful 12 navigation of our entitlement process. But what 13 we are talking about here is taking this 14 building and largely preserving the existing 15 exterior facade with the exception of a couple 16 of things.</p> <p>17 We are putting big, beautiful 18 windows in that would be for each of these units 19 and there's also balconies on these units. The 20 intent is to ramp down on the eastern portion of 21 the site to an underground parking facility that 22 would feature 22-ish underground and temperature</p>	<p style="text-align: center;">9</p> <p>1 that demographic but can do business with 2 anybody. This would truly be age-restricted.</p> <p>3 There would be provisions in our 4 bylaws in the HOA that would prevent certain 5 things that came up both at neighborhood 6 meetings and in the village board meetings 7 related to, for example, storing things on the 8 balcony.</p> <p>9 But there's some renderings.</p> <p>10 Donald, I wouldn't mind if you could show a 11 couple of these real quick. Chris Walsh, our 12 architect, is going to give a bit of a more 13 thorough presentation but I'd love to kind of 14 just tell you what we are doing here.</p> <p>15 So a lot of this limestone -- and 16 most of this exists. We just wouldn't know it 17 because the building hasn't gotten a bath in 18 probably 40 years. So a lot of this is cleaning 19 it up. A lot of it is putting in appropriate, 20 tasteful lighting, both up and down lighting you 21 will see, and then big windows. We are really 22 trying to open up light and allow it to get into</p>

<p style="text-align: center;">10</p> <p>1 the space.</p> <p>2 We have concern that we may only be</p> <p>3 able to get to eight-and-a-half foot ceilings,</p> <p>4 which we wish they were ten. So part of what we</p> <p>5 are doing with these larger windows is letting</p> <p>6 the feel of volume that comes into the space.</p> <p>7 It's a tricky building here because</p> <p>8 you're not really appreciating how far east it</p> <p>9 goes. You can just barely get a glimpse of this</p> <p>07 40 34PM 10 two-story stained glass. If you go in the</p> <p>11 stairway, it is a spiritual moment. The light</p> <p>12 coming in off of this glass, it's really</p> <p>13 wonderful.</p> <p>14 So our plan is actually the</p> <p>15 interior like that and have a soft glow at night</p> <p>16 when you're driving by and really kind of</p> <p>17 embrace that.</p> <p>18 On the front of the building, our</p> <p>19 intent is to create a modest but important</p> <p>07 40 57PM 20 outdoor living space that would allow our</p> <p>21 residents to be able to grill. They would be</p> <p>22 able to have a glass of wine out there, have</p>	<p style="text-align: center;">12</p> <p>1 sitting garden and an opportunity for those who</p> <p>2 have pets to also bring their pets. And one of</p> <p>3 the things that we heard, I can't recall if it</p> <p>4 was the village board meeting or at the</p> <p>5 neighborhood meeting is, you know, nobody really</p> <p>6 needs a pet run around here, everybody is</p> <p>7 walking on the street. So perhaps this can get</p> <p>8 re-envisioned if it were to please the plan</p> <p>9 commission or if we came up with better ideas.</p> <p>07 42 23PM 10 This just gives you an idea of how</p> <p>11 you would navigate getting into the lower level.</p> <p>12 It actually works very well. We would put in an</p> <p>13 elevator over in this space. That would create</p> <p>14 a need to have an elevator overrun on the roof</p> <p>15 of the building but, guys, we put a lot of</p> <p>16 thought into this.</p> <p>17 We are hoping that there's energy</p> <p>18 and reception towards an adaptive reuse of this</p> <p>19 building realizing that multifamily may not be</p> <p>07 42 53PM 20 our favorite word here, maybe I should delete it</p> <p>21 and just start speaking to it as condominium.</p> <p>22 I think that's it. You know, Chris</p>
<p style="text-align: center;">11</p> <p>1 friends or family over; there would be a TV.</p> <p>2 And then we are actually -- we would like to</p> <p>3 poke a hole into this part of the building so</p> <p>4 that you would have interior access and truly</p> <p>5 make it a private space.</p> <p>6 A couple of other things that we</p> <p>7 are doing that I think are pretty important are</p> <p>8 we are allocating space -- green space. So this</p> <p>9 area has had issues with flooding. We are</p> <p>07 41 27PM 10 increasing the amount of permeable space on the</p> <p>11 site, 12 percent, on the gross. It's about a</p> <p>12 40 percent increase though in the amount of</p> <p>13 permeable that exists.</p> <p>14 The idea here would be that we</p> <p>15 would have a public pocket park, so there's</p> <p>16 examples of these really all over, but this</p> <p>17 would be a place if you were walking back from</p> <p>18 Starbucks, you could stop and drink your coffee.</p> <p>19 It would be privately maintained but accessible</p> <p>07 41 55PM 20 to the public.</p> <p>21 On the eastern portion of the site</p> <p>22 we are creating what we are calling a formal</p>	<p style="text-align: center;">13</p> <p>1 and Mike, I don't know if you think I missed</p> <p>2 anything.</p> <p>3 I will tell you that the mayor of</p> <p>4 Downers Grove, I just bumped into him, and he</p> <p>5 doesn't get a vote and, you know, it's another</p> <p>6 town, but he gave me a hug and I said, Mayor,</p> <p>7 what's the hug for? And he was -- went to</p> <p>8 school here all through eighth grade, and he's</p> <p>9 just over the moon about the fact that we are</p> <p>07 43 24PM 10 trying to salvage this building. Because really</p> <p>11 the alternative would be either as a right</p> <p>12 office, which I suppose could happen, however,</p> <p>13 one of the things that my partner Mike and I are</p> <p>14 running into is we are getting communities</p> <p>15 calling us saying we have vacant office and</p> <p>16 would like to rethink this and reimagine this,</p> <p>17 so we have been reacting to that just from sort</p> <p>18 of a macro economic world.</p> <p>19 Another alternative would be more</p> <p>07 43 48PM 20 single-family homes. And while I live in one</p> <p>21 and I know that that represents a big part of</p> <p>22 the underlying fabric here in Hinsdale, we just</p>

1 think this is a really cool opportunity to take
2 a building that has historical, or perceived
3 historical value, and turn it into something
4 that works today and that works for residents
5 that live in Hinsdale and allows them to age in
6 place here in town.

7 So we are thrilled to have the
8 ability to be able to see you guys tonight.
9 We've been looking forward to this, quite
10 frankly, for a very long time, and we are eager
11 to move this project along should we be able to
12 find your support. So thank you very much; I
13 really appreciate it.

14 MR. O'CONNOR: I want to add one thing
15 to what you said about what we're asking for;
16 Bethany mentioned it, but we are taking this
17 school parcel and we are removing it from the
18 existing planned development. That's one thing.

19 And then we're asking for a fairly
20 lengthy list of departures from the code and I
21 just want to make sure everyone understands
22 we're not doing that because we are unhappy with

1 the code. We are trying to keep the building
2 envelope exactly the same and not kind of change
3 the site at all and so everything we are doing
4 is inside the building.

5 And, I mean, we're going to restore
6 the envelope of the building, as I mentioned,
7 clean it up, restore it, but all the things that
8 exist there and they're causing us to have some
9 of these departures for the most part. So thank
10 you very much. I appreciate it.

11 I want to talk about that we are in
12 a PUD and we are in an existing PUD and so we
13 sort of have to apply on behalf of the church as
14 well. And the application was signed by the
15 church that they are amending that PUD, it
16 affects the adjacent homes, the pastor's
17 residence to the east. So there's some subtle
18 changes there.

19 Actually, that site really doesn't
20 change. Part of the subdivided lots that that
21 home sits on actually have been used for a long
22 time by the school and so we are just

1 establishing that line again.

2 So I just wanted to add those
3 couple of points and I'm going to let Chris walk
4 through the design of the project.

5 CHAIRMAN CASHMAN: Thank you.

6 MR. WALSH: I'm Chris Walsh, the
7 architect. I may go over a few things here that
8 we already talked about but as Drew mentioned,
9 you know, Holladay is doing several projects
10 here in the area and you can definitely look
11 them up and see everything they are doing.

12 So this is what Mike is referring
13 to. The site is in the IB district right now
14 and it's really the campus of the current
15 school, the church, parking lot and there's two
16 houses just south of the school that were taken
17 out and then put back into the R-4 district.

18 So part of what Mike is describing
19 was -- actually, I'll show you a couple of
20 slides. We want to break up a couple of these
21 things, take the school out of this district,
22 just to keep within the codes.

1 So this is the building in all its
2 glory, current glory right now, and as you can
3 see, there are -- you know, it's in need of some
4 work. Can't really see everything on here but
5 it's a lot of glass block, a lot of old windows
6 put in in the '60s, doorways that would be
7 reworked. You can see the stained glass window
8 in the upper right-hand corner. But if you
9 really look close though, there are great
10 details on this building and the rendering we
11 actually did go and measure all the stonework,
12 we modeled it the best we could so the rendering
13 actually does capture the stonework and
14 everything that's there.

15 This is the current plat of survey.
16 The school is actually on two lots, so it says
17 Lot 1 there and it's a little bit deeper and the
18 Lot 2 is actually what we call the pastor's
19 house. That's the house on the corner on the
20 other side.

21 So we will actually have to give
22 some land to the current pastor's house to that

1 Lot 2, make that a conforming lot, 125-foot deep
2 lot but that will be separated on its own and
3 what's left will be part of the school and we
4 feel it's plenty of room to do what we want to
5 do.

6 So this is what the current campus
7 for the whole building -- or for the whole
8 church site. So you see in the dark outline is
9 the area where we want to break off for the
10 school portion and then the pastor's house to
11 the right. To the south would be the church
12 with the parking lot and you can see the
13 northwest corner of those two homes that were
14 previously separated. So if you want to read
15 through what we are actually breaking off, the
16 text is forever because it takes into account
17 all of these pieces but just in short, we have
18 to take that out but amend the old PUD.

19 So again, one last slide with the
20 site plan. It's hard to see but this actually
21 shows there's a fence at the pastor's -- the
22 single-family home which borders -- there's like

1 a playground in the middle. That fence is gone.
2 It's going to move -- that fence is going to
3 move to the east about 15 feet. So if you are
4 standing there, and you want to understand how
5 big that lot will be, it's about a 15 feet move
6 to the east for that fence in the back of the
7 lot. Here it is in a little bit more color.

8 MR. MITCHELL: Chris, I'd like to drive
9 home the point. When you say give it back to
10 the pastor's house, if you were to go there,
11 there's a wooden fence right now that's east of
12 where the new lot line would be. There's
13 actually a little further addition of land to
14 what would now be pastor's lot.

15 MR. WALSH: So the building, the
16 existing building is three stories. Our
17 proposal is to create 12 dwelling units, 12
18 condos and have 25 spaces of parking.

19 This shows the lower level. So we
20 are anticipating dedicating the entire lower
21 level to parking. The new driveway, we are
22 about 6 foot below grade which is really not

1 that much for a ramp down. So there would be a
2 gradual ramp down just to the east of the
3 building and cars would take a left turn into
4 the garage, there would be a door on the eastern
5 side.

6 We figure there would be about
7 three parking spaces at the end of that driveway
8 and like a parcel delivery space or move-in
9 space that would be there as well.

10 Inside we did get a comment about
11 8-foot wide parking spaces. Currently, the plan
12 show 8-foot wide. Our problem right now is the
13 next phase getting into that detail plan. We
14 want to have 9-foot wide parking spots, believe
15 me, but right now we aren't exactly sure where
16 all the structure lands so we are being
17 conservative right now. At the end of the day,
18 our plan is to have 9-foot parking spaces. I
19 think it can be done on all the parking spaces
20 but we kind of made the decision not to jump to
21 that yet. Before we get into that, we really
22 need to measure the building, understand how the

1 structure will work and then we can come back to
2 you intelligently and tell you what the parking
3 spaces will be.

4 We are asking for a little bit of
5 variance because we are working on existing
6 conditions, our aisle spaces is a little bit
7 below code but again, we are trying to get --
8 our understanding is it's going to be very
9 luxurious condos, affluent people and we want to
10 have the most space for them, so that's
11 something that we plan to work out as we get
12 into our detail plans. But right now we feel
13 what we have in front of you is very realistic
14 as far as number of spaces.

15 So as Drew mentioned, on the east
16 side, that triangular corner, we are planning on
17 landscaping that, creating kind of a public park
18 that people can walk by and welcome to sit on.

19 MR. MITCHELL: West side.

20 MR. WALSH: Sorry, west side.

21 To the south of the building, kind
22 of in the little side yard along Second Street,

1 is really what we plan to do is create like a
 2 5-foot fence that would be a mix of masonry,
 3 sculpted metal, really have kind of an
 4 ornamental fence with some greenery behind that
 5 to aquify the scene. So people walking by with
 6 their dogs, this is really going to be kind of
 7 the yard for these tenants where they can just
 8 kind of walk down, have coffee, read their iPad,
 9 whatever it is. Maybe sit out there at night,
 10 have some wine. So they would have some privacy
 11 there.

07 53:45PM

12 And then we have the driveway which
 13 kind of separates the pocket park to the right
 14 and we see that as really kind of a landscaped
 15 place with a little bit more space to wander
 16 around. Maybe they are taking their dogs out
 17 there and running around. So there's really
 18 three distinct landscape areas that we have with
 19 this project.

07 54:16PM

20 So again, we have done our initial
 21 layouts. We feel, you know, comfortable. These
 22 are roughly the size units we can get about

1 1,100 to 1,600 square foot units, a mix of 2 and
 2 3 bedrooms and each of them would have an
 3 outdoor space. It's something Holladay really
 4 impresses with all of their projects to have
 5 some outdoor space. These would be 6-foot deep
 6 balconies they can go there and sit. There was
 7 a little bit of concern with the balconies, some
 8 talk, but I think after people have gotten used
 9 to it they understand this is their front porch,
 10 these people need somewhere to kind of sit out,
 11 offer safety in a community as well. Since
 12 people are sitting out there, they are watching
 13 the street. I encourage these should be
 14 included even though I know this is one of the
 15 variances that we are asking for.

07 55:00PM

16 But as Drew mentioned as well, it
 17 would be an elevator building. We are planning
 18 on keeping the staircases where they are.
 19 There's actually a third staircase that would be
 20 removed kind of the north side of the building
 21 that was part of the original 1930s building.
 22 So you see the existing building in

07 55:28PM

1 the bottom left and then we are -- feel good.
 2 The rendering would be the final product and as
 3 I mentioned, we actually did take a lot of care
 4 in this rendering to highlight all the limestone
 5 that's actually there. The brickwork, really if
 6 you get a chance if you stop and look at it,
 7 there really is a lot of detail to this
 8 building, especially this portion on the corner
 9 that's the old 1931 building.

07 56:12PM

10 MR. MITCHELL: Contrast it to the
 11 picture on the lower left. That's what we are
 12 seeing today and I really think this could be
 13 magical. I really do. I have partners who are
 14 wondering what the heck I'm doing on this. This
 15 is a \$6 million-ish project, \$8 million project,
 16 it's 12 units, it's for sale, you know,
 17 operating income and I don't really care. I'm
 18 excited about this opportunity to save this
 19 building and I think our community would really
 20 value it. So I just want you to know this isn't
 21 about making a bunch of money, guys. This is
 22 about having fun, maybe shortening my commute

07 56:39PM

1 one or two days a week because it is in my
 2 backyard so if there's selfishness, maybe that's
 3 it, but I don't know what we are celebrating
 4 here on the lower left but I do think that this
 5 canvas can be celebrated and that's what I'm
 6 hoping we are conveying loudly today. So
 7 thanks, Chris.

07 57:12PM

8 MR. WALSH: Again, this is the look
 9 from the other side. There's the fence we are
 10 talking about. There's discreet but there was
 11 metal work, an ornamental fence. The window,
 12 the glass -- stained-glass window that's there,
 13 like Drew said. There is another picture here
 14 from the inside. That doesn't even do it
 15 justice from what it looks like on the inside.
 16 But the intent would be to backlight it, softly
 17 backlight it, give it a little glow and at night
 18 it would be a nice element that people could
 19 enjoy from the street.

07 57:46PM

20 Outdoor area, and then you get a
 21 little glimpse of what we are anticipating, a
 22 car ramp down.

<p style="text-align: center;">26</p> <p>1 Just kind of an overall comment.</p> <p>2 Drew touched on it. We are actually increasing</p> <p>3 the permeable area. That's a good thing. So</p> <p>4 the main thing I would get across on this slide,</p> <p>5 you know, it shows the existing condition of the</p> <p>6 parking lot at the top. You can kind of see</p> <p>7 that we are making more green and less pavement.</p> <p>8 Conceptual landscape plan. It's</p> <p>9 not too much different than what we had shown</p> <p>07 58 27PM 10 before. I know this is really hard to see. You</p> <p>11 have it in your packet.</p> <p>12 Our plan is to spend money on the</p> <p>13 landscape, create three distinct landscaped</p> <p>14 areas. It might not be the final final plant</p> <p>15 layouts but that's something we plan to work out</p> <p>16 in the end.</p> <p>17 MR. MITCHELL: I would just add that</p> <p>18 this exhibit was informed by (inaudible) our</p> <p>19 arborist who walked the site. We tried to</p> <p>07 58 51PM 20 identify which trees were really important to</p> <p>21 save, what he considered, I think his word was</p> <p>22 garbage, but there are some great trees out here</p>	<p style="text-align: center;">28</p> <p>1 And then from the inside the</p> <p>2 stained-glass window which is in great shape on</p> <p>3 the inside; it's really bright. It's just they</p> <p>4 put a really kind of older window on the outside</p> <p>5 that's gotten very fogged up so you really can't</p> <p>6 appreciate it unless -- you can see on the left-</p> <p>7 hand side where they just kind of put protective</p> <p>8 window but we want to see what we can do to get</p> <p>9 that blue and colors on the outside.</p> <p>10 So these are more technical</p> <p>11 drawings. Basically it's what we have looked</p> <p>12 at. We are asking for variances on the height</p> <p>13 but we are not changing the height of the</p> <p>14 building, we are just stating what the building</p> <p>15 height is. We aren't that far off than what the</p> <p>16 current code is. The rear setback is about 6</p> <p>17 feet, a little over 6 feet. I know it's going</p> <p>18 to be more than that. The front setback off the</p> <p>19 street is about 28 feet.</p> <p>20 We are close on some, we are not on</p> <p>21 others, but it's an existing building. There's</p> <p>22 only so much we can do so we ask for everybody</p>
<p style="text-align: center;">27</p> <p>1 and then there's some stuff that's not and we</p> <p>2 want trees. We want to have that. So just</p> <p>3 mostly trying to share that the village arborist</p> <p>4 has reviewed the site.</p> <p>5 MR. WALSH: Again, a little more detail</p> <p>6 plan. Just some of the imagery of what we are</p> <p>7 seeing on this site with the furniture, the</p> <p>8 planting, the benches, that kind of thing. I'm</p> <p>9 not going to go through this in detail. This is</p> <p>07 59 32PM 10 more of an imagery board, kind of give you an</p> <p>11 understanding to the site.</p> <p>12 So a little picture. This is to</p> <p>13 highlight some of the stonework that's there and</p> <p>14 also the glass block window and there is a</p> <p>15 cornerstone with a 1931 on it. All this would</p> <p>16 get cleaned.</p> <p>17 You can get a better look at the</p> <p>18 main entry on the right-hand side, which again,</p> <p>19 all the stonework, the detail that is in this</p> <p>08 00 04PM 20 building. Soldier course is the brick. It's a</p> <p>21 beautiful building. They don't build them like</p> <p>22 this anymore.</p>	<p style="text-align: center;">29</p> <p>1 to be reasonable. We are going to ask for some</p> <p>2 variances, we have to, and a lot of these are on</p> <p>3 setbacks.</p> <p>4 MR. MITCHELL: Thank you.</p> <p>5 So I guess beyond that, we bring in</p> <p>6 attention to detail to these projects that are</p> <p>7 important. We understand how this demographic</p> <p>8 lives. We have been bringing fiberoptic into</p> <p>9 our buildings and often all the way to the</p> <p>08 01 56PM 10 units, which we believe all of us should be</p> <p>11 driving electric vehicles in 20 years. We are</p> <p>12 providing sufficient panel space. We plan to</p> <p>13 have electrical charging station in this</p> <p>14 building and we can't wait to hear what you guys</p> <p>15 have to say. You might be sick of hearing from</p> <p>16 us. So thank you very much. I really</p> <p>17 appreciate you guys giving us this audience.</p> <p>18 And thank you, Pastor. They have been very</p> <p>19 patient with us. We live in a world where we</p> <p>08 02 22PM 20 have a contract, right, and we are trying to</p> <p>21 perform within that contract and so I just want</p> <p>22 you to know how much we appreciate you and the</p>

30

1 congregation having given us the time to
 2 navigate a gauntlet like this in a town that
 3 doesn't -- we have standards and there's a
 4 reason why and you go through our community and
 5 you understand why we have these great
 6 standards. So thank you very much. We really
 7 appreciate it.

8 CHAIRMAN CASHMAN: Thank you, Drew.
 9 Commissioners? Cynthia, questions
 10 for the applicant?

11 MS. CURRY: A couple questions. One
 12 was going to be are they condos or apartments
 13 because I was led to believe it was condos but
 14 it is most definitely condominiums that will be
 15 being purchased; correct?

16 MR. MITCHELL: Yes, that's correct.
 17 These would be for sale condominiums and I'll
 18 just offer it because it came up previously.

19 There were questions about whether
 20 these could be turned into rentals or could be
 21 turned into Airbnbs and the idea would be that
 22 we would utilize the bylaws of the building to

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1 prevent that.

2 MS. CURRY: Can I ask a couple of more?

3 CHAIRMAN CASHMAN: Yes. Go ahead.

4 MS. CURRY: Elevators. One elevator in
 5 the building?

6 MR. MITCHELL: That's correct. This
 7 would be a single elevator. We believe it would
 8 be a Cone aid with an extended ceiling height
 9 which makes move in/move out a little bit
 10 easier. A lot of people don't know this, it's
 11 only like \$1,500 to get another foot when you
 12 are putting in an elevator. We always do it but
 13 it would just be one single elevator.

14 MS. CURRY: One of my biggest concern
 15 is traffic and the entry level in the two
 16 bedrooms, what are you looking at the price
 17 point of these, from what to what?

18 MR. MITCHELL: Sure. So the first
 19 question was related to vehicular traffic.

20 So I guess what I would say to that
 21 is whatever was there as a school of 200 kids, I
 22 mean, we are looking what could be done, right,

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1 as an office building would pale in comparison
 2 to a building like this.

3 There's a perception often that
 4 even much larger projects that we are involved
 5 in are huge traffic generators. And they tend
 6 not to be one because we're doing walkable
 7 product and that does influence how people go
 8 and get things like coffee. We can walk to a
 9 grocery store from this location, so traffic
 10 will be a nonissue. I suspect we will be
 11 obligated to provide a traffic study as part of
 12 the plan commission process and our formal
 13 submittal.

14 The second question -- oh, boy.

15 MS. CURRY: Price.

16 MR. MITCHELL: Oh, price. You know, if
 17 you asked me a year ago, I would have felt a lot
 18 more comfortable answering that question. We
 19 are facing unprecedented interest rate increases
 20 on a percentage basis as well as price
 21 volatility. And it is a heck of a double whammy
 22 in our business.

33

1 So we really thought that these
 2 would be probably in the high sixes to the mid
 3 nines-ish but we just don't know right now. We
 4 are kind of flying blindly knowing that there's
 5 a lot of demand and there may not be -- there
 6 may be a lot of price elasticity in Hinsdale.
 7 So not sure but that would be my kind of dark
 8 range if you forced me to it.

9 MS. CURRY: With the market and nobody
 10 has a magnifying glass to tell where we are
 11 going but that might impact where -- is there
 12 any fear generated around where this may end up
 13 by the time you finish them.

14 MR. MITCHELL: I'm not afraid. I think
 15 it's going to be hard for us to get hurt on this
 16 if we do it well and we do it thoughtfully and
 17 we aren't rushing.

18 I mean, a big next step is really
 19 getting inside this building and understanding
 20 what we have to work with, so that's where we
 21 could goof up by not properly understanding, for
 22 example, the structure of how we could, you

<p style="text-align: center;">34</p> <p>1 know, delineate between units and what we have 2 done so far has not been us just in a vacuum and 3 we have been in the building. 4 But, you know, even if rates 5 continue to go up or even if home prices 6 continue to go up, I believe that we're 7 reasonably well-insulated in this community 8 because I believe people want to live here and 9 it really is a special place, right. I mean, 10 whether it's uniquely Thursdays or you can't get 11 a Starbucks without a drive-thru in Illinois 12 anywhere and then we just saw a Starbucks as I 13 pulled out. People want to be here, guys. 14 The other part of this is really 15 that a lot of folks who may have a mother or an 16 aunt that they would love to live here because I 17 think your alternatives, while they are great at 18 maybe it's the Hamptons of Hinsdale or maybe 19 it's the development at County Line and 55th, 20 but it doesn't provide walkability. And so to 21 me that's part of this urban heartbeat is being 22 able to have access to the parks, seeing younger</p>	<p style="text-align: center;">36</p> <p>1 buildings because it is absolutely energizing to 2 stuff around us. So, you know, I can just say 3 that. 4 I guess, you know, Chris, did a 5 very nice introduction of Holladay but can you 6 go see what we are doing. Our project in 7 downtown Westmont at Cass and Quincy is game- 8 changing for their downtown. They had over 30 9 commercial vacancies before we started this 10 project and they have virtually none now and it 11 was a huge bet on our part but we study data, we 12 understood who is going to want to live there 13 and we are 40 percent leased and we don't even 14 open for two months and nobody's been in the 15 building. 16 So it speaks to the quality of our 17 projects, the desirability or walkability, and 18 I've probably answered your question. Sorry. 19 MS. CURRY: I don't want to monopolize, 20 but one of my concerns was the parking though 21 and the 8-foot versus the 9 and the aisle space 22 being more limited. I'm guessing occupants of</p>
<p style="text-align: center;">35</p> <p>1 people biking and walking and throwing the ball 2 to their dog. 3 So I also think that -- I mentioned 4 this project to a friend who's a realtor and I 5 couldn't have been more disappointed with the 6 reaction. It was very nonplused. It was, you 7 know, that corner is dark and it feels gross and 8 it was like really disappointing reaction. I'm 9 not going to hire this person at some point. 10 But I think perhaps the building today is 11 contributing to that feeling at this particular 12 corner and I actually think this could really 13 create some positive energy for this little 14 pocket of Hinsdale. 15 I noticed even the building 16 immediately north of us, which is like 119 South 17 Vine, just underwent a pretty thoughtful rehab 18 and so I just think quality investment gets 19 quality investment. 20 So one of the things that's been 21 purely, truly a joy for me is professionally 22 seeing what happens when we build great</p>	<p style="text-align: center;">37</p> <p>1 this will probably have two cars, I think a lot 2 more may have electric cars, they are going to 3 be older. I think there's only one space that's 4 a larger space, am I wrong, for access? 5 MR. WALSH: One handicap. 6 MS. CURRY: I'm just wondering if you 7 need more. And I know you are limited and I 8 appreciate the fact you are trying to fit within 9 that structure. I think it looks beautiful, so 10 just a few questions, and I don't want to 11 monopolize. 12 MR. MITCHELL: I'd like to quickly 13 react to that. We hear you. We know everybody 14 gets really frustrated when there's narrow 15 spots. 16 When you live in a building, it's 17 very different than going in a random parking 18 garage, so I feel like you sort of get to know 19 your three-point turn or whatever you are doing. 20 But we are going to try to make that as gracious 21 and as wide as we possibly can and I think what 22 Chris is doing is a little trick to give himself</p>

<p style="text-align: center;">38</p> <p>1 some flexibility when he starts really ripping</p> <p>2 open the cereal box, what am I going to do, but</p> <p>3 when he gets inside of this and trying to</p> <p>4 understand what -- but we are going to have to</p> <p>5 come back to you guys to get our formal approval</p> <p>6 and I think we will have that pretty dialed in</p> <p>7 at that point. I don't want to monopolize.</p> <p>8 CHAIRMAN CASHMAN: Any time, Cynthia.</p> <p>9 Jim?</p> <p>10 MR. KRILLENBERGER: My kids went to</p> <p>11 preschool in the building and I'm a big fan of</p> <p>12 the building. I'm thrilled it's being converted</p> <p>13 to 12 units.</p> <p>14 So can you elaborate a little bit</p> <p>15 on the open space that's next to the pastor's</p> <p>16 residence? That's for residents of the building</p> <p>17 use rather than public use; right?</p> <p>18 MR. MITCHELL: Yes. I think if I were</p> <p>19 able to zoom in, I would really zoom in on this</p> <p>20 picture right here.</p> <p>21 So this was our inspirational</p> <p>22 picture, the second from the top right, and it's</p>	<p style="text-align: center;">40</p> <p>1 put parking there, we don't want to. We don't</p> <p>2 really want any more parking. We feel very</p> <p>3 comfortable at a 2 to 1 level and we are</p> <p>4 actually a little more than that and we have</p> <p>5 room for visitors and room for drop-off.</p> <p>6 So if the concern was long-term</p> <p>7 maintenance and somehow it not being appealing,</p> <p>8 I'm not concerned about that because I feel like</p> <p>9 just for the sheer sake of preservation of</p> <p>10 homeowner values, your HOA is going to take it</p> <p>11 pretty seriously.</p> <p>12 I worry that they -- not worry.</p> <p>13 They may have a better idea once they are living</p> <p>14 here how that space could be used and so that to</p> <p>15 me is a more likely outcome that at some point</p> <p>16 they are coming back and saying hey, we</p> <p>17 rethought this space or it felt like it was</p> <p>18 public and people were using it or -- and maybe</p> <p>19 that's a requirement. I'm not trying to put --</p> <p>20 the village president talks about handcuffs --</p> <p>21 CHAIRMAN CASHMAN: I think he said he</p> <p>22 does.</p>
<p style="text-align: center;">39</p> <p>1 really a sitting garden. But the idea would be</p> <p>2 -- we don't know how much it will be used but</p> <p>3 part of it is just being beautiful and so</p> <p>4 driving by and seeing that and knowing you could</p> <p>5 go out there and read a book was the thought.</p> <p>6 So am I answering --</p> <p>7 MR. KRILLENBERGER: Yes, absolutely.</p> <p>8 Is there -- and I don't know what -- I know when</p> <p>9 we did the approval of the property at 55th and</p> <p>10 Garfield, there was a lot of talk about</p> <p>11 homeowner's association and bylaws and you</p> <p>12 mentioned that.</p> <p>13 Given the parking concerns, is</p> <p>14 there expected to be a provision that will keep</p> <p>15 that open space rather than concrete, asphalt,</p> <p>16 new parking?</p> <p>17 MR. MITCHELL: So if that were a</p> <p>18 concern, I think that that's something that</p> <p>19 could become perhaps a deed restriction. I</p> <p>20 don't know how they would ever pull a permit to</p> <p>21 pave that. People would lose their lid.</p> <p>22 I'm glad you weren't asking me to</p>	<p style="text-align: center;">41</p> <p>1 MR. MITCHELL: And we don't like</p> <p>2 unnecessary handcuffs and he said we love</p> <p>3 unnecessary handcuffs but the idea would be we</p> <p>4 have the land. We want it to be cool. We want</p> <p>5 it to be celebrated by the people that live here</p> <p>6 and we just don't know if we have the best idea</p> <p>7 yet.</p> <p>8 You know, we like our inspirational</p> <p>9 imagery. We live in an area where there's</p> <p>10 really two seasons, road construction, and all</p> <p>11 that. It's not going to be a four season place</p> <p>12 right now. Could it be? Should it be? So we</p> <p>13 don't know.</p> <p>14 But we are willing to devote more</p> <p>15 time and energy to that and we are receptive to</p> <p>16 ideas too. In fact, part of the reason why we</p> <p>17 are so confident in what we've done is because</p> <p>18 the neighbors have their fingerprints on it and</p> <p>19 they reacted to what we are proposing and we</p> <p>20 really don't have tremendous pride in</p> <p>21 authorship here; we like good ideas. So thank</p> <p>22 you for those questions.</p>

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1 MR. KRILLENBERGER: Okay. And then you
2 are asking for a variation in the height
3 restrictions and that's strictly related to the
4 elevator?
5 MR. MITCHELL: My understanding is it's
6 actually related to the existing building but
7 it's because it's nonconforming, we technically
8 have to ask for a variance for height because we
9 are utilizing the existing structure.
10 Did I get that right, Chris?
11 MR. WALSH: Yes.
12 MR. MITCHELL: Thank you.
13 MR. KRILLENBERGER: I have no more
14 questions.
15 MR. MITCHELL: Thank you very much.
16 CHAIRMAN CASHMAN: Thanks, Jim.
17 Julie?
18 MS. CRNOVICH: I was at the first
19 neighbor meeting and thank you so much for
20 meeting with the neighbors so well in advance
21 and listening to their feedback and their
22 concerns.

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1 I had a question about age-
2 restricted, which I believe you answered.
3 Could you talk a little bit about
4 Second Street, about how that's going to change?
5 MR. MITCHELL: Yes. I'd be happy to.
6 But are you talking about directionally?
7 MS. CRNOVICH: Yes.
8 MR. MITCHELL: Okay. Before I go to
9 that, there are nonconforming parking spaces on
10 the north side of Second Street in front of the
11 Zion school that was probably paved when Chris
12 was in diapers or somebody else. Those go away.
13 You now have right-of-way that's a manicured
14 landscape, tree planting. I'm towing around
15 Second Street because I was asked to not try to
16 -- to avoid making it an issue by the village
17 board.
18 But at the neighborhood meeting
19 there was contemplation converting Second Street
20 from a one way to a two way street. The concern
21 is attaching that adjustment to this project is
22 that that could be controversial on its own.

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1 And so the perceived potential controversial
2 nature of this project to begin with we were
3 encouraged to not couple this project with any
4 adjustment to traffic.
5 What I will share, and I have to
6 because you asked about it and you were there,
7 it does appear that the neighbors almost
8 unanimously would like to see a return of Second
9 Street from one way to two way and there's a
10 variety of reasons why and it dealt with safety,
11 it dealt with convenience and it also dealt with
12 obsolescence with the need for that one way.
13 That was originally for drop-offs when you had
14 200 kids and now you don't. So that's it.
15 MS. CRNOVICH: I know sometimes the
16 streets along there, like when Saint Isaac get's
17 out traffic there has been really heavy. Has
18 there been any talks about putting like a stop
19 sign out on Grant Street and Second?
20 MR. MITCHELL: Grant and Second would
21 be the intersection on the east of this site
22 plan. I haven't heard anything about that. We

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1 are totally all ears on ways to improve safety.
2 MS. CRNOVICH: Sometimes, like, when
3 there's a lot of snow it's hard to see to get
4 across there, especially during rush-hour
5 traffic.
6 MR. MITCHELL: I guess I would defer to
7 public works and we can probably easily look and
8 see if we've had complaints or there's a sense
9 that we need a four-way stop here. You are not
10 going to find us resisting that or not
11 necessarily supporting that because I don't know
12 that we have the experience.
13 MR. O'CONNOR: We did have a
14 preliminary review by a traffic consultant and
15 there is a traffic memo in the document.
16 CHAIRMAN CASHMAN: Yes, they
17 recommended converting it to two way.
18 MR. MITCHELL: And that's our engineer,
19 KLOA?
20 CHAIRMAN CASHMAN: I feel like I was on
21 this commission when it was converted to one way
22 but for school, it's much more common around

<p style="text-align: center;">46</p> <p>1 schools because it's huge drop-off and pick-up</p> <p>2 traffic and crossing guards and it's a whole</p> <p>3 different scenario.</p> <p>4 MS. CRNOVICH: Yes, there's a lot going</p> <p>5 on. Thank you for answering that question.</p> <p>6 Now there's going to be screens on</p> <p>7 top of the building to hide any mechanicals?</p> <p>8 MR. WALSH: Yes. We would comply with</p> <p>9 the screening requirements for all the</p> <p>10 mechanicals on the top of the building. So the</p> <p>11 bottom from the rear is really where you would</p> <p>12 see them more. The parapet wall goes around the</p> <p>13 three sides so the back is really where you</p> <p>14 would see them and they are going to be pretty</p> <p>15 high up.</p> <p>16 MR. MITCHELL: The back meaning from</p> <p>17 north looking south?</p> <p>18 MR. WALSH: Yes.</p> <p>19 MR. MITCHELL: That's kind of a</p> <p>20 whatever angle to me and I don't mean to</p> <p>21 diminish the neighbor in any way but it's part</p> <p>22 -- it's a parking lot. These are office</p>	<p style="text-align: center;">48</p> <p>1 into our projects that allowed it to become sort</p> <p>2 of a cornerstone of our program.</p> <p>3 It's not going away unless we come</p> <p>4 up with a better vision for the eastern portion</p> <p>5 of the site. I actually really do like what we</p> <p>6 are planning there. I think it will work well.</p> <p>7 So no, not going away at this time.</p> <p>8 MS. CRNOVICH: I guess my concern would</p> <p>9 just be a lot of barking.</p> <p>10 CHAIRMAN CASHMAN: Well, you are in a</p> <p>11 much more of a residential setting than some of</p> <p>12 your other TOD projects, people walk their dogs</p> <p>13 around the neighborhood or go to Katherine Legge</p> <p>14 or whatever.</p> <p>15 MR. MITCHELL: Yes. Thank you.</p> <p>16 CHAIRMAN CASHMAN: Mark?</p> <p>17 MR. WILLOBEE: Following up on the</p> <p>18 two-way street. If you are trying to de-couple</p> <p>19 from talking about that, one of your renderings</p> <p>20 does show two-way.</p> <p>21 MR. MITCHELL: Fair comment.</p> <p>22 MR. WILLOBEE: So guest parking, I did</p>
<p style="text-align: center;">47</p> <p>1 buildings, former residences converted to office</p> <p>2 and there's not much to be desired back there at</p> <p>3 this point.</p> <p>4 I think the right answer is yes, we</p> <p>5 screen. We don't want you to see the mechanical</p> <p>6 units and I don't think you'd let us.</p> <p>7 MR. WALSH: Yes, they are pretty high</p> <p>8 parapet walls currently will serve to screen</p> <p>9 what's there.</p> <p>10 MS. CRNOVICH: Great.</p> <p>11 One more question. So do you think</p> <p>12 the dog run will be out?</p> <p>13 MR. MITCHELL: No, I don't, actually.</p> <p>14 I mean, we had somebody after the village board</p> <p>15 presentation say, people aren't going to use it</p> <p>16 because everybody walks their dogs on the</p> <p>17 sidewalks here and actually, I tend to agree.</p> <p>18 On our TOD projects we devote a lot</p> <p>19 of space to pet spas and we have dog runs with</p> <p>20 permeable turf that are irrigated and that all</p> <p>21 the business runs away. So it's this embrace of</p> <p>22 love for animals that has sort of made its way</p>	<p style="text-align: center;">49</p> <p>1 have a question about that. I was recently at</p> <p>2 one of the businesses on Grant and they</p> <p>3 complained about people having guests taking</p> <p>4 their spots for business along the street and</p> <p>5 things like that. So I know you said you have</p> <p>6 -- is it just those three outdoor spots for</p> <p>7 guest parking?</p> <p>8 MR. MITCHELL: Yes. So currently, it's</p> <p>9 three. There's homes in Hinsdale where there's</p> <p>10 none right now and in my house included, so I</p> <p>11 have to call up and I get a temporary pass</p> <p>12 overnight. I'm thrilled that we have three.</p> <p>13 There are ways that we could look</p> <p>14 at having additional parking on Second Street</p> <p>15 though we don't need it. I actually think it's</p> <p>16 the right number. I think we are going to be</p> <p>17 comfortable and where it's going to probably</p> <p>18 have a problem would be Christmas when</p> <p>19 everybody's gone but these folks maybe perhaps</p> <p>20 not as mobile and they are going to know their</p> <p>21 neighbor, and so could we park in your spot over</p> <p>22 the weekend. That really does happen. So I'm</p>

<p style="text-align: center;">50</p> <p>1 not really worried about it but I appreciate why 2 you are bringing it up. 3 MR. WILLOBEE: Yes. No. And again, it 4 was just happenstance that somebody mentioned 5 that to me two weeks ago. 6 Then as far as the park, so the 7 public park on the west side, is that going to 8 be HOA responsibility to maintain? 9 MR. MITCHELL: Yes. So it would be the 10 HOA responsibility to maintain. It would have 11 sort of two paths. So you have a path off of 12 Vine running due east, you have a path off of 13 Second at the southwest corner of the building 14 running north with an artistic element in the 15 middle and yes, it would be maintained and 16 clearly be a place anybody can go and sit down 17 and enjoy themselves and we'd probably put poop 18 bags out there, you know, just out of 19 convenience and maybe a little trash, but yes, 20 we would maintain it in perpetuity. 21 MR. WILLOBEE: The other thing, what I 22 think about is the ability of people to</p>	<p style="text-align: center;">52</p> <p>1 MR. WILLOBEE: Okay. 2 MR. KRILLENBERGER: Mark, before you 3 go. 4 Is drainage at issue in this 5 discussion? 6 MR. WILLOBEE: That was my next 7 question. You mentioned a couple of times it's 8 in a floodplain. I didn't get a chance to look 9 at the insurance study. 10 Is it in the 100 year floodplain or 11 are we just using a figure of speech? 12 MR. O'CONNOR: It is in the floodplain. 13 The issue with it is that there's -- there are 14 openings that are slightly below base flood 15 elevation but they are easily adjusted. And 16 part of the project will be to do that. So it's 17 really just raising a step, adding a step as you 18 are coming into the building, and then the 19 opening that we are going -- well, first of all, 20 all the openings that are at the lower level of 21 the building are going to be now the garage. 22 All of those will be sealed and covered with</p>
<p style="text-align: center;">51</p> <p>1 understand that's there for them to enjoy as 2 the public. I mean, I don't know if I'd go if 3 there's an apartment or a condo building, I 4 don't know if I'd just go and sit and hang out 5 in a place if I thought it was associated with 6 the building itself. 7 MR. MITCHELL: There's really easy ways 8 to do that. One idea you just gave me, and 9 Pastor is here, maybe this could be a gift from 10 Zion church, via the HOA to the community and it 11 says, Gifted by Zion to the community of 12 Hinsdale, and it wraps whatever elements we put 13 in the center of it. I think there's ways that 14 we could sort of cleverly allow people to 15 understand that this really is for your 16 consumption and benefit. 17 MR. WILLOBEE: I would like something 18 like that to let people know. 19 MR. MITCHELL: And we could pay homage 20 to the church and this great building that has 21 adorned this corner for so many years, over 90 22 years.</p>	<p style="text-align: center;">53</p> <p>1 masonry enclosed. 2 And then the ramp that goes down to 3 create the entrance for the cars to pull into 4 that level, the ramp will have -- I'll use the 5 word berm but it's not going to look like a 6 berm. It's just going to have a little 7 (indicating) at the edge of the property that 8 will tie into the grading of the property to tie 9 into the grade at the step to get into the 10 entrance, it will all be above the base flood 11 elevation. So that's how it will be engineered. 12 And we went to DuPage county, got 13 permission from them, or direction from them, as 14 to how we could use the lower level. We 15 couldn't use the lower level for dwelling. It 16 was used for classroom space but the current 17 code you wouldn't be able to do that, but we can 18 park cars there but we can't have any other uses 19 down there per se, you know, any kind of 20 function of the building can't be down there. 21 MR. WILLOBEE: So will you be able to 22 do like a little map amendment so these people</p>

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1 don't have to pay flood insurance or are they
 2 going to be required to pay flood insurance?
 3 MR. O'CONNOR: I suppose that we would,
 4 as it relates to the grading that I just
 5 described, we would but their units are well
 6 above.
 7 MR. WILLOBEE: Right. I'm just saying
 8 from an HOA perspective of having to pay.
 9 MR. O'CONNOR: I'd have to research
 10 that question, ask our engineer about the answer
 11 to that question and get back to you. But I
 12 think there would be a minor modification to
 13 that by our grading plan that I described.
 14 MR. MITCHELL: I'm just going to add to
 15 that. When we first started exploring this
 16 project, we were like, there's something that's
 17 going to blow up on us and we initially thought
 18 it would be being in the floodplain and that is
 19 why our first stop was the DuPage county
 20 stormwater. We got all those folks in a room
 21 and the objective is presented by the DuPage
 22 county board member helped us set up the meeting

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1 and how do we save this building. And it's
 2 actually like two inches of ramping gets us
 3 before the BFE. Where we are filling it in, it
 4 will be brick to match the existing structure so
 5 we are trying to not draw attention to it.
 6 We have an elevator going down
 7 there, Mark, it's not that -- my understanding
 8 was the mechanicals, like we could have electric
 9 vehicle charging stations but they have to be
 10 above a certain height so they might feel a
 11 little weird, right, they are up here, we are
 12 trying to adhere to that base flood elevation
 13 not having mechanicals put in below that.
 14 MR. WILLOBEE: Okay. I was thinking
 15 about it when I kept hearing floodplain,
 16 floodplain and then subgrade, electric car
 17 storage.
 18 MR. MITCHELL: My understanding is this
 19 is going to be something that comes up if
 20 somebody is trying to get a mortgage and how it
 21 affects their homeowner's insurance so there are
 22 things for sure that we don't know right now and

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1 we are going to have to get better educated on.
 2 MR. WILLOBEE: Okay. That's helpful.
 3 Then my last question.
 4 So I know there's mention are the
 5 dumpsters also going in that basement are or
 6 garage?
 7 MR. WALSH: Yes. We would have a trash
 8 room down in the basement, kind of hard to see,
 9 but it's to the left as you turn in that garage
 10 door right here. (Indicating.)
 11 MR. WILLOBEE: So then they roll them
 12 out to the --
 13 MR. WALSH: Yes, the plan would be the
 14 garbage truck off the street back down the ramp
 15 they could roll out the dumpsters, throw them
 16 out and the garbage truck would pull away.
 17 MR. WILLOBEE: Okay. All right.
 18 That's all I have, Steve.
 19 CHAIRMAN CASHMAN: Okay.
 20 Anna?
 21 MS. FIASCONE: It's a beautiful
 22 building, looks great and I know so many people

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1 are going to be so excited that you're
 2 preserving the facade, it's going to be great.
 3 The village board asked us to look
 4 at three things presumably. One specifically is
 5 that they be age restriction and I know it seems
 6 like that's kind of agreed upon but I just
 7 wanted to go on the record stating that I think
 8 that's putting undo pressure on the development
 9 making it 55-plus restricted.
 10 Right now the market, yes, they
 11 will sell immediately, it will be gone in a
 12 second, but we've been around long enough where
 13 that's not always the case and I think having
 14 it -- it's 12 units.
 15 I do not think that's going to put
 16 any pressure on our schools whatsoever and if
 17 the HOA puts rules into the bylaws or whatnot,
 18 like we did at Hinsdale Meadows, I just don't
 19 see it being an issue.
 20 I don't think it's going to be your
 21 issue, I think it's going to be my issue as a
 22 realtor having to resell these one day and

1 making it 55-plus. So it's a little on the
2 selfish side, I guess, but I think for the
3 village as a whole we shouldn't do that.

4 I think the Clay town homes over by
5 Kramers and Hinsdale Meadows those aren't
6 restricted and that's never really been a huge
7 issue since I've lived here at least. So I know
8 that the village has a strong opinion on that,
9 the board, but I just wanted to put my two cents
10 on that one. So I don't know if you have a
11 strong preference on that.

12 MR. MITCHELL: So I'm pleased, really,
13 thank you for bringing that up.

14 This kind of falls in the
15 unnecessary handcuffs category and I think it's
16 really probably trying to get in front of the
17 potential of children living in this building,
18 which would almost certainly never happen.

19 Even at this price point, my sense
20 is that there are single-family homes that are
21 sub 700,000. I moved into one in a starter home
22 that was 30 percent less than that when I first

1 moved to Hinsdale and so this just wouldn't be
2 your first stopping point. It just doesn't make
3 sense, it's not how families live.

4 In our other TOD projects, you
5 know, it's really two demographics, it's your
6 millenials or your pre-household formation, so
7 they are singles, professionals, maybe they are
8 engaged. The minute they have a baby, they are
9 out. They just don't want to live there. So I
10 just can't imagine.

11 Now, I do think you are limiting
12 unfortunately divorcee population where there's
13 family disruption, this might be a logical place
14 for dad to move. I also think it could create
15 some consternation on the part of the buyer
16 knowing that their buyer pool is eventually
17 limited but we are trying to be agreeable
18 because our eye is on the prize of identifying I
19 the path of salvaging the Zion school.

20 So if that's going to be the major
21 issue, I would roll over on it, but I'm pleased
22 that professionally you offered that opinion

1 because I totally agree with you. I don't think
2 you are going to have an issue with under 55
3 wanting to live here and then it creates some
4 weird concerns like, for example, if mom is
5 getting older and son wants -- and he's 48 and
6 wants to live here and now you have a neighbor
7 calling on the neighbor or mom passes away and
8 son is still there. You know it does to me
9 actually create more potential down the road for
10 issues but I'm not -- I don't want to stick my
11 neck out on it and so I don't know how to
12 navigate that other than being able to reference
13 that one of our plan commissioners brought this
14 up and questioned sort of the underlying thought
15 and I genuinely appreciate you bringing that up.

16 CHAIRMAN CASHMAN: Scott?

17 MR. MOORE: I like going last and being
18 new. I just have a couple of questions.

19 And first of all, I do like it. We
20 have talked about all three sides outside. What
21 about the north side that's going to run along
22 the fence, what are your plans on that and

1 fencing that area in and what's that going to
2 look like for the neighbors?

3 MR. WALSH: So we do have -- that
4 probably gets the most windows added to it to be
5 honest with you. It's in the bottom elevation,
6 you see there, and you saw before what that
7 looked like but it's pretty bad true.

8 MR. MITCHELL: Would you go to that,
9 the one that shows it?

10 MR. WALSH: So that bottom right.

11 MR. MITCHELL: Bottom left to me is
12 perhaps the most informing. I mean, it's a lot
13 of gutters right now, no penetrations, it's a
14 little dialed down brick, you're not getting
15 that red brick, which still it's a nice brick
16 but I think this does need some thought.

17 For us, we kind of want the
18 building to sort of stop here and maybe this
19 gets grass and sort of becomes, you know, maybe
20 there's an agreement with the neighbor we are
21 mowing that strip. I don't think you need the
22 sidewalk there anymore.

<p style="text-align: center;">62</p> <p>1 MR. WALSH: So currently we have a</p> <p>2 fence, you know, like a wood fence that will go</p> <p>3 from that corner Drew just pointed to to the lot</p> <p>4 line and then all the way down the lot line to</p> <p>5 kind of break that neighbors' view of that whole</p> <p>6 side there. And then, like I said, we would be</p> <p>7 opening up a lot more openings of glass and then</p> <p>8 there are a couple of balconies that will stick</p> <p>9 out that way.</p> <p>08 34 54PM 10 The plan is to put trees, shrubs,</p> <p>11 you know, along the fence line to add additional</p> <p>12 screening. I believe there's something in the</p> <p>13 code about you have to have stone or something</p> <p>14 there, am I right, in that side yard?</p> <p>15 MS. SALMON: I believe you need some</p> <p>16 sort of landscaping.</p> <p>17 MR. WALSH: It is dictated in your code</p> <p>18 that that has to be landscaped and in our</p> <p>19 landscape plan there is, you know, the</p> <p>08 34 56PM 20 beginnings or our thoughts on how that could be</p> <p>21 addressed. So that is the plan is really to</p> <p>22 have a wood fence that would block the view</p>	<p style="text-align: center;">64</p> <p>1 where I know you are not looking at the stained</p> <p>2 glass, the stained glass is on the left-hand</p> <p>3 side of that element.</p> <p>4 Can windows be put in there, into</p> <p>5 that stairwell area to try and --</p> <p>6 MR. WALSH: We did -- we got this</p> <p>7 feedback late but there is an opportunity. So</p> <p>8 the first portion of that is the stairwell and</p> <p>9 we already have the stained glass on the one</p> <p>08 35 32PM 10 side but we do have the end of that hallway, so</p> <p>11 we are talking about we could probably add</p> <p>12 windows into that hallway.</p> <p>13 MR. MOORE: Just to kind of make it not</p> <p>14 quite as flat and liven it up a little bit.</p> <p>15 MR. MITCHELL: Perhaps at the end of</p> <p>16 this hallway and then you would have light</p> <p>17 coming in.</p> <p>18 MR. WALSH: So right here I think there</p> <p>19 is an opportunity to add some more windows.</p> <p>08 35 56PM 20 MR. MITCHELL: That's a good</p> <p>21 suggestion.</p> <p>22 MR. WALSH: So possibly. It's harder</p>
<p style="text-align: center;">63</p> <p>1 along with shrubs and then a revamped</p> <p>2 presentation.</p> <p>3 MR. MITCHELL: There is a double --</p> <p>4 there is a stairwell, as Chris pointed out, on</p> <p>5 the north side that we will be removing and</p> <p>6 filling in with brick. So right now there's</p> <p>7 actually ingress/egress out on that part of the</p> <p>8 site.</p> <p>9 MR. WALSH: Now the brick on that side</p> <p>08 35 33PM 10 is the common brick so it is a different color.</p> <p>11 Right now there is no plan to swap out all the</p> <p>12 brick and match the entire elevation but we</p> <p>13 wouldn't match the existing brick that way but</p> <p>14 this is just how they built buildings. The</p> <p>15 backside is always --</p> <p>16 MR. MITCHELL: I think it will look</p> <p>17 great with a bath. It needs a bath.</p> <p>18 MR. MOORE: So cleaning and</p> <p>19 tuckpointing all that.</p> <p>08 35 56PM 20 MR. MITCHELL: Yes. That's right.</p> <p>21 MR. MOORE: The second thing that I</p> <p>22 think I'm looking at is on the east elevation</p>	<p style="text-align: center;">65</p> <p>1 in the stairwell with just fire codes and things</p> <p>2 like that, we would rather stay away from that.</p> <p>3 The other thing we can look at is</p> <p>4 maybe is there metal work or something that we</p> <p>5 can add to the building, maybe vines or some</p> <p>6 sort of landscaping or something like that.</p> <p>7 MR. MOORE: Will there be a sprinkler</p> <p>8 system for all the outside landscaping and all</p> <p>9 of that?</p> <p>08 37 26PM 10 MR. MITCHELL: Yes, we would have an</p> <p>11 irrigation system.</p> <p>12 MR. MOORE: Thank you. All right. I</p> <p>13 don't have anything further.</p> <p>14 CHAIRMAN CASHMAN: Thanks, Scott.</p> <p>15 MS. CURRY: Could I just ask a quick</p> <p>16 question?</p> <p>17 CHAIRMAN CASHMAN: Yes.</p> <p>18 MS. CURRY: Have you looked at staining</p> <p>19 the brick?</p> <p>08 37 41PM 20 MR. WALSH: That is a possibility. I</p> <p>21 mean, there are some great companies that do</p> <p>22 that, you know, it's something we can definitely</p>

<p style="text-align: center;">66</p> <p>1 look at. But like I said, currently that's --</p> <p>2 that's down the road.</p> <p>3 CHAIRMAN CASHMAN: It's not very</p> <p>4 visible. It almost looks like a plan for a</p> <p>5 future expansion or something with the common</p> <p>6 brick on that side because the building north of</p> <p>7 there is so close, it's not noticeable.</p> <p>8 MR. MITCHELL: You are right. Why</p> <p>9 don't you give us a chance to think about this</p> <p>10 and talk to some masonry experts and we may come</p> <p>11 back and say we really think that brick should</p> <p>12 stay and perhaps there's a staining approach,</p> <p>13 perhaps we put a new skin on it but we will look</p> <p>14 at that.</p> <p>15 CHAIRMAN CASHMAN: I really like the</p> <p>16 concept. I think it's fantastic to take this</p> <p>17 historic building and to repurpose it. It's</p> <p>18 great for the environment. I do think it's</p> <p>19 unique for this type of housing in Hinsdale, you</p> <p>20 know, it's not right in the downtown, it's very</p> <p>21 close, it's close to Grant Square. I could</p> <p>22 really see the attractiveness of that.</p>	<p style="text-align: center;">68</p> <p>1 there. I don't really have a problem with that.</p> <p>2 I think if you end up somewhere between 8 and 9,</p> <p>3 it's fine.</p> <p>4 I'm pretty sure when we had the</p> <p>5 District 86 and the high school we reduced the</p> <p>6 widths of the parking spaces there because</p> <p>7 schools typically since you are coming in one</p> <p>8 time, leaving at the day, you can also go with</p> <p>9 smaller parking spaces so I'm not concerned on</p> <p>10 that item.</p> <p>11 The comment -- there's a thing in</p> <p>12 here about the pocket park and it's like you're</p> <p>13 really close, maybe 300 feet, but I think it's</p> <p>14 close enough and I do like -- I mean, we have</p> <p>15 pocket parks around town. Hinsdale Meadows put</p> <p>16 in two of at least. Yes, I think there's two</p> <p>17 there. And I do think it would be a nice</p> <p>18 amenity for that neighborhood. I'm not sure,</p> <p>19 you know, envisioning myself living there I</p> <p>20 don't know what that east parcel needs to be, I</p> <p>21 like the visuals and the idea of having space</p> <p>22 for these people. I don't know that we need</p>
<p style="text-align: center;">67</p> <p>1 It was interesting Anna's comment</p> <p>2 about the age-targeted versus age-restricted.</p> <p>3 I'm pretty sure the initial package we saw it</p> <p>4 was described as age-targeted and that was</p> <p>5 before you met with the board and then you went</p> <p>6 to age-restricted. I think maybe as a</p> <p>7 commission we can talk about that separately.</p> <p>8 A couple of things. There was one</p> <p>9 little typo, I think I told I told you and it</p> <p>10 kind of threw me off because it said you needed</p> <p>11 28 parking spaces, it should have been 18 and</p> <p>12 you are providing 25 and you comply but it's</p> <p>13 just a typo.</p> <p>14 There was one comment about the</p> <p>15 width of the parking and I lived in a building</p> <p>16 like this where you do get to know your parking</p> <p>17 spaces, especially when you're paying for them,</p> <p>18 and a typical residential garage door for a</p> <p>19 2-car is 16-foot wide.</p> <p>20 I think if you can't make it work,</p> <p>21 I think you are going to be fine and it's just a</p> <p>22 matter of structure and what you can accomplish</p>	<p style="text-align: center;">69</p> <p>1 swing sets and things like that but I'm</p> <p>2 comfortable with the pocket park you show. If</p> <p>3 the neighbors really had an issue, were looking</p> <p>4 for more park space, that would be one thing but</p> <p>5 I defer to the neighbors.</p> <p>6 I think when we get to further down</p> <p>7 the road, illumination of the exterior would be</p> <p>8 kind of crucial. I like the aesthetic but I</p> <p>9 would really want to look at it from the</p> <p>10 neighbors' point of view because even though I</p> <p>11 think it's important to highlight some of those</p> <p>12 details, I also don't want it glowing for the</p> <p>13 neighbors because it's fairly dark and subdued</p> <p>14 in that neighborhood. It's a nice neighborhood.</p> <p>15 So parking space size. We talked</p> <p>16 about open space. The area that you have with</p> <p>17 the English garden wall, which I really like</p> <p>18 that concept, I do think even though it will</p> <p>19 require a variation to create that space, I</p> <p>20 think it's important because you need to have</p> <p>21 some space like that beyond a balcony and I</p> <p>22 think it's very tastefully done. I think it</p>

<p style="text-align: center;">70</p> <p>1 ties in really well with the architecture of the</p> <p>2 building and you're really not projecting any</p> <p>3 more to the south than the existing building</p> <p>4 currently is so I think even the way you are</p> <p>5 showing it, I really like the detail you are</p> <p>6 showing because it looks like it was always</p> <p>7 there and I do think they, the neighbors, should</p> <p>8 have a spot like that. You basically would be</p> <p>9 across the street from the backyard of that</p> <p>08 42 14PM 10 house that's being renovated. I could see them</p> <p>11 having their fire pit back there and putting in</p> <p>12 an outside TV so I think it fits in with the</p> <p>13 residential nature of the neighborhood. So I do</p> <p>14 think that pocket park is a nice public benefit.</p> <p>15 There was one question in here, I</p> <p>16 think it was from staff that was about the</p> <p>17 existing planned development and whether these</p> <p>18 modifications we are talking about related to</p> <p>19 that, whether that's considered substantial</p> <p>08 42 45PM 20 conformity like the change. I think this is</p> <p>21 kind of beyond that. Even though I know it's</p> <p>22 more paperwork and jumping through some hoops,</p>	<p style="text-align: center;">72</p> <p>1 there's anyone in the audience, any community</p> <p>2 members that would like to speak out on this</p> <p>3 matter.</p> <p>4 Yes sir. If you can come up here</p> <p>5 and just tell us your name and we'd love to hear</p> <p>6 what you have to say.</p> <p>7 MR. HEINZ: Thank you for the</p> <p>8 opportunity to speak. My name is Tom Heinz,</p> <p>9 H-e-i-n-z, and I live at 115 South Vine Street.</p> <p>08 44 15PM 10 So I'm across from the building, the home that</p> <p>11 has been converted into offices.</p> <p>12 I have lived there for 44 years now</p> <p>13 and we raised our children there and I remember</p> <p>14 when it was a school too, you know, the dropping</p> <p>15 off in the morning was something we hardly</p> <p>16 noticed at all. Of course we were getting our</p> <p>17 own kids to school and getting off to work but</p> <p>18 now I'm retired and I can sit around and look</p> <p>19 out my window and really check it out and see</p> <p>08 44 48PM 20 what's going on.</p> <p>21 First of all, Mr. Mitchell and</p> <p>22 Holladay Properties have come up with a</p>
<p style="text-align: center;">71</p> <p>1 it would be one thing if we were just making</p> <p>2 some slight modifications to the PUD, but we are</p> <p>3 changing FAR, everything to the good, but we are</p> <p>4 changing a bunch of things. So my intention</p> <p>5 would be to go with the staff's recommendation</p> <p>6 that that is a little bit beyond a minor</p> <p>7 modification.</p> <p>8 But it was interesting historically</p> <p>9 looking at all the things we did with the church</p> <p>08 43 20PM 10 was the same thing when we basically had to</p> <p>11 create all these variances because this is an</p> <p>12 existing historic building from the 1915s and</p> <p>13 there was no zoning code back then. It was</p> <p>14 like, try to keep it on your property, don't</p> <p>15 build in the street. So it all makes sense to</p> <p>16 me.</p> <p>17 With that, those are all the</p> <p>18 comments I have. I really think you did a great</p> <p>19 job on the packet, it was very informative, very</p> <p>08 43 46PM 20 well -- a lot of detail which we always</p> <p>21 appreciate as commissioners.</p> <p>22 With that I'd like to hear if</p>	<p style="text-align: center;">73</p> <p>1 beautiful building I think. I love it and I</p> <p>2 would happily look across the street at that</p> <p>3 rather than the school that's there now.</p> <p>4 I have two concerns and they both</p> <p>5 have been addressed to some extent. Parking.</p> <p>6 Not so much traffic but parking. And the</p> <p>7 floodplain.</p> <p>8 So with the parking, when we moved</p> <p>9 in it was called a buffer zone and those four</p> <p>08 45 24PM 10 homes converted with offices that had to be low</p> <p>11 traffic generating so they were a lawyer's</p> <p>12 office and architect, things you hardly noticed</p> <p>13 that they were having customers at all.</p> <p>14 As things changed and they were</p> <p>15 bought and turned into other businesses, at one</p> <p>16 point the village required them to pave there</p> <p>17 behind the building so that their customers</p> <p>18 could park there and not be on Vine Street. So</p> <p>19 they all have done that, however, in a couple of</p> <p>08 46 06PM 20 cases they turned into parking for the people</p> <p>21 who work there and the customers may or may not</p> <p>22 even know they are allowed to park back there</p>

<p style="text-align: center;">74</p> <p>1 but I don't know how you solve that.</p> <p>2 What happened though recently is</p> <p>3 the third building in has become a counseling</p> <p>4 center. There are, I believe, 24 counselors</p> <p>5 that work out of that office having hour</p> <p>6 appointments that go all day long and into the</p> <p>7 evening on a couple of days. So you have people</p> <p>8 coming and going every hour looking for parking.</p> <p>9 And there's almost always a full row of cars on</p> <p>10 that side of the street. There's a sign that</p> <p>11 says no parking here to corner that's no longer</p> <p>12 observed and two to three-hour parking, that's</p> <p>13 not bad because appointments are only an hour,</p> <p>14 but our side of the street is no parking and</p> <p>15 that's what I want to make sure does not change.</p> <p>16 I think Mr. Mitchell used the term</p> <p>17 urban heartbeat and that's the urban heartbeat I</p> <p>18 do not want. My daughter and her family live in</p> <p>19 river north and I know what it's like to just</p> <p>20 live with cars parked on both sides of your</p> <p>21 street and that's not why we moved to Hinsdale.</p> <p>22 So it was originally no parking on that side of</p>	<p style="text-align: center;">76</p> <p>1 there's parking allowed on both sides of the</p> <p>2 street because now the lawn services are there</p> <p>3 and they will park there because there's nowhere</p> <p>4 on the other side of the street to park and it's</p> <p>5 very difficult to get through when there's cars.</p> <p>6 So I think I made that point.</p> <p>7 CHAIRMAN CASHMAN: It's a narrow</p> <p>8 street.</p> <p>9 MR. HEINZ: So the two parking places</p> <p>10 per unit that they're recommending here, I mean,</p> <p>11 I'm just hoping that that's like almost a</p> <p>12 requirement, you have to use those spots</p> <p>13 because, like, there's no overnight parking.</p> <p>14 Is there overnight parking on any</p> <p>15 streets in Hinsdale?</p> <p>16 CHAIRMAN CASHMAN: No, not without</p> <p>17 contacting the village hall.</p> <p>18 MR. HEINZ: They can't have guests</p> <p>19 parking on the street. That's one concern.</p> <p>20 The other concern is the flood zone</p> <p>21 and I am in it; we have our house paid off, so I</p> <p>22 can no longer pay the insurance anymore but when</p>
<p style="text-align: center;">75</p> <p>1 the street because of the school zone but even</p> <p>2 after the school closed, it's remained that way.</p> <p>3 However it used to say no parking this side of</p> <p>4 street. For some reason it changed to no</p> <p>5 parking and there's one no parking sign in our</p> <p>6 neighbors' on the left and two houses down on</p> <p>7 the right but my yard doesn't have one so</p> <p>8 there's people who come and park there because</p> <p>9 there's no room on the other side of the street.</p> <p>10 Well, since I'm retired and home all day long, I</p> <p>11 can go out there and say, um, excuse me, but</p> <p>12 there's no parking on this side of the street.</p> <p>13 And I always say, I wouldn't want you to get a</p> <p>14 ticket.</p> <p>15 So anyway, the point is it's just</p> <p>16 become very, very busy. So anything that this</p> <p>17 building generates in terms of visitor parking</p> <p>18 with people that live there -- for the people</p> <p>19 that live there -- no longer will they have</p> <p>20 those diagonal spots that you are going to</p> <p>21 remove on Second Street, I just want to make</p> <p>22 sure that it doesn't become a place where</p>	<p style="text-align: center;">77</p> <p>1 it rains heavily, that intersection of Vine</p> <p>2 Street and Hinsdale Avenue water comes all the</p> <p>3 way up to my house, I'm the second house, not</p> <p>4 the corner house but I'm the second house in but</p> <p>5 it's come all the way up to my driveway. So</p> <p>6 anything -- and that has gotten worse over the</p> <p>7 years and I don't know why, what's been</p> <p>8 redirected there or not but it's gotten worse.</p> <p>9 So, you know, I know you are going</p> <p>10 to deal with the drainage but I mean, it seems</p> <p>11 like people always want to get it done so that</p> <p>12 it doesn't have any negative effect on anybody</p> <p>13 but on the other hand, you never really know</p> <p>14 until it's done and then all of a sudden the</p> <p>15 retention pond the neighbor put in so their yard</p> <p>16 doesn't get wet anymore now your yard has a lake</p> <p>17 in it.</p> <p>18 But any ways. So if there's</p> <p>19 anything that can be required of that to where</p> <p>20 no more water is directed onto Vine Street. I</p> <p>21 don't know where else it's going to go but we</p> <p>22 can't take any more water on that street. So</p>

<p style="text-align: center;">78</p> <p>1 those are the two concerns I have.</p> <p>2 I do think it's a beautiful</p> <p>3 building and you are really doing a great job of</p> <p>4 restoring it. So I'm in favor of all that but</p> <p>5 those are my two concerns.</p> <p>6 CHAIRMAN CASHMAN: Thank you, Tom.</p> <p>7 Anyone else? Ann?</p> <p>8 (No response.)</p> <p>9 Just here to observe.</p> <p>08 51 28PM 10 MS. SMITH: I have a question.</p> <p>11 CHAIRMAN CASHMAN: Oh, sure. You can</p> <p>12 come up.</p> <p>13 MS. SMITH: Ann Smith, and I live on</p> <p>14 Third Street, so I'm a block away. But same</p> <p>15 thing, I think most of the neighbors feel</p> <p>16 positively about the building being reused and</p> <p>17 re-loved.</p> <p>18 Could you put parking on Second</p> <p>19 Street so your guests can park in front of your</p> <p>08 51 48PM 20 house? You know, you are taking the parallel</p> <p>21 spots but can't they just park on Second Street</p> <p>22 like they park on Third Street and Fourth</p>	<p style="text-align: center;">80</p> <p>1 MS. SMITH: I'm sure the therapists are</p> <p>2 parked there but it's bigger than it looks.</p> <p>3 MR. MITCHELL: I think what Ann is</p> <p>4 talking about is couldn't we just have regular</p> <p>5 parallel parking. And I think the answer is</p> <p>6 absolutely we could.</p> <p>7 CHAIRMAN CASHMAN: Right.</p> <p>8 MS. SMITH: If you left it as a one-way</p> <p>9 street, of course you could put parallel parking</p> <p>08 53 04PM 10 on both sides but if you are going to make it</p> <p>11 two way, just one side.</p> <p>12 CHAIRMAN CASHMAN: Being a neighbor,</p> <p>13 what are your thoughts about one-way versus</p> <p>14 two-way?</p> <p>15 MS. SMITH: I don't live on Second</p> <p>16 Street.</p> <p>17 CHAIRMAN CASHMAN: Tom would probably</p> <p>18 have a good opinion on that.</p> <p>19 MR. HEINZ: I do have an opinion. I</p> <p>08 53 23PM 20 think actually it would be better as a two-way</p> <p>21 because if you think of all those people, the 24</p> <p>22 cars that are parked in the basement, if they</p>
<p style="text-align: center;">79</p> <p>1 Street?</p> <p>2 CHAIRMAN CASHMAN: I don't see why not.</p> <p>3 MS. SMITH: Usually it's on one side</p> <p>4 because I have to agree with him, the traffic</p> <p>5 now down across from Tom is pretty bad.</p> <p>6 CHAIRMAN CASHMAN: Is that the third</p> <p>7 building, the one closest to this building that</p> <p>8 has all the traffic? Is that the counseling</p> <p>9 building?</p> <p>08 52 12PM 10 MR. HEINZ: Next to this building is</p> <p>11 the building that's just been restored, the</p> <p>12 yellow.</p> <p>13 MS. SMITH: And they have a full</p> <p>14 parking lot in their back and I'm kind of</p> <p>15 interested why none of the parents, maybe it</p> <p>16 would be better for them to make their U-turn</p> <p>17 back there so people can park there. Again,</p> <p>18 maybe not enough space. Couldn't we put parking</p> <p>19 on Second?</p> <p>08 52 37PM 20 MR. HEINZ: On my way to this meeting</p> <p>21 tonight I looked behind and there were seven</p> <p>22 cars parked back there.</p>	<p style="text-align: center;">81</p> <p>1 come out to leave and it's a one-way street,</p> <p>2 they have to turn right and come down my street</p> <p>3 or they can turn left and go down Grant Street.</p> <p>4 CHAIRMAN CASHMAN: Okay.</p> <p>5 MS. SMITH: My only thought is if there</p> <p>6 is a preschool at the church, I don't know,</p> <p>7 there's a pretty hefty line. They go through</p> <p>8 your parking lot and stay off the street but I</p> <p>9 didn't know if that would affect the traffic.</p> <p>08 53 55PM 10 CHAIRMAN CASHMAN: Thanks, Ann.</p> <p>11 MR. KRILLENBERGER: Is there any</p> <p>12 thought about the church and the development</p> <p>13 making a parking arrangement. I don't know if</p> <p>14 Zion Lutheran has excess parking ever.</p> <p>15 MR. MITCHELL: I promised Pastor if he</p> <p>16 came, we would avoid putting him on the spot.</p> <p>17 What I'd like to do what's been collaborative</p> <p>18 with other communities.</p> <p>19 So our Burlington Station project</p> <p>08 54 20PM 20 in downtown Downers Grove is adjacent to a Metra</p> <p>21 lot and those parking spots are really important</p> <p>22 7 to really 11 a.m. and after that point they</p>

<p style="text-align: center;">82</p> <p>1 are really generally pretty flexible.</p> <p>2 There could be a world where</p> <p>3 perhaps there's an annual donation to the church</p> <p>4 from the HOA and on an occasional basis there's</p> <p>5 an evening stay and it occurs in their lot, you</p> <p>6 know.</p> <p>7 And, Pastor, perhaps you want to</p> <p>8 talk to Suzanne or somebody else. But I'd be</p> <p>9 reluctant to make you commit to anything today</p> <p>08 54 54PM 10 but our experience has been that you can be</p> <p>11 neighborly and there are ways to just have</p> <p>12 conversations and kind of limit. We will make</p> <p>13 the pie bigger would be a different way to say</p> <p>14 it and it works. So that's it.</p> <p>15 MS. FIASCONE: So back to the flooding</p> <p>16 point.</p> <p>17 Is there an extensive sump pump</p> <p>18 system down there right now? I mean, does that</p> <p>19 building flood a lot?</p> <p>08 55 18PM 20 MR. MITCHELL: That building is bone</p> <p>21 dry. It really is. And I'm not -- I can't</p> <p>22 speak to the existing mechanical system. We</p>	<p style="text-align: center;">84</p> <p>1 MS. FIASCONE: It's the residential</p> <p>2 properties that put it to the street.</p> <p>3 CHAIRMAN CASHMAN: I know.</p> <p>4 MS. FIASCONE: So just a note.</p> <p>5 MR. MITCHELL: This is actually my</p> <p>6 weakest part of my job is when I get into</p> <p>7 stormwater and civil engineering and Mike is an</p> <p>8 engineer, that's why he jumped up right away to</p> <p>9 help me on the BFE and raising that, so I don't</p> <p>08 56 51PM 10 know how to speak any further to that other than</p> <p>11 --</p> <p>12 MR. O'CONNOR: I think we would share</p> <p>13 all these comments with our civil engineer who's</p> <p>14 going to design, create a hundred percent set of</p> <p>15 engineering drawings.</p> <p>16 CHAIRMAN CASHMAN: The village will</p> <p>17 review it and also the county but stormwater is</p> <p>18 pretty much we leave as much up to the village</p> <p>19 and the county and DuPage is tough.</p> <p>08 57 18PM 20 MR. O'CONNOR: It will get a lot more</p> <p>21 scrutiny, continued scrutiny.</p> <p>22 MR. MOORE: And the permeable though is</p>
<p style="text-align: center;">83</p> <p>1 know we are -- I mean, we are going to have a</p> <p>2 ramp that even though it has a little berm in</p> <p>3 the front, it's going to need a trench drain</p> <p>4 because there's stuff that's going to melt and</p> <p>5 then we are going to need to move that out.</p> <p>6 I do think that where I'm</p> <p>7 disappointed we said it's a 12 percent increase</p> <p>8 of permeable because it's really going from</p> <p>9 27 percent of site to 40, and it's almost a</p> <p>08 55 54PM 10 50 percent increase. So I think the earth will</p> <p>11 accept more water here. I also think with this</p> <p>12 garden use that will be -- they will be thirsty</p> <p>13 plants that are in there as well versus what's</p> <p>14 really been mulch and a playground in asphalt.</p> <p>15 MS. FIASCONE: I would just say when</p> <p>16 you start dealing with those -- where all that</p> <p>17 that water is going to drain, just make sure not</p> <p>18 to put it onto the street just because I've</p> <p>19 dealt with so many low areas in Hinsdale where</p> <p>08 56 25PM 20 it's just --</p> <p>21 CHAIRMAN CASHMAN: Only residential</p> <p>22 properties get away with that.</p>	<p style="text-align: center;">85</p> <p>1 pretty much the pocket park, that's the increase</p> <p>2 on the permeable, right?</p> <p>3 MR. MITCHELL: It's actually largely</p> <p>4 coming from these angled parking spaces that are</p> <p>5 going away and that's a big part of it as well.</p> <p>6 MR. O'CONNOR: And that parking lot.</p> <p>7 MR. MITCHELL: Of course, the parking</p> <p>8 lot, but you are adding impermeable here at the</p> <p>9 bottom of your ramp, and then this is pretty</p> <p>08 57 44PM 10 much was and remains permeable although the</p> <p>11 grade will change and then we can use permeable</p> <p>12 pavers here, which I think this is currently</p> <p>13 factoring into our impermeable calculation, and</p> <p>14 we can use permeable materials there.</p> <p>15 So we are hearing this and I think</p> <p>16 you can just have smart design and even talk to</p> <p>17 the arborist about what trees will suck up the</p> <p>18 most water because that can really help out a</p> <p>19 lot.</p> <p>08 58 14PM 20 Mike's going to kill me but --</p> <p>21 well, Mike hates when I say that, too, but I</p> <p>22 feel like there's a way you can put a vault in,</p>

1 and this is money, right, and now you are
2 telling me how to spend money, but maybe a vault
3 could go back here and it's a collaboration with
4 public works and it sits back here and we put
5 something over it and --

6 CHAIRMAN CASHMAN: Well, I was
7 wondering when you talk about raising the
8 entries and stuff, will you need compensatory
9 storage to offset that with the county?

08 58 45PM 10 MR. O'CONNOR: We are talking about --

11 CHAIRMAN CASHMAN: I know it's pretty
12 small and you might be under the threshold but
13 if you cross the threshold, then you have to add
14 something.

15 MR. KRILLENBERGER: And that
16 intersection, as Mr. Heinz mentioned, I have
17 seen cars actually flood out trying to drive
18 through so it's a major problem.

19 MR. WILLOBEE: I was just going to
08 58 03PM 20 mention I mean, obviously turning it permeable
21 is great but, like, it sounds like a regional
22 issue that we are dealing with here, so the more

1 you can make that functional storage, you know,
2 could you make the parkway, you know, some type
3 of water retention system or something like
4 that, that's still not going to help it sounds
5 like with the events we are dealing with. I'd
6 explore vaults too, but I'm not trying to spend
7 your money but anything that you can help.

8 MR. O'CONNOR: It comes with the --

9 MR. WILLOBEE: Is this combined sewer
08 59 49PM 10 in the area?

11 MR. O'CONNOR: Chris points out the
12 entire site isn't a floodplain just the corner.

13 CHAIRMAN CASHMAN: Just the lower
14 corner, okay.

15 MR. MITCHELL: I also just wonder
16 aloud, you know, Mr. Heinz's comment where are
17 these businesses parking and then all of a
18 sudden we have gravel lots that are getting
19 paved that are further aggravating the problem
09 00 14PM 20 and so you know, we have to be careful about
21 making this building solve all of the
22 neighborhood issues but we are willing to figure

1 out, try to identify ways that we can help and
2 certainly what I'm pleased about is one we are
3 saving this structure.

4 I want to react quickly to the
5 comment your appreciation of this residential
6 amenity in front of our building. It's really
7 important, we think, to our residents to have
8 that space and we were concerned that somehow
9 that may die on the vine and actually affect the
10 utility and function of these units so I

09 00 38PM

11 appreciate you mentioning that. So it's saving
12 the building, not adding the storm problem so
13 I'm very pleased we have identified a way to
14 increase the amount of permeable surface by
15 40 percent, we are willing to continue to look
16 at ways to further improve this localized
17 situation here as it relates to stormwater.

18 MR. WILLOBEE: On that note, I think
19 the comment was made this is the lowest part of
09 01 06PM 20 Hinsdale and part of what comes with the
21 territory. Well we have to take these
22 opportunities, like yourself, coming in, great

1 opportunity to try to do some retrofits to solve
2 the problem and that's how you chip away at it
3 in time and I know we don't incentivize that
4 through ordinances and things like that just my
5 opinion to look for those opportunities to start
6 dealing with some of these flood problems.

7 MR. MITCHELL: That's good planning and
8 we understand it and appreciate it.

9 CHAIRMAN CASHMAN: Commissioners, just
09 01 37PM 10 one thing I did want to hear you chime in on is
11 this age-targeted versus age-restricted.

12 Anna brought that point up, I'd be
13 curious what's your thoughts are. Maybe, Scott,
14 you want to start with that?

15 It's an interesting point, you
16 know, not only now but for future resale.
17 Hinsdale Meadows that was age-targeted and I
18 know people have moved in there and they are not
19 moving in there with families.

09 02 09PM 20 I would think the same thing I have
21 a friend who lives in downtown Downers, trying
22 to remember what her's is called but you

<p style="text-align: center;">90</p> <p>1 described it perfectly, it's either really young 2 people with no kids or it's divorcees or 3 whatever, people that retire and you don't see 4 kids; there's not strollers bouncing around the 5 building, it's a different mindset, it's a 6 different target audience. 7 MR. KRILLENBERGER: Would this be the 8 only age-restricted set of units in Hinsdale? 9 Because as you mentioned, Hinsdale Meadows, we 10 went down this road and through their HOA and 11 their bylaws, made prohibitions no swingsets, no 12 basketball courts. 13 CHAIRMAN CASHMAN: The one on Lincoln. 14 I don't remember what that was but that's not 15 restricted. 16 MS. SALMON: No. 17 CHAIRMAN CASHMAN: That's not 18 restricted either. 19 So what are your thoughts, Scott? 20 MR. MOORE: I could see both sides. I 21 mean, I could see why it's property rights and 22 you are owning it, it's a condo, it's not a</p>	<p style="text-align: center;">92</p> <p>1 opinion. I like targeted, I don't like the 2 restricted. I don't like dictating the market 3 value of these units through what we are doing. 4 I think what we did on Hinsdale Meadows through 5 looking at the covenants, through the HOA 6 agreement, I think that's the way you limit what 7 don't want, so that's my opinion. 8 CHAIRMAN CASHMAN: Julie? 9 MS. CRNOVICH: I would like to see some 10 data on that. I would like to see how many 11 children are living in Hinsdale Meadows and I'd 12 also like a comparison maybe some of the new 13 condo developments in downtown Clarendon Hills. 14 I can see it both ways but we do have to think 15 of our schools too. 16 CHAIRMAN CASHMAN: I thought when we 17 asked the schools in the past they were pretty 18 noncommittal. I don't think they wanted to get 19 a horse in the race. 20 MS. CRNOVICH: I don't know. Is it 21 possible to get that information somehow, 22 Bethany?</p>
<p style="text-align: center;">91</p> <p>1 rental place so targeting that does affect 2 resale. So I think it goes to your point a 3 little bit further though I understand what the 4 objective of the project is and I understand 5 where you guys are trying to go. The question 6 is do we want to codify and, again, the handcuff 7 situation goes on. 8 I think I'd probably lean away from 9 restricting it and probably target it and I 10 think the way you finish the units, the way you 11 put this together will also be a guidance as far 12 as that is concerned as well. So I'm sure you 13 are thinking of that you would probably put into 14 it that would also have a draw to it to 15 particular age groups. 16 CHAIRMAN CASHMAN: That's a good point. 17 And like when we did Hinsdale Meadows when we 18 got to the detail approval we were into the 19 language of the HOA and everything to try to 20 make sure that it delivered what we wanted. 21 Mark? 22 MR. WILLOBEE: Yes, I'm of the same</p>	<p style="text-align: center;">93</p> <p>1 MS. SALMON: We did about a year ago 2 when we started talking with Holladay Properties 3 contacted Hinsdale Meadows and they were still 4 not fully built out, but I do remember them 5 saying there were very few children in there. 6 We can once again ask them, I don't know if they 7 are keeping that information now that the 8 properties have sold but we can see if they do 9 have that. 10 MS. FIASCONE: I just think like, for 11 example, Briarwood Lakes where there's hundreds 12 of units, right, that makes total sense to be 55 13 and older because that would (inaudible), they 14 would have to build a new school, but this is 15 12 units. 16 MS. CRNOVICH: That's true. 17 CHAIRMAN CASHMAN: I mean, you could 18 have two houses here with a bunch of kids. 19 Jim? 20 MR. KRILLENBERGER: I don't like age- 21 restrictions either. I think we did a very nice 22 job with Hinsdale Meadows.</p>

<p style="text-align: right;">94</p> <p>1 What's been your experience at</p> <p>2 Burlington Station? I know it's not exactly the</p> <p>3 same, but --</p> <p>4 MR. MITCHELL: So it's a 94-unit</p> <p>5 building, so it's roughly 8 times larger. We,</p> <p>6 to my knowledge, have had no net new children to</p> <p>7 the school district which is important because</p> <p>8 there's a tip in the calculations that go into</p> <p>9 that. I do know that we have a divorced dad who</p> <p>10 has two children who visit.</p> <p>11 So our experience has been there</p> <p>12 are virtually none. And I think the reason why</p> <p>13 is that these products actually kind of to some</p> <p>14 of the points that were made are not really</p> <p>15 designed for that lifestyle and if you are</p> <p>16 pursuing that life, there's a better value out</p> <p>17 there than this particular product.</p> <p>18 You know, it's not just a condo,</p> <p>19 there's HOA fees that are also going towards the</p> <p>20 upkeep so the perception is that this isn't a</p> <p>21 value relative to what else is out there.</p> <p>22 We have a really cool project on a</p>	<p style="text-align: right;">96</p> <p>1 have unintended consequences.</p> <p>2 MR. KRILLENBERGER: Julie, you are the</p> <p>3 closest person to taking the other side of this,</p> <p>4 I think. What is the other side? You mentioned</p> <p>5 a study or information or experience about the</p> <p>6 schools, is there anything else about the</p> <p>7 neighborhood or anything that we don't want</p> <p>8 children around?</p> <p>9 CHAIRMAN CASHMAN: Most of the big</p> <p>10 concerns is about Central because Central has</p> <p>11 2,800 students, South has 1,400 and I think it's</p> <p>12 really on the high school level that's the</p> <p>13 biggest issue.</p> <p>14 MR. KRILLENBERGER: So your question is</p> <p>15 right on the point. When Hinsdale Meadows came</p> <p>16 around, there was statistics, there was</p> <p>17 information, but is the school showing up? This</p> <p>18 is only a 12-unit development, I don't want to</p> <p>19 make a precedent so somebody comes in with a</p> <p>20 300-unit place; I'm sure they would get a</p> <p>21 different reception, but I guess I don't see the</p> <p>22 other side of it if this type of place is not</p>
<p style="text-align: right;">95</p> <p>1 tricky to develop site that's starting in August</p> <p>2 of this year in downtown Glen Ellyn and a very</p> <p>3 challenging community and entitlement agreement</p> <p>4 that we would pay the school district \$16,000</p> <p>5 per student for any student that moves into our</p> <p>6 building which if you are getting \$2,000 a unit</p> <p>7 it's \$24,000 a year it would take all the fun</p> <p>8 out. So we are putting our money where our</p> <p>9 mouth is, so to speak, by making that</p> <p>10 commitment.</p> <p>11 The last thing came out of our</p> <p>12 second neighborhood meeting, which was a comment</p> <p>13 that if a grandparent lives here and their</p> <p>14 grandson or daughter were to visit for the</p> <p>15 summer, would the neighbors start calling and I</p> <p>16 was flat-footed on that and so I just wonder if</p> <p>17 the intent is sort of misinformed, which is that</p> <p>18 we don't want young families here, or we are</p> <p>19 trying to prevent difficult dialogue perhaps</p> <p>20 with the school district, and to me it's just --</p> <p>21 it's probably over-engineering a response to</p> <p>22 something that really is a nonissue and could</p>	<p style="text-align: right;">97</p> <p>1 encouraging to young families. The</p> <p>2 affordability because that's a pretty affordable</p> <p>3 joint might attract somebody who wants to just</p> <p>4 put their kid in the school.</p> <p>5 CHAIRMAN CASHMAN: Could be just a</p> <p>6 onesie/twosie thing. Who knows.</p> <p>7 MR. KRILLENBERGER: Welcome to</p> <p>8 Hinsdale, I guess.</p> <p>9 MS. CRNOVICH: That's why I'd like to</p> <p>10 see some data. Years ago I believe Hinsdale</p> <p>11 Central had to start doing like when you</p> <p>12 registered you had to show proof because so many</p> <p>13 were sneaking in or they move here just for the</p> <p>14 high school, which is fine. You might be</p> <p>15 surprised. I would just like to see some data</p> <p>16 maybe from Hinsdale Meadows.</p> <p>17 CHAIRMAN CASHMAN: Look back to the</p> <p>18 Hinsdale Meadows package, there's some -- it was</p> <p>19 a discussion. I mean that took a year and a</p> <p>20 half, I think so there's plenty of discussion</p> <p>21 but you can see you will probably find some</p> <p>22 information in there and it would just be</p>

1 helpful to have.

2 MR. MITCHELL: I would like to offer
3 something. So there's Foxford Station, which is
4 a pretty tasteful development in downtown
5 Western Springs. It would be considered a comp
6 to this in some respect, it's walkable. Why
7 don't you let us try to identify how many. We
8 are in touch with the folks in Western Springs.
9 So let us try to identify if there's any
10 schoolchildren there.

09:11:26PM

11 The second suggestion was the
12 downtown Clarendon there's a 14-unit development
13 at Prospect and Park and we know the developer,
14 let us inquire about the number of
15 schoolchildren.

16 MS. CRNOVICH: That's District 86,
17 that's what I'm looking for.

18 MR. MITCHELL: I think that would
19 inform the board perhaps even more than what
20 occurred with Hinsdale Meadows.

09:11:28PM

21 MS. CRNOVICH: Yes.

22 CHAIRMAN CASHMAN: These questions

1 might help you better with that group. They are
2 the handcuff group.

3 MR. MITCHELL: I'm actually so
4 encouraged that this came and I don't mean to
5 present ourselves as sheepish but we didn't want
6 to fall on our sword on this topic and we
7 vehemently disagreed with the underlying
8 rationale.

9 MR. O'CONNOR: We will still do the
10 project with that restriction.

09:11:53PM

11 MR. KRILLENBERGER: Well, this is a
12 public meeting and representatives of District
13 86 or 81 had the opportunity to show up and make
14 comments. I think the Clarendon Hills
15 development would be useful information
16 anecdotally.

17 MR. MITCHELL: We will track that down.

18 The last thing is people want their
19 children to go to Hinsdale schools and I would
20 just say if there were gamesmanship around that
21 I don't view this building as part of that. I
22 think there are apartments that can be rented in

09:12:22PM

1 town that are much more affordable that would be
2 a more logical way to gain the system and
3 there's home rentals that are available that
4 would be a much more likely way to gain the
5 system than actually buying a three quarter of a
6 million dollar condominium building.

7 CHAIRMAN CASHMAN: And I think those
8 apartments across that are not in Hinsdale and
9 DuPage county across, that's a smart place to
10 move if you want to get your kids in District 86
11 and we've all seen that.

09:12:59PM

12 MR. MITCHELL: Your comment was be
13 prepared to be able to address this and have the
14 information and Julie's comment on the data and
15 I think that we can do a better job of
16 harvesting some of that and being able to speak
17 to it.

18 MS. CRNOVICH: Thank you.

19 MR. MITCHELL: So thank you.

09:13:15PM

20 CHAIRMAN CASHMAN: Cynthia?

21 MS. CURRY: You have answered

22 everything that was -- I agree with Julie, just

1 a little bit more information, be ahead of the
2 game. I'd hate to see a grandparent who's
3 living there who wants to have their child come
4 and spend a month in the summer be restricted
5 from doing that, however you might not want to
6 have someone with five kids living next door.
7 So I think to take a look at that would be good.
8 Thank you.

9 CHAIRMAN CASHMAN: Thank you.

09:13:39PM

10 Commissioners, other thoughts,
11 comments?

12 So we have basically text amendment,
13 planned development concept plan, special use
14 permit. So on all of these are these on a
15 conceptual level or is it just the planned
16 development that's a conceptual level?

17 MS. SALMON: So it is just the planned
18 development that's conceptual level but they
19 will be grouped into an ordinance and they will
20 be conditioned on future approvals.

09:14:08PM

21 So those future approvals are the
22 detail plan that will come back to everyone for

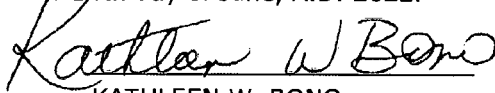
<p style="text-align: center;">102</p> <p>1 future review. The final plan is administrative 2 after that. Also, there will be a plat of 3 subdivision to allow for that property line to 4 be moved over. And then as part of that, that 5 map amendment to rezone the property. And then 6 the final exterior appearance and site plan 7 review.</p> <p>8 So those will be done later when it 9 comes back but this approval now would be null 10 and void without those in the future.</p> <p>11 So one other approval for right now 12 though is that major adjustment to the existing 13 planned development.</p> <p>14 CHAIRMAN CASHMAN: So the first one, 15 the text amendment, is basically adding text 16 amendment special use to the O-1.</p> <p>17 MS. SALMON: Correct.</p> <p>18 CHAIRMAN CASHMAN: Which when you look 19 at the zoning map and the idea this going from 20 institutional use to something else, I mean, 21 just seems to make a lot of sense to me. I 22 don't know if any commissioners have an issue</p>	<p style="text-align: center;">104</p> <p>1 think this could actually create issues in the 2 future to other planned development if we looked 3 at this as being minor. Because we are actually 4 changing the map, we are changing the use of the 5 property, we are changing FAR, which helps the 6 church out. I just think this is a bridge too 7 far so that would be my thought on that.</p> <p>8 MS. CRNOVICH: So will this require a 9 map amendment, too, Steve?</p> <p>10 MS. SALMON: A map amendment will 11 happen in the future. That's for future 12 consideration. And the reason we can't do that 13 map amendment right now to rezone the property 14 is because we technically do the subdivision 15 with the detail plan. Actually have to push the 16 entire rezoning back. We don't have the 17 property yet to actually rezone it.</p> <p>18 MS. CRNOVICH: Okay.</p> <p>19 CHAIRMAN CASHMAN: So I guess let's 20 start with do I have a motion to approve the 21 text amendment as submitted to add this 22 lifestyle housing as a special use to the O-1</p>
<p style="text-align: center;">103</p> <p>1 with that but that seems to make a lot of sense. 2 The planned development concept 3 plan, I think expressed I think everyone -- and 4 we'll ask for a motion on this, but I think 5 everyone likes the concept and I think we need 6 more details but so far it seems like the 7 details are things that hopefully can be worked 8 out.</p> <p>9 The age-restricted, I mean, that's 10 ultimately going to come to the board, but we 11 can maybe add a comment or recommendations of 12 our thoughts on that and then the special use 13 permit is something we can talk about.</p> <p>14 And then the final one I made a 15 comment earlier but -- not to make you jump 16 through more hoops, but I do think it's a pretty 17 -- this is on Page 8 of Bethany's memorandum, 18 and I do think it's a pretty -- these issues 19 come up administratively with some minor changes 20 to planned developments and I just think this is 21 significant enough that what the staff has 22 recommended I think we should follow. I just</p>	<p style="text-align: center;">105</p> <p>1 district?</p> <p>2 MR. WILLOBEE: So moved.</p> <p>3 MS. CRNOVICH: Second.</p> <p>4 CHAIRMAN CASHMAN: Can I have a roll 5 call vote, please, Bethany.</p> <p>6 MS. SALMON: Commissioner Curry?</p> <p>7 MS. CURRY: Aye.</p> <p>8 MS. SALMON: Commissioner 9 Krillenberger?</p> <p>10 MR. KRILLENBERGER: Aye.</p> <p>11 MS. SALMON: Commissioner Crnovich?</p> <p>12 MS. CRNOVICH: Aye.</p> <p>13 MS. SALMON: Commissioner Willobee?</p> <p>14 MR. WILLOBEE: Aye.</p> <p>15 MS. SALMON: Commissioner Fiascone?</p> <p>16 MS. FIASCONE: Aye.</p> <p>17 MS. SALMON: Commissioner Moore?</p> <p>18 MR. MOORE: Aye.</p> <p>19 MS. SALMON: Chairman Cashman?</p> <p>20 CHAIRMAN CASHMAN: Aye.</p> <p>21 Next for the planned development 22 concept plan. Do I have a motion to approve the</p>

<p style="text-align: center;">106</p> <p>1 concept plan with the suggestion that it be</p> <p>2 modified to age-targeted versus age-restricted?</p> <p>3 MR. KRILLENBERGER: Krillenberg so</p> <p>4 motions.</p> <p>5 CHAIRMAN CASHMAN: Do I have a second?</p> <p>6 MS. CURRY: Second.</p> <p>7 CHAIRMAN CASHMAN: Can I have a roll</p> <p>8 call, please, Bethany?</p> <p>9 MS. SALMON: Commissioner Curry?</p> <p>10 MS. CURRY: Aye.</p> <p>11 MS. SALMON: Commissioner</p> <p>12 Krillenberg?</p> <p>13 MR. KRILLENBERGER: Aye.</p> <p>14 MS. SALMON: Commissioner Crnovich?</p> <p>15 MS. CRNOVICH: Aye.</p> <p>16 MS. SALMON: Commissioner Willobee?</p> <p>17 MR. WILLOBEE: Aye.</p> <p>18 MS. SALMON: Commissioner Fiascone?</p> <p>19 MS. FIASCONE: Aye.</p> <p>20 MS. SALMON: Commissioner Moore?</p> <p>21 MR. MOORE: Aye.</p> <p>22 MS. SALMON: Chairman Cashman?</p>	<p style="text-align: center;">108</p> <p>1 MR. MOORE: Aye.</p> <p>2 MS. SALMON: Chairman Cashman?</p> <p>3 CHAIRMAN CASHMAN: Aye.</p> <p>4 And I guess the fourth would be to</p> <p>5 follow the staff's recommendation that this</p> <p>6 would be a major adjustment to the Zion Lutheran</p> <p>7 Church planned development and it would not be</p> <p>8 within substantial conformity with the approved</p> <p>9 plans.</p> <p>10 MR. WILLOBEE: So moved.</p> <p>11 CHAIRMAN CASHMAN: Is there a second?</p> <p>12 MS. CRNOVICH: Second.</p> <p>13 CHAIRMAN CASHMAN: Roll call, please,</p> <p>14 Bethany.</p> <p>15 MS. SALMON: Commissioner Curry?</p> <p>16 MS. CURRY: Aye.</p> <p>17 MS. SALMON: Commissioner</p> <p>18 Krillenberg?</p> <p>19 MR. KRILLENBERGER: Aye.</p> <p>20 MS. SALMON: Commissioner Crnovich?</p> <p>21 MS. CRNOVICH: Aye.</p> <p>22 MS. SALMON: Commissioner Willobee?</p>
<p style="text-align: center;">107</p> <p>1 CHAIRMAN CASHMAN: Aye.</p> <p>2 And then third, do I have a motion</p> <p>3 to approve the special use permit to allow the</p> <p>4 development of the Vine Street Station</p> <p>5 consisting of 12 age-targeted lifestyle housing</p> <p>6 units as submitted?</p> <p>7 MS. CRNOVICH: So moved.</p> <p>8 MR. WILLOBEE: Second.</p> <p>9 CHAIRMAN CASHMAN: Roll call vote,</p> <p>10 please, Bethany.</p> <p>11 MS. SALMON: Commissioner Curry?</p> <p>12 MS. CURRY: Aye.</p> <p>13 MS. SALMON: Commissioner</p> <p>14 Krillenberg?</p> <p>15 MR. KRILLENBERGER: Aye.</p> <p>16 MS. SALMON: Commissioner Crnovich?</p> <p>17 MS. CRNOVICH: Aye.</p> <p>18 MS. SALMON: Commissioner Willobee?</p> <p>19 MR. WILLOBEE: Aye.</p> <p>20 MS. SALMON: Commissioner Fiascone?</p> <p>21 MS. FIASCONE: Aye.</p> <p>22 MS. SALMON: Commissioner Moore?</p>	<p style="text-align: center;">109</p> <p>1 MR. WILLOBEE: Aye.</p> <p>2 MS. SALMON: Commissioner Fiascone?</p> <p>3 MS. FIASCONE: Aye.</p> <p>4 MS. SALMON: Commissioner Moore?</p> <p>5 MR. MOORE: Aye.</p> <p>6 MS. SALMON: Chairman Cashman?</p> <p>7 CHAIRMAN CASHMAN: Aye.</p> <p>8 Thank you very much. Good luck.</p> <p>9 We will see you again.</p> <p>10 MR. MITCHELL: Thank you all.</p> <p>11 CHAIRMAN CASHMAN: Do I have a motion</p> <p>12 to adjourn?</p> <p>13 MR. KRILLENBERGER: Krillenberg so</p> <p>14 moves.</p> <p>15 MS. CURRY: Second.</p> <p>16 CHAIRMAN CASHMAN: All in favor say</p> <p>17 aye.</p> <p>18 (WHICH, were all of the</p> <p>19 proceedings had, evidence</p> <p>20 offered or received in the</p> <p>21 above entitled cause.)</p> <p>22</p>

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

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

IN TESTIMONY WHEREOF I have hereunto set my hand and affix my electronic signature this 24th day of June, A.D. 2022.

A handwritten signature in cursive script, reading "Kathleen W Bono", written in black ink over a horizontal line.

KATHLEEN W. BONO

C.S.R. No. 84-1423

Notary Public, DuPage County

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Police Department

AGENDA SECTION: First Reading - ZPS
SUBJECT: Reciprocal reporting agreement with District 86
MEETING DATE: July 12, 2022
FROM: Brian King, Police Chief

Recommended Motion

Approve a Revised Intergovernmental Agreement between the Board of Education of Hinsdale Township High School District No. 86 and the Village of Hinsdale for the Reciprocal Reporting of Criminal Offenses Committed by Students.

Background

The Hinsdale Police Department and School District 86 operate within a Reciprocal Reporting System Agreement that ensures information sharing between the entities is conducted in compliance with applicable federal and state laws. District 86 recently requested that Village of Hinsdale sign a revised agreement to include a non-substantive statutory change in title of school counselor, and to update the scheduled date of next review to reflect changes in the state law. An attorney working on behalf of the Village, Jason A. Guisinger, has reviewed the document and is in agreement with the changes.

Discussion

The Agreements for the Reciprocal Reporting of Student Offenses between District No 86 and the Police Departments of the City of Darien and the Village of Hinsdale are agreements required by the School Code to facilitate the exchange of information as needed to ensure school and student safety, within the confidentiality restrictions imposed by state and federal law. The existing agreements in place between the parties are updated to reflect a non-substantive statutory change in title of school counselor and to update the scheduled date of next review. These Agreements will remain in effect until terminated by written notice of either party. The parties will review and discuss the terms of these Agreements every two years, with the first such review to occur at the end of the 2023-2024 school term.

Budget Impact

None

Village Board and/or Committee Action

n/a

Documents Attached

1. Reciprocal Reporting Agreement by and between District 86 and the Village of Hinsdale

**INTERGOVERNMENTAL AGREEMENT
BOARD OF EDUCATION OF
HINSDALE TOWNSHIP HIGH SCHOOL DISTRICT NO. 86
AND
THE VILLAGE OF HINSDALE

FOR THE
RECIPROCAL REPORTING OF CRIMINAL OFFENSES
COMMITTED BY STUDENTS**

THIS AGREEMENT is by and between the BOARD OF EDUCATION OF HINSDALE TOWNSHIP HIGH SCHOOL DISTRICT NO. 86, DUPAGE AND COOK COUNTIES, ILLINOIS (hereinafter referred to as "School District" or "District") and the VILLAGE OF HINSDALE POLICE DEPARTMENT, DUPAGE AND COOK COUNTIES, ILLINOIS (hereinafter referred to as "the Department") (collectively the "Parties").

WITNESSETH:

WHEREAS, the Department has responsibility for law enforcement within the boundaries of the School District or a portion thereof; and

WHEREAS, the School District and the Department have mutually determined that it would be in the best interest of the safety and welfare of students and employees of the School District to have a reciprocal reporting system between the School District and the Department regarding criminal offenses committed by students enrolled in the School District; and

WHEREAS, this Agreement is authorized by the Illinois Constitution of 1970 and the *Intergovernmental Cooperation Act*, 5 ILCS 220/1 *et seq.*, providing for the execution of agreements and implementation of cooperative ventures between public agencies of the State of Illinois; and

WHEREAS, Section 10-20.14 of *The School Code* mandates and authorizes that the School District's parent-teacher advisory committee develop and maintain, along with the School Board, a reciprocal reporting system between the School District and local law enforcement agencies regarding criminal offenses committed by students; and

WHEREAS, the *Family Educational Rights and Privacy Act* (20 USC 1232g(b)) provides that confidential student record information may be disclosed without parental consent to state and local officials or authorities to whom such information is specifically allowed to be reported or disclosed pursuant to State statute if (1) the allowed reporting or disclosure concerns the juvenile justice system and such system's ability to effectively serve, prior to adjudication, the student whose records are released; and (2) the officials and authorities to whom such information is disclosed certify in writing to the educational agency or institution that the information will not be disclosed to any other party except as provided under State law without the prior written consent of the parent of the student; and

WHEREAS, in furtherance of the foregoing, the *Illinois School Student Records Act* (105 ILCS 10/6(a)(6.5)) provides that confidential student record information may be disclosed without parental consent to juvenile authorities when necessary for the discharge of their official duties who request information prior to the adjudication of the student and who certify in writing that the information will not be disclosed to any other party except as provided by law or order of court; and further defines juvenile authorities, which definition includes, but is not limited to, judges, probation officers, law enforcement officers and prosecutors, and individuals authorized by court.

WHEREAS, the Parties wish to memorialize the authority and parameters of their exchanges of information and the necessary written certification pursuant to the foregoing State and federal laws.

NOW, THEREFORE, in consideration of the foregoing, as well as the mutual covenants and agreements hereinafter set forth, the School District and the Department hereby agree as follows:

1. LIAISON

The District's parent-teacher advisory committee shall designate an administrative contact person to act as a liaison between the School District and the Department for the purpose of reciprocal reporting of criminal offenses committed by students. The Department shall likewise designate an administrative contact person to act as a liaison between the Department and the School District for the purpose of reciprocal reporting of criminal offenses committed by students.

2. CRIMINAL OFFENSES/REPORTING AND RECORDS DISCLOSURE

A. The School District will release information to the Department as follows:

- 1) The School District shall report to the Department specific conduct of students when required by law, including, but not limited to, possession of firearms on school property (105 ILCS 5/10-27.1A), battery of a staff member (105 ILCS 5/10-21.7), or defined drug incidents on school property (105 ILCS 127/).
- 2) Whenever the School District receives information that a student may have committed a criminal offense on school grounds, off school grounds, at a school sponsored activity, or against school personnel, the School District liaison may notify the Department liaison, subject to any limitations imposed by law.
- 3) The School District may release student record information to the Department in an emergency when necessary to protect the health or safety of the student or other individuals.

To the extent information reported by the School District to the Department constitutes a student record or is derived from a school student record, the School District will provide prior written notice to the student's parents, or the student if

applicable, when required by law.

B. The Department will release information as follows:

Whenever the Department receives information that a student may have committed a criminal offense, as limited by Section 2.E and 2.F of this Agreement, if applicable, the Department liaison shall notify the School District liaison. In addition, the Department shall notify the School District liaison if the Department or an officer believes that there is an imminent threat of physical harm to students, school personnel or others who are present in the school or on school grounds.

C. Information reported pursuant to this Agreement shall include information pertaining to activity or suspected activity which would jeopardize the safe, orderly and violence-free environment of a school, including any criminal or gang-related activity.

D. Upon request of the School District, the Department shall provide access to the criminal records of students, subject to the limitations in Section 2.E of this Agreement, if applicable.

E. The Department's provision of and the School District's access to the Department's records relating to a minor who has been arrested before his or her 18th birthday, for purposes of inspection and copying of said records, shall be limited to situations in which the Department believes that there is an imminent threat of physical harm to students, school personnel, or others who are present in the school or on school grounds, and the records shall pertain to minors enrolled in the School District who have been arrested or taken into custody for any of the following offenses:

- (i) any violation of Article 24 of the Criminal Code of 1961 or the Criminal Code of 2012 (i.e., weapons violations);
- (ii) a violation of the Illinois Controlled Substances Act;
- (iii) a violation of the Cannabis Control Act;
- (iv) a forcible felony as defined in Section 2-8 of the Criminal Code of 1961 or the Criminal Code of 2012 (e.g., murder, criminal sexual assault, robbery, burglary, arson, kidnapping, aggravated battery and any other felony that involves the use or threat of physical force or violence);
- (v) a violation of the Methamphetamine Control and Community Protection Act;
- (vi) a violation of Section 1-2 (harassment through electronic communications) of the Harassing and Obscene Communications Act;
- (vii) a violation of the Hazing Act (recategorized and renumbered as Section

12C-50 of the *Criminal Code*); or

- (viii) a violation of Section 12-1 (assault), 12-2 (aggravated assault), 12-3 (battery), 12-3.05 (aggravated battery), 12-3.1 (battery of an unborn child; aggravated battery of an unborn child), 12-3.2 (domestic battery), 12-3.4 (violation of an order of protection), 12-3.5 (interfering with the reporting of domestic violence), 12-5 (reckless conduct), 12-7.3 (stalking), 12-7.4 (aggravated stalking), 12-7.5 (cyberstalking), 25-1 (mob action), or 25-5 (unlawful contact with streetgang members) of the Criminal Code of 1961 or the Criminal Code of 2012.

The information derived from the law enforcement records shall be kept separate from and shall not become a part of the official school record of that child and shall not be a public record. The information shall be used solely by the appropriate school official or officials whom the school has determined to have a legitimate educational or safety interest to aid in the proper rehabilitation of the child and to protect the safety of students and employees in the school. If the designated law enforcement and school officials deem it to be in the best interest of the minor, the student may be referred to in-school or community based social services if those services are available. "Rehabilitation services" may include interventions by school support personnel, evaluation for eligibility for special education, referrals to community-based agencies such as youth services, behavioral healthcare service providers, drug and alcohol prevention or treatment programs, and other interventions as deemed appropriate for the student.

- F. Except as provided in 2.E. and 2.H, the Department's provision of and the School District's access to the Department's information relating to a minor who is the subject of a current police investigation that is directly related to school safety shall consist of oral information only, and not written law enforcement records, and shall be used solely by the appropriate school official or officials to protect the safety of students and employees in the school and aid in the proper rehabilitation of the child. The information derived orally from the local law enforcement officials shall be kept separate from and shall not become a part of the official school record of the child and shall not be a public record. For purposes of this paragraph, "investigation" means an official systematic inquiry by the Department or any other law enforcement agency into actual or suspected criminal activity.

The limitations of this paragraph and paragraph 2.E shall be expanded or further restricted in accordance with any subsequent amendments to the *Juvenile Court Act of 1987* (705 ILCS 405/1-7, 5-905) or other laws.

- G. Pursuant to 705 ILCS 405/5-901(1)(b)(v), court files of juvenile delinquency proceedings, redacted to remove any information identifying the victim or alleged victim of any sex offense, will be disclosed to the School District if the District provides educational, medical or mental health services to the juvenile and disclosure is necessary for the discharge of the District's official duties.
- H. Notwithstanding the restrictions in Section 2.E above on the provision of and

access to the Department's records, in accordance with Section 22-20 of *The School Code* (105 ILCS 5/22-20), the Department shall report to the Principal or School District liaison, if identified as designee for the School District's principals, whenever a child enrolled therein is detained for proceedings under the *Juvenile Court Act of 1987*, as heretofore and hereafter amended, or for any criminal offense or any violation of a municipal ordinance. The report shall include the basis for detaining the child, circumstances surrounding the events which led to the child's detention, and status of proceedings. The report shall be updated as appropriate to notify the Principal School District liaison of developments and the disposition of the matter. The information transmitted to the School District pursuant to this paragraph shall be kept separate from and shall not become a part of the official school record of such child and shall not be a public record. Such information shall be used solely by the appropriate school official or officials whom the School District has determined to have a legitimate educational or safety interest to aid in the proper rehabilitation of the child and to protect the safety of the students and employees in the school.

- I. The Department's duty to disclose information and documents to the School District pursuant to the law and this Agreement shall be separate from and in addition to the duty of the State's Attorney to provide information to the School District pursuant to Section 5-901 of the *Juvenile Court Act of 1987* (705 ILCS 405/5-901) regarding adjudications of delinquency.
- J. Pursuant to the *Juvenile Court Act of 1987* (705 ILCS 405/5-901), following any adjudication of delinquency for a crime which would be a felony if committed by an adult, or following any adjudication of delinquency for a violation of Section 24-1, 24-3, 24-3.1, or 24-5 of the Criminal Code of 1961 or the Criminal Code of 2012, the State's Attorney shall ascertain whether the minor respondent is enrolled in school in the District and, if so, shall provide a copy of the sentencing order to the principal of the school. Access to such juvenile records shall be limited to the principal of the school and any school counselor designated by him or her.
- K. Nothing contained in this Agreement is intended to prevent the sharing or disclosure of information or records relating or pertaining to juveniles subject to the provisions of the Serious Habitual Offender Comprehensive Action Program when that information is used to assist in the early identification and treatment of habitual juvenile offenders and such sharing is otherwise allowed by law.
- L. In accordance with the *Law Enforcement Officer-Worn Body Camera Act* (50 ILCS 701/10-1 et seq.) and other applicable federal and Illinois law, if the Village commences usage of officer-worn body cameras, the Village shall provide to the District a copy of the Police Department's written policy regarding the use of body cameras adopted in accordance with the foregoing Act, including, but not limited to, the Police Department's policy for when the cameras will be turned on while an officer is on duty in the schools and the expectations of privacy of the District's students, invitees, and employees, and the District and Village shall determine appropriate procedures for flagging recordings related to incidents in the schools for retention by the Village and for access by the District as otherwise allowed by law.

3. **CONFIDENTIALITY**

Any and all information received by the School District as a result of this Agreement shall be kept confidential by the School District as and to the extent required by law. In accordance with the *Illinois School Student Records Act* (ISSRA) and the regulations implementing the federal *Family Educational Rights and Privacy Act* (34 C.F.R. 99) (FERPA), any and all information constituting student records or education records under those laws that is received by the Department as a result of this Agreement shall be kept confidential by the Department and shall not be disclosed by the Department to another party, except as provided under state and federal law, without the prior written consent of the parent of the student (or consent of the student if he or she has assumed rights under the law). This representation shall be deemed to constitute the written certification by the Department, as required by ISSRA and FERPA, to acknowledge and agree to the Department's ongoing compliance with the confidentiality requirements related to receipt of student record information pursuant to this Agreement.

4. **TERM**

The parties to this Agreement understand and agree that this Agreement shall commence the day and year on which the Agreement is signed by all parties. This Agreement shall remain in effect from year-to-year thereafter, as may be modified pursuant to Section 6 of this Agreement, until terminated by written notice of either party. The Parties shall review and discuss the terms of this Agreement every two years, with the first such review to occur at the end of the 2023-2024 school term.

5. **NOTIFICATION**

- A. Any and all notices required hereunder to be sent to the School District shall be served in writing to the following address:

Office of the Superintendent
Hinsdale Township High School District No. 86
5500 S. Grant Street
Hinsdale, IL 60521

Service shall be made by the United States certified mail, postage prepaid, return receipt requested, or by personal delivery of any such notice delivered to an employee of the School District at its District administration office during the regular business hours of said office.

Any and all notices required hereunder to be sent to the Department shall be served in writing to the following address:

To the Village:
Hinsdale Police Department
121 Symonds Drive
Hinsdale, IL 60521
Attn: Chief of Police

Service shall be made by the United States certified mail, postage prepaid, return receipt requested, or by personal delivery of any such notice delivered to an employee of the Department at its administration office during the regular business hours of said office.

6. **MODIFICATION**

The agreements, covenants, terms and conditions herein contained may be modified only through written mutual consent of the parties hereto.

7. **ASSIGNMENT**

Neither party may assign, transfer or otherwise convey its rights or obligations under this Agreement without the prior written consent of the other party.

IN WITNESS WHEREOF, the parties have entered into this Agreement as of the day and year the Agreement is fully executed by both Parties.

**BOARD OF EDUCATION
HINSDALE TOWNSHIP HIGH
SCHOOL DISTRICT NO. 86
DUPAGE AND COOK COUNTIES,
ILLINOIS**

By: _____
 Its President

Date: _____

Attest: _____
 Secretary

**HINSDALE POLICE DEPARTMENT

DUPAGE AND COOK COUNTIES,
ILLINOIS**

By: _____

Date: _____

Attest: _____

REQUEST FOR BOARD ACTION
Finance

AGENDA SECTION: Consent – ACA
SUBJECT: Accounts Payable-Warrant #1761
MEETING DATE: July 12, 2022
FROM: Alison Brothen, Acting Finance Director

Recommended Motion

Approve payment of the accounts payable for the period of June 9, 2022 through July 6, 2022 in the aggregate amount of \$1,653,015.02 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 #1761 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

Warrant Register #1761

VILLAGE OF HINSDALE

ACCOUNTS PAYABLE WARRANT REGISTER #1761

FOR PERIOD June 9, 2022 through July 6, 2022

The attached Warrant Summary by Fund and Warrant Register listing TOTAL DISBURSEMENTS FOR ALL FUNDS of \$1,653,015.02 reviewed and approved by the below named officials.

APPROVED BY _____ **DATE** _____
ACTING VILLAGE TREASURER/FINANCE DIRECTOR

APPROVED BY _____ **DATE** _____
VILLAGE MANAGER

APPROVED BY _____ **DATE** _____
VILLAGE TRUSTEE

Village of Hinsdale
#1761
Summary By Fund

Recap By Fund	Fund	Regular Checks	ACH/Wire Transfers	Total
General Fund	100	1,012,180.50	-	1,012,180.50
2018 GO Bond Fund	308	475.00		475.00
Capital Project Fund	400	2,673.48	-	2,673.48
Water & Sewer Operations	600	26,098.60	-	26,098.60
W/S 2014 Bond Fund	632	475.00	-	475.00
Escrow Funds	720	240,170.50	-	240,170.50
Payroll Revolving Fund	740	10,917.45	360,024.49	370,941.94
Total		1,292,990.53	360,024.49	1,653,015.02

Village of Hinsdale
Schedule of Bank Wire Transfers and ACH Payments
1761

Payee Date	Description	Vendor Invoice	Invoice Amount
Electronic Federal Tax Payment Systems			
6/10/2022	Village Payroll #12 - Calendar 2022	FWH/FICA/Medicare	694.93
6/10/2022	Village Payroll #12 - Calendar 2022	FWH/FICA/Medicare	\$ 98,061.63
6/24/2022	Village Payroll #13 - Calendar 2022	FWH/FICA/Medicare	\$ 107,301.44
Illinois Department of Revenue			
6/10/2022	Village Payroll #12 - Calendar 2022	State Tax Withholding	\$ 132.41
6/10/2022	Village Payroll #12 - Calendar 2022	State Tax Withholding	\$ 20,431.26
6/24/2022	Village Payroll #13 - Calendar 2022	State Tax Withholding	\$ 22,500.20
ICMA - 457 Plans			
6/10/2022	Village Payroll #12 - Calendar 2022	Employee Withholding	\$ 22,260.68
6/24/2022	Village Payroll #13 - Calendar 2022	Employee Withholding	\$ 22,045.86
HSA PLAN CONTRIBUTION			
6/10/2022	Village Payroll #12 - Calendar 2022	Employer/Employee Withholding	\$ 1,610.42
6/24/2022	Village Payroll #13 - Calendar 2022	Employer/Employee Withholding	\$ 1,873.75
Intergovernmental Personnel Benefit Cooperative		Employee Insurance	\$ -
Illinois Municipal Retirement Fund		Employer/Employee	\$ 63,806.84
Total Bank Wire Transfers and ACH Payments			<u><u>\$ 360,024.49</u></u>



Warrant Register 1761

Invoice	Description	Invoice/Amount
AFLAC-FLEXONE		
18442	Payroll Run 1 - Warrant PR2212	764.57
	Check Date 6/14/2022 Total For Check # 112910	764.57
ILLINOIS FRATERNAL ORDER		
18440	Payroll Run 1 - Warrant PR2212	816.00
	Check Date 6/14/2022 Total For Check # 112911	816.00
NATIONWIDE RETIREMENT SOL		
18441	Payroll Run 1 - Warrant PR2212	525.00
	Check Date 6/14/2022 Total For Check # 112912	525.00
NATIONWIDE TRUST CO FSB		
18443	Payroll Run 1 - Warrant PR2212	3,414.44
	Check Date 6/14/2022 Total For Check # 112913	3,414.44
NCPERS GRP LIFE INS#3105		
18439	Payroll Run 1 - Warrant PR2212	208.00
	Check Date 6/14/2022 Total For Check # 112914	208.00
STATE DISBURSEMENT UNIT		
18444	Payroll Run 1 - Warrant PR2212	230.77
	Check Date 6/14/2022 Total For Check # 112915	230.77
AT&T MOBILITY		
287305163488-MAY22	PHONE CHARGES 4/26-5/25/22	310.31
287305163488-MAY22	PHONE CHARGES 4/26-5/25/22	754.94
287305163488-MAY22	PHONE CHARGES 4/26-5/25/22	414.31
287305163488-MAY22	PHONE CHARGES 4/26-5/25/22	42.07
287305163654-MAY22	PHONE CHARGES-PUB WKS 4/26-5/25/22	210.35
287305163654-MAY22	PHONE CHARGES-PUB WKS 4/26-5/25/22	84.14
287305163654-MAY22	PHONE CHARGES-PUB WKS 4/26-5/25/22	42.07
287305163654-MAY22	PHONE CHARGES-PUB WKS 4/26-5/25/22	73.21
287305163654-MAY22	PHONE CHARGES-PUB WKS 4/26-5/25/22	210.35
287305163654-MAY22	PHONE CHARGES-PUB WKS 4/26-5/25/22	84.14
287305163654-MAY22	PHONE CHARGES-PUB WKS 4/26-5/25/22	168.28



Warrant Register 1761

Invoice	Description	Invoice/Amount
287305163654-MAY22	PHONE CHARGES-PUB WKS 4/26-5/25/22	84.14
	Check Date 6/21/2022 Total For Check # 112916	2,478.31
BLOOM, BRADLEY		
286672150	WATER/COFFEE	326.88
	Check Date 6/21/2022 Total For Check # 112917	326.88
COMCAST		
8771201110036767	VILLAGE HALL 6/5-7/4/22	263.85
8771201110036781	POLICE/FIRE 6/5-7/4/22	82.95
8771201110036781	POLICE/FIRE 6/5-7/4/22	82.95
8771201110036807	KLM 6/5-7/4/22	111.85
8771201110037136	POOL 6/4-7/3/22	164.80
8771201110036815	WATER 4/5-5/4/22	174.80
8771201110036815	WATER 5/5-6/4/22	174.80
8771201110036815	WATER 6/5-7/4/22	174.80
8771201110009242	POLICE/FIRE 6/16-7/15/22	77.68
8771201110009242	POLICE/FIRE 6/16-7/15/22	77.68
	Check Date 6/21/2022 Total For Check # 112918	1,386.16
MICRO CENTER A/R		
5710605	BACKUP BATTERY	119.99
	Check Date 6/21/2022 Total For Check # 112919	119.99
ANDERSON, SPENCER		
061022	REIMB NET ACH RETURN 6/10 CHECK	95.05
	Check Date 6/21/2022 Total For Check # 112920	95.05
CORTESI, AVA		
061022	REIMB NET ACH RETURN 6/10 CHECK	127.82
	Check Date 6/21/2022 Total For Check # 112921	127.82
REPUBLIC SERVICES #551		
3-0551-3003207	YARD WASTE STICKERS	3,550.00
	Check Date 6/21/2022 Total For Check # 112922	3,550.00
THE GREAT BIODINI		
061622	LUNCH ON THE LAWN PERFORMER	425.00
	Check Date 6/21/2022 Total For Check # 112923	425.00
TRANE		
12183223	KLM FILTERS	88.20
	Check Date 6/21/2022 Total For Check # 112924	88.20



Warrant Register 1761

Invoice	Description	Invoice/Amount
BMO HARRIS BANK N.A. PYMT		
MAY2022	MISC CHARGES MAY2022	43.08
MAY2022	MISC CHARGES MAY2022	7.63
MAY2022	MISC CHARGES MAY2022	114.78
MAY2022	MISC CHARGES MAY2022	190.00
MAY2022	MISC CHARGES MAY2022	285.00
MAY2022	MISC CHARGES MAY2022	190.00
MAY2022	MISC CHARGES MAY2022	50.00
MAY2022	MISC CHARGES MAY2022	347.97
MAY2022	MISC CHARGES MAY2022	384.00
MAY2022	MISC CHARGES MAY2022	72.00
MAY2022	MISC CHARGES MAY2022	6.95
MAY2022	MISC CHARGES MAY2022	167.84
MAY2022	MISC CHARGES MAY2022	30.00
MAY2022	MISC CHARGES MAY2022	1,599.53
MAY2022	MISC CHARGES MAY2022	192.00
MAY2022	MISC CHARGES MAY2022	307.06
MAY2022	MISC CHARGES MAY2022	139.38
MAY2022	MISC CHARGES MAY2022	250.00
MAY2022	MISC CHARGES MAY2022	62.69
MAY2022	MISC CHARGES MAY2022	50.00
MAY2022	MISC CHARGES MAY2022	244.20
MAY2022	MISC CHARGES MAY2022	22.34
MAY2022	MISC CHARGES MAY2022	3.55
MAY2022	MISC CHARGES MAY2022	27.07
MAY2022	MISC CHARGES MAY2022	250.00
MAY2022	MISC CHARGES MAY2022	190.00
MAY2022	MISC CHARGES MAY2022	150.00
MAY2022	MISC CHARGES MAY2022	2.12
MAY2022	MISC CHARGES MAY2022	2.12
MAY2022	MISC CHARGES MAY2022	0.99
MAY2022	MISC CHARGES MAY2022	18.00
MAY2022	MISC CHARGES MAY2022	128.00
MAY2022	MISC CHARGES MAY2022	18.00
MAY2022	MISC CHARGES MAY2022	240.76
MAY2022	MISC CHARGES MAY2022	124.99
MAY2022	MISC CHARGES MAY2022	15.00
MAY2022	MISC CHARGES MAY2022	15.96



Warrant Register 1761

Invoice	Description	Invoice/Amount
MAY2022	MISC CHARGES MAY2022	229.00
MAY2022	MISC CHARGES MAY2022	0.99
MAY2022	MISC CHARGES MAY2022	38.99
MAY2022	MISC CHARGES MAY2022	10.58
MAY2022	MISC CHARGES MAY2022	20.00
MAY2022	MISC CHARGES MAY2022	42.72
MAY2022	MISC CHARGES MAY2022	134.67
MAY2022	MISC CHARGES MAY2022	24.85
MAY2022	MISC CHARGES MAY2022	179.98
MAY2022	MISC CHARGES MAY2022	70.14
MAY2022	MISC CHARGES MAY2022	36.20
MAY2022	MISC CHARGES MAY2022	170.68
MAY2022	MISC CHARGES MAY2022	189.78
MAY2022	MISC CHARGES MAY2022	26.64
MAY2022	MISC CHARGES MAY2022	189.80
MAY2022	MISC CHARGES MAY2022	41.00
MAY2022	MISC CHARGES MAY2022	584.70
MAY2022	MISC CHARGES MAY2022	9.99
MAY2022	MISC CHARGES MAY2022	41.00
MAY2022	MISC CHARGES MAY2022	20.00
MAY2022	MISC CHARGES MAY2022	84.71
MAY2022	MISC CHARGES MAY2022	-47.04
MAY2022	MISC CHARGES MAY2022	7.55
MAY2022	MISC CHARGES MAY2022	70.49
MAY2022	MISC CHARGES MAY2022	2.15
MAY2022	MISC CHARGES MAY2022	-4.85
MAY2022	MISC CHARGES MAY2022	4.85
MAY2022	MISC CHARGES MAY2022	3.77
MAY2022	MISC CHARGES MAY2022	40.90
MAY2022	MISC CHARGES MAY2022	5.39
MAY2022	MISC CHARGES MAY2022	43.00
MAY2022	MISC CHARGES MAY2022	58.00
MAY2022	MISC CHARGES MAY2022	140.00
MAY2022	MISC CHARGES MAY2022	0.99
MAY2022	MISC CHARGES MAY2022	100.00
	Check Date 6/21/2022 Total For Check # 112925	8,514.63



Warrant Register 1761

Invoice	Description	Invoice/Amount
AFLAC-FLEXONE		
18704	Payroll Run 1 - Warrant PR2213	764.57
	Check Date 6/29/2022 Total For Check # 112926	764.57
NATIONWIDE RETIREMENT SOL		
18703	Payroll Run 1 - Warrant PR2213	525.00
	Check Date 6/29/2022 Total For Check # 112927	525.00
NATIONWIDE TRUST CO FSB		
18705	Payroll Run 1 - Warrant PR2213	3,438.33
	Check Date 6/29/2022 Total For Check # 112928	3,438.33
STATE DISBURSEMENT UNIT		
18706	Payroll Run 1 - Warrant PR2213	230.77
	Check Date 6/29/2022 Total For Check # 112929	230.77
AMERICAN EXPRESS		
8-03003-061022	MISC CHARGES JUNE22	25.00
8-03003-061022	MISC CHARGES JUNE22	-0.57
	Check Date 6/29/2022 Total For Check # 112930	24.43
AT & T		
63032338639258	VEECK PARK-WP 6/14-7/12/22	508.11
	Check Date 6/29/2022 Total For Check # 112931	508.11
PEERLESS NETWORK, INC		
532974	PHONE CHARGES 6/15-7/14/22	50.45
532974	PHONE CHARGES 6/15-7/14/22	252.67
532974	PHONE CHARGES 6/15-7/14/22	311.41
532974	PHONE CHARGES 6/15-7/14/22	200.21
532974	PHONE CHARGES 6/15-7/14/22	232.14
532974	PHONE CHARGES 6/15-7/14/22	198.40
	Check Date 6/29/2022 Total For Check # 112932	1,245.28
TOSHIBA FINANCIAL SERVICE		
474743309	COPIER LEASE COM DEV/PARKS 6/6-7/6/22	192.50
474743309	COPIER LEASE COM DEV/PARKS 6/6-7/6/22	82.50
468389143	COPIER LEASE PD 3/18-4/18/22	275.00
470795824	COPIER LEASE PD 4/18-5/18/22	275.00
473224525	COPIER LEASE PD 5/18-6/18/22	275.00
475635835	COPIER LEASE PD 6/18-7/18/22	275.00
	Check Date 6/29/2022 Total For Check # 112933	1,375.00



Warrant Register 1761

Invoice	Description	Invoice/Amount
5 STAR SOCCER CAMPS, INC		
61722	PROGRAM FEES FOR JUNE CAMP	4,300.00
	Check Date 7/6/2022 Total For Check # 112934	4,300.00
AEP ENERGY		
3013129848-JUNE22	53 VILLAGE PL-5/19-6/16/22	407.22
3014421204-JUNE22	19 E CHGO-TRANSFORMER 5/18-6/17/22	1,013.04
3014421192-JUNE22	908 ELM ST-5/18-6/17/22	26.42
3013129837-JUN22	2 E N STOUGH/STREET LIGHT 5/20-6/22/22	6,998.54
	Check Date 7/6/2022 Total For Check # 112935	8,445.22
AMALGAMATED BK OF CHICAGO		
TRUST #1856823009	ADMIN FEE SERIES 2018A BOND 6/1/22-5/31/23	475.00
	Check Date 7/6/2022 Total For Check # 112936	475.00
AMALGAMATED BK OF CHICAGO		
TRUST #1855421007	ADMIN FEE SERIES 2014A BOND 4/1/22-3/31/23	475.00
	Check Date 7/6/2022 Total For Check # 112937	475.00
APEX LANDSCAPING INC		
1005585	2022 LANDSCAPE MAINTENANCE CONTRACT VOB 4/12/22	581.00
1005585	2022 LANDSCAPE MAINTENANCE CONTRACT VOB 4/12/22	4,149.00
1005585	2022 LANDSCAPE MAINTENANCE CONTRACT VOB 4/12/22	18,161.00
92091	SOIL RESTORATION	400.00
	Check Date 7/6/2022 Total For Check # 112938	23,291.00
APWA ASSOCIATION		
688933	ANNUAL APWA MEMBERSHIP-PELUSO	222.00
	Check Date 7/6/2022 Total For Check # 112939	222.00
AUGUSTUS LABS LLC		
574	COVID COLLECTION 6/8/22	100.00
	Check Date 7/6/2022 Total For Check # 112940	100.00
AUTOMATED COMPANIES		
31268	AWARD PLAQUE	131.16
	Check Date 7/6/2022 Total For Check # 112941	131.16



Warrant Register 1761

Invoice	Description	Invoice/Amount
BACKGROUNDS ONLINE		
540817	BACKGROUND CHECKS	271.80
538721	BACKGROUND CHECKS	67.95
	Check Date 7/6/2022 Total For Check # 112942	339.75
BEACON SSI INCORPORATED		
100948	MONTHLY TANK INSPECT	125.00
	Check Date 7/6/2022 Total For Check # 112943	125.00
BOHLMANN INC		
B14585	PLANTER BOXES VOB 4/12/22	54,970.36
	Check Date 7/6/2022 Total For Check # 112944	54,970.36
BRIDGEPAY NETWORK SOLUTIONS		
10214	MAY22 TRANSACTIONS	33.30
	Check Date 7/6/2022 Total For Check # 112945	33.30
C.A. BENSON & ASSOCIATES		
060822	UNIMPROVED ROW ADJOINING	450.00
	Check Date 7/6/2022 Total For Check # 112946	450.00
CHICAGO METRO ASA		
001	SOFTBALL LEAGUE REGISTRATION	250.00
	Check Date 7/6/2022 Total For Check # 112947	250.00
CINTAS CORPORATION 769		
5110821170	RESTOCK MEDICAL CABINET	72.16
5110821170	RESTOCK MEDICAL CABINET	72.16
5110875729	EYE WASH STATIONS	566.93
5110821118	MEDICAL CABINET RESTOCK	95.09
5111797270	PUB SVC FIRST AID CABINET	214.90
5111797291	WATER DEPT FIRST AID CABINET	69.36
	Check Date 7/6/2022 Total For Check # 112948	1,090.60
CLARENDON COURIER, INC		
2449	HEALTH WELLNESS WEEK AD (1)	297.00
	Check Date 7/6/2022 Total For Check # 112949	297.00
CLARK HILL PLC		
1214502	LEGAL SERVICES THRU 5/31/22	213.00
	Check Date 7/6/2022 Total For Check # 112950	213.00
CLARKE ENVIRONMENT		
001024966	2022 MOSQUITO ABATEMENT VOB 4/12/22	13,874.00
	Check Date 7/6/2022 Total For Check # 112951	13,874.00



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Invoice	Description	Invoice/Amount
CLEANSWEEP		
PS453483	STREET SWEEPING	999.39
	Check Date 7/6/2022 Total For Check # 112952	999.39
COMED		
0015093062	57TH STREET	130.21
0075151076	ELEANOR PARK	315.08
0203017056	WARMING HOUSE/PADDLE HUT	214.32
0203065105	CHESTNUT PARKING	31.00
0395122068	STREET LIGHTS	32.98
0417073048	314 SYMONDS DR	227.97
0427019145	CAMERA	31.52
0471095066	FOUNTAIN	188.20
0499147045	BURLINGTON PARK	33.61
0651102260	PD CAMERA-701 E CHGO	31.80
0825110049	PD CAMERA	29.95
1993023010	RADIO EQUIPMENT FD	88.94
2378029015	WASHINGTON	29.40
2425068008	VEECK PARK	462.71
2771151012	PD CAMERA	28.18
3454039030	VEECK PARK-WP	408.27
6583006139	BURLINGTON PARK	64.97
7011378007	PIERCE PARK	1,174.65
7011481018	WALNUT STREET	33.53
7093551008	KLM LODGE 80/20	1,110.46
7093551008	KLM LODGE 80/20	277.62
8521083007	ROBBINS PARK	188.90
8521342001	TRAIN STATION	102.34
8605174005	BROOK PARK	77.86
8605437007	POOL	2,915.02
8521400008	WATER PLANT	36.34
	Check Date 7/6/2022 Total For Check # 112953	8,265.83
COMED		
0381057101	CLOCK TOWER	23.34
0639032045	ROBBINS PARK	24.44
0697168013	STREET LIGHTS	21.48
1107024145	LANDSCAPE LIGHTS 650	24.47
1507053046	PD CAMERA	28.01



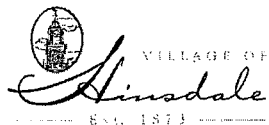
Warrant Register 1761

Invoice	Description	Invoice/Amount
2195166237	PD CAMERA	28.01
7011157008	NS CBQ RR	26.44
8689206002	ELEANOR PARK	27.26
8689480008	STOUGH PARK	19.00
8689640004	BURNS FIELD	23.40
7261620005	SAFETY TOWN	20.06
	Check Date 7/6/2022 Total For Check # 112954	265.91
COMED-6112		
1653148069	TRAFFIC SIGNALS-4/28-5/27/22	27.50
	Check Date 7/6/2022 Total For Check # 112955	27.50
CONSTELLATION NEWENERGY		
3491369	GAS BILLS 5/1-5/31/22	244.46
3491369	GAS BILLS 5/1-5/31/22	244.46
3491369	GAS BILLS 5/1-5/31/22	437.81
3491369	GAS BILLS 5/1-5/31/22	466.20
3491369	GAS BILLS 5/1-5/31/22	1,057.74
3491369	GAS BILLS 5/1-5/31/22	370.84
	Check Date 7/6/2022 Total For Check # 112956	2,821.51
CUMMINS INC		
F2-28812	VEECK GENERATOR RENTAL	12,025.09
	Check Date 7/6/2022 Total For Check # 112957	12,025.09
DETECTION SYSTEMS &		
W4862	SMOKE DETECTOR REPLACEMENT	458.00
W4861	HEAT DETECTOR REPLACEMENT	239.00
	Check Date 7/6/2022 Total For Check # 112958	697.00
DUDEK, RYAN		
060222	TUITION REIMBURSE	1,692.57
	Check Date 7/6/2022 Total For Check # 112959	1,692.57
DUMEG		
FY23	FY23 CONTRIBUTIONS- DUMEG	13,000.00
	Check Date 7/6/2022 Total For Check # 112960	13,000.00
DUPAGE MAYORS & MANAGERS		
11460A	2022 ANNUAL DINNER-GARGANO	75.00
	Check Date 7/6/2022 Total For Check # 112961	75.00
DUPAGE RIVER/SALT CREEK		
440	ANNUAL DUES FY2022-23	686.00
	Check Date 7/6/2022 Total For Check # 112962	686.00



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Invoice	Description	Invoice/Amount
EAST AVE LACROSSE		
HINSDALEPDSPRIN G22	2ND HALF HERD LACROSSE PROGRAM FEES - SPRING	11,282.37
	Check Date 7/6/2022 Total For Check # 112963	11,282.37
ETP LABS, INC		
22-135912	BACTERIA SAMPLES	288.00
	Check Date 7/6/2022 Total For Check # 112964	288.00
FACTORY MOTOR PARTS CO		
50-3915288	CYL HEAD COOLANT SENSOR #97	24.08
60-334110	INTAKE MANIFOLD/PLUG BOOTS #97	270.04
	Check Date 7/6/2022 Total For Check # 112965	294.12
FEDEX		
7-781-45482	AMALGAMATED BK-BRONGE	35.80
	Check Date 7/6/2022 Total For Check # 112966	35.80
FIRESTONE STORES		
140899	NEW TIRES X 4 SQUAD 41	598.00
141092	TIRE REPAIR- #40	19.99
	Check Date 7/6/2022 Total For Check # 112967	617.99
FITZGERALD LIGHTING & MAINTENANCE CO		
36388	VEECK ATHLETIC LIGHT MAINTENANCE	2,521.00
	Check Date 7/6/2022 Total For Check # 112968	2,521.00
FLEET PRIDE INC		
98913774	1715 AC PARTS	229.39
	Check Date 7/6/2022 Total For Check # 112969	229.39
FLEET SAFETY SUPPLY		
79303	E84 PARTS	720.51
	Check Date 7/6/2022 Total For Check # 112970	720.51
FREEWAY FORD TRUCK SALES		
557604	M84 PARTS	45.17
	Check Date 7/6/2022 Total For Check # 112971	45.17
FULLERS HOME & HARDWARE		
MAY2022	MISC HARDWARE-MAY2022	6.29
MAY2022	MISC HARDWARE-MAY2022	59.69
MAY2022	MISC HARDWARE-MAY2022	17.09
MAY2022	MISC HARDWARE-MAY2022	33.81
MAY2022	MISC HARDWARE-MAY2022	45.68



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Invoice	Description	Invoice/Amount
MAY2022	MISC HARDWARE-MAY2022	26.62
MAY2022	MISC HARDWARE-MAY2022	15.09
MAY2022	MISC HARDWARE-MAY2022	16.19
	Check Date 7/6/2022 Total For Check # 112972	220.46
FULLERS SERVICE CENTER IN		
MAY 2022	PD CAR WASH- MAY 2022	152.00
MP1128-IL(103)	TIRE REPAIR - SQUAD 41	35.00
	Check Date 7/6/2022 Total For Check # 112973	187.00
GALLS		
021346434	UNIFORM ALLOW	114.98
021368013	UNIFORM ALLOW	127.09
	Check Date 7/6/2022 Total For Check # 112974	242.07
GIULIANOS PIZZA		
061422	BOT DINNER	154.30
	Check Date 7/6/2022 Total For Check # 112975	154.30
GRAINGER, INC.		
9331013046	WATER COOLER FILTER	87.94
9331013046	WATER COOLER FILTER	87.94
	Check Date 7/6/2022 Total For Check # 112976	175.88
GREEN GRASS, INC		
26334	CONT BD-424 GLENDALE AVE #26334	500.00
26870	CONT BD-436 S MONROE #26870	1,000.00
	Check Date 7/6/2022 Total For Check # 112977	1,500.00
HAWKINS, INC.		
6186888	VEECK CSO CHEMICAL	1,113.71
	Check Date 7/6/2022 Total For Check # 112978	1,113.71
HILDEBRAND SPORTING GOODS		
41480	2 PLATES WITH NAMES	36.00
	Check Date 7/6/2022 Total For Check # 112979	36.00
HINSDALE MEADOWS LLC		
27062	CONT BD-5573 BARTON LN-TEMP CO BOND #27062	34,207.50
27131	CONT BD-5567 BARTON LN-TEMP #27131	34,194.00
27172	CONT BD-543 HANNAH LN-TEMP #27172	31,417.00
	Check Date 7/6/2022 Total For Check # 112980	99,818.50
HUFF & HUFF INC		
0837114	CSO EVENT MONITORING-24 MONTH	2,673.48
	Check Date 7/6/2022 Total For Check # 112981	2,673.48



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Invoice	Description	Invoice/Amount
HUGHES ENVIRONMENTAL CONSULTING INC		
118	VEECK CSO OPERATOR MONTHLY FEE-MAY22	400.00
	Check Date 7/6/2022 Total For Check # 112982	400.00
IALEIA		
24525	MEMBERSHIP DUES	50.00
	Check Date 7/6/2022 Total For Check # 112983	50.00
ILLINOIS SHOTOKAN KARATE		
737	KARATE FEES SPRING	2,940.00
827	KARATE FEES SUMMER	2,291.20
	Check Date 7/6/2022 Total For Check # 112984	5,231.20
INDUSTRIAL ELECTRIC SUPPLY		
S100012100.001	REPLACE BATTERY BURGLAR ALARM	21.96
	Check Date 7/6/2022 Total For Check # 112985	21.96
INTERNATIONAL CODE COUNCIL		
3336333	ICC ANNUAL DUES	145.00
	Check Date 7/6/2022 Total For Check # 112986	145.00
INTERSTATE BATTERY SYSTEM		
10075639	BATTERY-UNIT #69	119.00
	Check Date 7/6/2022 Total For Check # 112987	119.00
ITOA		
02578	12 GAUGE LESS LEATHAL INST. COURSE	335.00
	Check Date 7/6/2022 Total For Check # 112988	335.00
J JORDAN HOMES		
25644	STMWR BD-402 S WASHINGTON #25644	10,312.00
26288	CONT BD-641 S ELM #26288	5,800.00
	Check Date 7/6/2022 Total For Check # 112989	16,112.00
J.G. UNIFORMS		
100697	UNIFORM ALLOW	154.00
101047	UNIFORM ALLOW	10.00
	Check Date 7/6/2022 Total For Check # 112990	164.00
JAMES J BENES & ASSOC INC		
052122	FY 2022 3RD PARTY REVIEWS	5,200.00
	Check Date 7/6/2022 Total For Check # 112991	5,200.00
LITTLE MEDICAL SCHOOL CHICAGO WEST		
61822	LITTLE MEDICAL SCHOOL PAYMENT	2,250.00
	Check Date 7/6/2022 Total For Check # 112992	2,250.00



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Invoice	Description	Invoice/Amount
JSN CONTRACTORS SUPPLY		
85479	LOCATING PAINT	218.40
	Check Date 7/6/2022 Total For Check # 112993	218.40
KATHLEEN W BONO CSR		
8923	#V-01-22 & #V-03-22	408.50
8923	#V-01-22 & #V-03-22	143.90
8936	#A-35-2021	1,031.20
	Check Date 7/6/2022 Total For Check # 112994	1,583.60
KENNA BUILDERS		
25560	STMWR BD-642 W NORTH #25560	10,000.00
	Check Date 7/6/2022 Total For Check # 112995	10,000.00
KIESLER POLICE SUPPLY		
IN189274	AMMUNITION-2023 YR 12-18 MONTHS LEAD TIME	490.80
IN192192	AMMUNITION-2023 YR 1-218 MONTHS LEAD TIME	828.00
	Check Date 7/6/2022 Total For Check # 112996	1,318.80
KLEIN, THORPE, JENKINS LTD		
226758-226764	LEGAL FEES THRU 5/31/22	13,425.07
	Check Date 7/6/2022 Total For Check # 112997	13,425.07
KOWAL, KAREN		
KK210	OFFICE SUPPLIES	279.74
	Check Date 7/6/2022 Total For Check # 112998	279.74
KRAMER FOODS		
061422	POOL & EMPLOYEE LUNCHEON SUPPLIES	86.25
061422	POOL & EMPLOYEE LUNCHEON SUPPLIES	27.33
061022	PICKLE PALOOZA FOODS	11.99
062122	EMPLOYEE LUNCHEON	15.42
	Check Date 7/6/2022 Total For Check # 112999	140.99
LAVIN COMPANIES INC		
061522	PLAYGROUND MULCH UP TO 350 YDS	9,450.00
	Check Date 7/6/2022 Total For Check # 113000	9,450.00
LINCHPIN SEO		
00016435	KLM SEO MARKETING	400.00
	Check Date 7/6/2022 Total For Check # 113001	400.00
LINDE GAS & EQUIPMENT INC		
10502117	CO2 TANK LEASE	135.31
11106805	CYLINDER RENTAL	139.77



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Invoice	Description	Invoice/Amount
	Check Date 7/6/2022 Total For Check # 113002	275.08
LISA LOMBARDI COACHING		
50071944	SELF ESTEEM CLASS	40.60
	Check Date 7/6/2022 Total For Check # 113003	40.60
MAGIC OF GARY KANTOR		
06242022	MAGIC CLASS FEES-JUNE	42.00
	Check Date 7/6/2022 Total For Check # 113004	42.00
MARATHON SPORTSWEAR		
67950	STAFF APPAREL	369.06
67950	STAFF APPAREL	462.36
	Check Date 7/6/2022 Total For Check # 113005	831.42
MCLAUGHLIN, TRACY		
4194317	PROF COLLEAGUE LUNCHEON-VILLAGE PROJECT	55.99
062822	EMPLOYEE REIMBURSE	13.28
062822	EMPLOYEE REIMBURSE	15.08
	Check Date 7/6/2022 Total For Check # 113006	84.35
MENARDS		
98273	TOOLS	99.01
98785	POOL BATTERY FOR EXIT	38.97
	Check Date 7/6/2022 Total For Check # 113007	137.98
METROCOUNT INC		
INV10514	TRAFFIC COUNTER SUPPLIES	308.00
	Check Date 7/6/2022 Total For Check # 113008	308.00
MIDWEST TIME RECORDER		
185118	PUB SVC TIME CLOCK-MAY22	94.00
	Check Date 7/6/2022 Total For Check # 113009	94.00
MIKE AND SON		
140	VH-REPAIR DOOR	120.00
	Check Date 7/6/2022 Total For Check # 113010	120.00
MIKE LASLO LANDSCAPING		
27120	CONT BD-522 W HICKORY #27120	500.00
	Check Date 7/6/2022 Total For Check # 113011	500.00
NAPA AUTO PARTS		
4343-782884	IRRIGATION HOSE CLAMPS	9.10
4343-781059	PRESSURE WASHER INNER TUBES (POOL)	55.37
4343-782357	WATER PUMP #97	54.94
6306-638759	VEHICLE MAINTENANCE SUPPLIES	105.16



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Invoice	Description	Invoice/Amount
6308-878366	PUB ED SAFETY VILLAGE PROP BATTERY	143.07
	Check Date 7/6/2022 Total For Check # 113012	367.64
NATIONAL POWER RODDING		
53341	TELEWISE 701 TAFT STORM SEWERS (EMERG)	4,500.00
	Check Date 7/6/2022 Total For Check # 113013	4,500.00
NEARMAP US INC.		
INV00611677	INTERNET MAPPING SERVICE	3,000.00
	Check Date 7/6/2022 Total For Check # 113014	3,000.00
NEUCO INC		
5990816	REPLACE STAT IN BALLROOM SOUTH END	171.44
	Check Date 7/6/2022 Total For Check # 113015	171.44
NICOR GAS		
12952110000	5905 S COUNTY LINE 5/18-6/17/22	55.79
13270110003	350 N VINE 5/17-6/16/22	164.01
38466010006	121 SYMONDS PD/FIRE 5/17-6/16/22	88.83
38466010006	121 SYMONDS PD/FIRE 5/17-6/16/22	88.82
06677356575	PLATFORM TENNIS 5/18-6/17/22	294.52
90077900000	YOUTH CENTER-5/17-6/16/22	148.52
	Check Date 7/6/2022 Total For Check # 113016	840.49
NIMBUS COMMUNICATION		
0422	PICKLEBALL FEES 1	304.50
	Check Date 7/6/2022 Total For Check # 113017	304.50
NIPSTA		
220711TECC	EMS TRAINING - TACTICAL EMERGENCY CASUALTY CARE	300.00
220711TECC	EMS TRAINING - TACTICAL EMERGENCY CASUALTY CARE	300.00
220711TECC	EMS TRAINING - TACTICAL EMERGENCY CASUALTY CARE	300.00
220711TECC	EMS TRAINING - TACTICAL EMERGENCY CASUALTY CARE	300.00
	Check Date 7/6/2022 Total For Check # 113018	1,200.00
NORTHWESTERN U CTR FOR		
20280	STAFF AND COMMAND TRAINING	4,200.00
	Check Date 7/6/2022 Total For Check # 113019	4,200.00



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Invoice	Description	Invoice/Amount
NUCO2 INC		
69942017	CO2 TANK LEASE	536.86
	Check Date 7/6/2022 Total For Check # 113020	536.86
ALDRIDGE, KIERA		
26545	KLM SECURITY DEP-EN220513 #26545	250.00
	Check Date 7/6/2022 Total For Check # 113021	250.00
ASSET & ESTATE LIQUIDATORS		
26538	KLM SECURITY DEP-EN220529 #26538	500.00
	Check Date 7/6/2022 Total For Check # 113022	500.00
B.I.G. CO		
26805	CONT BD-214 RAVINE #26805	2,850.00
	Check Date 7/6/2022 Total For Check # 113023	2,850.00
BUONA HOMES		
25839	STMWR BD-717 S GRANT #25839	7,390.00
	Check Date 7/6/2022 Total For Check # 113024	7,390.00
BURKE, ELIZABETH		
27188	CONT BD-633 S ADAMS #27188	500.00
	Check Date 7/6/2022 Total For Check # 113025	500.00
BURTON, REBEKAH		
247160	SAND VOLLEYBALL CANCELLED	122.00
	Check Date 7/6/2022 Total For Check # 113026	122.00
CHIANG, AMY		
247164	CANCELLED MEMBERSHIP	291.00
	Check Date 7/6/2022 Total For Check # 113027	291.00
COTTER, WILLIAM		
245905	PROGRAM CANCELLED	42.00
	Check Date 7/6/2022 Total For Check # 113028	42.00
CRD STUDIOS		
JULY 4TH PARADE	PARADE PHOTOGRAPHER	450.00
	Check Date 7/6/2022 Total For Check # 113029	450.00
CULLINANE, MICHAEL		
26373	ST MGMT-517 N GRANT #26373	3,000.00
	Check Date 7/6/2022 Total For Check # 113030	3,000.00



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Invoice	Description	Invoice/Amount
CULLINANE, MICHAEL		
26374	CONT BD-517 N GRANT #26374	10,000.00
	Check Date 7/6/2022 Total For Check # 113031	10,000.00
DABAH, WAJDE		
26255	CONT BD-511 E THIRD #26255	10,000.00
	Check Date 7/6/2022 Total For Check # 113032	10,000.00
DEBOO, MEHRAB		
26001	CONT BD-5536 S WASHINGTON #26001	10,000.00
	Check Date 7/6/2022 Total For Check # 113033	10,000.00
DEBOO, MEHRAB		
25900	ST MGMT-5536 S WASHINGTON #25900	3,000.00
	Check Date 7/6/2022 Total For Check # 113034	3,000.00
EBONG, VICTOR		
245779	WITHDREW FROM VOLLEYBALL CAMP	120.00
	Check Date 7/6/2022 Total For Check # 113035	120.00
EYEBEL, GINA		
246114	WITHDREW FROM JR BASKETBALL CAMP	86.00
	Check Date 7/6/2022 Total For Check # 113036	86.00
FITZPATRICK, MARY ALICE		
24897	KLM SECURITY DEP-EN220515 #24897	500.00
	Check Date 7/6/2022 Total For Check # 113037	500.00
FREY, SHANNON		
24661	CONT BD-134 S PARK #24661	7,500.00
	Check Date 7/6/2022 Total For Check # 113038	7,500.00
FURLONG, ROSANELL		
26551	KLM SECURITY DEP-EN220607 #26551	230.00
	Check Date 7/6/2022 Total For Check # 113039	230.00
GALLWAS, JENNIFER		
38896	RETURNED HANGTAG B-312	310.00
	Check Date 7/6/2022 Total For Check # 113040	310.00
GERRISH, LISETTE		
246478	WITHDREW FROM PROGRAMS	253.00
	Check Date 7/6/2022 Total For Check # 113041	253.00



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Invoice	Description	Invoice/Amount
GONG, JUN		
247161	LIL PINT SOCCER CANCELLED	52.50
	Check Date 7/6/2022 Total For Check # 113042	52.50
GOONERATNE, N.S.		
27294	CONT BD-407 PAMELA CIRCLE #27294	500.00
	Check Date 7/6/2022 Total For Check # 113043	500.00
GUSIC, ANERA		
25924	KLM SECURITY DEP-EN220611 #25924	500.00
	Check Date 7/6/2022 Total For Check # 113044	500.00
HOWE, CARL		
26010	STMWR BD-317 N GARFIELD #26010	8,300.00
	Check Date 7/6/2022 Total For Check # 113045	8,300.00
IJKLM, LLC		
27065	CONT BD-777 N YORK RD-#21	3,400.00
	Check Date 7/6/2022 Total For Check # 113046	3,400.00
IORDANOU, JORDAN		
246108	CANCELLED MEMBERSHIP	326.00
	Check Date 7/6/2022 Total For Check # 113047	326.00
JIMCORP		
27063	CONT BD-5536 S WASHINGTON TEMP CO-#27063	1,500.00
	Check Date 7/6/2022 Total For Check # 113048	1,500.00
KENARY, KRISTINE		
246637	WITHDREW FROM LACROSSE	225.00
	Check Date 7/6/2022 Total For Check # 113049	225.00
KENNEDY PLUMBING & SEWER		
27135	CONT BD-316 JUSTINA #27135	500.00
	Check Date 7/6/2022 Total For Check # 113050	500.00
KEPOUROS, JOY		
3207592	REFUND-PAY IN LOCKBOX	169.14
	Check Date 7/6/2022 Total For Check # 113051	169.14
KLEINKE, KENNETH		
26533	KLM SECURITY DEP-EN220605 #26533	250.00
	Check Date 7/6/2022 Total For Check # 113052	250.00



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Invoice	Description	Invoice/Amount
KNAPP, CHRISTOPHER & KELLY		
26173	CONT BD-5 E AYRES #26173	1,000.00
	Check Date 7/6/2022 Total For Check # 113053	1,000.00
KUBITZ, STEPHANIE		
26524	KLM SECURITY DEP-EN220514 #26524	500.00
	Check Date 7/6/2022 Total For Check # 113054	500.00
LAWSON, JENNIFER		
6566	NO LONGER NEED STICKER MOVING	96.00
	Check Date 7/6/2022 Total For Check # 113055	96.00
LINN, GORDON		
2909540	REFUND OVERPAYMENT WATER BILL	79.37
	Check Date 7/6/2022 Total For Check # 113056	79.37
MAINO, ANGELA		
248393	WITHDREW FROM PROGRAM	124.80
	Check Date 7/6/2022 Total For Check # 113057	124.80
MCKENNA, KEVIN J		
27171	CONT BD-520 W 9TH #27171	500.00
	Check Date 7/6/2022 Total For Check # 113058	500.00
MERIDIAN REM LLC		
25377	STMWR BD-635 W NORTH #25377	11,000.00
	Check Date 7/6/2022 Total For Check # 113059	11,000.00
MILLER, JEFF		
245768	WITHDREW FROM PROGRAM	35.00
	Check Date 7/6/2022 Total For Check # 113060	35.00
MOLINERO, DANIEL		
26553	KLM SECURITY DEP-EN220612 #26553	500.00
	Check Date 7/6/2022 Total For Check # 113061	500.00
NORVIL, GLENN		
245627	WITHDREW FROM PICKLEBALL TOURNAMENT	35.00
	Check Date 7/6/2022 Total For Check # 113062	35.00
O'MARA, JAMES		
25956	KLM SECURITY DEP-EN220527 #25956	550.00
	Check Date 7/6/2022 Total For Check # 113063	550.00



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Invoice	Description	Invoice/Amount
OGURKIEWICZ, NATALIA		
25922	KLM SECURITY DEP-EN220604 #25922	500.00
	Check Date 7/6/2022 Total For Check # 113064	500.00
PATEL, RUPAL		
247162	WITHDREW FROM BASKETBALL	37.00
	Check Date 7/6/2022 Total For Check # 113065	37.00
PATEL, SMITA		
24880	KLM SECURITY DEP-EN220602 #24880	500.00
	Check Date 7/6/2022 Total For Check # 113066	500.00
PEARSON, S		
27268	CONT BD-125 MAUMELL #27268	500.00
	Check Date 7/6/2022 Total For Check # 113067	500.00
PENCAK, NANCY		
27119	CONT BD-224 S BODIN #27119	500.00
	Check Date 7/6/2022 Total For Check # 113068	500.00
PETCH, OLIVIA		
248747	WITHDREW FROM SWIM LESSONS	70.00
	Check Date 7/6/2022 Total For Check # 113069	70.00
REESE, KYLENE		
26539	KLM SECURITY DEP-EN220610 #26539	91.00
	Check Date 7/6/2022 Total For Check # 113070	91.00
RENAISSANCE MAINTENANCE INC		
27190	CONT BD-50 S LINCOLN #27190	500.00
	Check Date 7/6/2022 Total For Check # 113071	500.00
RIORDAN SIGNATURE		
25224	STMWR BD-436 S MONROE #25224	6,500.00
	Check Date 7/6/2022 Total For Check # 113072	6,500.00
ROBINSON, COURTNEY		
248266	COOKING CAMP CANCELLED	385.00
	Check Date 7/6/2022 Total For Check # 113073	385.00
SCHRADER, ELIZABETH		
243547	PICKLEBALL KICK OFF CANCELLED	25.00
	Check Date 7/6/2022 Total For Check # 113074	25.00



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Invoice	Description	Invoice/Amount
SHEA, LUCIA		
246218	WITHDREW FROM PROGRAM	236.00
	Check Date 7/6/2022 Total For Check # 113075	236.00
SPALLONE, HEATHER		
247771	WITHDREW FROM SOCCER/T-BALL COMBO	37.00
	Check Date 7/6/2022 Total For Check # 113076	37.00
SZOT, MICHAEL		
27245	CONT BD-14 S BODEN #27245	500.00
	Check Date 7/6/2022 Total For Check # 113077	500.00
TANNCO CONSTRUCTION		
27149	CONT BD-908 N ELM #109 #27149	5,000.00
	Check Date 7/6/2022 Total For Check # 113078	5,000.00
TATE ENTERPRISES		
26209	CONT BD-46 S WASHINGTON #26209	500.00
	Check Date 7/6/2022 Total For Check # 113079	500.00
TATE ENTERPRISES INC		
27057	CONT BD-227 S MONROE #27057	2,500.00
	Check Date 7/6/2022 Total For Check # 113080	2,500.00
TATE, LINDSEY		
246416	WITHDREW FROM PROGRAM	236.00
	Check Date 7/6/2022 Total For Check # 113081	236.00
TRUJILLO, BOB		
248737	CANCELLED POOL MEMBERSHIP	344.00
	Check Date 7/6/2022 Total For Check # 113082	344.00
UNG, TIFFANY		
245702	OVERPAID REGISTRATION FEES	25.00
245702	OVERPAID REGISTRATION FEES	50.00
245702	OVERPAID REGISTRATION FEES	25.00
245702	OVERPAID REGISTRATION FEES	50.00
245702	OVERPAID REGISTRATION FEES	15.00
	Check Date 7/6/2022 Total For Check # 113083	165.00
WEAVER DANZINGER, KRISTEN		
25580	STMWR BD-233 N ELM #25580	10,800.00
	Check Date 7/6/2022 Total For Check # 113084	10,800.00



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Invoice	Description	Invoice/Amount
WHITE, ABBY		
25918	KLM SECURITY DEP-EN220618 #25918	500.00
	Check Date 7/6/2022 Total For Check # 113085	500.00
WORTHLEY, JESSICA		
26485	CONT BD-712 E THIRD #26485	500.00
	Check Date 7/6/2022 Total For Check # 113086	500.00
XU, QING & LEI WANG		
27252	CONT BD-639 S LINCOLN #27252	500.00
	Check Date 7/6/2022 Total For Check # 113087	500.00
ORBIS SOLUTIONS		
5573163	IT SUPPORT-AFTER HOURS	200.00
5573260	IT SUPPORT 7/1-7/31/22	15,544.00
	Check Date 7/6/2022 Total For Check # 113088	15,744.00
PERMA SEAL		
27207	CONT BD-428 N LINCOLN #27207	500.00
27166	CONT BD-228 N BRUNER #27166	500.00
	Check Date 7/6/2022 Total For Check # 113089	1,000.00
PERSONNEL STRATEGIES LLC		
06-02-2022	PSYCH ASSESSMENT PD - MICHAEL KORNAKER	700.00
	Check Date 7/6/2022 Total For Check # 113090	700.00
POMPS TIRE SERVICE, INC.		
470088328	TRAILER TIRE	152.75
	Check Date 7/6/2022 Total For Check # 113091	152.75
PREMIER LANDSCAPE CONTRAC		
27177	CONT BD-23 S OAK #27177	1,000.00
27244	CONT BD-235 N WASHINGTON #27244	500.00
	Check Date 7/6/2022 Total For Check # 113092	1,500.00
QUADIENT INC		
16703444	SURE SEAL FOR MAIL MACHINE	37.05
	Check Date 7/6/2022 Total For Check # 113093	37.05
QUICK SIGNS, INC		
23239	VINYL SIGNS -LOBBY DOOR	16.02
	Check Date 7/6/2022 Total For Check # 113094	16.02
RAY O'HERRON CO INC		
2201640	UNIFORM ALLOW- NEW HIRE	21.99
2200752	UNIFORM ALLOW	1,316.10



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Invoice	Description	Invoice/Amount
2200752	UNIFORM ALLOW	-686.19
	Check Date 7/6/2022 Total For Check # 113095	651.90
RED WING BUSINESS ADVANTA		
20220610019991	UNIFORM ALLOW	130.49
20220510019991	UNIFORM ALLOW	270.98
	Check Date 7/6/2022 Total For Check # 113096	401.47
REMES AUTO BODY		
3491	SQUAD 42- BODY WORK	4,213.24
	Check Date 7/6/2022 Total For Check # 113097	4,213.24
REPUBLIC SERVICES #551		
0551-015437463	PS ROLLOFF OVERAGE CHARGES	217.17
	Check Date 7/6/2022 Total For Check # 113098	217.17
RICH CONSTRUCTION EMERG BOARD UP INC		
3360	CALL OUT-SWAT	487.40
	Check Date 7/6/2022 Total For Check # 113099	487.40
ROEHN, RICH		
061322	GATORADE FOR PUB SVC CREW/HOT DAY	86.20
	Check Date 7/6/2022 Total For Check # 113100	86.20
RUSULIS, SAFIA		
8175352	UNIFORM ALLOW	234.88
	Check Date 7/6/2022 Total For Check # 113101	234.88
SAUCED PIZZERIA & BAR LLC		
6.4.22	POOL BIRTHDAY 6-4-22	130.00
	Check Date 7/6/2022 Total For Check # 113102	130.00
SCHAEFGES BROTHERS INC		
3257	COMMUNITY POOL RENOVATION PROJ-BOT 4/6/21	138,891.60
3257	COMMUNITY POOL/ADDITION TO PO VOB 4/12/22	17,174.40
	Check Date 7/6/2022 Total For Check # 113103	156,066.00
SCHOOL OF ROCK HINSDALE		
JUNE2022	SCHOOL OF ROCK SUMMER FEES	955.20
	Check Date 7/6/2022 Total For Check # 113104	955.20
SENTINEL EMERGENCY SOLUTIONS		
11403	T84 PARTS	90.49
	Check Date 7/6/2022 Total For Check # 113105	90.49



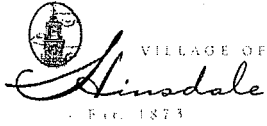
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Invoice	Description	Invoice/Amount
SHERWIN WILLIAMS		
5355-5	BLACK PAINT FOR JERSEY BLOCKS	234.75
	Check Date 7/6/2022 Total For Check # 113106	234.75
SPORTSKIDS INC		
06282022	SPORTS KIDS FEES	7,308.35
	Check Date 7/6/2022 Total For Check # 113107	7,308.35
SUBURBAN DOOR CHECK		
IN548164	MEM HALL LOCK REPAIR	119.00
MAY	POOL KEYS	19.20
	Check Date 7/6/2022 Total For Check # 113108	138.20
SUNBURST SPORTSWEAR		
124297	POOL SHIRT REPLACEMENT.1	10.99
124296	POOL SHIRT REPLACEMENT.2	9.45
	Check Date 7/6/2022 Total For Check # 113109	20.44
TELCOM INNOVATIONS GROUP		
A58737	PHONE SUPPORT	72.50
	Check Date 7/6/2022 Total For Check # 113110	72.50
TERRANCE ELECT & TECH CO		
2224093	ELECTRICAL REPAIR	2,437.29
	Check Date 7/6/2022 Total For Check # 113111	2,437.29
TERRY PLUMBING CO		
220586	AUTOSHOP TOLIET REPAIR	99.00
	Check Date 7/6/2022 Total For Check # 113112	99.00
THE KNOT WORLDWIDE INC		
INVUSD591695587	3 MONTHS OF ADVERTISING	1,200.00
	Check Date 7/6/2022 Total For Check # 113113	1,200.00
THE LAW OFFICES OF AARON H. REINKE		
H-6-16-2022	ADMIN HEARINGS-TOWINGS	200.00
	Check Date 7/6/2022 Total For Check # 113114	200.00
THE LIFEGUARD STORE		
INV001203963	SWIM TEAM SUPPLIES	477.00
inv001217893	EMERGENCY REPLACEMENT-LANE LINES	2,409.88
	Check Date 7/6/2022 Total For Check # 113115	2,886.88
THE POLICE & SHERIFFS		
163983	ID - NEW OFFICER	17.58
	Check Date 7/6/2022 Total For Check # 113116	17.58



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Invoice	Description	Invoice/Amount
THE STEVENS GROUP		
0151026	BUSINESS CARDS	114.00
	Check Date 7/6/2022 Total For Check # 113117	114.00
THIRD MILLENIUM		
27824	UTILITY BILLING/PARADE INSERT	1,129.83
27824	UTILITY BILLING/PARADE INSERT	107.44
27824	UTILITY BILLING/PARADE INSERT	476.56
	Check Date 7/6/2022 Total For Check # 113118	1,713.83
THOMPSON ELEVATOR INSPEC		
22-1258	3RD PARTY ELEVATOR INSP/RVW	100.00
	Check Date 7/6/2022 Total For Check # 113119	100.00
THOMSON REUTERS WEST		
846444793	ONLINE/SOFTWARE- 05/01/2022-05/31/2022	233.02
	Check Date 7/6/2022 Total For Check # 113120	233.02
TOSHIBA FINANCIAL SERVICE		
475349379	COPIER LEASE ADMIN 6/13-7/13/22	275.00
	Check Date 7/6/2022 Total For Check # 113121	275.00
TOTAL PARKING SOLUTIONS		
105799	MAINT. CONTRACT- WASHINGTON LOT 7/16/22-7/15/23	1,380.00
105798	WEB MONITORING- WASHINGTON LOT 07/16/22-07/15/23	960.00
	Check Date 7/6/2022 Total For Check # 113122	2,340.00
TPI BLDG CODE CONSULTANT		
202205	3RD PARTY PLUMBING INSP-MAY22	2,000.00
	Check Date 7/6/2022 Total For Check # 113123	2,000.00
ANDRZEJ JEDROL TRUSTWORTHY CLEANING		
39	LODGE CLEANING-APR22	980.00
	Check Date 7/6/2022 Total For Check # 113124	980.00
HD SUPPLY FACILITIES MAINTENANCE LTD		
977287	HYDRANT REPAIR	322.41
	Check Date 7/6/2022 Total For Check # 113125	322.41
VANNORSDEL, DAVID		
JUN-22	ERP PROJECT MANAGEMENT-VOB 12/14/21	5,112.00
JUN-22	ERP PROJECT MANAGEMENT-VOB 12/14/21	2,088.00
	Check Date 7/6/2022 Total For Check # 113126	7,200.00



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Invoice	Description	Invoice/Amount
VECTOR SOLUTIONS		
INV51886	ANNUAL SUBSCRIPTION FEE	2,849.92
	Check Date 7/6/2022 Total For Check # 113127	2,849.92
VERIZON WIRELESS		
9907580998	MONTHLY DATA USAGE APR29-MAY28	523.67
9907580998	MONTHLY DATA USAGE APR29-MAY28	264.53
9907580998	MONTHLY DATA USAGE APR29-MAY28	126.67
	Check Date 7/6/2022 Total For Check # 113128	914.87
VIGILANT SOLUTIONS, LLC		
47799RI	MOBILE CAMERA LPR/CSO PARKING	3,175.00
	Check Date 7/6/2022 Total For Check # 113129	3,175.00
VILLAGE OF LEMONT		
2023-00000003	RANGE RENTAL- ANNUAL QUALIFICATIONS	300.00
	Check Date 7/6/2022 Total For Check # 113130	300.00
VILLAGE OF WILLOWBROOK		
2022 FISHING EVENT	2022 FISHING EVENT	87.50
	Check Date 7/6/2022 Total For Check # 113131	87.50
VILLAGE TRUE VALUE HDWE		
784470	HOSE FOR BURNS/TAPE	27.08
660175	DOOR STOP PUB SVCS	7.19
	Check Date 7/6/2022 Total For Check # 113132	34.27
WAREHOUSE DIRECT INC		
5244349-0	OFFICE SUPPLIES	73.49
5194739-0	OFFICE SUPPLIES	62.79
5245170-0	JANITORIAL SUPPLIES VH/MEM HALL	333.74
5245174-0	JANITORIAL-PUB SVC GARAGE	389.69
5216164-0	VEECK STORAGE PARK BLDGS	184.42
5254796-0	POOL OFFICE SUPPLIES	134.48
5254998-0	LODGE SUPPLIES	17.21
5254998-0	LODGE SUPPLIES	77.83
5260761-0	JANITORIAL SUPPLIES	185.81
5263939-0	OFFICE SUPPLIES/BINDERS & TABS CIP & BUDGET	619.95
5263940-0	OFFICE SUPPLIES	30.02
5262387-0	OFFICE SUPPLIES	68.04
5266912-0	OFFICE SUPPLIES	14.70



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Invoice	Description	Invoice/Amount
5267070-0	LODGE OFFICE SUPPLIES	92.70
5270576-0	LODGE JANITORIAL SUPPLIES	128.68
5260761-1	OFFICE SUPPLIES	23.80
Check Date 7/6/2022 Total For Check # 113133		2,437.35
WARREN OIL COMPANY		
W1483327	DIESEL FUEL 4/16-6/23/22	3,094.05
W1483327	DIESEL FUEL 4/16-6/23/22	1,065.12
W1483327	DIESEL FUEL 4/16-6/23/22	304.29
W1483327	DIESEL FUEL 4/16-6/23/22	796.69
W1483327	DIESEL FUEL 4/16-6/23/22	18.06
Check Date 7/6/2022 Total For Check # 113134		5,278.21
WILLOWBROOK FORD INC		
6373244/1	AC REPAIR - UNMARKED #N272986	850.52
5158119	THROTTLE BODY ASPIRATION TUBE #97	21.88
5157435	THERMOSTAT, "O" RING, TEMP SENDER #96	54.49
6374514/1	REPAIR WIRES - #42	450.00
5158442	M84 PARTS	108.06
Check Date 7/6/2022 Total For Check # 113135		1,484.95
WINSTON & STRAWN		
2864247	LEGAL SERVICES THRU 3/31/22	301,403.09
2866721	LEGAL SERVICES THRU 4/30/22	237,678.53
Check Date 7/6/2022 Total For Check # 113136		539,081.62
AUGUSTUS LABS LLC		
575	COVID TEST 6/21-6/23/22	400.00
Check Date 7/6/2022 Total For Check # 113137		400.00
BACKGROUNDS ONLINE		
543677	BACKGROUND CHECKS	167.85
Check Date 7/6/2022 Total For Check # 113138		167.85
BULLSEYE TELECOM INC		
43324972	PHONE CHARGES 6/26-7/25/22	780.27
43324972	PHONE CHARGES 6/26-7/25/22	82.68
43324972	PHONE CHARGES 6/26-7/25/22	78.04
43324972	PHONE CHARGES 6/26-7/25/22	312.14
43324972	PHONE CHARGES 6/26-7/25/22	62.24
43324972	PHONE CHARGES 6/26-7/25/22	693.04
43324972	PHONE CHARGES 6/26-7/25/22	426.10
43324972	PHONE CHARGES 6/26-7/25/22	82.68



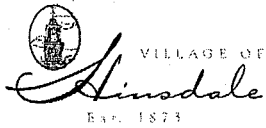
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Invoice	Description	Invoice/Amount
43324972	PHONE CHARGES 6/26-7/25/22	78.04
43324972	PHONE CHARGES 6/26-7/25/22	160.72
43324972	PHONE CHARGES 6/26-7/25/22	56.20
43324972	PHONE CHARGES 6/26-7/25/22	4.62
	Check Date 7/6/2022 Total For Check # 113139	2,816.77
CENTRAL TURF & IRRIGATION		
7671147-00	VEECK PARK IRRIGATION VALVES	214.92
7671359-00	BROOK IRRIGATION-TRANSFORMER	31.69
	Check Date 7/6/2022 Total For Check # 113140	246.61
CINTAS CORPORATION 769		
4121885012	MAT & TOWEL SERVICE	24.09
4121885012	MAT & TOWEL SERVICE	28.90
4121885012	MAT & TOWEL SERVICE	22.55
4121885012	MAT & TOWEL SERVICE	12.83
4121885012	MAT & TOWEL SERVICE	48.57
4121885012	MAT & TOWEL SERVICE	45.29
	Check Date 7/6/2022 Total For Check # 113141	182.23
COMCAST		
8771201110036815	WATER 7/5-8/4/22	174.80
8771201110036781	FIRE/PD 7/5-8/4/22	87.95
8771201110036781	FIRE/PD 7/5-8/4/22	87.95
8771201110036757	VILLAGE HALL 7/5-8/4/22	273.85
8771201110036807	KLM 7/5-8/4/22	121.85
8771201110037136	POOL 7/4-8/3/22	174.80
	Check Date 7/6/2022 Total For Check # 113142	921.20
FCWRD		
008919-000-JUN22	SEWER 4/20-6/20/22	4,053.20
	Check Date 7/6/2022 Total For Check # 113143	4,053.20
FIRST COMMUNICATIONS, LLC		
123820263	PHONE CHARGES 6/22-7/21/22	319.19
123820263	PHONE CHARGES 6/22-7/21/22	109.94
123820263	PHONE CHARGES 6/22-7/21/22	230.11
123820263	PHONE CHARGES 6/22-7/21/22	62.63
123820263	PHONE CHARGES 6/22-7/21/22	475.67
123820263	PHONE CHARGES 6/22-7/21/22	203.86
123820263	PHONE CHARGES 6/22-7/21/22	797.31
	Check Date 7/6/2022 Total For Check # 113144	2,198.71



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Invoice	Description	Invoice/Amount
IMAGE FX CORPORATION		
5587	VINYL WRAP #42	673.62
	Check Date 7/6/2022 Total For Check # 113145	673.62
KATHLEEN W BONO CSR		
8935	#V-03-22 & #V-01-22	295.10
8935	#V-03-22 & #V-01-22	578.60
	Check Date 7/6/2022 Total For Check # 113146	873.70
KH KIMS TAE KWON DO		
2001	TKD SPRING SESSION FEES	247.50
	Check Date 7/6/2022 Total For Check # 113147	247.50
LURVEY LANDSCAPE SUPPLY & GARDEN CTR		
S1-10079398	BISON TILES FOR PILOT SITE	1,297.73
	Check Date 7/6/2022 Total For Check # 113148	1,297.73
MIKE AND SON		
144	REPAIR DOOR-KLM	265.00
	Check Date 7/6/2022 Total For Check # 113149	265.00
REID, ROWENA		
27288	CONT BD-108 MINNEOLA #27288	500.00
	Check Date 7/6/2022 Total For Check # 113150	500.00
SPALLONE, HEATHER		
246645	WITHDREW FROM LACROSSE	89.00
	Check Date 7/6/2022 Total For Check # 113151	89.00
PLAQUES PLUS		
H0518-107	BENCH DONATION PLAQUE	116.88
	Check Date 7/6/2022 Total For Check # 113152	116.88
ROCK 'N' KIDS, INC		
HINSUI22	ROCK N KIDS SUMMER SESSION 1 FEES	340.00
	Check Date 7/6/2022 Total For Check # 113153	340.00
SHERWIN WILLIAM-WESTMONT		
9930-6	PRIMER & PAINT FOR OUTSIDE DINING	343.70
5961-0	PAINT FOR OUTSIDE DINING	234.75
5815-8	PAINTERS TAPE FOR JERSEY BLOCKS	17.57
	Check Date 7/6/2022 Total For Check # 113154	596.02
SITE ONE LANDSCAPE SUPPLY		
120385245-001	VEECK PARK-IRRIGATION REPAIR	14.04
	Check Date 7/6/2022 Total For Check # 113155	14.04



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Invoice	Description	Invoice/Amount
NJ CRIMINAL INTERDICTION LLC		
95981-1097-1-F650	TRAINING-AUTO THEFT/VEHICLE CRIMES	450.00
	Check Date 7/6/2022 Total For Check # 113156	450.00
THE HINSDALEAN		
11255	#HPC-05-2022	161.70
	Check Date 7/6/2022 Total For Check # 113157	161.70
THE STEVENS GROUP		
0151829	BUSINESS CARDS-LEW	57.13
	Check Date 7/6/2022 Total For Check # 113158	57.13
TOSHIBA FINANCIAL SERVICE		
475854378	FIRE/PW COPIER LEASE 6/19-7/19/22	269.12
475854378	FIRE/PW COPIER LEASE 6/19-7/19/22	269.12
476059662	COPIER LEASE FINANCE 6/23-7/23/22	275.00
	Check Date 7/6/2022 Total For Check # 113159	813.24
VERIZON WIRELESS		
9909505468	IPADS/MODEMS/CAMERAS	110.66
9909505468	IPADS/MODEMS/CAMERAS	36.87
9909505468	IPADS/MODEMS/CAMERAS	110.66
9909505468	IPADS/MODEMS/CAMERAS	332.07
	Check Date 7/6/2022 Total For Check # 113160	590.26
VILLAGE TRUE VALUE HDWE		
665877	OUTLET COVER EXTERIOR KLM	7.19
	Check Date 7/6/2022 Total For Check # 113161	7.19
WAREHOUSE DIRECT INC		
5258185-0	OFFICE SUPPLIES	14.38
5183891-0	JANITORIAL SUPPLIES	120.32
	Check Date 7/6/2022 Total For Check # 113162	134.70
WESTERN REMAC, INC		
62349	POOL DEPTH STICKERS	217.36
	Check Date 7/6/2022 Total For Check # 113163	217.36
	Total For ALL Checks	1,292,990.53



Warrant Summary by Fund:

RECAP BY FUND	FUND NUMBER	FUND TOTAL
GENERAL FUND	100	1,012,180.50
2018 G.O. BOND FUND	308	475.00
CAPITAL PROJECTS FUND	400	2,673.48
WATER & SEWER OPERATIONS FUND	600	26,098.60
WATER & SEWER 2014A BOND FUND	632	475.00
ESCROW FUND	720	240,170.50
PAYROLL REVOLVING FUND	740	10,917.45
	TOTALS:	1,292,990.53

END OF REPORT

REQUEST FOR BOARD ACTION

Public Services &
Engineering

AGENDA SECTION: Consent Agenda – EPS

SUBJECT: Standpipe Painting and Maintenance Project

MEETING DATE: July 12, 2022

FROM: George Peluso, Director of Public Services

Recommended Motion

Award contract to Christopher B. Burke Engineering, LTD (CBBEL) for inspection, design and construction engineering services for the 2022/2023 Standpipe Painting & Maintenance Project in an amount not-to-exceed total of \$99,902.

Background

Constructed in 1956, the 2,000,000 gallon Hinsdale Standpipe is located adjacent to Hinsdale Central High School. The standpipe is a critical piece of infrastructure that serves as water storage, a system pressure fluctuation controller, fire protection provider, and the SCADA system catalyst. The Hinsdale standpipe was last painted in 2003. The standpipe was drained and inspected in 2010 and inspected by divers in 2013. The inspections indicated the standpipe would not need to be recoated for 8-10 years. Public Services would like to have the structure re-inspected in 2022 and start the development of engineering specs and bidding documents in preparation for a 2023 repainting. The inspection will provide staff with a report on the condition of the standpipe and help to provide an accurate cost estimate for the completion of the painting project.

In April 2022, Public Services sent out a formal RFP for engineering services for the 2022/2023 Standpipe Painting and Maintenance Project. The RFP was sent to four firms (HR Green, Rempe Sharpe, CBBEL, Baxter & Woodman) that the Village has had prior professional relationships with on engineering projects. The Village received one proposal back from CBBEL.

Discussion & Recommendation

CBBEL provided the only proposal in the amount not to exceed of \$99,902. A summary of the proposal is presented below with the year in which the tasks are expected to be completed:

Preliminary Engineering/Tank Inspection/ Design Engineering/Cellular Coordination (2022)	\$42,546
Construction Engineering Services (2023)	\$52,856
One Year Anniversary Inspection/Report (2024)	\$4,500
Total (2022 – 2024)	\$99,902

CBBEL's proposal includes an inspection of the standpipe's current condition, development of bidding documents including design plans and specifications based on the findings of the inspection. CBBEL will conduct the bidding process, review bid submittals and deliver a contractor recommendation. Once a contractor is selected, CBBEL will provide construction oversight for the project and complete a one year anniversary inspection and report. In addition, CBBEL will coordinate with any cellular providers and antenna companies that have equipment on the standpipe. Per the Village's lease agreements with these telecomm providers, the Village must provide notice to providers of the need for temporary equipment relocation as well as reinstall any removed equipment at the conclusion of the project.

CBBEL has provided similar services for tank painting projects in other municipalities including Alsip, Carol Stream, Lincolnwood, and Willowbrook.

Budget Impact

Included in the 2022 CIP is \$75,000 for (4600-7901) for standpipe inspection and engineering services. CBBEL provided the only proposal in an amount not to exceed \$99,902, which is \$24,902 over budget for the project. Staff expects to be billed for \$42,546 in CY 2022 with the remainder of the contract being budgeted for and billed in 2023 and 2024.

Village Board and/or Committee Action

At their meeting of June 14, the Village Board agreed to move this item to the Consent Agenda of their next meeting.

Documents Attached

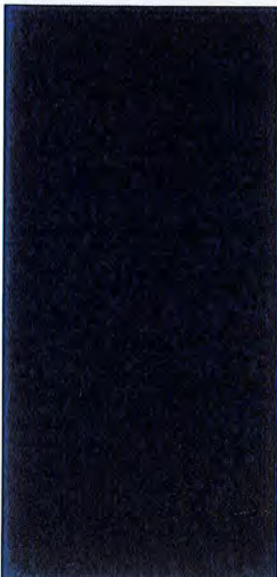
1. CBBEL Proposal
2. Standpipe CIP Page

MAY 18, 2022

DESIGN AND CONSTRUCTION ENGINEERING SERVICES FOR

2022/2023 STANDPIPE PAINTING & MAINTENANCE PROJECT

RFP NO. 2022-01



SUBMITTED TO:

GEORGE PELUSO
PUBLIC SERVICES DIRECTOR
VILLAGE OF HINSDALE
19 EAST CHICAGO AVENUE
HINSDALE, IL 60521-3489

SUBMITTED BY:

MICHAEL KERR, PE
CHRISTOPHER B. BURKE ENGINEERING, LTD.
9575 WEST HIGGINS ROAD | SUITE 600
ROSEMONT, IL 60018
MKERR@CBBEL.COM



Christopher B. Burke Engineering, Ltd.



CHRISTOPHER B. BURKE ENGINEERING, LTD.

9575 West Higgins Road Suite 600 Rosemont, Illinois 60018 TEL (847) 823-0500 FAX (847) 823-0520

May 18, 2022

Mr. George Peluso
Public Services Director
Village of Hinsdale
19 East Chicago Avenue
Hinsdale, IL 60521-3489

Subject: Request for Proposals
2022/2023 Standpipe Painting & Maintenance Project
Design and Construction Engineering Services
RFP No. 2022-01

Dear Mr. Peluso:

Christopher B. Burke Engineering, Ltd. (CBBEL) is pleased to submit our proposal to provide Design and Construction Engineering Services for the 2022/2023 Standpipe Painting & Maintenance Project. The material presented is in accordance with the information requested in your RFP.

The proposed Project Team consists of staff members who have worked on various water storage tank projects for numerous municipalities including: Alsip, Chicago Ridge, Wood Dale, Deerfield, Carol Stream, Downers Grove, Forest Park, Dwight, Elmwood Park, Lincolnwood, Orland Park, Rolling Meadows, Northlake, Wheaton, Northbrook, Willowbrook, Niles, West Dundee and Rosemont. The primary contact person for this proposal is Mr. John Caruso, PE, (jcaruso@cbbel.com) Head, Mechanical and Electrical Engineering Department, who will act as Project Manager for this work. He is available to answer any of your questions regarding this proposal.

The material provided in this proposal represents our ability and eagerness to perform the required services for the Village of Hinsdale. We trust that it will demonstrate our understanding of the project and our expertise to perform the assignment. The CBBEL project team looks forward to working with the Village and is committed to completing the work to your satisfaction and within the required time schedule.

If you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely,


A handwritten signature in green ink, appearing to read 'Michael E. Kerr', with a long horizontal flourish extending to the right.

Michael E. Kerr, PE
President

IN SUBMITTING THIS PROPOSAL THE CONSULTANT CERTIFIES THAT:

1. The cost of services in this proposal has been arrived at independently, without consultation, communications, or agreement, for the purpose of restricting competition, as to any matter relating to such prices with any other consultant or with any competitor;
2. this proposal has not made in the interest of or on behalf of any undisclosed person, firm or corporation and is not submitted in conformity with any agreement or rules of any group, association, organization or corporation; and,
3. has not directly or indirectly induced or solicited any other bidder to submit a false or sham proposal; has not solicited or induced any person, firm or corporation to provide a proposal or refrain from providing a proposal; and has not sought by collusion to obtain for itself any advantage over any other bidder or over the Village.

Signed and sworn this 16th day of May, 2022.

By: 
(Signature)

By: Michael Kerr, PE
(Printed Name)

d/b/a Christopher B. Burke Engineering, Ltd.

Business Address: 9575 W. Higgins Rd., Rosemont, IL 60018

Business Phone #: 847-823-0500

Cell Phone #: 847-878-4967

E-Mail Address: mkerr@cbbel.com

Subscribed and sworn before me
this 16th day of May, 2022

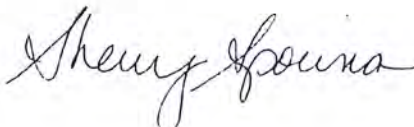
Notary Public: 



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750,000 GALLON LIES ROAD WATER TOWER REHABILITATION | CAROL STREAM, ILLINOIS

2021

PROJECT TEAM

Gerald Hennelly
Project Manager

CLIENT

Village of Carol Stream
124 Gerzevske Lane
Carol Stream, IL 60188
Phil Modaff
630.871.6260

CONSTRUCTION COST

\$581 thousand

FEE

\$54 thousand

FUNDING SOURCE

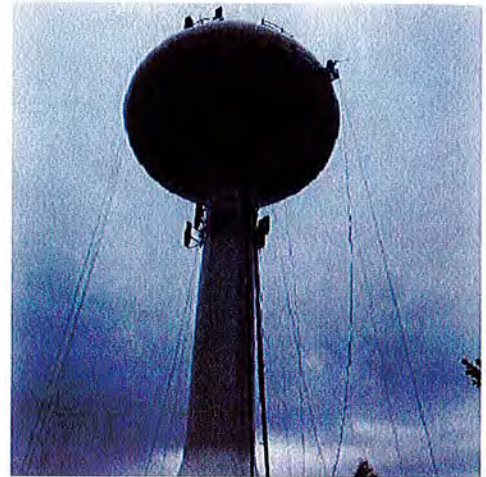
Local

CBBEL prepared construction documents, assisted the Village with coordinating temporary removal of cellular equipment, design, bidding, coordinating taking the tank off-line, construction observation and bringing the tank back into service..

CBBEL completed the rehabilitation of the Village's 750,000 gallon above grade storage facility. CBBEL designed plans for all new hatches, ladder ways, vents, painter's rail, cellular wiring, SCADA work, electrical rehabilitation to tank and coordination with cellular companies.

SERVICES INCLUDED:

- Coordination of Deenergizing the Existing Cellular Equipment
- Design and Construction Plans for Rehabilitation of the Existing Tower
- Design of SCADA Inputs and Outputs from Tank
- Coordination and Preparation of Contract Bidding Documents
- Recommissioning of Rehabilitated Storage Facility
- Construction Observation and Administration



500,000 GALLON LEGGED HIGH TANK REHABILITATION | FOREST PARK, ILLINOIS

CBBEL prepared construction documents, assisted the Village with coordinating temporary removal of cellular equipment, design, bidding, coordinating taking the tank off-line, construction observation and bringing the tank back into service.

CBBEL completed the rehabilitation of the Village's 500,000 gallon above grade storage facility. CBBEL designed plans for all new hatches, ladder ways, vents, painters rail, cellular wiring, SCADA work, electrical rehabilitation to tank and coordination with cellular companies.

SERVICES INCLUDED:

- Coordination of Temporary Monopole to Relocate Existing Cellular Equipment
- Design and Reconstruction Plans for Rehabilitation of the Existing Tower
- Design of SCADA Inputs and Outputs from Tank
- Coordination and Preparation of Contract Bidding Documents
- Recommissioning of Rehabilitated Storage Facility
- Construction Observation and Administration



2021

PROJECT TEAM

Gerald Hennelly
Project Engineer

CLIENT

Village of Forest Park
517 Des Plaines Avenue
Forest Park, IL 60130
Sal Stella
708.366.2323

CONSTRUCTION COST

\$674 thousand

FEE

\$58 thousand

FUNDING SOURCE

Local

119TH & CENTRAL & 129TH & KOSTNER WATER TOWER REHABILITATIONS | ALSIP, ILLINOIS

2020

PROJECT TEAM

Gerald Hennelly
Project Manager

CLIENT

Village of Alsip
4500 W. 123rd Street
Alsip, IL 60803
Dan Trypan
708-385-6902

CONSTRUCTION COST

\$1.6 million

FEE

\$85 thousand

FUNDING SOURCE

Local

CBBEL coordinated relocation of cellular equipment, design of rehabilitation work, preparation of contract bidding specifications and provided construction observation services for the complete rehabilitation of two 1,000,000 gallon hydropillar high tanks.

CBBEL prepared the specification documents based on preliminary inspection reports for the full blast and recoating of all exterior and interior surfaces, new cathodic protection system, rehabilitation of all pump stations and piping.

SERVICES INCLUDED:

- Coordination for Temporary Monopole to Relocate Existing Cellular Equipment
- Design and Reconstruction Plans for Rehabilitation of the Existing Site
- Design of SCADA Inputs and Outputs from Tank
- Coordination and Preparation of Contract Bidding Documents
- Recommissioning of Rehabilitated Storage Facility
- Construction Observation and Administration



500,000 GAL. WATER TOWER & 1,000,000 GAL. RESERVOIR REHABILITATION | NORTHLAKE, ILLINOIS

CBBEL prepared construction documents, assisted the City with coordinating temporary removal of cellular equipment, design, bidding, coordinating taking the tank off-line, construction observation and bringing the tank back into service.

CBBEL completed the rehabilitation of the City's 500,000 gallon above grade storage facility and the 1,000,000 gallon reservoir. CBBEL designed plans for all new hatches, ladder ways, vents, painters rail, cellular wiring, SCADA work, electrical rehabilitation to tank and coordination with cellular companies.

SERVICES INCLUDED:

- Coordination for Temporary Monopole to Relocate Existing Cellular Equipment
- Design and Reconstruction Plans for Rehabilitation of the Existing Site
- Design of SCADA Inputs and Outputs from Tank
- Coordination and Preparation of Contract Bidding Documents
- Recommissioning of Rehabilitated Storage Facility
- Construction Observation and Administration



2020

PROJECT TEAM

Gerald Hennelly
Project Engineer

CLIENT

City of Northlake
100 W. Palmer
Northlake, IL 60164
Tony Faciano
708-562-0940

CONSTRUCTION COST

\$700 thousand

FEE

\$100 thousand

FUNDING SOURCE

Local

RIDGE DR. ELEVATED WATER TANK IMPROVEMENTS | CHICAGO RIDGE, ILLINOIS

2018

PROJECT TEAM

Gerald Hennelly
Project Manager

CLIENT

Village of Chicago Ridge
Department of Public Works
10046 Anderson Avenue
Chicago Ridge, IL 60415
Stan Barwick; 708-425-7700

CONSTRUCTION COST

\$1.1 million

FEE

\$35 thousand

FUNDING SOURCE

Local



CBBEL prepared construction documents, assisted the Village with bidding, coordinated taking the tank off-line, performed construction observation and brought the tank back into service.

CBBEL completed the rehabilitation of the Village's only above grade storage facility. CBBEL designed plans for all piping infrastructure work to remove existing altitude valve vault piping, SCADA work, electrical rehabilitation and drainage work servicing the tank, coordination of new logos, and orientation and coordination with cellular companies.

SERVICES INCLUDED:

- Coordination for temporary monopole to relocate existing cellular equipment.
- Design and reconstruction plans for rehabilitation of the existing altitude valve vault piping.
- Design of SCADA inputs and outputs from tank.
- Coordination and preparation of contract bidding documents.
- New branding and layout of logos.
- Recommissioning of rehabilitated storage facility.
- Construction observation and administration.



KATES RD. WATER STORAGE TANK PAINTING | DEERFIELD, ILLINOIS

2018

PROJECT TEAM

Gerald Hennelly
Project Manager

CLIENT

Village of Deerfield
Department of Public Works
465 Elm Street
Deerfield, IL 60015
Justin Keenan
847-317-2490

CONSTRUCTION COST

\$963 thousand

FEE

\$42 thousand

FUNDING SOURCE

Local



CBBEL completed the rehabilitation of the Village's only above grade storage facility. CBBEL designed plans for all new hatches, ladder ways, vents, painters rail, cellular wiring, SCADA work, electrical rehabilitation to tank and site drainage work servicing the tank, and orientation and coordination with cellular companies.

SERVICES INCLUDED:

- Coordination for temporary monopole to relocate existing cellular equipment.
- Design and reconstruction plans for rehabilitation of the existing site.
- Design of SCADA inputs and outputs from tank.
- Coordination and preparation of contract bidding documents.
- Recommissioning of rehabilitated storage facility.
- Construction observation and administration.

1,500,000 GALLON STANDPIPE PAINTING & REHABILITATION | LINCOLNWOOD, ILLINOIS

2018 - 2019

PROJECT TEAM

Gerald Hennelly
Project Manager

CLIENT

Village of Lincolnwood
7001 N. Lawndale Ave.
Lincolnwood, IL 60712
Andrew Letson,
Public Works Director
847-673-1540

CONSTRUCTION COST

\$860 thousand

FEE

\$30 thousand

FUNDING SOURCE

Local

CBBEL provided design and construction engineering services for the interior and exterior painting of the Village's main water storage tank.

The project consisted of the rehabilitation of the Village's main potable water storage facility. The project had to be coordinated with the Village's other two water storage sites. The project included interior and exterior painting with full containment curtain to hold back overspray and blast material, welding repairs, new entryways, platform and installation of fall protection equipment.

SERVICES INCLUDED:

- Preparation of IEPA Low Interest Loan Documentation
- Preparation of Project Bidding Documents
- Bidding Assistance
- Construction Observation



REHABILITATION OF 3 WATER STORAGE TANKS | WILLOWBROOK, ILLINOIS

CBBEL coordinated the design of contract bidding specifications and provided construction observation services for the complete rehabilitation of two 500,000 gallon spheroid high tanks and one 3,000,000 gallon standpipe.

CBBEL prepared the specification documents based on preliminary inspection reports for the full blast and recoating of all exterior and interior surfaces, new cathodic protection system, and installation of new safety climb devices.



SERVICES INCLUDED:

- Preparation of Bidding Documents & IEPA Loan Documents
- Assistance with Bidding
- Construction Observation and Contract Administration
- Coordination of Third Party Coating Inspections
- Final Project Closeout

2015 - 2017

PROJECT TEAM

Gerald Hennelly
Project Manager

CLIENT

Village of Willowbrook
835 Midway Drive
Willowbrook, IL 60527
Brian Pabst,
Village Administrator
630-323-8215

CONSTRUCTION COST

\$950 thousand (standpipe)
\$590 thousand (high tank)
\$505 thousand (high tank)

FEE

\$45 thousand (standpipe)
\$37 thousand (high tank)
\$19 thousand (high tank)

FUNDING SOURCE

IEPA Loan & Local



**Nelson Tank Engineering
& Consulting, Inc.**

16240 National Parkway

Lansing, MI 48906

P: 517-321-1692

F: 517-321-4405

www.nelsontank.com

Keith Nelson, P.E.

President

keith@nelsontank.com

Ray Otberg

Inspection Division Manager

ray@nelsontank.com

TANK REHABILITATION REFERENCES

Village of Northlake, IL	1,000,000-Gallon Elevated Tank Interior & Exterior Coating/Repair Inspections, 2021	Gerry Hennelly, Christopher B. Burke Eng, Ltd.	847-823-0500
City of Wood Dale, IL	1,250,000-Gallon Ground Tank ROV Inspection, Interior & Exterior Coating/Repair Inspections, 2020	Gerry Hennelly, Christopher B. Burke Eng, Ltd.	847-823-0500
Village of Alsip, IL (119 th)	1,000,000-Gallon Fluted Column ROV Inspection, Interior Coating Inspections, 2020	Gerry Hennelly, Christopher B. Burke Eng, Ltd.	847-823-0500
Village of Alsip, IL (129 th)	1,000,000-Gallon Fluted Column ROV Inspection, Interior & Exterior Coating Inspections, 2020	Gerry Hennelly, Christopher B. Burke Eng, Ltd.	847-823-0500
City of Huber Heights, OH	1,500,000-Gallon Standpipe Technical Specs, PA, Full Time Coating/Repair Inspections, 2020	Hanane Eisentraut	937-233-1423
City of Port Huron, MI	1,000,000-Gallon Elevated Tank Tech Specs, PA, Wet Interior & Dry Interior Piping Inspections, 2019	Jamie Cameron	810-984-9780
Village of Lincolnwood, IL	1,500,000-Gallon Standpipe Interior & Exterior Coating/Repair Inspections, 2019	Gerry Hennelly, Christopher B. Burke Eng, Ltd.	847-823-0500
City of Port Huron, MI	1,500,000-Gallon Ground Tank Tech Specs, PA, Interior & Exterior Coating/Repair Inspections, 2018	Jamie Cameron	810-984-9780
Delta Township, MI	2,000,000-Gallon Ground Tank Specs, PA, Interior & Exterior Coating/Repair Inspections, 2018	Rick Kane	517-816-8180
Village of Deerfield, IL	1,000,000-Gallon Elevated Tank Interior & Exterior Coating/Repair Inspections, 2018	Gerry Hennelly, Christopher B. Burke Eng, Ltd.	847-823-0500





PROJECT UNDERSTANDING/APPROACH

The Village of Hinsdale is seeking an engineering consultant to perform coordination, physical and ROV inspection, design and construction engineering services related to the rehabilitation and painting of their 2,000,000 gallon standpipe located adjacent to Hinsdale Central High School in Hinsdale, Illinois. The engineering consultant will review the inspection reports, prepare plans and specifications, construction cost estimates, and obtain the necessary permits. In addition, the Village would like the consultant to coordinate the removal and reinstallation of the cellular equipment located on the tower.

The rehabilitation portion of the project is scheduled to be performed in spring or fall of 2023.

CBBEL has successfully completed the removal, temporary relocation and return to tower antennae equipment for cellular companies at 9 different water towers in the last 5 years. Some of these water towers had private cellular equipment and municipal community antennas such as police and fire.

CBBEL, along with NTEC, have worked together on numerous projects over the last 10 years and 13 individual rehabilitation and new construction projects in the last 4 years. CBBEL represents over 27 municipalities in the Chicagoland area which allows us to utilize our knowledge of municipal water system operations and maintenance to coordinate being able to take the water tower out of service efficiently and work with the Water Operations staff to bring the water system back online once the tank has been rehabilitated and is ready to be introduced back into the Village's water system. CBBEL coordinates all aspects of the inspection services performed by NTEC to determine if the project is being completed in a timely manner and all work is performed according to the specifications, and assist with issues that arise while the tank is out of service. CBBEL and NTEC will prepare and interpret timely inspection reports and discuss these findings with Village staff and report any inconsistencies with the work.

SCOPE OF SERVICES

Task 1 - Historical Review: CBBEL will review the information available from the Village, lease agreements from the cellular companies and municipalities and ascertain whether the Village or cellular companies are financially responsible for the costs of relocation and reinstallation of the equipment, meet with Village staff to discuss our findings and provide a Preliminary Design Memo outlining what rehabilitation work needs to be performed on the tower and removal of the cellular equipment prior to taking the tower out of service and prior to the physical tank inspection.

Task 2 - Inspectional Services: NTEC will perform a physical review of all information provided in the inspection reports. NTEC will be responsible for the cellular cable and antenna inspections, daily inspections to include welding, repairs, surface preparation and painting, as well as the one-year warranty inspection. NTEC proposes performing a pre-inspection of the roof to document the current layout of the cellular antenna and cables. During installation, the inspector will conduct milestone inspections and provide reports detailing progress in written form and with photo documentation. Any issues or concerns are addressed on a day-to-day basis to avoid delay in overall completion of work.

The inspection reports provide a comprehensive overview of the work site when they are on site. The reports will address the following items at the time they are relevant to work completed: steel temperature (infrared thermometer); weather conditions to include temperature, wind velocity and direction, relative humidity and dew point (sling psychrometer and anemometer); location and quality of work performed and compliance with specifications; review abrasive and coating materials for approved manufacturers; review abrasive blast cleanliness for specification requirement using SSPC Visual Standards; measure surface profile created by abrasive blast cleaning using compressive tape or surface comparator when required by specifications; perform ultrasonic thickness testing when records of plate thicknesses are unknown (Ultrasonic Thickness Gauge); record paint batch numbers; review coating mixing, thinning, induction time and application for manufacturer's requirements; review applied coating for coverage, uniformity and holidays; wet and dry film thickness readings (wet film thickness gauge and Elcometer 456 Ferrous Metal gauge); calibration record of dry mil thickness gauge; perform holiday test after final coat applied to wet interior (Positector Low Voltage Holiday Tester or PCWI High Voltage Holiday Tester, depending on coating thickness); measure paint cure (monitored by inspection manager); number of personnel and equipment on site; recommendations made; and estimated completion date (based on current progress compared to schedule provided by Contractor). Photos with descriptions will be included in each daily inspection report to further document progress.



NTEC understands that there is an estimated 100 days of painting and repair inspections for this project, which includes approximately 120 hours of cellular cable and antenna inspections. A previously mentioned pre-inspection will be conducted on the cable and antenna layout, as well as a final inspection of the tower and site upon removal of Contractor's equipment.

NTEC proposes conducting the one-year interior warranty inspection utilizing the Chasing Innovation Gladius Mini 4k Underwater Drone. The ROV inspection provides a safe, economical alternative to a traditional inspection by reducing risk of contamination. The tank is not drained, which reduces the tank out of service time. The submersible is chlorinated to 200 ppm, per AWWA C652 disinfection standard, prior to being placed in the tank. An experienced operator on the ground controls the sub while video images are recorded. The exterior of the tank is inspected in a traditional manner. Once the inspection is complete, an FIR, written report and photos will be presented to the Owner, along with the video on a USB drive. Repair of deficiencies discovered during the one-year warranty inspection will be inspected by NTEC.

Task 3 - Engineering Report: Upon review of the data collected in Task 1 and the results of the inspection report from Task 2, CBBEL will update the Preliminary Design Memorandum as required. The Preliminary Design Memorandum will be utilized for the review meeting in Task 5 and when finalized, act as the proposed scope of work for the project.

Task 4 - Cellular Coordination Pre and Post-Construction: CBBEL will send out written Notifications of Intent (NOI) to the antenna companies and cellular providers as to the Village's intent to rehabilitate the tower. Once the notifications have been coordinated, CBBEL will identify options to have this equipment removed in a timely manner to facilitate the tank painting and coordinate a plan with the cellular companies to erect temporary facilities on site for the temporary relocation of the antennas. CBBEL will include the relocation requirements of the antenna/cellular companies in the bidding documents.



Task 5 - Review Meeting of Engineering Report: From the information compiled in Tasks 1 - 4 above, CBBEL will define the necessary work required to meet AWWA D100 Standards, including other rehabilitation work required such as electrical, mechanical and possible SCADA upgrades. Upon completion of this meeting, the Village and CBBEL will have the complete scope of work required to prepare the documents associated with Task 6.

Task 6 - Preparation of Plans and Specifications: CBBEL will complete the final bidding documents and construction costs based on Tasks 1 - 5. CBBEL anticipates that these documents will be prepared conventionally.

Task 7 - Pre-Construction Engineering Services: CBBEL will solicit contractors regularly engaged in this work and have proven track records for performing this type of work in northern Illinois. CBBEL will assist the Village with preparing any addendum, bid opening and bid recommendation, up to and including securing contracts. CBBEL and NTEC have a proven track record for delivering projects of this magnitude on time and within budget. CBBEL will handle the office and project management of the construction portion of the contract, being the main point of contact with the Village and the contractor. Based on the contractor's schedule, CBBEL and NTEC will coordinate the day to day inspections required. Under this task CBBEL will

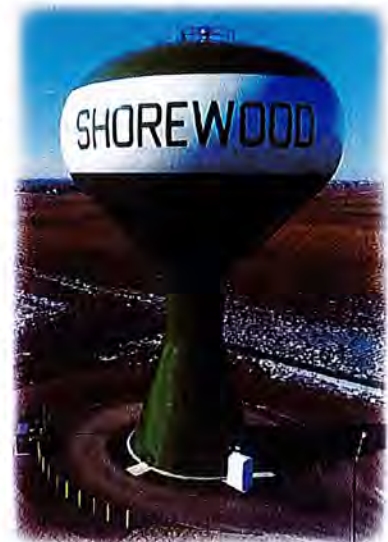
prepare a Notice of Award, a Notice to Proceed and coordinate a preconstruction conference with the relevant parties involved.

Task 8 - Construction Engineering Services: CBBEL will review contractor's payment applications and prepare change orders for the Village's approval, and coordinate and process paperwork and forms required by the Village.

CBBEL will review Contractor's construction schedule and sequence(s); listing of materials and equipment submittals; general correspondence procedures; site access; staging areas required; traffic control; subcontractors; and submittals for payment. Shop drawing review procedures will be discussed during the preconstruction conference and in particular, the Contractor will be advised that material and equipment is not to be installed prior to completion of the shop drawing review process.

CBBEL estimates this project will take approximately 36 weeks from April, 2023 to December, 2023 to complete. Under this task CBBEL will provide a part-time Resident Engineer (6 hours/week for 36 weeks) for the work to be performed in the 2023 construction season. The Resident Engineer (RE) will perform the following duties:

- Log all Contractor data received and maintain a log book of shop drawings and submissions so as to track the status of submittals.
- Review Contractor's submittals for compliance with the intent of the Contract Documents.
- Prepare shop drawing review correspondence providing Contractor with our review comments and if submittals comply with intent of Contract Documents.
- Notify the Village of deficiencies, deviations of substitutions. With the notification, provide the Village with an opinion for acceptance or denial, and request direction from the Village regarding the deviation or substitution.
- Advise the Village when disapprovals may be necessary due to failing to conform to the Contract Documents.
- Provide office support to the Resident Engineer related to interpretation of Contract Documents.
- Maintain office files of project correspondence.
- When present on site, observe the progress and quality of the executed work and determine if the work is proceeding in accordance with the Contract Documents. The Resident Engineer will keep the Village informed of the progress of the work.
- Serve as the Village's liaison with the Contractor working principally through the Contractor's field superintendent.
- Attend construction conferences. Maintain and circulate copies of meeting notes.
- Provide clarification(s) related to the intent of the Contract Documents.
- Review the Contractor's schedule at construction conferences and compare actual progress of work to Contractor's proposed construction schedule.
- Review Contractor's procedure for maintaining record drawings and field changes which may occur during the course of work.
- Maintain orderly files for correspondence, reports of job conferences, shop drawings and other submissions, reproductions or original Contract Documents including all addenda, change order and additional drawings issued subsequent to the award of the contract.



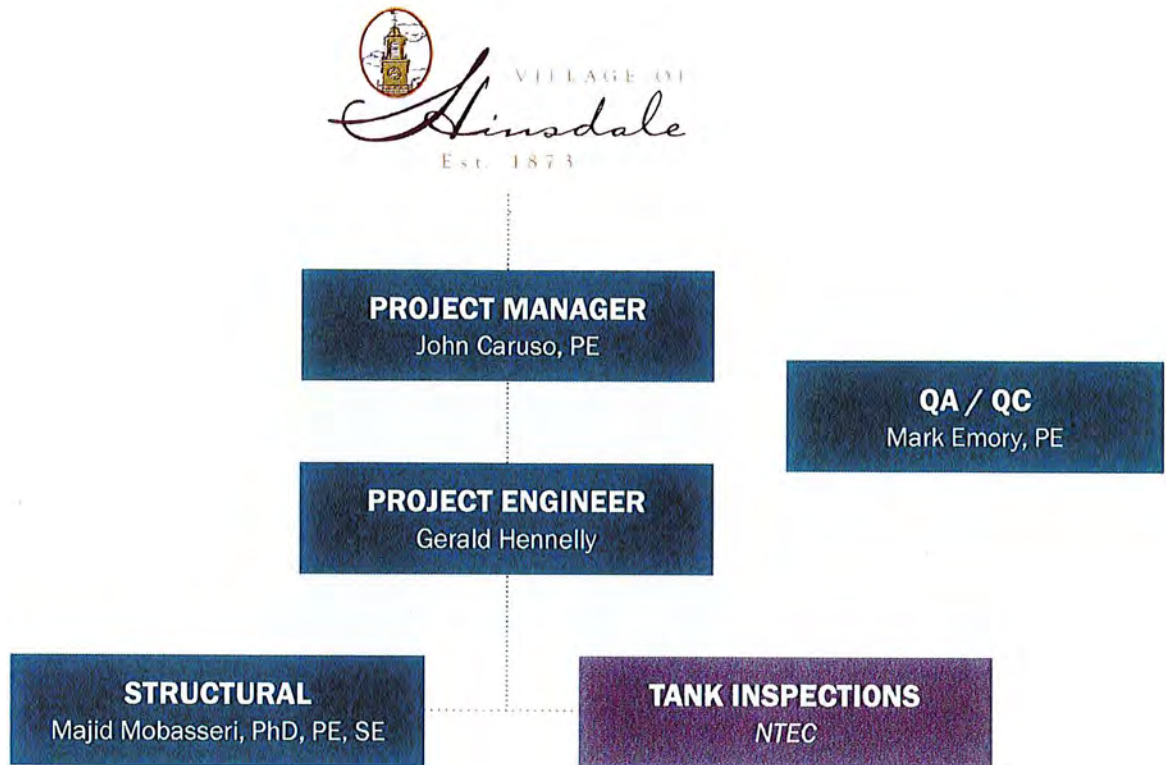
- Record the names, addresses and phone numbers of all contractors, subcontractors and major material suppliers in a field diary.
- For days in which the RE is present on site, keep a daily report book, which shall contain a daily report and quantity of hours on the job site, weather conditions, list of visiting officials, daily activities, job decisions and observations as well as general and specific observations and job progress.
- For milestone inspections of the blasting of the interior and exterior of the standpipe, CBBEL will employ the services of Nelson Tank Engineering Company who will climb the tank and perform the visual inspections in areas where CBBEL cannot climb to because of our insurance restrictions. Their fees are included in our construction engineering fee total.
- Prior to final walk through, submit to the Contractor a list of observed items (punch list) requiring correction.
- Verify that punch list items have been addressed and corrections have been made.
- Coordinate and conduct the final walk through with the Village, prepare a final punch list (if required).
- Verify that all the items on the final punch list have been corrected and make recommendations to the Village concerning acceptance of the project.
- Except upon written instructions of the Village, the Resident Engineer shall not authorize any deviation from the Contract Documents.
- Determine if the project has been completed in accordance with the Contract Documents and that the Contractor has fulfilled all of their obligations.

Task 9 - One-Year Anniversary Inspection and Report: NTEC will perform an underwater remote operated vehicle (ROV) inspection. Disinfect equipment prior to entering potable water supply with no less than 200 mg/l free chlorine. Review interior surfaces for deterioration of coating, if any. Quantify all findings for presentation to Village. Review exterior surfaces for deterioration of coating, if any. Quantify all findings for presentation to Village. Prepare and submit a report (2 copies) describing condition of items inspected above and recommendations concerning the findings. Photographs and video will be provided showing evidence of the structure's condition.



ORGANIZATIONAL CHART

2022/2023 STANDPIPE PAINTING & MAINTENANCE PROJECT RFP NO. 2022-01



The Project Team is available to work on this project to meet all project deadlines as stated in the RFP and pertinent sections herein.

■ CBBEL Employee ■ Subconsultant





YEARS EXPERIENCE: 34
YEARS WITH CBBEL: 34

EDUCATION

Bachelor of Science, 1988
Mechanical Engineering
University of Illinois at
Chicago

PROFESSIONAL REGISTRATION

Professional Engineer, IL,
062.048356, 1993

Professional Engineer, WI,
43186-6, 2013

Professional Engineer, IN,
PE11012145, 2010

Professional Engineer, CO,
PE.0059191, 2021

PROFESSIONAL DEVELOPMENT

Ethics in City Government,
Ethics Training for CDA/OMP
Contractors, Vendors and
Employees

PROFESSIONAL AFFILIATIONS

American Society of
Mechanical Engineers

Engineers Without Borders

Illuminating Engineers
Society

John Caruso, PE

Vice President, Head, Mechanical/Electrical Engineering Department

Professional Engineer experienced in design of mechanical/electrical engineering projects. Experience includes pump station design, water model studies, roadway and site lighting design, SCADA system design and irrigation design. Participated and/or acted as Resident Engineer on various potable water and sewage related pumping station projects, roadway lighting, and stormwater management projects. Responsibilities include design coordination with all related engineering disciplines on various projects with an emphasis on pumping applications including storm, sewage and potable water pump stations, as well as roadway lighting design and electrical design. Duties include preparation of design memorandum and preliminary engineering reports; acquisition of permits from state, county, and local agencies; preparation of contract specifications and construction plans; review of drawings and specifications for code compliance; providing RE services; design of standby engine generators and electric services; design of lighting systems for roadway, parking lot, landscape, and interior applications; and design of SCADA systems for sanitary, storm and potable water applications. Performs water model analyses using WaterGems, Infowater, WaterCAD and EPANET.

WATER STORAGE TANKS

Four Flags Tank Rehabilitation, Painting and Tower Facilities Lightning Protection/Oriole Tower Lightning Protection, Niles: Project Manager for the painting and rehabilitation of the Four Flags Standpipe including the painting of the interior and exterior of standpipe, removal and replacement of pilasters, new cathodic protection system, water destratification system, grounding system, SCADA modifications, valving and piping modifications.

Rehabilitation of the 1,000,000 Gallon Legged High Tank and 2,000,000 Gallon Ground Storage Reservoir, Chicago Heights: Project Manager for the painting and rehabilitation of two water storage tanks in the City of Chicago Heights.

Ridge Drive 1,000,000 Gallon Legged High Tank Rehabilitation, Chicago Ridge: Project Manager for the painting and rehabilitation of the high tank including ROV inspections, cellular equipment removal and replacement, Preliminary Design Memo, contract documents, bidding, construction observation, project documentation and closeout.

1,500,000 Gallon Spheroid Water Tower, Shorewood: Project Manager for the design, permitting and construction of a new 112' tall spheroid water tank including SCADA system, altitude valve in vault, emergency standby generator, utility coordination, site grading and antenna mounting brackets.

Glenwood School for Boys & Girls Painting of 150,000 Gallon High Tank, St. Charles: Project Manager for painting 150,000 gallon elevated water tank. Coordinated use of temporary hydropneumatic tanks for water supply during time tank was out of service.

500,000 Gallon Elevated Water Storage Tank Painting, Rosemont: Assisted in preparation of contract documents and administration of bid process. This tank was awarded the 2006 Tank of the Year by the Tnemec Paint Company.

Painting of 2 Million Gallon Standpipe, Darien: Assisted in preparation of bidding plans and contract documents.

Elevated Water Storage Tank Evaluations: Assisted in review of water storage tank inspections and evaluations for tanks ranging from 100,000 gallons to 3,000,000 gallons for various municipalities such as Chicago Ridge, Elmwood Park, Northlake, and Willowbrook.

SUPERVISORY CONTROL AND DATA ACQUISITION (SCADA) SYSTEM DESIGN

Village of Forest Park SCADA System: Design and project management of SCADA system including 2 elevated tanks, 2 pump stations, meter station, emergency interconnection and lift station. Construction cost \$100,000.

Village of Chicago Ridge SCADA System: Design, contract document preparation and contract administration of a SCADA system incorporating a main potable water pump station, booster pump station, 1MG elevated water storage tank and three sanitary lift station sites. Construction cost \$100,000.

Village of Willowbrook SCADA System: Design, contract document preparation and contract administration of a SCADA system. System included 2 elevated storage tanks and a 3MG standpipe and booster pump station. Construction cost \$70,000.

PUMP STATIONS

Southwest Storm Mitigation Phase I, Elmhurst: Project Manager for the design of an 17-acre-foot storm water detention reservoir with a 5 cfs duplex dewatering pump station including SCADA, fiber optic network communications and video surveillance of the facility. The pumps are housed in a 10 foot x 8 foot precast concrete wet well and discharge through a 1,600 foot, 12" diameter PVC forcemain. Remote telemetry is used to determine when pumping/dewatering can occur into the storm sewers after surcharging recedes. Construction cost \$7,200,000.

Lansing Pump Station Improvements, Chicago Heights: Project Manager/Design Engineer for replacement of (3) 7,000 gpm horizontal split case potable water pumping units including associated isolation butterfly valves, globe check valves, pipe fittings, insertion flow meter, SCADA improvements to the City of Chicago Heights potable water pumping station. Construction Cost \$300,000.

Meter Vault at Lansing Pump Station, Chicago Heights: Project Manager/Design Engineer for installation of 10' x 10' poured in place concrete, below grade meter vault over existing 36" water transmission main, including the installation of an insertion meter, electric and communication conduit and cable, connection to and modifications to existing SCADA system. Construction Cost \$200,000.

Potable Water Booster Station, New Lenox: Project Manager/Design Engineer for construction of booster pump station at existing Village stand pipe and pump station. Improvements include modification to existing building adding approximately 400 SF of floor space including new standing metal seam roof, roof trusses, brick and CMW block wall construction for 2 new 750 gpm potable water booster pumps to create new pressure zone in remote, elevated area of the Village currently experiencing low water pressure. New standby diesel generator, modifications to existing motor control center, pressure reducing valves, and remote pressure monitor station reporting back to SCADA via radio is included in scope. Construction Cost \$1,000,000.

East Main Pump Station, Lake County Public Works Department: Performed QA/QC for the \$2.4 million rehabilitation Lake County's Regional East Main Pump Station originally placed in service in 1980. The East Main Pump Station has an average daily flow of 4 million gallons per day (MGD) with peak flow rates over 20 MGD. The project included replacing 2 of the vertical style non-clog pumps with 125 horsepower submersible style pumps that will allow the station to continue operations should the dry well ever flood in the future. The mechanical bar screens were replaced with mechanical shredders, thereby eliminating disposal of the screenings and significantly reducing odors and gases created in the screen room, which are treated by an existing forced air carbon scrubber. Two new stainless steel slide gates and new stainless steel grates and plates were added to the screen channels. The 1200 amp main electrical service entrances (2 ComEd feeds) were replaced with new switchgear which includes an automatic transfer switch between the ComEd feeds. A Kirk key operated generator receptacle was added to allow the County to power the station with one of two 500 kW portable generators. New variable frequency drives (VFD's) were added for each pump and the existing cone valves were modified to utilize individual REXA hydraulic units in lieu of the original Parco compressed air/hydraulic system. New PLC based controls and new level and flow instrumentation were included as well as new station LED lighting, a fresh coat of paint and new TPO roof.

IL Route 53 Storm Water Pump Station, Lombard: Project Manager for the design of a 170 cfs storm water pump station including 5 axial flow submersible propeller pumps, 2 submersible centrifugal pumps,

a 650 kW diesel fuel standby generator, a 30' x 12' precast concrete electrical controls building, a below grade structural concrete wet well, discharge chamber and junction chamber, on site storm water detention, landscaping, pavement, water main, sanitary sewer, storm sewer, handrails, electric service, culvert lining and existing pump station modifications.

Flood Mitigation Project, Elmwood Park: Project Manager/Lead Designer for 150 cfs stormwater pump station, including four 250 Hp pumps, 1,600A motor control center, 1,000 kW engine generator, 30'x12' control building, SCADA, CCTV and 1,000' of twin 36" HDPE forcemains. Construction cost \$3.6 million.

Storm Water Pump Station Rehabilitation, Winnetka: Project Manager/Design Engineer for the rehabilitation design of an existing storm water pump station. Improvements consisted of the removal of existing intake structures, removal of 4 existing 7,500 gpm pumps, installation of new 9' x 6' box culvert, intake structures with motor operated trash rake mechanism, 4 new 10,000 gpm submersible pumps, motor control center (MCC), modifications in below grade pump controls vault, new 1,000 amp CT cabinet, electric service and trash raker controls panel.

Cummins Technical Center Flood Risk Reduction, Columbus, IN: Project Manager responsible for design of flood control pumping stations. Project was a flood wall design to protect the Technical Center building. Included 45 cfs pump station, 5 cfs pump station, and over 500' of concrete flood wall.

Wastewater Treatment Plant Modifications, Rochester, IN: Modifications included replacement of 6 electric motors with inverter duty rated motors, installation of 6 variable frequency drives for trickling filter effluent pumps. Construction cost of \$200,000.

Old Plank Park, Naperville: Design of approx. 7 cfs stormwater dewatering pump station for approx. 80 ac-ft stormwater detention facility. Required coordination and modifications to existing Country Commons pumping facility.

Graff Drive Stormwater Pump Station, Rosemont: Design of 20 cfs stormwater pump station including SCADA and 100kw standby generator to alleviate local flooding in residential area. Construction cost \$586,000.

Country Commons, Naperville: Design of 2 cfs stormwater pump station to dewater 49 acre-feet stormwater reservoir underdrain system. Construction cost \$550,000.

Well No. 9, Shorewood: Design of brick Well House for electrical, variable frequency drive and SCADA controls for 400 Hp, 1,200 gpm deep well pump. Packaged meter vault, manual transfer switch, and 2400 volt step up transformer included.

Well Nos. 6 & 8, Sycamore: Project Manager/Lead Designer for rehabilitation of two existing well houses. Upgrades included building additions to accommodate future radium treatment/removal equipment; electrical upgrades to existing well pumps; new diesel stand-by generator; underground piping revisions; well house piping revisions.

Wood Dale-Itasca Reservoir and Pump Station, DCDEC: Multi-phased stormwater management project along Salt Creek. Project included excavation of over 500,000 cy of material; construction of an earthen embankment approx. 0.5 mile long; 25 cfs pump station, 45' deep with two 75 hp pumps; 5 hp dewatering well, and SCADA telemetry system with a 75' tall radio antenna. Construction cost \$5 million.



YEARS EXPERIENCE: 46
YEARS WITH CBBEL: 26

EDUCATION

Bachelor of Science, 1975
Civil Engineering
University of Illinois at
Urbana-Champaign

PROFESSIONAL REGISTRATION

Professional Engineer, IL,
062.038850, 1979

CERTIFICATIONS

AWWA Utility Risk and
Resilience Certificate Program

PROFESSIONAL DEVELOPMENT

Ethics in City Government,
Ethics Training for CDA/OMP
Contractors, Vendors and
Employees

PROFESSIONAL AFFILIATIONS

American Water Works
Association (AWWA)

Mark Emory, PE

Head, Pumping Applications Section

Professional Engineer within the Mechanical Engineering Department experienced in engineering projects in water supply and distribution, wastewater collection and treatment, and stormwater fields. Experienced in civil, mechanical and electrical engineering disciplines. Overall experience includes field investigations and troubleshooting, water supply and planning studies, water system evaluations with distribution network hydraulic modeling, preliminary engineering, and preparation of final design, including bidding and contract documents. Construction experience includes assistance during bidding, services during construction, including construction observation, and shop drawing review. Qualified Project Liaison drawing from the experience of these many engineering projects.

Responsibilities encompass engineering activities for potable water and wastewater projects. Responsible for conceptual planning, preliminary engineering, final design, cost estimating, contract document preparation, permit and regulatory submittal preparation, bidding, and services during construction including construction observation. Duties include client contact and representation, responsible charge for overseeing the work of other project team members, and liaison for the coordination, presentation and delivery of the project.

Proficient in Microsoft Word, Excel, Power Point, Microsoft Project, Bentley MicroStation, Haestad Methods Sewer CAD, WaterGEMS and EPANET Software.

Lake Michigan Water Project, Village of Bartlett: Project manager for all four engineering phases of Bartlett's five-year conversion to a Lake Michigan Water Supply from the DuPage Water Commission (DWC). Engineering for the project included Alternative Selection, Planning, Design Engineering and Construction Observation Engineering. The Alternatives Study through construction occurred between 2014 and the Spring of 2019. The project was operational before the end of Bartlett's 35-year water supply contract with its previous water provider. The initial Alternatives Study assessed five alternatives available to Bartlett for its potential water supply. The comparison of alternatives included identifying the available alternatives, projecting capital and financing costs, water purchase cost, operating and maintenance cost, soft cost, and Bartlett's projected water rate for each alternative. As the Alternative selection phase moved forward to Board's final selection of DWC, the available alternatives and their costs continually evolved. Multiple presentations were made at public Board meetings to update the status of the current alternatives under consideration. Bartlett's Board made its selection of DWC to be its future water supplier approximately 2 ½ - years after the presentation of the initial study. Engineering of the project moved forward into Planning and securing a Lake Michigan Water Allocation from IDNR-OWR. Bartlett utilized an IEPA low interest loan to finance the Receiving Station component of the project which required obtaining all Agency required planning approvals. Comprehensive water modeling was performed of the system serving 41,000 people using WaterGEMS software. The water modeling essential for making pump selections for the Receiving Station and determining the extent of internal water main improvements needed to facilitate the new Lake Michigan Water supply. Future capital improvements were evaluated as well. Upon the completion of the IEPA planning and receipt of the IDNR Lake Michigan Water Allocation, detailed bidding and contract documents were prepared for the Receiving Station which featured a 60-foot by 80-foot aesthetically treated metal building housing pressure adjustment and flow control of the DWC supply, 7-variable speed pumps, chlorination equipment, and full standby power. The Receiving Station also featured 2 - 1.5-million-gallon bolted steel ground storage tanks, and a new system wide SCADA system with seven cellular based sites. Engineering duties included responsibility for construction observation of the \$8.0 facility which was constructed to substantial completion in 10 - months through the winter season. The project was coordinated throughout with DWC, IEPA and IDNR. The project was completed on-time and under budget. The Village's enacted water rate was under the rates that were projected in the Alternatives Study five years before completion of construction.

East Main Pump Station, Lake County Public Works Department: Project manager for the \$2.3 million rehabilitation Lake County's Regional East Main Pump Station originally placed in service in 1980. The East Main Pump Station has an average daily flow of 4 million gallons per day (MGD) with peak flow rates over 20 MGD. The pre-improvement station was a wet well / dry well station with four 100 horsepower pumps with two mechanical bar screens prior to the renovation. The project included replacing 2 of the vertical style non-clog pumps with 125 horsepower submersible style pumps that will allow the station to continue operations should the dry well ever flood in the future. The mechanical bar screens were replaced with mechanical shredders, thereby eliminating disposal of the screenings and significantly reducing odors and gases created in the screen room, which are treated by an existing forced air carbon scrubber. Two new stainless steel slide gates and new stainless steel grates and plates were added to the screen channels. The 1200 amp main electrical service entrances (2 ComEd feeds) were replaced with new switchgear which includes an automatic transfer switch between the ComEd feeds. A Kirk key operated generator receptacle was added to allow the County to power the station with one of two 500 KW portable generators they maintain in their fleet. New variable frequency drives (VFD's) were added

for each pump and the existing cone valves were modified to utilize individual REXA hydraulic units in lieu of the original Parco compressed air/hydraulic system. New PLC based controls and new level and flow instrumentation were included as well as new station LED lighting, a fresh coat of paint and new TPO roof. CBBEL worked with the Contractor and the County to implement the improvements with utilizing handful of limited duration shutdowns and staged construction rather than the originally planned 6 week full station by-pass pumping period.

Elevated Tank Repainting, Hillside-Berkeley Water Commission: Prepared contract documents including bidding documents and specifications. The elevated tank was built in the 1950's and supports telecommunications equipment for two vendors. Construction is complete and the tank is in operation.

Elevated Reservoir, Vernon Hills: Periodic construction observation for the construction of a 500,000 gallon elevated reservoir. The reservoir is constructed in tight quarters on the corner of the Prairie Material Vernon Hills Yard. Work included 360 LF of bored and jacked watermain crossing of two railroads and wetland. The base of the tower houses pressure adjusting and rate of flow control equipment which receives and regulates water from a regional Lake Michigan water supply facility. Project is to be dedicated to the Lake County of Public Works who closely reviewed the tank design.

500,000 Gallon High Tank, Hillside-Berkeley Water Commission: Project Manager for repainting of Hillside-Berkeley Water Commission's 500,000 gallon high tank located in Bellwood. Duties included review of tank condition report, field reconnaissance of tank, preparation of contract documents, bidding services and coordination of construction observation and third party inspectors. The tank is on a relatively small site and adjacent to residential areas. Communications equipment was removed from the tank and temporary communications equipment was utilized by the communications vendors during construction. Containment was provided. The tank has a cathodic protection system installed.

City Acres 1,250,000 Gallon High Tank, Plano: Project Manager for planning and design of a new high tank. Tank was designed to provide service for Lakewood Homes City Acres Subdivision. Design was coordinated with the Village and their consulting engineer. Services also included shop drawing review during the construction phase.

Enterprise Drive 2 Million Gallon Fluted Column High Tank Painting, Westchester: Participated in the repainting project for a 2 million gallon fluted column tank. Served as Project Engineer performing QA/QC duties.

South Booster Station and Transmission Main, Lombard: Project Manager overseeing the design of a \$2.5 million new inter-zone pumping station and transmission main. Pump station featured 3 split case pumps at 60 horsepower, emergency generator and full incorporation into the Village's SCADA system. A pressure reducing station was also built to allow flow in either direction between the Village's pressure zones. The pump station building was designed and constructed to blend in with the adjacent property by providing the building with an exterior façade similar to the school next door. Project included design of nearly 4,000' of 20" water transmission main. After completion of a detailed alignment study, an alignment was selected under the pavement of a high traffic, 4 lane County highway. Traffic control and final alignment selection were closely coordinated with the Village and the County.

Potable Water Supply Facility, Hawthorn Woods: Planning, design and construction observation of a new water supply facility including two deep sandstone wells, cast-in-place concrete Ground Storage Reservoir, variable high service and fire flow pumping; hydropneumatic

tank, ion exchange softening and automated supervising controls. Project was done on an accelerated schedule with water available within 4 months of initial facility concept. Site and building aesthetics also played a key role because the facility is at a marquee park-like intersection. Aesthetics were addressed through coordination with Engineer, Village Architect and Village Planner by locating utilitarian facilities below grade with a small stone cottage structure above grade.

Water Transmission Main Project, Hillside Berkeley Water Commission: Project Manager overseeing the design of new water transmission mains. Over 20,000' of new 16" water transmission mains were designed to replace and upsize the Commission's aging transmission mains that provide drinking water for the Villages of Hillside and Berkeley. Recent higher occurrences of breaks on the 50 year old mains coupled with re-development potential for higher water demand were major driving factors leading to replacing the transmission mains. The alignment of the mains is almost entirely on the Village of Bellwood's public ROW. Selection of alignment was closely coordinated with Bellwood to use streets scheduled for roadway improvements, streets with minimal utility conflicts and streets with low impact on Bellwood's residents. The \$5 million project nearly doubled the Commission's flow conveyance capacity without modifying the existing pumping facilities and at the same time reduced electrical consumption.

Gregg's Landing Ground Storage Reservoir and Pump Station, Lake County: Design and construction observation for a cast-in-place concrete ground storage reservoir and pump station. Facility was funded by a private developer and dedicated to the Lake County Public Works Department. The facility was designed for a low profile, low impact appearance in order to blend into a future upscale housing development on one side and a high profile commercial area on another side. Project included controls and valves necessary to fill the reservoir from the distribution system as well as full integration of controls with the LCPWD existing supervisory controls.

63 Pine Pump Station and Reservoir Rehabilitation, Riverside: Performed design and construction observation of rehabilitation project. Design included upgrading the station pumping capacity, providing standby power and construction of a new pump building on top of an existing buried concrete reservoir. New pump building was designed to architecturally blend with the surrounding area. Design also included VFD's and sophisticated supervisory controls needed to allow the Village to convert from a floating overhead system to a closed system. Construction is complete and in operation.

Delivery Structure and Water Transmission Main, Lake County: Final Design and Construction Observation of Central Lake County Joint Action Water Agency Delivery Structure and Water Transmission Mains. Project included the design of a new Delivery Structure and approx. 3,000' of 20" diameter transmission main. The main is routed along private property in easements, under two railroads, along a county highway and through congested Village Streets.

Water System Evaluation Study, Hillside-Berkeley Water Commission: Conducted a water system evaluation study to review pumping performance and winter operating characteristics for the Commissions potable water facilities. The facilities include a 4.4 MG ground storage facility, a 3 MGD pumping station, a 500,000 gallon elevated tank and water transmission mains. The evaluation included pipe distribution system modeling. Much of the original construction dates back to the 1950's.



Gerald Hennelly

Senior Project Manager

YEARS EXPERIENCE: 37
YEARS WITH CBEL: 26

EDUCATION

Associate of Science, 1987
Electronic/Computer
Technology Control
Data Institute

CERTIFICATIONS

ICORS Training Seminar, IDOT

PROFESSIONAL DEVELOPMENT

Ethics in City Government,
Ethics Training for
CDA/OMP Contractors,
Vendors & Employees

ComEd New Business
Services, 2009

Steel Tank Institute (STI)/
SPFA Steel Water Tank
Design and Construction
Seminar, 2009

Writing at Work, Advanced
Technical Writing, 2008

Highway Lighting Seminar,
ACEC Illinois & IDOT, 2006,
2014

National Electrical Code
Review, 2005

PROFESSIONAL AFFILIATIONS

International Code Council

Irish Engineers & Contractors

Senior Project Manager experienced in a wide range of engineering disciplines including electrical, mechanical and civil engineering design. Experience also includes construction observation and resident engineering assignments and final review of completed projects. Further responsibilities include design and coordination of various types of mechanical and electrical projects, including potable water storage facilities, stormwater pumping stations, wastewater lift stations, street lighting installations recreation and sports lighting installations, recreational park designs, dry utility relocation projects and general public works and building improvement projects. Duties include the preparation of design plans, calculations and specifications, and field observation and contractor shop drawing review of construction projects. Performs electrical and mechanical site plan review for several municipalities as well as preparation of CAD design drawings for Mechanical and Electrical Engineering design projects.

MECHANICAL AND ELECTRICAL

Wireless Facility Reviews, Orland Park: Project consists of performing structural and electrical reviews for all new cellular equipment installations on stand alone small wireless facilities (SWF) and colocated installation on antenna masts and water towers.

Wireless Facility Reviews, Oak Lawn: Project consists of performing structural and electrical reviews for all new cellular equipment installations on stand alone small wireless facilities (SWF) and colocated installation on antenna masts and water towers.

Wireless Facility Reviews, Lincolnwood: Project consists of performing structural and electrical reviews for all new cellular equipment installations on stand alone small wireless facilities (SWF) and colocated installation on antenna masts and water towers.

Wireless Facility Reviews, Forest Park: Project consists of performing structural and electrical reviews for all new cellular equipment installations on stand alone small wireless facilities (SWF) and colocated installation on antenna masts and water towers.

250,000 Gallon Legged High Tank Rehabilitation, Elmwood Park: Project consisted of coordination of in service water tower inspection, coordination of removal and temporary relocation of cellular equipment on tower, preparation of preliminary design memo, preparation of contract documents, bidding assistance and analysis, construction observation, project management and final closeout.

1,000,000 Gallon Hydropillar Rehabilitations for Two Sites, Alsip: Project consisted of coordination of in service water tower inspection, coordination of removal and temporary relocation of cellular equipment on tower, preparation of preliminary design memo, preparation of contract documents, bidding assistance and analysis, construction observation, project management and final closeout.

500,000 Gallon Legged High Tank and 1,000,000 Gallon Reservoir Rehabilitation, Northlake: Project consisted of coordination of in service water tower inspection, coordination of removal and temporary relocation of cellular equipment on tower, preparation of preliminary design memo, preparation of contract documents, bidding assistance and analysis, construction observation, project management and final closeout.

500,000 Gallon Legged High Tank and 500,000 Gallon Hydropillar Rehabilitation, Forest Park: Project consisted of coordination of in service water tower inspection, coordination of removal and temporary relocation of cellular equipment on tower, preparation of preliminary design memo, preparation of contract documents, bidding assistance and analysis, construction observation, project management and final closeout.

500,000 Spheroid High Tank Rehabilitation, Northbrook: Project consisted of coordination of in service water tower inspection, coordination of removal and temporary relocation of cellular equipment on tower, preparation of preliminary design memo, preparation of contract documents, bidding assistance and analysis, construction observation, project management and final closeout.

750,000 Gallon Spheroid High Tank Rehabilitation, Carol Stream: Project consisted of coordination of in service water tower inspection, coordination with cellular companies to leave infrastructure in place, coordination of sector shut downs, preparation of preliminary design memo, preparation of contract documents, bidding assistance and analysis, construction observation, project management and final closeout.

Ridge Dr. 1 Million Gallon Legged High Tank Rehabilitation, Chicago Ridge: Project included coordination of ROV inspections, cellular equipment removal and replacement, preparation of Preliminary Design Memo, contract documents, bidding, construction observation, project documentation and closeout.

Kates Rd. 1.5 Million Gallon Water Tower Rehabilitation, Deerfield: Project included coordination of ROV inspections, coordination of cellular equipment removal and replacement, preparation of Preliminary Design Memo, contract documents, bidding, construction observation, project documentation and closeout.

1.5 Million Gallon Standpipe Painting and Rehabilitation, Lincolnwood: Project included coordination of ROV inspections, cellular equipment removal and replacement, preparation of Preliminary Design Memo, contract documents, bidding, construction observation, project documentation and closeout.

500,000 Gallon Black Rd. Spheroid High Tank Interior Dry Painting and Rehabilitation, Shorewood: Project included coordination of ROV inspections, cellular equipment removal and replacement, preparation of Preliminary Design Memo, contract documents, bidding, construction observation, project documentation and closeout.

Enterprise Drive 2 Million Gallon Fluted Column High Tank Painting, Westchester: Prepared contract documents, administered the bid process and reviewed received bids. Performed resident engineering services during construction.

Orchard Road 1.5 Million Gallon Elevated Water Storage Tank Rehabilitation, Wheaton: Design and construction observation for complete rehabilitation of the City's southern most water storage facility.

67th and Wilmette 500,000 Gallon Spheroid High Tank Rehabilitation, Darien: Design and construction observation for complete rehabilitation of the Village north water storage facility.

Water Storage Tanks, Willowbrook: Preparation of bidding documents, assisted Village with bid analysis and provided construction observation on rehabilitation of two 500,000 gallon spheroid water storage tanks and one 3,000,000 gallon standpipe.

500,000 Gallon Elevated Water Storage Tank Painting, Rosemont: Assisted in preparation of contract documents, administration of the bid process and reviewed received bids. Performed resident engineering services during construction. This tank was awarded the 2006 Tank of the Year by the Tnemec Paint Company.

Dry Utility Relocation Project and Downtown Lighting, Huntley: Worked with ComEd, AT&T, and Comcast on preparation of plans to underground all existing overhead utility lines and to install underground in conduit. After completion of underground projects, designed and provided construction coordination for installation of new lighting system for downtown area.

Old Town Area Redevelopment Underground Utility Relocation, Bloomingdale: Design and coordinated plan preparation of construction plans and construction observation for relocation of all private and public dry utilities for redevelopment of 125 year old area of the Village.

Electrical and Ventilation Upgrades, Forest Park Fire Station: Completed a study of existing fire station to provide a complete survey of total power consumption of the building and recommendations of ventilation needs.

Library Chiller Removal and Replacement, Rolling Meadows Library District: Project consisted of the design of a new chilled water cooling system for the Library's well as in the incorporation of design calculations for future Library expansion.

South Booster Station, Lombard: Assisted in design of a potable water booster station which included in line booster pumps and emergency standby generator.

Hawthorn Woods Potable Water Pumping Station: Design and construction of a 300,000-gallon underground reservoir and pumping station along with standby generator. For aesthetic purposes of residential community in close proximity, pumping station was housed in a building that resembles adjacent homes.

Booster Station #2 Building Upgrades and Generator Upgrades, Northlake: Design and construction observation of a 400 SF building addition to house; a new 230kw standby power generator, including upgraded ComEd transformer; installation of a new 400 amp ATS, variable frequency drive, heating and ventilation system and controls.

Wood Dale-Itasca Spillway, Wood Dale: Assisted in design of a gated spillway structure for Salt Creek. Design included 4 motor operated gates and associated controls including office/control building and video surveillance equipment.

Lift Station Upgrades, Northlake: Preparation of plans and specifications for replacing 3 dry-pit type lift stations with more modern type submersible pumps in a concrete wet well and upgrades to all power and control circuitry.

City of Chicago, Department of Water Management: Design of multiple sewer projects for various streets, totaling over 20,000 LF of RCP and VCP sewers. Tasks included coordination of total topographic surveys of existing conditions, utility coordination and back checking, drainage studies including sewer slopes and drainage flows, coordination of connection structures to MWRD Interceptor and CDWM Main Sewers, proposed plan and profile layout, and Special Provisions Preparation.

Alternative Fueling Station, FPDDC: Created Design/Build plans and specifications of E-85, BioDiesel and LPG fueling systems at the Blackwell Nursery Site.

Water Department Maintenance Building, Oakbrook Terrace: Design included the mechanical and electrical system for multi-use facility including office areas, storage areas, work areas and vehicle storage.

PARKS AND RECREATION

Posphalla Park, Northlake: Design, shop drawing review and construction observation of a municipally maintained recreational facility complete with sprinkle fountain, exercise equipment, state park, and life size human checkerboard.

Memorial Park Fountain, Northlake: Assisted in design of ornamental fountain with a lighted 15' water feature and flood lighting for landscaping items.

Millennium Park, Northlake: Design and shop drawing review of full spectrum municipal recreational facility including park playground equipment, site lighting, site building, fountain feature and irrigation system.

Town Center, Carol Stream: Assisted in design of Award Winning Fountain Park and Concession Building. Site improvements included fountain electrical and mechanical design, site lighting, walkway lighting, two aerators, a pavilion, and a concession/washroom facility.

The Legends Golf Course, Bensenville: Design included architectural site lighting and sports lighting for golf course and driving range along with all related power and control.



Majid Mobasseri, PhD, PE, SE

Head, Structural Engineering Department

YEARS EXPERIENCE: 38

YEARS WITH CBBEL: 16

EDUCATION

Doctor of Philosophy, 1986
Structural Engineering
University of Texas at Austin

Master of Science, 1981
Structural Engineering
Washington State University

Bachelor of Science, 1978
Structural Engineering
Arya-Mehr Univ., Tehran, Iran

PROFESSIONAL REGISTRATION

Structural Engineer, IL,
081.005058, 1993

Structural Engineer, MA,
35841, 1990

Professional Engineer, IL,
062.047793, 1992

Professional Engineer, IN,
PE10101277, 2001

CERTIFICATIONS

IDOT Approved Bridge
Program Manager, ID: 00302;
National Bridge Inspection
Standards (NBIS) Qualified

PROFESSIONAL AFFILIATIONS

American Concrete Institute

American Railway
Engineering and
Maintenance-of-Way
Association (AREMA)

American Society of
Civil Engineers

Earthquake Engineers
Research Institute

Head of Structural Engineering responsible for the study, design, and generation of construction contract documents for structural systems employed in buildings, industrial facilities and bridges serving highway traffic. Experience includes planning and concept design, bridge type/size/location studies, structural inspections, structural ratings, rehabilitation and renovation studies, final designs and the production of plans, specifications and estimates, and construction inspection. IDOT Approved Bridge Program Manager for 13 municipalities.

I-294 over Irving Park Road Widening, Tollway: Structural Project Manager responsible for the preparation of Phase II design plans, specifications, and cost estimates. This was part of the Tollway Central Tri-State widening project. The existing structure is a single span simply supported structure measuring 81'-6" from the center of bearing to the center of bearing. The existing superstructure consists of a 7.5" reinforced concrete deck supported on 48" precast prestressed concrete I-beams. The substructure consists of highwall cantilever abutments founded on metal shell piles. The structure will be widened approximately 18'-3" to the east giving an overall structure width of 104'-8". The proposed widening consists of an 8" reinforced concrete deck on IL36N precast prestressed concrete beams. The abutments will be widened in kind. The remainder of the existing bridge deck was reconstructed by others in 2018. The bridge is on a straight horizontal alignment and is in seismic performance zone 1. CBBEL worked closely with the Tollway, Schiller Park, other consultants on the team, and IDOT during design. The estimated construction cost is \$1.15 million.

I-294 Widening, Various Retaining Walls and Noise Walls, Tollway: Structural Project Manager responsible for the preparation of Phase II design plans, specifications, and cost estimates for new retaining walls and noise walls along I-294. This was part of the Tollway Central Tri-State widening project. Due to adding lanes along I-294, several retaining walls and noise walls were required to support the roadway embankment and reduce traffic noise. The existing retaining walls were partially removed, and the noise walls were completely removed. The proposed TS38.25R-NB@ retaining wall is an 85'-0" long soldier pile retaining wall with cast in place concrete facing. The wall supports a 16'-0" wide moments slab and a crash worthy parapet wall supporting a structure mounted noise abatement wall. The noise abatement wall will be performance based and designed by others. The wall and moment slab are on a straight horizontal alignment. The proposed TS38.35R SB(R) - is a combination of a 377'-7" moment slab to be placed on the existing wall. Continuing at the end of the existing wall is a 675'-4" proposed soldier pile retaining wall with cast in place concrete facing. The wall supports a 12'-0" wide moments slab and crash worthy parapet. The soldier piles will be placed inside 36" diameter drilled shaft caissons. The wall and moment slab are on a straight horizontal alignment. The estimated construction cost is \$2.52 million.

Main Street Bridge Over Crystal Lake Overflow, Algonquin: Structural Project Manager responsible for the preparation of Phase II design plans, specifications, and cost estimate for replacing the existing bridge with new bridge and retaining walls. The proposed structure is comprised of two straight 30' span 17" prestressed concrete deck beams with a 5" concrete wearing surface. The substructure is cast in place concrete abutments supported on 30" diameter drilled shafts. The center support is a multi-column pier with web wall supported by 48" drilled shaft foundations. The bridge is 61' long from back of abutment to back of abutment and 60' wide out to out. There are two 12' lanes for traffic and two sidewalks, one 22'-8" wide and one 13'-4" wide. There are three 24' long wingwalls at the NW, SW, and SE corners. Additional superstructure items include decorative railings with architectural pilasters, pergola above the sidewalk sections, and a decorative illuminated archway. Estimated Construction Cost is \$2.48 million.

Upper Wacker Drive, CDOT: Structural Project Manager responsible for the preparation of Phase II design plans, specifications, and cost estimate for extending upper Wacker Drive two spans toward east to provide access to the new Wanda Vista Hotel. The existing lower Wacker Drive consists of a continuous 48" steel plate girders supported on structural steel support bents. The bridge was extended approximately 111' to the east (one 50' span and one 61' span) to provide access to the new Wanda Vista Hotel. The new deck will be landscaped with large trees, and traffic lanes will be provided to access the hotel. The proposed structure was designed to support construction material for the hotel construction. The extension required the replacement of two easternmost existing upper spans of reinforced concrete deck (approximately 175' of deck), repairs to the existing steel bents, the addition of two new bents and the installation of micro piles to strengthen the existing foundations. The new superstructure extension consisted of 36x135 wide flange steel beams. Modifications to two steel bents included the installation of new plate girder columns and beams. The structure is approximately 129' wide. The bridge is straight; however, the southernmost beam flares slightly. The bridge is in seismic performance zone 1. The bridge was designed in 2015 and 2016. Construction was performed in 2016 and 2017. The estimated construction cost was \$4.6 million.

Balmoral Avenue Underpass, IDOT: Structural Project Manager responsible for the preparation of design plans for construction of a new underpass on new alignment. The underpass will carry traffic from SB Mannheim Rd (US 45) to Balmoral Ave. The project required extensive coordination with FAA as the underpass is located within the flight pattern of two runways that serve O'Hare Airport. Structural improvements included the construction of two new steel plate girder bridges (117' - single span) to carry Mannheim Rd over the underpass, approximately 300' of cantilevered soldier pile retaining walls, approx. 300' of tied back soldier pile retaining walls and approx. 375' of cantilevered concrete retaining walls. The retaining walls varied in height, with a maximum retained height of approx. 20'. The construction cost for this project was \$13.5 million.

Balmoral Avenue over I-294, Rosemont: Structural Project Manager. Project consisted of Phase II engineering and development of contract documents for construction of a NB exit ramp from I-294 to Balmoral Ave, reconstruction of the SB entrance ramp and widening of the Balmoral Bridge over I-294. The existing structure was a two span bridge with 102' and 119' spans. The superstructure consisted of an 82'-0" deck supported on eleven 63" Bulb T-Beams. The proposed deck is 94'-7" providing five 12'-0" traffic lanes, a 16'-0" median and a 6'-7" sidewalk. The existing deck was partially removed and widened with three new beams. The substructure members were widened in kind and new retaining walls were constructed in front of the existing ones. This project is part of a larger series of improvements to Balmoral Ave to improve regional access to the Rosemont Convention Center area and O'Hare International Airport. Phase I investigated an ultimate extension of Balmoral Ave west to Bessie Coleman Drive on airport grounds, as well as the impact of future improvements by the Tollway at the major divergence of I-294 and I-190/I-90.

King Arthur Court Bridge over Addison Creek, Northlake: Structural Project Manager responsible for Phase II and Engineering with Phase III assistance for the complete superstructure replacement of the King Arthur Court Bridge. The new structure consisted of two 37' span 17" prestressed concrete deck beams with a 5" concrete wearing surface. The existing substructure was reconstructed to adjust the new road profile and the parapets replaced with a new form liner textured surface and bridge fence railing. Also included was, additional roadway and sidewalk improvements along with channel excavation and rip rap installation in the channel beneath the structure. Since the bridge is the sole entryway into the subdivision, the bridge was completed in two stages with traffic control allowing access at all times.

LeMoyné Street over Addison Creek, Northlake: Structural Project Manager responsible for Phase II Engineering and Phase III assistance for the complete superstructure replacement of the LeMoyné Street Bridge. The existing superstructure was in critical condition and required a 5 ton load posting and the closure of the north half of the structure. The new superstructure consists of a single 56' span 27" prestressed precast concrete deck beams with and HMA wearing surface and waterproofing membrane. Responsibilities included the preparation of design plans, specifications and estimates, completion of a load rating analysis, shop drawing review, responding to requests for information and initial inspection of the new superstructure. The project was completed in 2021.

Barker Avenue Bridge over Salt Creek Superstructure Replacement, Rolling Meadows: Structural Project Engineer. Project included complete superstructure demolition, precast prestressed box beam replacement, concrete wearing surface with sidewalks, form liner stone relief parapets and wingwalls, hand railings, guardrail installation, and landscape restoration. Duties included shop

drawing review, coordination with local agency for full road closures, observation and coordination of contractor operations and scheduling QA testing, materials inspection documentation, documentation of quantities using ICORS, preparation of change orders, authorizations, and pay estimates using ICORS.

Stone Bridge Retaining Walls, Lake Bluff: Project Manager responsible for overseeing the design, developing construction plans, coordination with project architect, and QA/QC. New England Builder was developing a site for new housing community. There were several ponds along the proposed roadways retaining walls required to support roadway embankments. Each retaining wall was approx. 55-65' and the height of walls varied from approx. 8' to 18'. There are 3'-1" parapets mounted at the top of the walls and an over look area cantilevered out in the middle of walls. The face of the walls had natural stone veneer supported by the walls and special formliner to give impression of a tunnel. The walls had to be water tight to reduce any possible water loss of the pond. Geotechnical investigation revealed that the underlying soil was very poor material. Shear keys were designed to provide minimum required sliding safety factors. CBEL provided design plans, specification for the project.

Vale at Flagg Creek Bridge, Willow Springs: Project Manager responsible for overseeing the design, developing construction plans, coordination with Vale Homes LLC, and QA/QC. CBEL provided design plans, specifications, and cost estimate for widening the existing bridge. The existing bridge was a two span deck bridge, each 45'-0" span, the existing superstructure was narrow and provided only one lane of traffic roadway, and substructure consisted of two pile bent abutments and a pile cap pier supported by concrete piles. Soil investigation indicated that natural bedrock elevation was close to bottom of river bed. The substructure was widened and supported by new H piles. The new deck provided two lanes of traffic with custom made railing and architectural masonry light pole pedestals were built at each corner of the pier and abutments.

Naperville Riverwalk Renovation: Structural Project Manager. Project involved the design of several hundred feet of tiered retaining walls along the West Branch of the DuPage River in downtown Naperville. The existing walls were removed and replaced with cast in place concrete walls with an architectural facade to resemble natural stone. The improvements included the design of stairs, an ADA compliant ramp, and a circular overlook area at the end of the newly designed park area.

Lincoln Park Zoo, Chicago: Structural Project Manager. The project scope included preparing design plans and specifications for the foundation of the proposed Educational Pavilion, Ticket Kiosk and bathroom. These foundations were built on grade. CBEL provided design plans and specifications for the on grade boardwalk.

Washington Park, Downers Grove: Structural Project Manager. Project included several long walls to function and provide seating in the fields, stairways, floodwalls, and foundation for other structures. The walls had a special form liner, selected by the Park District, to have esthetically pleasing look. Project required extensive coordination and special details because of its complicated geometry. CBEL prepared plans, specifications, and cost estimate.

Keith Nelson
Phone: 517-321-1692
Fax: 517-321-4405

Professional Experience

Position: President January 1995 - Present

Nelson Tank Engineering & Consulting, Inc.

Lansing, Michigan 48906

Responsible for all business operations of consulting engineering firm specializing in industrial coatings, tank inspections and corrosion prevention. The services provided include structural evaluations, corrosion surveys, specifications, project management, resident inspection and cost estimating. Services are offered to Municipalities, Transportation Authorities, Industrial and Manufacturing plants, Developers and other Design Engineers.

Position: Vice President August 1992 - December 1994

Dixon Engineering, Inc.

Lake Odessa, Michigan 48849

Supervised operations and staff of 15-member consulting engineering firm that specialized in inspection and management of industrial coating projects for municipal and industrial clients. Prepared engineering and consultation proposals to existing and potential clients.

Position: Project Manager April 1989 - July 1992

Managed coating and weld inspectors for construction and industrial painting projects. Prepared technical specifications and contract documents for industrial coating projects. Prepared reports for structural evaluations of water storage tanks and corrosion surveys for water and wastewater treatment plants.

Position: Staff Engineer March 1984 - March 1989

Provided resident inspection and supervised contractors on maintenance, painting and construction of water storage tanks. Prepared daily reports describing progress and compliance with contract documents. Assisted lead engineer during structural inspections and corrosion surveys.

Highlights

Performed over 500 structural, maintenance and warranty inspections of elevated and ground storage tanks ranging from 5000 to 10,000,000 gallons.

Project manager for over 400 construction, rehabilitation or lead abatement projects including tanks, clarifiers, bridges and miscellaneous steel structures.

Provided design consultation, specification and plan review for over 25 civil engineering design consultants for industrial coatings, tank construction and rehabilitation.

Education

B.S. - Michigan State University, East Lansing, MI

Date: March 1983

Major: Civil Engineering

Concentration: Structural Engineering, Hydraulics

Professional Affiliations

American Civil Engineering Council - Served on Michigan Financial Management Committee

Steel Structures Painting Council - Served on several surface preparation committees

American Water Works Association - Member of Michigan & Indiana Sections

Michigan Rural Water Association - Member of Michigan Section

National Association of Corrosion Engineers - Member

American Welding Society - Member

Licenses and Certificates:

PE Michigan

PE Indiana

PE Ohio

PE Illinois

PE Wisconsin

National Association of Corrosion Engineers: Coating Inspection Technician #12800

AWS Certified Weld Inspector #04040111

Ray Otberg
Phone: 517-321-1692
Fax: 517-321-4405

Professional Experience

Position: Inspection Division Manager October 2003 - Present

Nelson Tank Engineering & Consulting, Inc.

Lansing, Michigan 48906

Provide resident inspection on maintenance, painting and construction of water storage tanks. Prepared daily reports describing progress and compliance with contract documents. Resident inspection included full containment and lead abatement projects. Assisted lead engineer during structural inspections and corrosion surveys.

Performed testing that includes the following:

- Dry film thickness testing per SSPC-PA2
- Ambient air monitoring
- Low voltage holiday testing
- Surface preparation inspection to SSPC Standards
- Surface profile measurement

Assisted in preparation of engineering and consultation proposals to existing and potential clients. Prepared marketing materials and provided data entry to master files.

Highlights

Assisted on over 150 structural, maintenance and warranty inspections of elevated and ground storage tanks ranging from 5000 to 10,000,000 gallons.

Project Inspector for over 60 construction, rehabilitation or lead abatement projects including tanks, clarifiers, bridges and miscellaneous steel structures ranging from 5,000 to 2,000,000 gallons.

Organizations

National Association of Corrosion Engineers: Member

American Welding Society - Member

Training

Confined space entry

Fall protection

Respirator protection

Hazard Communication

Certifications

National Association of Corrosion Engineers: Coating Inspection Technician #10325

Steve Kwart
Phone: 517-321-1692
Fax: 517-321-4405

Professional Experience

Position: Inspector April 2009—Present

Nelson Tank Engineering & Consulting, Inc.

Lansing, Michigan 48906

Provide resident inspection on maintenance, painting and construction of water storage tanks. Prepared daily reports describing progress and compliance with contract documents. Assisted lead engineer during structural inspections and corrosion surveys.

Performed testing that includes the following:

- Dry film thickness testing per SSPC-PA2
- Ambient air monitoring
- Low voltage holiday testing
- Surface preparation inspection to SSPC Standards
- Surface profile measurement

Highlights

Project Inspector for total rehabilitation projects on elevated and ground storage tanks ranging from 100,000 to 1,000,000 gallons.

Training

Completed 80 hours of NTEC in-house training based on NACE instructional CD's

Confined space entry

Fall protection

Respirator protection

Hazard Communication

Certifications

National Association of Corrosion Engineers: Coating Inspection Technician #31700.

Jim Gardner
Phone: 517-321-1692
Fax: 517-321-4405

Professional Experience

Position: Inspector May 2012—Present

Nelson Tank Engineering & Consulting, Inc.

Lansing, Michigan 48906

Provide resident inspection on maintenance, painting and construction of water storage tanks. Prepared daily reports describing progress and compliance with contract documents. Assisted lead engineer during structural inspections and corrosion surveys.

Performed testing that includes the following:

- Dry film thickness testing per SSPC-PA2
- Ambient air monitoring
- Low voltage holiday testing
- Surface preparation inspection to SSPC Standards
- Surface profile measurement

Highlights

Project Inspector for total rehabilitation projects on elevated and ground storage tanks ranging from 100,000 to 1,000,000 gallons.

Training

Completed 80 hours of NTEC in-house training based on NACE instructional CD's

Confined space entry

Fall protection

Respirator protection

Hazard Communication

Matt Otberg
Phone: 517-321-1692
Fax: 517-321-4405

Professional Experience

Position: Inspector April 2015—Present

Nelson Tank Engineering & Consulting, Inc.

Lansing, Michigan 48906

Provide resident inspection on maintenance, painting and construction of water storage tanks. Prepared daily reports describing progress and compliance with contract documents. Assisted lead engineer during structural inspections and corrosion surveys.

Performed testing that includes the following:

- Dry film thickness testing per SSPC-PA2
- Ambient air monitoring
- Low voltage holiday testing
- Surface preparation inspection to SSPC Standards
- Surface profile measurement

Highlights

Project Inspector for total rehabilitation projects on elevated and ground storage tanks ranging from 100,000 to 1,000,000 gallons.

Training

Completed 80 hours of NTEC in-house training based on NACE instructional CD's

Confined space entry

Fall protection

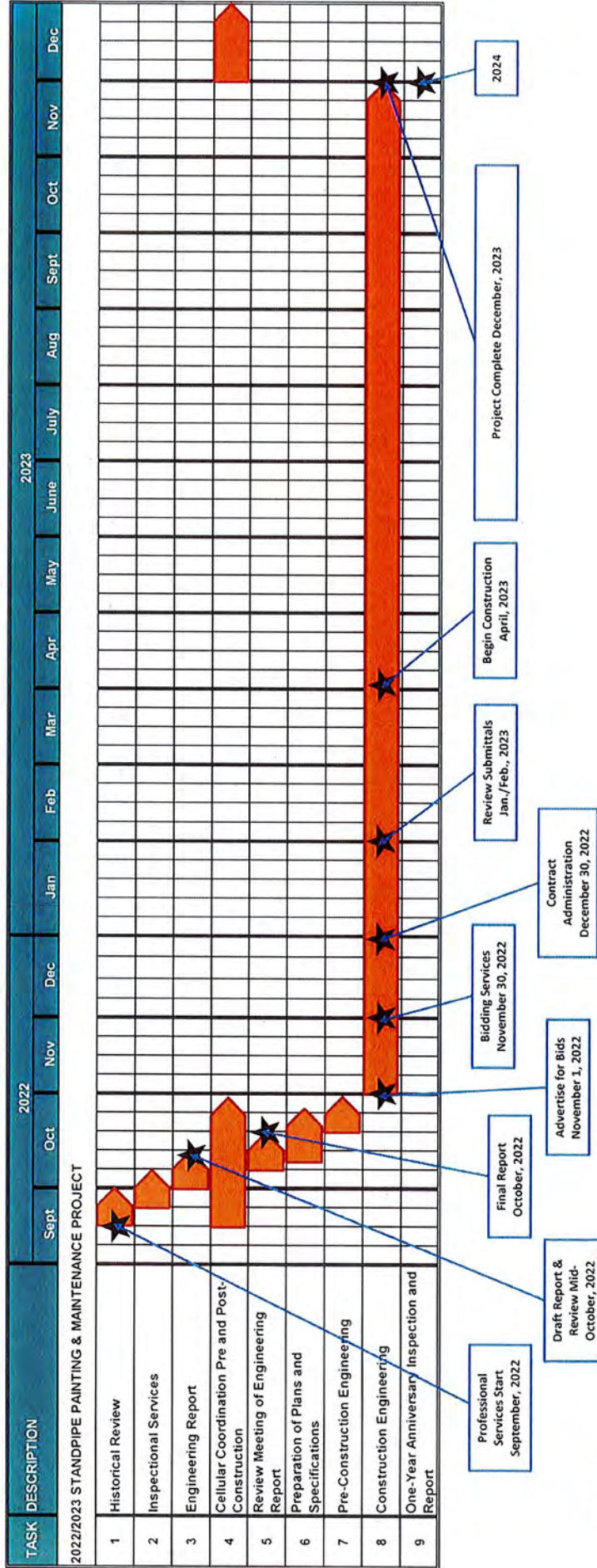
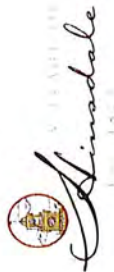
Respirator protection

Hazard Communication

PROJECT SCHEDULE

2022/2023 STANDPIPE PAINTING & MAINTENANCE PROJECT

VILLAGE OF HINSDALE



Christopher B. Burke Engineering, Ltd.

OVERALL NOT-TO-EXCEED COST

TASK	HOURS	COST
1 Historical Review	20	\$3,220
2 Inspectional Services	45.5 (NTEC) & 8	\$4,550 (NTEC) & \$1,288
3 Engineering Report	32	\$5,152
4 Cellular Coordination Pre and Post-Construction	80	\$12,880
5 Review of Engineering Report	16	\$2,576
6 Preparation of Plans and Specifications	60	\$9,660
7 Pre-Construction Engineering Services	20	\$3,220
8 Construction Engineering Services	224 (NTEC) & 216	\$22,400 (NTEC) & \$30,456
9 One Year Anniversary Inspection & Report	45 (NTEC)	\$4,500
Not-To-Exceed Total Cost	766.5	\$99,902



Water/Sewer

Special Projects	2022	2023
Repaint Standpipe Exterior, Interior, and Engineering	75,000 Engineering	1,025,000 Painting

Original Purchase Date

1956



Hinsdale Standpipe

Project Description & Justification

The Hinsdale Standpipe was constructed in 1956 by Chicago Bridge and Iron and is located adjacent to Hinsdale Central High School. The Standpipe is a critical piece of infrastructure that serves as water storage, a system pressure fluctuation control, fire protection provider, and the SCADA system catalyst. Periodic maintenance of this structure is very important to ensure structural integrity and appearance to provide potable water to the community.

The Hinsdale Standpipe was last painted in 2003, drained and inspected in 2010, and inspected with the use of divers in 2013. The 2010 and 2013 inspection indicated that the standpipe would not need to be recoated for eight to ten years. The engineer's estimate for this project was obtained from Tank Industry Consultants Inc., a firm that has extensive knowledge pertaining to the Hinsdale Standpipe and has previously performed work on the Standpipe. Public Services would like to reinspect the Standpipe in 2022 and start the Engineering process for the work to be done in 2023. This will ensure that we have a well prepared set of specifications and bidding documents in preparation for a project that is very time sensitive.

Project Update

The repainting of standpipe's exterior and interior have both been deferred one year back since the previous CIP budget. Public Services would prefer to hire a contractor to inspect the interior and exterior condition of the standpipe in 2022. The inspection of the standpipe will provide staff with a report of the condition, and provide an accurate cost estimate for these projects. Once the report is finished, Public Services would also prefer to start the Engineering for the project in 2022 to ensure we take the most cost-effective approach to maintaining our only Standpipe.

Project Alternative

If the painting is not performed, the painted areas will deteriorate at a faster rate and structural problems, including rusting and leaking, will develop, increasing replacement costs in the future.

Parks & Recreation

AGENDA SECTION: Consent Agenda– ACA
SUBJECT: Ordinance Amendment- KLM Permitted Off Leash Hours
MEETING DATE: July 12, 2022
FROM: Heather Bereckis, Superintendent of Parks & Recreation

Recommended Motion

Approve an Ordinance Amending Title 5 (Police Regulations), Chapter 7 (Dogs, Cats, and Other Animals), Section 7 (Prohibited Areas) of the Village Code of Hinsdale Relative to Hours for Dogs at KLM Park.

Background

In September 2021, as part of the public input into a potential dedicated dog park at KLM, feedback was received regarding current usage and operational issues.

Neighbors of KLM expressed concerns with the dogs barking early in the morning and late in the evening. Therefore, the neighbors requested fewer hours before dawn or after dark. Dog owners expressed interest in this change as well, noting they would prefer more daylight hours to access the park.

In response to the feedback, staff reviewed the current park utilization and was able to provide a change to the hours that addresses both the request from dog owners and the neighbors surrounding the park. The Police Department indicated that also more daylight hours would make enforcement easier, just based on visibility.

Other issues raised during the discussion pertained to signage, fencing, and gate access but none are tied to a policy or ordinance requiring any action by the Board.

Once the amendment to the ordinance is approved, staff will address the signage to match.

Fencing work will be added to the capital or operating budget, and gate access has already been addressed.

Discussion & Recommendation

The Parks & Recreation Commission (P&R) reviewed these proposed changes at the January 8, 2022 Commission meeting. Public commentary was collected and shared with all Commissioners.

Based on the P&R Commission discussion and public feedback, the Commissioners at their May 10, 2022 meeting, unanimously recommended a change in the current hours of access, as reflected in the following chart:

Dog Off -Leash Permitted Hours at KLM Park					
Current Dates	Current Start	Current End	Proposed Dates	Proposed Start	Proposed End
March 1-October 31	5:00AM	9:00AM	April 1- October 31	6:00AM	10:00AM
March 1-October 31	7:00PM	10:00PM	April 1- October 31	6:00PM	9:00PM
November 1-February 28	5:00AM	10:00AM	November 1- March 31	6:00AM	10:00AM
November 1-February 28	5:00PM	10:00PM	November 1- March 31	4:00PM	8:00PM

Budget Impact

There is no budget impact with the change of hours. Once implemented staff will monitor feedback. The Village Budget includes allotted signage and marketing budget that will be used to communicate any updates.

Village Board and/or Committee Action

At their meeting of June 14, the Board agreed to move this to the consent agenda of their next meeting.

Documents Attached

1. Draft Ordinance

VILLAGE OF HINSDALE

ORDINANCE NO. _____

AN ORDINANCE AMENDING TITLE 5 (POLICE REGULATIONS), CHAPTER 7 (DOGS, CATS, AND OTHER ANIMALS), SECTION 7 (PROHIBITED AREAS) OF THE VILLAGE CODE OF HINSDALE RELATIVE TO HOURS FOR DOGS AT KLM PARK

WHEREAS, the Village of Hinsdale ("Village") carefully licenses and regulates dogs, cats, and other animals in the Village; and

WHEREAS, among the dog, cat, and other animal regulations are regulations prohibiting dogs from public parks within the Village with exceptions for Katherine Legge Memorial Park ("KLM Park") established by Section 5-7-7 (Prohibited Areas) of the Village Code of Hinsdale ("Code"); and

WHEREAS, the President and Board of Trustees of the Village now desire to revise the existing dates and times when dogs may be permitted in KLM Park as set forth in Section 5-7-7 (the "Code Amendments");

WHEREAS, the President and Board of Trustees of the Village find that it is in the best interests of the Village to enact the Code Amendments as set forth below.

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 Section 1 of this Ordinance by this reference.

SECTION 2: Subsection G in Title 5 (Police Regulations), Chapter 7 (Dogs, Cats, and Other Animals), Section 7 (Prohibited Areas) of the Hinsdale Village Code is hereby amended to read in its entirety as follows:

"G. Subject to the provisions of subsections A through F of this section, dogs are allowed in the permitted area of KLM Park during the following hours:

March 1 <u>April 1</u> through October 31:	56 :00 A.M. to 9 <u>10</u> :00 A.M. and 76 :00 P.M. to 109 :00 P.M.
November 1 through February 28 <u>March 31</u> :	56 :00 A.M. to 10:00 A.M. and 54 :00 P.M. to 108 :00 P.M.

(Ord. O2004-4, 2-3-2004)"

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

CLERK'S CERTIFICATE

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

ORDINANCE NO. _____

AN ORDINANCE AMENDING TITLE 5 (POLICE REGULATIONS), CHAPTER 7 (DOGS, CATS, AND OTHER ANIMALS), SECTION 7 (PROHIBITED AREAS) OF THE VILLAGE CODE OF HINSDALE RELATIVE TO HOURS FOR DOGS AT KLM PARK

which Ordinance was passed by the Board of Trustees of the Village of Hinsdale at a Regular Village Board Meeting on the ____ day of _____, 2022, at which meeting a quorum was present, and approved by the President of the Village of Hinsdale on the ____ day of _____, 2022.

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

AYES: _____

NAYS: _____

ABSENT: _____

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Hinsdale, this ____ day of _____, 2022.

Village Clerk

[SEAL]

Administration

AGENDA SECTION: ACA- Consent

SUBJECT: Recommendation to approve and award a contract with Orbis Solutions to provide Information Technology support services

MEETING DATE: July 14, 2022

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

Recommended Motion

Waive competitive bidding and approve and award a contract to Orbis Solutions of Aurora, IL to provide information technology (IT) support services for a first year annual cost not to exceed \$169,876.

Background

In 2016, the Village determined that it would be best to outsource Information Technology (IT) support, and chose Prescient Solutions at that time. Prior to outsourcing the IT support function, the position was staffed by a full-time employee of the Village. In anticipation of the contract term expiring on August 14, 2019, staff issued an RFP to identify IT service providers.

Following the selection process, staff recommended Orbis Solutions and the Village Board approved entering into a three-year agreement with Orbis Solutions at an annual cost of \$164,928 (or \$13,744 monthly). The Orbis costs are determined based upon the number of servers and personal computers supported by Orbis under the agreement. It should be noted that due to the pandemic the Village has increased the number of computers supported by Orbis while staff worked remotely. The current agreement with Orbis Solutions expires September 2022.

The Village remains reliant on technology, and became more so when the Village Board approved the implementation of a new enterprise resource program (ERP). In addition to supporting a computer network, the IT support staff manages the Village's telephone system, broadcast equipment, video monitoring systems, remote connections, and website.

Discussion & Recommendation

Orbis Solutions is proposing extending the agreement for an additional three years with an annual increase of 3% each year. Orbis further proposes eliminating the per server and per computer cost which will now be included as part of the flat rate.

	Monthly Cost	Annual Cost
Year 1	\$14,156	\$169,876.
Year 2	\$14,581	\$174,972
Year 3	\$15,018	\$180,221

Specific service level agreement (SLA) language is included in the contract and the "scope of work" section of the Village's request for proposal has been included as an addendum to the agreement.

Staff is pleased with Orbis Solutions performance during the contract period. It should be noted that Orbis did not increase their rates during the previous contract period despite the current agreement allowing them to increase their cost based upon the CPI-U and the number of servers and personal computers maintained under the agreement.

Staff recommends approval of this agreement.

Budget Impact

Orbis Solutions annual cost year one is \$169,876, year two \$174,972 and year three \$180,221.

Village Board and/or Committee Action

At their meeting of June 14, the Village Board agreed to move this item to the Consent Agenda of their next meeting.

Documents Attached

1. Orbis Master Agreement



MASTER CUSTOMER AGREEMENT

Orbis Solutions

630.658.1004 | info@orbis-it.com | www.orbis-it.com
1585 Beverly Ct, Suite 123, Aurora, IL 60502



ORBIS SOLUTIONS MASTER CUSTOMER AGREEMENT **GENERAL TERMS**

This **MASTER CUSTOMER AGREEMENT** (the "**Agreement**") is entered into as of June 14, 2022 ("**Effective Date**") between Orbis Solutions, located at 1585 Beverly Court, Suite 123, Aurora, Illinois ("**MSP**") and Village of Hinsdale, located at 19 East Chicago Ave, Hinsdale, IL 60521 ("**Customer**").

1. SCOPE OF AGREEMENT. This Agreement serves as a master agreement and applies to Customer's and its Affiliates' purchases from MSP, or any of its Affiliates, of services ("**Services**"), as well as licenses for software, hardware, support and maintenance services, and/or subscription services (collectively, "**Product**"). For purposes of this Agreement, "**Affiliate**" means any entity that, directly or indirectly through one or more intermediaries, controls or is controlled by or under common control with Customer or MSP, as the case may be. No Product will be provided under this Agreement alone, but (a) with the exception of Services, will require the execution of one or more addenda relating to the Product ("**Addenda**"), and may require the execution of (b) a written or electronic order form, or other mutually acceptable order documentation (including, without limitation, Statements of Work for Services) (each, an "**Order**"), which contains terms relating to one or more Addenda and/or this Agreement, each of which must be executed by both parties. The Services to be rendered to Customer must be further described in one or more Statements of Work, which upon the signature by both parties is deemed incorporated in this Agreement for all purposes. In the event of any conflict between the terms of the Statement of Work and those of this Agreement, the terms of the Statement of Work will prevail.

2. TERM AND TERMINATION. This Agreement will begin on the Effective Date and will continue until each Addendum expires or is terminated. MSP may: (a) terminate a specific Order if Customer fails to pay any applicable fees due for that Order within 30 days after receipt of written notice from MSP of non-payment; and/or (b) terminate this Agreement or an Addendum if Customer commits any other material breach of this Agreement and fails to cure such breach within thirty (30) days after receipt of written notice from MSP. Customer may terminate this Agreement or an Addendum if MSP commits any material breach of this Agreement and fails to cure such breach within thirty (30) days after receipt of written notice from Customer. Upon any termination of the right to use a Product, Customer will immediately uninstall (if the Product is software) and cease to use the terminated Product and, upon MSP's written request, immediately return such Product to MSP, together with all related documentation, and copies thereof. Upon written request of MSP, Customer will promptly certify in writing to MSP that all copies of the Product have been returned, and that any copies not returned have been destroyed. If a Statement of Work is terminated, Customer will promptly pay MSP for Services rendered, and expenses incurred through the termination date. MSP may terminate any license granted for a Deliverable (as defined below) if (i) Customer does not pay MSP for that Deliverable in accordance with this Agreement, or (ii) if Customer materially breaches any part of Section 4 of this Agreement.

3. PAYMENT AND DELIVERY. MSP shall submit invoices to Customer specifying the amounts due ("**Fees**"). Payment by the Customer of invoices shall conform to the requirements of the Illinois Local Government Prompt Payment Act (50 ILCS 05/1 et seq). All Product is FOB shipping point.

4. PROPRIETARY RIGHTS AND CONFIDENTIALITY.

4.1. Proprietary Rights. MSP, or its Affiliates or licensors, retains all right, title and interest in any and all intellectual property, informational, industrial property and moral rights in the Product, and copies thereof. MSP neither grants nor otherwise transfers any rights of ownership in the Product to Customer. The Product is protected by applicable copyright and trade secrets laws, and other forms of intellectual property, informational and industrial property protection.

4.2. Product. Customer may only use and disclose Product in accordance with the terms of this Agreement and applicable Addenda. MSP reserves all rights in and to the Product not expressly granted in this Agreement. Customer may not disassemble or reverse engineer any software Product, or decompile or otherwise attempt to derive any software Product's source code from executable code, except to the extent expressly permitted by applicable law, despite this limitation, or provide a third party with the results of any functional evaluation, or benchmarking or performance tests on the Products, without MSP's prior written approval. Except as expressly authorized in this Agreement or an Addendum, Customer may not (a) distribute the Product to any third party (whether by rental, lease, sublicense or other transfer), or (b) operate the Product in an outsourcing or service provider business to process the data of third parties. Additional usage restrictions may apply to certain third-party files or programs embedded in the Product - applicable installation instructions or release notes will contain the relevant details.

4.3. Services Deliverables Licensed Under This Agreement.

(a) License. Subject to the terms of this Agreement, MSP grants Customer a perpetual, non-exclusive, non-transferable license to use and modify all programming, documentation, reports, and any other deliverables provided as part of the Services ("**Deliverables**") solely for its own internal use.

(b) Pre-Existing License Agreements. Any software product provided to Customer by MSP as a reseller for a third party, which is licensed to Customer under a separate software license agreement with such third party (such agreement, an "**SLA**"), will continue to be

governed by the SLA. The fulfillment of the Services will not relieve or alter the obligations or responsibilities of either party or of any third party in regards to the software product licensed under the SLA.

(c) **Ownership.** MSP owns all right, title and interest in the Deliverables, including all intellectual property rights embodied therein. Nothing in this Agreement is intended to or will have the effect of vesting in or transferring to Customer rights in MSP's or its affiliates' or its or their suppliers' software, methods, know-how or other intellectual property, regardless of whether such intellectual property was created, used or first reduced to practice or tangible form in the course of performance of the Services, whether solely by MSP or jointly with Customer.

4.4 Mutual Confidentiality. This Section sets out the terms for identification of information which is considered confidential and proprietary by a party (the "**Discloser**"), and restrictions against use and disclosure of such Confidential Information after disclosure to the other party (the "**Recipient**").

(a) **Definition.** The term "**Confidential Information**" means all proprietary or confidential information that is disclosed to the Recipient by the Discloser, and includes, among other things (i) any and all information relating to products or services provided by a Discloser, its customer-related and financial information, source and executable code, flow charts, drawings, techniques, specifications, development and marketing plans, strategies, forecasts, and sales and marketing materials; (ii) the Product; and (iii) the terms of this Agreement. Confidential Information does not include information that Recipient can show: (A) was rightfully in Recipient's possession without any obligation of confidentiality before receipt from the Discloser; (B) is or becomes a matter of public knowledge through no fault of Recipient; (C) is rightfully received by Recipient from a third party without violation of a duty of confidentiality; or (D) is or was independently developed by or for Recipient.

(b) **Disclosure Restrictions.** Recipient may not disclose Confidential Information of Discloser to any third party without the prior written consent of Discloser, unless it is required by law or regulation to be disclosed. In the event that information is required to be disclosed as required by law or regulation, including but not limited to the Freedom of Information Act, the party required to make disclosure shall notify the other to allow that party to assert whatever exclusions or exemptions may be available to it under such law or regulation.

(c) **Proprietary Legends.** Recipient may not remove, obscure, or alter any proprietary legend relating to the Discloser's rights on or from any form of Confidential Information of the Discloser, without the prior written consent of the Discloser, except as expressly authorized in an Addendum.

5. ALLOCATION OF RISK

5.1. Disclaimer of Damages. EXCEPT FOR VIOLATIONS OF SECTION 4, NEITHER PARTY, NOR ITS AFFILIATES AND LICENSORS, ARE LIABLE TO THE OTHER PARTY, OR ITS AFFILIATES OR LICENSORS, FOR ANY SPECIAL, INDIRECT, INCIDENTAL, PUNITIVE OR CONSEQUENTIAL DAMAGES ARISING OUT OF OR RELATING TO THIS AGREEMENT OR THE PRODUCT

(INCLUDING WITHOUT LIMITATION LOST PROFITS, LOST COMPUTER USAGE, AND DAMAGE OR LOSS OF USE OF DATA), EVEN IF THAT PARTY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES, AND IRRESPECTIVE OF THE NEGLIGENCE OF EITHER PARTY OR WHETHER SUCH DAMAGES RESULT FROM A CLAIM ARISING UNDER TORT OR CONTRACT LAW.

5.2. Limitation of Liability. EXCEPT FOR VIOLATIONS OF SECTION 4, MSP'S LIABILITY FOR DIRECT DAMAGES ARISING OUT OF OR RELATING TO THIS AGREEMENT IS LIMITED TO THE GREATER OF THE AMOUNT PAID OR PAYABLE BY CUSTOMER FOR THE APPLICABLE PRODUCT.

5.3. Injunctive Relief. Both parties acknowledge that their violation of Section 4 may cause the other party immediate and irreparable harm. In the event of such breach, the breaching party agrees that the other party may seek, in addition to any and all other remedies available at law, an injunction, specific performance or other appropriate relief.

6. SERVICES-SPECIFIC TERMS.

6.1. All Necessary Rights. If, as part of MSP's performance of Services, MSP is required to use, copy or modify any third party system (hardware, software or other technology) provided or licensed to Customer, then prior to MSP's performance of such Services, Customer will acquire all rights necessary for MSP to perform such Services.

6.2. Limited Warranty. MSP warrants that the Services performed will be of a quality conforming to generally accepted practices that are standard within the software services industry for a period of ninety (90) days from completion of the Services under the applicable Statement of Work. Customer's exclusive remedy and MSP's entire liability under this warranty will be for MSP to re-perform any non-conforming portion of the Services within a reasonable period of time, or if MSP cannot remedy the breach during such time period then refund the portion of the fee attributable to such non-conforming portion of the Services. This warranty will not apply to the extent Customer, its contractors or agents have modified any Deliverable, unless otherwise authorized by MSP in writing. THIS WARRANTY AND CONDITION IS IN LIEU OF ALL OTHER WARRANTIES AND CONDITIONS. THERE ARE NO OTHER EXPRESS OR IMPLIED WARRANTIES OR CONDITIONS, INCLUDING THE IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

6.3. Intellectual Property Indemnity

(a) **Infringement Claims.** If a third party asserts a claim against Customer asserting that the Deliverables and/or MSP's performance of the Services in accordance with the terms of this Agreement violates a patent, trade secret or copyright (an "**Intellectual Property Right**") owned by that third party ("**Infringement Claim**"), then MSP will, at its own expense: (a) defend or settle the Infringement Claim; and (b) indemnify Customer for any damages finally awarded against Customer, but only if Customer promptly notifies MSP of any Infringement Claim, MSP retains sole control of the defense of any Infringement Claim and all negotiations for its settlement or compromise, and Customer provides all reasonable assistance requested by MSP. MSP will not be liable for any expenses or

settlements incurred by Customer without MSP's prior written consent.

(b) **Remedies.** If an injunction or order is obtained against MSP performing the Services for Customer and/or Customer using the Deliverables by reason of the allegations of infringement, or if in MSP's opinion the Services and/or Deliverables may violate a third party's proprietary rights, then MSP will, at its expense: (a) procure for Customer the right to continue to receive the Services and/or use the Deliverables; (b) modify or replace the Services and/or Deliverables with a compatible, functionally equivalent substitute; or (c) if neither (a) nor (b) are commercially practical, terminate this Addendum and release Customer from its obligation to make future payments for the Services and/or Deliverables. Sections 5.1 and 5.2 contain Customer's exclusive remedies and MSP's sole liability for claims of infringement.

6.4. Insurance. MSP will provide and maintain during its rendition of the Services, but only for losses arising out of MSP's work for Customer: (a) Worker's Compensation and related insurance as prescribed by the law of the state applicable to the employees performing such Services; (b) employer's liability insurance with limits of at least five hundred thousand dollars (\$500,000) for each occurrence; (c) comprehensive/commercial general liability insurance with one million dollars (\$1,000,000) per occurrence combined single limit; (d) comprehensive motor vehicle liability insurance, including coverage for owned, hired, leased, rented and non-owned vehicles of at least one million dollars (\$1,000,000) for combined single limit for bodily injury, including death, and/or property damage.

6.5. Independent Contractor. Nothing in this Agreement will be construed to make either party an employer, employee, agent or partner of the other, and this Agreement will not be construed to create rights, express or implied, on behalf of or for the use of any party other than MSP and Customer. All of the Services performed by MSP will be performed as an independent contractor. MSP will perform such Services under the general direction of Customer, but MSP will have sole discretion to determine the manner, method and means of performing such Services subject to the provisions of this Agreement and applicable Statement of Work. Neither party will have any authority to make any contract in the name of or otherwise to bind the other party. MSP will be responsible for and will pay all unemployment, social security and other payroll taxes, and all worker's compensation claims, worker's compensation insurance premiums and other insurance premiums, with respect to MSP and MSP's employees.

6.6. Mutual Non-Solicitation. During the term of this Agreement, and for a period of six (6) months thereafter, neither party will solicit for employment any employees of the other party or its affiliates who, within six (6) months prior to such solicitation: (a) directly performed under this Agreement, (b) had substantial contact with the hiring party in relation to this Agreement, or (c) the hiring party became aware of due to, or derived from information learned through the performance of, this Agreement. For this purpose, "solicitation" does not include contact resulting from indirect means such as public advertisement, placement firm searches or similar means not directed specifically at the employee to which the employee responds on his or her own initiative. Notwithstanding the foregoing, either party may at any time, directly or indirectly, solicit and hire any employee of the other party if such

employee did not resign but was terminated by the other party. The parties acknowledge and agree that a breach of this "Non-Solicitation" clause will not give rise to a right of termination of this Agreement; the party not in breach will only have the right to seek and recover direct damages from the breaching party.

6.7. Indemnity. MSP shall defend, indemnify and hold the Customer, its officers, officials, employees and volunteers harmless from any and all claims, injuries, damages, losses or suits including attorney fees arising out of or resulting from the acts, errors or omissions of the MSP in performance of this Agreement, except for injuries and damages caused by the sole negligence of the Customer.

7. MISCELLANEOUS/OTHER PROVISIONS.

7.1. Severability. Should any provision of this Agreement be invalid, or unenforceable, the remainder of the provisions will remain in effect. In the event of a dispute, the prevailing party in any litigation or arbitration will be entitled to recover its attorneys' fees and cost incurred from the other party.

7.2. Notices. Unless otherwise provided, notices to either party will be in writing to the address indicated above, or as later amended, and deemed effective when received.

7.3. Verification. Upon MSP's written request, Customer will provide MSP with a certification signed by an officer of Customer verifying that Product is being used pursuant to the terms of this Agreement, including without limitation the licensed capacity of the Product. MSP may, at its expense, audit Customer's use of Product to confirm Customer's compliance with this Agreement. Any such audit will be conducted during regular business hours at Customer's facilities and will not unreasonably interfere with Customer's business activities. Customer and MSP shall negotiate in good faith to resolve any issues identified in the audit, including but not limited to potential change orders to this Agreement.

7.4. Assignment. Customer may not assign this Agreement or any rights granted in this Agreement to any third party, except with the prior written consent of MSP.

7.5. No Waivers. Failure of a party to require performance by the other party under this Agreement will not affect the right of such party to require performance in the future. A waiver by a party of any breach of any term of this Agreement will not be construed as a waiver of any continuing or succeeding breach.

7.6. Force Majeure. Any delay or failure of any party to perform any obligation under this Agreement caused by governmental restrictions, labor disputes, storms or natural disasters, emergency, or other causes beyond the reasonable control of the party, will not be deemed a breach of this Agreement. This provision does not apply to the payment of monies or any breach of Section 4.

7.7. Independent Contractors. The parties are independent contractors of each other, and no partnership or joint venture is intended or created by this Agreement.

7.8. Entire Agreement. This Agreement, together with each Addendum and Order, constitutes the entire agreement between Customer and MSP, and supersedes any prior or contemporaneous negotiations or agreements,

whether oral or written, concerning this subject matter. This Agreement, and each Addendum and Order, may be modified only in a mutually signed writing between Customer and MSP. In the event of a conflict between this Agreement, any Addendum or an Order, the terms of the Order will control, followed by the terms of the applicable Addendum and then this Agreement.

7.9. Export Controls. Customer will cooperate with MSP as reasonably necessary to permit MSP to comply with the laws and regulations of the United States and all other relevant countries, relating to the control of exports ("**Export Laws**"). Customer may not import, nor export or re-export directly or indirectly, including via remote access, any part of the Product into or to any country for which a validated license is required for such import, export or re-export under applicable Export Laws, without first obtaining such a validated license.

7.10. Referencing. Customer agrees that MSP and its Affiliates may refer to Customer as a customer of MSP, both internally and in externally published media. Customer also agrees to instruct appropriate personnel within its organization that Customer has agreed to receive and participate in calls, from time to time, with potential customers of MSP who wish to evaluate the technical specifications of Product.

7.11. Dispute Resolution and Governing Law. ANY CONTROVERSY OR CLAIM ARISING OUT OF OR RELATING TO THE PRODUCT AND/OR THIS AGREEMENT WILL BE SUBJECT TO ARBITRATION ADMINISTERED BY THE AMERICAN ARBITRATION ASSOCIATION UNDER ITS COMMERCIAL

ARBITRATION RULES. THE AWARD AND ANY FINDINGS OF THE ARBITRATOR MUST BE FILED WITHIN THIRTY (30) DAYS OF THE FINAL ARBITRATION HEARING. JUDGMENT ON ANY AWARD RENDERED BY THE ARBITRATOR MAY BE ENTERED IN ANY COURT HAVING JURISDICTION THEREOF. NOTHING CONTAINED IN THIS SECTION WILL LIMIT EITHER PARTY'S ABILITY TO SEEK INJUNCTIVE RELIEF IN ANY COURT. THE PARTIES WILL ARBITRATE DISPUTES IN CONFIDENCE. THIS AGREEMENT WILL BE GOVERNED BY THE SUBSTANTIVE LAWS OF THE STATE OF ILLINOIS. THE CHOICE OF LAW RULES OF ANY JURISDICTION AND THE UNITED NATIONS CONVENTION ON CONTRACTS FOR THE INTERNATIONAL SALE OF GOODS WILL NOT APPLY.

7.12. Survival. Sections 2, 4, 5, 6 and 7 will survive the termination or expiration of this Agreement. The prevailing party in any litigation or arbitration proceeding is entitled to recover, from the other party, its reasonable attorneys' fees and necessary costs incurred in such proceeding.

7.13. Recording. MSP will not record phone calls of Customer's personnel for any purposes, training or otherwise, without specific consent.

This Agreement is effective only upon execution by MSP and Customer. Each party hereto warrants and represents that this Agreement constitutes the legal, valid and binding obligation of such party as of the Effective Date.

ORBIS SOLUTIONS

Signature: _____

Name: _____

Title: _____

Date: _____

VILLAGE OF HINSDALE

Signature: _____

Name: _____

Title: _____

Date: _____

Statement of Work

IT Services Agreement

This Statement of Work ("**SOW**") dated June 14, 2022 ("**SOW Effective Date**") supplements the Master Customer Agreement effective as of June 14, 2022 (the "**Agreement**") by and between Orbis Solutions ("**MSP**") and Village of Hinsdale ("**Customer**"). This SOW consists of the terms below, the signature page, and any unique attachments to this SOW, which are all incorporated into the Agreement by this reference and are made a part of the Agreement by all intents and purposes.

Capitalized terms used herein, unless otherwise defined, will have the meanings given to them in the Agreement.

1. Services Description. The Services to be performed by MSP on behalf of Customer are:

1.1. Help Desk & On-Site Support

- a) Help Desk Support
- b) On-Site Support at Customer's facilities
- c) After Hours Help Desk Support

1.2. Proactive Maintenance

- a) Remote Monitoring And Maintenance of:
 - i) Server stability and performance
 - ii) Notification of unusual events and threats
 - iii) Daily backup monitoring
- b) Scheduled Server Maintenance
- c) Network Resource Monitoring
- d) Automatic Problem Escalation And Resolution
- e) Maintenance Support for Printers, Phones, & Video Surveillance devices

1.3. Network Security & Backup

- a) Daily Monitoring Of Successful Data Backup
- b) Microsoft O/S Patch Management
- c) Mac/Apple O/S Patch Management
- d) File And Server Restores From Backup
- e) Antivirus Software Management And Updates
- f) Firewall Management And Updates
- g) Content Filtering And Intrusion Protection

1.4. Technical Services

- a) Adding/Removing Users, Mailboxes
- b) Ordering And Replacing Warranty Parts
- c) Recycling And Properly Disposing Of Old Equip.
- d) Office 365 / Exchange Support
- e) Managed Print Services & Support
- f) Mobile Device Management
- g) Software Installation And Upgrades
- h) Phone Adds, Moves & Changes
- i) Video Surveillance – System Monitoring, Updates, & Patching

1.5. Virtual CIO & Consulting

- a) Quarterly Strategic Planning – This meeting will be scheduled once per quarter to review and update the strategic plans for Customer's IT infrastructure, as documented in the IT Roadmap. Strategic planning for items on the IT Roadmap will include some or all of the steps below:
 - i) Set Goals: Clarify goals by defining short- and long-term objectives to add to or remove from IT Roadmap
 - ii) Analysis: Gather necessary information and relevant data to assist in decision making process
 - iii) Develop Strategy: Review analysis, prioritize, and develop alternative approaches, if necessary
 - iv) Implement Strategy: Secure resources for approved plans and execute accordingly
 - v) Evaluate & Control: Review past and current implementations to make corrective actions if necessary
- b) Asset Tracking And Management – To provide better visibility, accountability, and insight into vital assets, MSP will track Customer's IT assets on a continual and ongoing basis.

Executive Summary Monthly Report – The objective of this report is to provide a monthly summary of key IT functions while highlighting any areas that require attention. A sample of this report is detailed in Addendum B. This report will have the following structure:

- a) Executive Summary
- b) Current Projects
- c) IT Summary
 - i. Service Ticket Detail

- ii. Storage
- iii. Device Health
- iv. Patch Management
- v. Hardware Lifecycle
- vi. Backup Monitoring
- vii. Managed firewall

- c) Vendor Liaison – MSP will serve as a liaison with any existing or potential vendors for IT products, software, hardware, or other services as needed. MSP will monitor contracts and licenses, assist in minimizing costs, and provide a single, reliable point of contact.
- d) Network Documentation – Proper and up-to-date network documentation helps decrease the time it takes to diagnose and resolve any faults. MSP will continually monitor and update Customer's network documentation and host it for secure and centralized access.
- e) Creation Of AUP (Acceptable Use Policy) – An AUP is a set of rules applied by the owner or administrator of a network, that restrict the ways in which the network may be used and sets guidelines as to how it should be used. MSP recommends an AUP for all of our clients. The development and/or review of the Customer's AUP will be evaluated and prioritized during Quarterly Strategic Planning.
- f) Written Disaster Recovery Plan – A disaster recovery plan (DRP) is a documented, structured approach with instructions for responding to unplanned incidents. This step-by-step plan consists of the precautions to minimize the effects of a disaster so the organization can continue to operate or quickly resume mission-critical functions. The development and/or review of the Customer's DRP will be evaluated and prioritized during Quarterly Strategic Planning.

1.6. Additional Services as described below

- a) Complete Scope of Work as Defined in VILLAGE OF HINSDALE REQUEST FOR PROPOSALS: INFORMATION TECHNOLOGY SUPPORT SERVICES; SECTION 3: SCOPE OF WORK, which is detailed in Addendum A.

2. Service Levels Description. The Service Levels to be provided are as follows:

2.1. Help Desk Support will be provided from Monday – Friday, 8:00 a.m. – 4:30 p.m.

- a) Tickets submitted via email will be responded to in 1 hour or less. Response will be sent via email.
- b) Tickets submitted via phone will be answered live or responded to in 1 hour or less. Response will be sent via email. Additionally, if further information or clarification is required, a phone call response will be provided.
- c) Tickets will be assigned the following priority levels, with resolution handled in order of priority:
 - i. High – A system or equipment is down and there is no work around that exists; the process effects critical business operations and is of a timely nature. The following types of tickets will always receive the priority of High:
 - Functionality of the broadcast equipment (anything that would prevent a broadcast or recording of a meeting).
 - Loss of phone service (ability to receive incoming phone calls or leave voice mails)
 - Outage of e-mail system (system wide)
 - Fire Station Alerting System
 - Police Building video system functionality particularly booking room, holding cells and interview rooms.
 - ii. Medium – A system or equipment is down or not working but it is not preventing critical business operations (such as payroll, utility billing, check processing, customer service). A workaround can be put in place.
 - iii. Low – Requested repair or fix that effects only 1 or 2 users and is not effecting critical business operations.
- d) 80% of tickets High Priority tickets will be resolved within 1 business day and 80% of Medium Priority and Low Priority tickets will be resolved within 2 days. This does not include the following ticket types and scenarios:
 - i. Tickets that become or are a part of project work
 - ii. Tickets that require the ordering of parts, materials, or equipment

- iii. Tickets that require one or more external resources such as a third-party vendor
- iv. Tickets that require interaction with the Customer for further approval, clarification, or decision making in which the end user may be off shift or unavailable. In these instances, MSP will document each outreach attempt in the ticket notes.
- v. Tickets with complexities that require a higher level of technical expertise beyond the standard support of a Tier 1-2 Help Desk Technician

If there is a delay in ticket resolution due to any of the ticket types and scenarios listed in SOW 2.1d i, ii, iii, iv, and v, MSP will document the cause of the delay in the ticket notes.

- e) Ticket resolution will be provided onsite or via remote login, depending on the issue. If further information or clarification of the issue is required, MSP will communicate with Customer via phone and/or email. When a ticket has been resolved, MSP will send a confirmation email to all contacts designated on the ticket. The email confirmation will include a description of the issue and the resolution provided.

2.2. After Hours Help Desk Support is available from Monday – Friday, 4:31 p.m. - 10:00 p.m., Saturday – Sunday 8:00 a.m. – 7:00 p.m., and all federal holidays 8:00 a.m. – 5:00 p.m.

- a) After Hours tickets will have a response time of 4 hours or less to determine if emergency support is required. Response will be sent via email.
- b) If ticket is not determined to be an emergency, the ticket will be reviewed further on the next business day. There will be no charge for this determination.
- c) If ticket is determined to be an emergency, MSP will move forward to receive Customer approval for after-hours fees. MSP will reach out via phone to each Customer emergency contact listed in SOW Section 3.5. If no answer is received, MSP will leave a voicemail message to each contact and follow up with an email to all contacts with a summary of the issue and suggested course of action. All emergency contacts listed in SOW Section 3.5 will be added to the ticket, so that they receive communication and notification about the progress of ticket including approval, status update, and resolution confirmation.
- d) Once approval is received, MSP will begin work to resolve the emergency ticket. If necessary, a phone call will be made to user who initiated the ticket to gather additional information. MSP will utilize remote login or provide onsite support to resolve the situation. When the ticket has been resolved, MSP will send a confirmation email to all contacts designated on the ticket. The email confirmation will include a description of the issue and the resolution provided.

2.3. Onsite Support

- a) Dedicated onsite support at Customer's facilities will be scheduled during the hours of Monday – Friday, 8:00 a.m. – 4:30 p.m.

2.4. Project Work

- a) Occasionally, IT issues will arise that require additional resources beyond what the dedicated on-site support technician can resolve in a timely manner. Typically, this includes major additions, moves, and changes that go beyond maintaining the status quo of the existing network. In these instances, resolution of the issue will be considered project work.
- b) MSP will provide a quote for the project including estimated labor, materials, and a timeline for completion. The project will be added to Customer's IT Roadmap.
- c) If, and when, Customer provides approval of the project quote, MSP will move forward with execution of the project.

3. SOW Terms

3.1. Service Dates.

- a) The services defined under this Statement of Work will begin September 19, 2022.
- b) The duration of services under this Statement of Work will last 3 years until September 18, 2025.
- c) This Statement of Work will renew for an additional one year from September 19, 2025 to September 18, 2026 unless one party provides written notification to the other party of their decision not to renew at least 90 days prior to the renewal date of September 19, 2025.

3.2. On site support will be performed at Customer's facilities at the following addresses:

- a) 19 East Chicago Ave, Hinsdale, IL 60521
- b) 121 Simons Drive, Hinsdale, IL 60521
- c) 225 Simons Drive, Hinsdale, IL 60521
- d) 227 Simons Drive, Hinsdale, IL 60521
- e) 500 W. Hinsdale Ave, Hinsdale, IL 60521
- f) 701 E Chicago Ave, Hinsdale, IL 60521
- g) 5901 S. County Line Road, Hinsdale, IL 60521

3.3. Fees for services are as follows:

- a) Support services will be billed at a monthly rate as follows:
 - i. **Year 1** (September 19, 2022 to September 18, 2023): Total annual fee of \$169,875.84 billed at the rate of \$14,156.32 per month
 - ii. **Year 2** (September 19, 2023 to September 18, 2024): Total annual fee of \$174,972.12 billed at the rate of \$14,581.01 per month
 - iii. **Year 3** (September 19, 2024 to September 18, 2025): Total annual fee of \$180,221.28 billed at the rate of \$15,018.44 per month
- b) After Hours Support for approved emergency tickets will be billed at \$150.00 per hour with a minimum of 2 hours for remote support and 4 hours for onsite support.
- c) Project work as defined in Statement of Work Section 2.4 will be provided at the rate of \$100.00 per hour plus the cost of materials, if any.

3.4. MSP's invoices will be submitted to Customer on a monthly basis and will include all fees due from services provided as outlined in this Statement of Work.

3.5. Customer's employees who are authorized to approve after hours emergency expenditure are:

- a) Bradley Bloom
- b) Kathleen Gargano
- c)

3.6. MSP will designate the following employees as primary contacts for the Customer:

- a) Brad Miller
- b)
- c) Justin Tamm

3.7. The RMM tool we use is included in the cost of our contract as we do not feel we can adequately support a client without it. We use the Datto RMM tool because it integrates with our helpdesk system, which is Autotask. This allows us the greatest integration, flexibility, reporting and quickest resolution of tickets. Additionally, there is no additional charge for client access to the helpdesk system to allow users to view, enter and manage tickets.

3.8. If, during the term of this Statement of Work or for twelve months thereafter, Customer directly retains the services (whether as an employee, independent contractor or otherwise) of any employee of Orbis Solutions (or ex-employee within three months of the employee's termination from Orbis Solutions) who has provided services to Client on behalf of Orbis Solutions, Client agrees that Orbis Solutions will be damaged, but that the amount of this damage will be difficult to determine. Accordingly, Client agrees that for each such Orbis Solutions employee hired by Client, Client will pay Orbis Solutions One Hundred Thousand Dollars (\$100,000) as liquidated damages. Notwithstanding the foregoing, for the purposes of this section, "employee of Orbis Solution" shall include only employees of Orbis Solutions who provide services to Orbis Solutions customers and shall not include accountants, attorneys or other independent contractors of Orbis Solutions who provide services to Orbis Solutions itself.

This SOW is effective only upon execution by MSP and Customer. Each party hereto warrants and represents that this SOW, the Agreement constitute the legal, valid and binding obligation of such party as of the SOW Effective Date.

ORBIS SOLUTIONS

VILLAGE OF HINSDALE

Signature: _____

Signature: _____

Name: _____

Title: _____

Date: _____

Name: _____

Title: _____

Date: _____

Addendum A: Scope of Work

This scope of work is from the VILLAGE OF HINSDALE REQUEST FOR PROPOSALS: INFORMATION TECHNOLOGY SUPPORT SERVICES; SECTION 3: SCOPE OF WORK.

SECTION 3: SCOPE OF WORK

3.1 Background

The Village seeks a vendor (hereinafter referred to as the "Vendor") to provide comprehensive IT support services. The Village is working toward determining the most cost effective methods to meet our IT needs that incorporate best practices and effective solutions. We will consider utilizing a full-time desktop support technician (as described below) supplemented with a network server administrator (as described below) used on as needed basis. The Vendors may suggest alternative arrangements. The Vendor will work with and assist the Assistant Village Manager/Director of Public Safety who is responsible for overseeing the IT function and will be responsible for, but not limited to the following: servicing help desk ticket requests, maintaining and installing IT software and hardware, providing and/or organizing training for employees as needed, assisting Village personnel with IT needs during normal business hours working and providing after-hours and on-call support and is responsible for recommending and composing a strategic IT plan and budget.

The Vendor's scope of work includes the following:

- ☐ Maintain organization's effectiveness and efficiency by defining, delivering, and supporting strategic plans for implementing information technologies.
- ☐ Manage information technology and systems by planning, organizing, controlling and evaluating IT and electronic data operations.
- ☐ Manage IT staff by recruiting, training and coaching employees, communicating job expectations and appraising their performance and developing personal growth opportunities.
- ☐ Design, develop, implement and coordinates systems, policies and procedures.
- ☐ Ensure data integrity, network access and preserve assets by implementing disaster recovery and back-up procedures.
- ☐ Maintain information security and control structures of Village network systems.
- ☐ Identify problematic areas and implement strategic, timely solutions.
- ☐ Annually develop IT budget and ensure cost effectiveness.
- ☐ Provide 24x7 technical support for the Village IT infrastructure on a daily basis.
- ☐ Create, design and implement plans for future IT resource needs and integrate new equipment into the existing infrastructure for the organization.
- ☐ Proactively monitor system operation and environment of IT Infrastructure to prevent failures.
- ☐ Develop custom applications to support specific need of departments.
- ☐ Oversee telecommunications services for the Village including phone system programming/equipment & network alterations.
- ☐ Provide technical assistance to the Village web site developer including recommendation, procurement, and installation of development software.
- ☐ Provide hosted application setup and support.
- ☐ Provide technical support/consulting to police department on specialized technology – mobile computing, hosted applications, radio tone remote equipment, mobile video capture devices and Emergency Operation Center.

- ☐ Provide expert advice/consultation to the management team on technology related items. Cost benefit analysis, impact to existing infrastructure, alternative solutions.
- ☐ Keep abreast of new technology through guided learning, trade publications, networking.

3.2 Desktop Support Technician

- ☐ General IT Support:
 - Manage the Village's Helpdesk System and perform basic IT support functions including installing personal computers (PCs), laptops, tablets, personal digital assistants (PDAs) cell phones, printers and other office automation software;
 - Diagnose and correct desktop application problems, configure laptops and desktops with standard applications, identify and correct end user hardware problems and perform basic to advanced troubleshooting;
 - Maintain an up-to-date inventory of all Village computer related hardware and software and;
 - Assist the Assistant Village Manager in developing software/hardware policies and procedures.
- ☐ Email and System Security: The Vendor will:
 - Maintain the Microsoft Exchange email server and email accounts using standardized domain tools for adding, changing and/or deleting employee accounts as requested;
 - Maintain a secured environment for mobile devices with external access to the email system and;
 - Configure the firewall systems for internal and remote access in a secure environment, with provisions for remote access administration, as requested by the Assistant Village Manager/Director of Public Safety.
- ☐ Telephone and Voicemail Systems
 - Maintain end user support and coordinate maintenance of the telephone and voicemail systems;
 - Add voicemail boxes and interface voice mail with Outlook;
 - Basic programming of desk phones and engage telephone providers as necessary.
- ☐ Village Website
 - Maintain as directed the Village website including editing, adding and removing content and users/workflow.
 - Maintain relationship with website vendor and back-end website support
- ☐ Local Cable Channel and Broadcast Production
 - Record, produce and maintain broadcast production equipment used to record Village meetings.
 - Maintain as directed the Village's cable access channel including editing, adding and removing content.
 - Train broadcast technician as necessary, including uploading video to Vimeo and posting online.
- ☐ Village Issued Cell Phones
 - Basic cell phone programming including interfacing smart phones with Village e-mail systems and troubleshoot basic telephone issues;
 - Works with Village cell phone Vendor to address technological issues, maintain, purchase and replace phones as necessary and directed;
 - Monitors cell phone plan and evaluates usage and available competitive plan pricing.
- ☐ Other Technology
 - Provides assistance and support with technological projects as directed by the Assistant Village Manager/Director of Public Safety.

3.3 Network and Server Administrator

- ☐ Network Administration Services:

- Manage server and network systems including applications, databases, messaging systems, web and other physical and Virtual servers and associated hardware;
 - Perform system maintenance including regular analysis, routine configuration changes and installation of patches and upgrades;
 - Setup new users and edit or remove existing users on servers as requested and perform standardized functions of active directory;
 - Manage server performance and capacity management services;
 - Perform configuration management, including changes, upgrades, patches to infrastructure equipment and maintain records of changes;
 - Provide support of software including other specialized software products as noted in section II of this document, including all Village network equipment (switches, firewalls, routers, and other security devices);
 - Send primary alert notifications to the designated Village Staff in the event of failure;
 - Complete proactive monitoring of network equipment including bandwidth utilization and other performance indicators, reporting when specified thresholds are reached;
 - Perform capacity management services and troubleshooting;
 - Maintain network documentation and procedures.
- Strategic Planning: The Vendor will work with the Assistant Village Manager/Director of Public Safety to:
- Engineer, plan and design services for system enhancements, including installations and upgrades to new or existing systems such as server and storage system upgrades and redesigns of backup systems;
 - Provide technical leadership and make recommendations for future purchasing and technology needs.
 - Monitor budget and IT related contracts for Vendor support.
 - Evaluate and recommend current and future technology needs and provides recommendations based upon a cost/benefit justifications.
 - Review and assess connectivity based on cost, redundancy and efficiency as related to IT systems and communications provider point to point systems.

3.4 Helpdesk Tickets and Service Requests

The Vendor's desktop support technician will maintain a help desk that fields approximately 80 to 100 individual help desk requests for service per month. The Village anticipates requests will be funneled through the help desk. The majority (85%) of these help desk requests are for basic service needs such as connection issues and problems with computer program speed, connectivity and functionality, amongst others. Approximately 10% of these service requests are for medium-priority level needs including software updates, program installations and other maintenance functions. Finally, critical issues account for 5% of the total service requests and include major network or system crashes, outages and other issues that disable critical functionalities of the Village's IT system. The Village's or Vendor's IT support technician(s) will develop a "dashboard" system to keep the Assistant Village Manager/Director of Public Safety informed as to the status of "help desk" requests on a daily basis.

Requests for service will be handled utilizing through the Village's help desk system. When a request is sent to the helpdesk, an automatic reply confirming the receipt of the request will be sent to the requestor. The Vendor will then update the status of the ticket indicating the priority level it has been assigned and the estimated time for its resolution as well as any other instructions. Expectations for response times during normal business hours are as follows:

- ☐ Low Priority Issues: Vendor shall acknowledge receipt of requests within 60 minutes and respond within eight (8) hours of receiving the service request. If the issue cannot be resolved over the phone, Internet or other medium, the Vendor shall respond, in person, within 24 – 48 hours.
- ☐ Medium Priority Issues: Vendor shall acknowledge requests within 30 minutes and respond within four (4) hours of receiving the service request. If the issue cannot be resolved over the phone, Internet or other medium, the Vendor shall respond, in person, within 24 hours.
- ☐ High Priority Issues: Vendor shall acknowledge receipt within 30 minutes and respond within the hour of receiving the service request submittal. If the issue cannot be resolved over the phone, Internet or other program, the Vendor shall respond, in person, within four (4) hours.

3.5 Network and System Administration

The Vendor's network and server administrator will be responsible for assisting the Village on different network and system administration tasks which may include, but are not limited to, system installation and upgrade, network consolidation and regular system maintenance.

3.6 Strategic Planning and Other Projects

The Vendor's network and server administrator will also assist the Assistant Village Manager/Director of Public Safety in developing and implementing IT strategic plan projects and generating new ideas and processes that will allow the Village to:

- ☐ Increase the efficiency of the services it provides to the community
- ☐ Leverage the use of technology to position the Village to be sustainable into the future
- ☐ Address the ever-evolving needs and desires of residents and the level of services the Village provides

3.7 Requirements and Expectations

Desktop Support Technician

The Vendor is to supply a desktop support technician to perform the functions described above in Section 3.2. The desktop support technician will work 40 hours per week. Desktop support technicians shall work onsite during normal business hours. Work done during normal business hours shall be completed between 8a.m. and 5 p.m., Monday through Friday (as scheduled by the Village), unless otherwise scheduled in advance by the Village. Typically, the Village will provide at least two business days' advanced notice of such scheduled work, unless issues arise requiring the Vendor's immediate onsite attention. Basic support technician services shall be provided onsite during normal business hours, unless specifically authorized by the Village.

The desktop support technician will be required to respond to occasional after-hours emergency calls usually related to public safety matters. The desktop support technician will be on-call in the evenings and weekends (Saturday and Sunday) and holidays. The Vendor may provide coverage in the desktop support person's absence (for example, during a vacation or leave). After-hours emergency work may be provided onsite or offsite, depending on the nature of the emergency and the appropriate solution to diagnose and restore critical system functionality. Village-observes holidays (10 days in total). Please note that if these holidays fall on a Saturday, the Village observes them on the Friday before and if these holidays fall on a Sunday, the Village observes them on the Monday following them.

After-hours issues are somewhat infrequent and occur primarily in the Police/Fire and Parks Departments. However, there are occasional issues in Police and Fire and throughout the Village with phone and Internet services as well as other software and network issues that may require the Vendor's attention after-hours. In these instances, the Vendor shall adhere to the service request response schedule listed above.

The following experience and certifications are necessary for handling basic, medium and critical helpdesk tickets and service requests:

- ☐ Microsoft Certified Solutions Associate (MCSA 2008/2012)/equivalent Microsoft technology knowledge and experience
- ☐ Qualified candidates must possess a Bachelor's degree in Information Technology or related field.
- ☐ Minimum of 3-5 years of proven work experience providing first line help desk support or relevant experience.
- ☐ Ability to manage work load personnel; previous supervisory/leadership experience is required.
- ☐ Ability to integrate & troubleshoot various types of equipment – standard office equipment, servers, workstations, IP Telephony, network infrastructure, WAN/LAN, email/network security, security cameras, DVRs.
- ☐ Knowledge of Microsoft Office Suite, Office 365/Exchange Server, SQL Server, Network Firewalls, and Intrusion Prevention.
- ☐ Effectively communicate complex systems related principles and problems to basic end-users in an understandable format and free of technical jargon.
- ☐ Must be a self-starter, and have skill in organizing resources and establishing priorities.
- ☐ Possess the ability to communicate effectively, both orally and in writing, with a variety of stakeholders (e.g. employees, senior management, and elected/appointed officials).
- ☐ Proven ability to think quickly on his/her feet, and be able to use good judgment in effectively defining and solving problems.
- ☐ Must possess a valid driver's license, and must also be able to provide his/her own reliable form of transportation to perform the essential functions of the job.

The following certifications are necessary for handling network and system administration and strategic planning:

- ☐ Microsoft Certified Solutions Expert (MCSE 2008/2012)
- ☐ Microsoft Certified Professional (MCP)
- ☐ Cisco Certified Network Expert (CCIE) – Routing and Switching
- ☐ Cisco Certified Network Expert (CCIE) – Security
- ☐ Cisco Certified Network Expert (CCIE) – Voice
- ☐ VMware Certified Professional

3.7 Security

The Vendor will have access to sensitive or restricted information and materials. The Vendor to whom an agreement is awarded shall conduct a criminal and employment background check (at its sole expense) on all personnel before those employees are allowed access to Village facilities or information technology systems.

A criminal background fingerprint check will be completed by the Police Department.

The Vendor is required to conduct a background check for all staff assigned to the Village's account and provide proof of successful background check to the Village. The Village may concurrently conduct its own background check. The Village reserves the right to disallow any employee from performing services for the Village. The Village also reserves the right to disallow any employee from performing services if the employee has been convicted of a felony or any type of misdemeanor involving, but not limited to, money, fraud or deceit. The Vendor to whom an agreement is awarded shall submit a list of names of all personnel that will be providing services to the Village. Changes in the employment list shall be reported to the

Assistant Village Manager/Director of Public Safety or designee within one week prior to implementing a change, absent emergency circumstances.

Additionally, the Vendor may have access to confidential materials. It is expected that private/confidential materials remain as such. Any breach in confidential materials including but not limited to unauthorized access or dissemination in any form will be grounds for the Village to demand termination and or dismissal of the Vendor's representative and or termination of this agreement.

The Vendor shall provide and maintain and provide access to the Assistant Village Manger/Director of Public Safety, Village Manager and additional designees a listing of all usernames and passwords of all system necessary to immediately lock and secure the Village's IT systems.

The Vendor will ensure data protection practices are in place to ensure the security of sensitive electronic information and will report to the Village Manager/designee within 72 hours any violation of the (815 ILCS 530/) Personal Information Protection Act.

REQUEST FOR BOARD ACTION
Public Services & Engineering

AGENDA SECTION: Consent Agenda - EPS

SUBJECT: Repairs to Wooden Columns at the Memorial Building

MEETING DATE: July 12, 2022

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

Recommended Motion

Approve the proposal from Janik Custom Millwork for the Memorial Building Wooden Column Restoration Project in the amount of \$43,200.

Background

The south facing entrance to Memorial Hall has 4 large wooden columns. These columns are load bearing and are required to ensure the stability of the building. In 2017, the Village contracted with Janik Custom Millwork to have one column repaired. The 3 remaining columns had not deteriorated as quickly at that time. After monitoring the condition of the columns, Village maintenance staff recommended the remaining 3 column repairs be included in the CY2022 CIP.

Discussion & Recommendation

Public Services sought proposals from woodworking companies to complete the required repairs. Their proposals are listed in the table below:

Vendor	Proposal	Over Budget
Janik Custom Millwork	\$43,200	\$8,200
Lord Construction	\$46,370	\$11,370
NightHawk Woodworks	\$47,520	\$12,520

The lowest proposal was submitted by Janik Custom Millwork in the amount of \$43,200. The proposed work includes the replacement of the 3 column bases and corresponding painting. In addition, repair work will be done on the shaft of the existing columns. The Village contracted with Janik Custom Millwork on the previous Memorial Hall column restoration as well as other Village projects. Staff has been pleased with their work on prior Village projects.

Budget Impact

Included in the CY2022 CIP Budget (4400-7909) is \$35,000 for the Memorial Hall column repairs. Janik Custom Millwork's proposal of \$43,200 is \$8,200 over budget.

Despite the proposal being over-budget, Staff recommends accepting the proposal by Janik Custom Millwork for the repairs because the wooden columns are load bearing and are supporting the weight of the south overhang portico without any steel support inside the column. In addition, with the Village's upcoming 150th Anniversary celebration scheduled for next year at Memorial Hall, there will be very little time to complete the needed repairs in 2023 prior to the anniversary events.

Considering the Village's prior experience working with Janik Custom Millwork and the importance and timing of the repairs, Public Services staff recommends accepting Janik Custom Millwork's proposal.

Village Board and/or Committee Action

At their meeting of June 14, the Village Board agreed to move this item to the Consent Agenda of their next meeting.

Documents Attached

1. Janik Custom Millwork Proposal
2. CIP Project Page



JANIK CUSTOM MILLWORK

6017 S. Lenzi
Hodgkins, Illinois 60525
708/482-4844 Fax 708/482-4850

Attention: Jim @ Village of Hinsdale

Proposal:

To replace 3 column bases at the memorial building of Hinsdale. These will be made from African Mahogany with 2 coats clear epoxy (rot preventer), 2 coats of oil-based primer, and 2 finish coats of Duration by Sherwin Williams. This includes installation and some repair work on shaft of existing column.

\$14,400 each

Total: \$43,200

Thanks,

Ed Janik

Public Services

Buildings

2022

**Repairs to Memorial Building Wooden
Columns (3)**

\$35,000

Original Purchase Date

N/A



Memorial Building Wooden

Project Description & Justification

The Memorial Hall Columns on the south end require repair as they are deteriorating. In 2017, one column was repaired, three other columns require repair. These repairs are required to ensure the stability of the structure.

Project Update

Public Services Maintenance staff recommends accelerating this project from 2025 to 2022. Staff also adjusted the estimated cost from \$26,000 to \$35,000 due to price increases in materials.

Project Alternative

The alternative is to delay the project and reschedule the project during later years.



AGENDA ITEM # 8f
REQUEST FOR BOARD ACTION

Public Services &
Engineering

AGENDA SECTION: Consent Agenda
SUBJECT: Award Contract Renewal for Street Sweeping Services
MEETING DATE: July 12, 2022
FROM: Rich Roehn, Superintendent of Public Services
Garrett Hummel, Management Analyst

Recommended Motion

To award year three of contract #1672 for street sweeping services to Lake Shore Recycling Systems not to exceed the budgeted amount of \$63,202.

Background

In July of 2020, sealed bids were solicited for street sweeping services on a three-year term. Unit pricing was requested from vendors. Lake Shore Recycling Systems provided the lowest bid.

Discussion & Recommendation

Contract #1672 includes services for straight time (daily hourly sweeping), complete Village sweeps, and Central Business District sweeping. The complete Village sweep includes two (2) in the fall and one (1) in the spring. The Public Services Department is recommending that the Village Board approve the renewal of contract #1672 with Lake Shore Recycling Systems in the amount not to exceed \$63,202.

Budget Impact

Included in the Public Services Department budget (4200:7253) is \$63,202 for Village street sweeping services. Public Services staff will utilize street sweeping services at the bid award per-unit pricing not to exceed the budgeted amount of \$63,202.

Village Board and/or Committee Action

Per the Village's approved meeting policy, this award is included on the Consent Agenda without the benefit of a First Reading because it meets the definition for a routine item: it is included in the approved budget, is within budget, and is less than \$100,000.

Documents Attached

1. Lake Shore Recycling Systems Bid Proposal

EXHIBIT C

To The Honorable President and Board of Trustees
Village Hall
19 E. Chicago Avenue
Hinsdale, Illinois 60521

**VILLAGE OF HINSDALE, ILLINOIS STREET SWEEPING BID #1672 -
BIDDER'S PROPOSAL**

Full Name of Bidder	<u>Lakeshore Recycling Systems LLC, CleanSweep Division</u>
Main Business Address	<u>6132 Oakton Street, Morton Grove, IL 60053</u>
Phone	<u>833/222-2260 or 630/377-7000 options 1 and 3</u>
Fax	<u>773/685-6043</u>
Email	<u>CleansWeep@lrsrecycles.com</u>

The undersigned, as bidder, declares that the only person or parties interested in this Proposal as principals are those named herein; that this Proposal is made without collusion with any other person, firm, or corporation; that he has carefully examined the locations of the proposed work, the proposed forms of Agreement, the Contract Specifications for the above designated work, and he proposes and agrees if this Proposal is accepted that he will contract with the Village of Hinsdale in the form of the copy of the Agreement included in these contract documents to provide all necessary machinery, tools, apparatus and other means of work, including utility and transportation services necessary to do all the work and furnish all the materials and equipment in the manner and time herein prescribed; and according to the Certificates of Insurance specified, and to do all other things required of the Contractor by the Contract documents; and that he will take in full payment therefore the sums set forth in the following Bidding Schedule. If this proposal is accepted and the undersigned shall fail to contract as aforesaid within fifteen (15) days of the date of the award of contract, and to give all certificates of insurance as required, the Village of Hinsdale, shall at its option, determine that the bidder has abandoned this contract and thereupon this proposal and acceptance thereof shall be null and void.

July 6, 2020
Date

Lakeshore Recycling Systems LLC, CleanSweep Division

Contractor

6132 Oakton Street

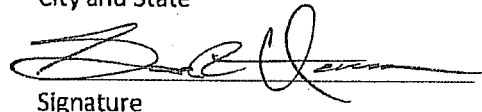
Address

Morton Grove, IL 60053

City and State

ATTEST

By



Signature

CleanSweep Operations Manager

Title



CONTRACT PRICE

Schedule of Prices Unit Price Contract

For providing, performing and completing all work, the sum of the products resulting from multiplying the number of acceptable units of Unit Price Items listed below incorporated in the Work by the Unit Price set forth below for such Unit Price Item. The quantities listed in the Schedule of Prices are an estimate only for the purposes of securing unit prices. The Village reserves the right to add or subtract work based on its annual appropriation for these services.

Complete Tables as Indicated:

*Item #2 to be completed within 2 weeks of scheduled start date for each of the three full town sweeps included in this contract. A minimum of 3 street sweeper units per day is required for the full town sweeps.

**Item #3 to be completed between the hours of 5:00 A.M. to 7:00 A.M. on designated days.

Project Name: Village of Hinsdale Street Sweeping

Bid Number: 1672

Year One

Item Number	Description	Unit	Bid Comparison Quantity	Unit Price Bid	Extended Total
1	Street sweeping, straight line, special events	Hours	150	\$115	\$17,250.00
2*	Street sweeping, Village sweep	Per Circuit	3	\$8,750	\$26,250.00
3**	Street sweeping Central Business District	Hours	150	\$115	\$17,250.00
Extended Total					\$60,750.00

Year Two

Item Number	Description	Unit	Bid Comparison Quantity	Unit Price Bid	Extended Total
1	Street sweeping, straight line, special events	Hours	150	\$117.30	\$17,595.00
2*	Street sweeping, Village sweep	Per Circuit	3	\$8,925	\$26,775.00
3**	Street sweeping Central Business District	Hours	150	\$117.30	\$17,595.00
Extended Total					\$61,965.00

Year Three

Item Number	Description	Unit	Bid Comparison Quantity	Unit Price Bid	Extended Total
1	Street sweeping, straight line, special events	Hours	150	\$119.64	\$17,946.00
2*	Street sweeping, Village sweep	Per Circuit	3	\$9,103.50	\$27,310.50
3**	Street sweeping Central Business District	Hours	150	\$119.64	\$17,946.00
Extended Total					\$63,202.50

TOTAL CONTRACT PRICE:

One hundred eighty-five thousand, nine hundred seventeen Dollars and Fifty Cents
 (in writing) (in writing)

\$185,917 Dollars and 50 Cents
 (in figures) (in figures)



REQUEST FOR BOARD ACTION

Community Development

AGENDA SECTION: Second Reading – EPS

SUBJECT: Outdoor Dining Permit Applications on the Village Right-of-Way for Various Restaurants – Case A-12-2022

MEETING DATE: July 12, 2022

FROM: Bethany Salmon, Village Planner

Recommended Motion

Approve outdoor dining permits in the Village right-of-way until October 31, 2022 for Corner Bakery subject to final permit issuance by the Community Development Department and subject to any conditions to be set forth by the Building Commissioner and Fire Department upon final inspection.

Background

In response to the COVID-19 pandemic, the Village allowed downtown restaurants to temporarily utilize the Village right-of-way for outdoor dining. The ordinance allowing for outdoor dining on the right-of-way expired on December 31, 2021. On April 26, 2022, the Village Board approved a Text Amendment to Section 7-1-5.1 of the Village Code to allow for outdoor dining on both sidewalks and streets in the Village right-of-way in accordance with updated regulations, a new outdoor dining permit application process, and Outdoor Dining Design Standards.

In accordance with Section 7-1-5.1 of the Village Code, businesses must obtain approval of an outdoor dining permit, which entails an application submittal to the Village, approval by the Board of Trustees, and final permit issuance by the Community Development Department. After a permit is issued, a business will be allowed to set up their outdoor dining area in accordance with the approved plans. The business must schedule and pass a final inspection with the Community Development Department and Fire Department prior to operating. At the end of the annual outdoor dining season, the business must remove all furniture and fixtures from the outdoor dining area. Unless otherwise determined by the Village Manager, the outdoor dining season shall extend from April 1 to October 31.

An outdoor dining permit is valid for the calendar year when the permit is approved and businesses must reapply each year. Business that have been granted prior approval for an outdoor dining area by the Village Board and are seeking to follow the previously approved outdoor dining plans must renew their outdoor dining permit with the Community Development Department on an annual basis. Any changes, additions, and/or modifications to an outdoor dining area after an application has been approved and a permit has been issued shall require a new application to be brought to the Village Board for review and approval.

Minor deviations to the approve plans may be required depending on the final outdoor dining area design and planter box configuration or following a final inspection by the Village. Restaurants must meet the requirements of the American with Disabilities Act and Illinois Accessibility Code. For sidewalk dining, a minimum four (4) foot pedestrian path must be maintained on the sidewalk at all times.

The Village Board approved outdoor dining permit applications for ten (10) restaurants in the downtown on May 17, 2022 and July 12, 2022. The Village has received one (1) new outdoor dining application for the Village Board to review.



REQUEST FOR BOARD ACTION

Outdoor Dining Permit Applications

Corner Bakery – 42 E. Hinsdale Avenue

Corner Bakery is requesting approval to operate within an outdoor dining area measuring roughly 330 square feet in size in the right-of-way along Hinsdale Avenue until October 15, 2022. The applicant is requesting an exception to the Outdoor Dining Design Standards to allow for the dining area to be located about 50 feet to the north of their business in two (2) angled parking spaces at the northwest corner of Garfield Street and Hinsdale Avenue. The restaurant utilized this location for outdoor dining in previous years and is a comparable location to the outdoor dining area approved for Starbucks on Washington Street and Hinsdale Avenue. In accordance with the Village's Outdoor Dining Design Standards, dining areas may not extend past the building frontage where the establishment is located unless otherwise approved by the Village Board. Approval of an exception to the Outdoor Dining Design Standards is required.

Rectangular and square planters provided by the Village will be installed along the perimeter of the two angled parking space. The outdoor dining area will measure approximately 21-22 feet long and 18 feet wide. The area will include three (3) square black metal tables with a total of six (6) black metal chairs (two per table). No umbrellas are proposed.

Corner Bakery is also requesting to provide one black metal trash can within the outdoor dining area. Trash cans are allowed within an outdoor dining area in accordance with the Outdoor Dining Design Standards provided that waste receptacles are stored inside the business when the outdoor dining area is closed. It is the responsibility of the business owner to keep outdoor dining areas clean and clear of litter, food scraps, and soiled dishes at all times and handle trash removal.

Discussion & Recommendation

N/A

Village Board and/or Committee Action

N/A

Documents Attached

1. Applications for Outdoor Dining Permit and Exhibits

OUTDOOR DINING PERMIT APPLICATION FORM



PROJECT INFORMATION			
Property Address 40 E. HINSDALE AVE, HINSDALE, IL 60521			
Business Name CORNER BAKERY CAFE #0097			
Type of Outdoor Dining Permit (Location) <input type="checkbox"/> Sidewalk Outdoor Dining <input checked="" type="checkbox"/> Street Outdoor Dining <input type="checkbox"/> Permit Renewal			
APPLICANT INFORMATION			
Name CORNER BAKERY CAFE #0097		Company CBC RESTAURANT CORP	
Address 40 E. HINSDALE AVE.		City / State / Zip HINSDALE, IL 60521	
Phone 630-850-7587		Email CB0097@CORNERBAKERYCAFE.COM	
PROPERTY OWNER			
Name Craig Sesemann		Company Garfield I, LLC	
Address 311 Hudson Ave		City / State / Zip Clarendon Hills, IL 60514	
Phone 708-774-6215		Email sessil@aol.com	
OUTDOOR DINING PERMIT INFORMATION			
Outdoor Dining Start & End Dates 4/15 - 10/15		Hours of Operation 7:30 AM - 7:30 PM	
Overall Square Footage 378	Length (Feet) 21 ft	Width (Feet) 18 ft	
Number of Tables 3	Material metal	Color black	
Number of Chairs 6	Material metal	Color black	
Number of Umbrellas n/a	Material	Color	
Will Alcohol Be Served? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Does the Business Have a Valid Liquor License? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Will Portable Outdoor Heaters Be Used? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Are any Tents or Other Structures Proposed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Permit Renewal Applications - Are any changes proposed to the Village Board approved plans? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

I hereby affirm that I have full legal capacity to authorize the filing of this application and that all information and exhibits herewith submitted are true and correct to the best of my knowledge. I acknowledge and agree to comply with all Village of Hinsdale codes and ordinances, including the Outdoor Dining Design Standards and permit requirements. I understand that any violation of the Outdoor Dining Design Standards may result in citations or the suspension or revocation of an Outdoor Dining Permit.

Ronak Panbha
Printed Name of Applicant

Ronak J. P.
Signature of Applicant

6/28/22
Date

Printed Name of Building Owner

Signature of Building Owner

Date

FOR OFFICE USE ONLY:	
Permit Number	Permit Fee
Submittal Date	Approval Date
Conditions of Approval	

VILLAGE OF HINSDALE OUTDOOR DINING PROGRAM AGREEMENT

USE OF VILLAGE PROPERTY AND HOLD HARMLESS AGREEMENT

Whereas, CBC RESTAURANT CORP d/b/a/ CORNER BAKERY CARE ("Restaurant") desires to use public property owned by the Village of Hinsdale (the "Village"), located at 40 E. HINSDALE AVE ("the Premises") for a temporary outdoor dining area accessory to the Restaurant pursuant to the terms and conditions of the Village of Hinsdale's outdoor dining program ("Outdoor Dining"); and

Whereas, the Village agrees to allow the Restaurant to temporarily use the Premises for Outdoor Dining in consideration of the Restaurant agreeing to assume all risk and liability pertaining to the Outdoor Dining.

Now therefore, the Restaurant agrees as follows:

1. To the fullest extent permitted by law, the Restaurant hereby indemnifies, defends, and holds harmless the Village of Hinsdale, its employees, elected officials, public officials, appointed officers, agents, volunteers and assigns from and against any and all liability or claim of liability, loss or expense, including defense costs and legal fees and claims for damages of whatsoever character, nature and kind, whether directly or indirectly arising from the Outdoor Dining or connected with an act or omission of the Restaurant, or an agent, invitee, guest, employee, or anyone in, on or about the Premises invited by and/or with permission and consent of the Restaurant, with respect to the Premises or the operations, activities or services, of any nature whatsoever, of the Outdoor Dining, including, but not limited to, liability expense and claims for: bodily injury, death, personal injury, or property damage caused by the negligence, creation or maintenance of a dangerous condition of property, or intentional infliction of harm or violation of state and federal laws.
2. The applicant further agrees to reimburse the Village of Hinsdale for all reasonable costs, expenses, and attorney fees incurred by the Village of Hinsdale, its employees, elected officials, public officials, appointed officers, agents, volunteers and assigns in the defense of any claim, demand, or cause of action brought on account of or arising out of the operations, activities or services, of any nature whatsoever, of the Outdoor Dining.
3. Nothing set forth in this Agreement shall be deemed a waiver by the Village of any defenses or immunities that are or would be otherwise available to the Village of Hinsdale, its employees, elected officials, public officials, appointed officers, agents, volunteers and assigns under the provisions of the Illinois Local Government and Governmental Employees Tort Immunity Act, or that are otherwise available to local governments and their employees, elected officials, public officials, appointed officers, agents, volunteers and assigns under the common law of the State of Illinois or the United States of America. The provisions of this Section shall survive the expiration or earlier termination of this Agreement or renewal thereof.
4. Without limiting the Restaurant's indemnification of the Village, as provided above, the Restaurant shall provide and maintain at its own expense for the Outdoor Dining the below listed policies of insurance or liability coverage covering the activities, services or operations

relating to the Outdoor Dining. All such insurance of the Restaurant and the insurance of the owners/operators shall be secured through a carrier(s) satisfactory to the Village. Satisfactory evidence of such insurance and any required endorsements, including the insurance required of the owners/operators, will be delivered to the Village Manager. The Village's insurance or liability coverage shall always be deemed excess over any other insurance or liability coverage whether primary, excess, pro rata, contingent or any other basis.

- a. Commercial General Liability: \$1,000,000 combined single limit per occurrence for bodily injury, property damage and personal injury with an annual general aggregate of \$2,000,000 limit. The Village of Hinsdale and its employees, elected officials, public officials, appointed officers, agents, volunteers and assigns shall be named as an additional insured on a primary and non-contributory basis under the policy or coverage by original endorsement signed by a person authorized to bind coverage.
 - b. Liquor Liability: Maintain a minimum of \$1,000,000 per occurrence for its sale of alcoholic beverages and require that any other party selling or serving alcoholic beverages during the Outdoor Dining shall provide Liquor Liability insurance in the same amount, with the Village of Hinsdale, its employees, elected officials, public officials, appointed officers, agents, volunteers and assigns named as additional insured on a primary and non-contributory basis by original endorsement signed by a person authorized to bind coverage.
 - c. Workers Compensation: Maintain workers compensation coverage as required by Illinois law.
 - d. Statutory Employers Liability: Maintain a minimum of \$1,000,000 per occurrence for employer's liability coverage, with the Village of Hinsdale, its employees, elected officials, public officials, appointed officers, agents, volunteers and assigns named as additional insured on a primary and non-contributory basis by original endorsement signed by a person authorized to bind coverage.
 - e. All policies of insurance or liability coverage shall contain a waiver of subrogation as against the Village of Hinsdale, its employees, elected officials, public officials, appointed officers, agents, volunteers and assigns except with respect to the sole negligence of the Village.
5. The applicant has read the requirements of this outdoor dining permit application and agrees to abide by the Outdoor Dining Program requirements, Outdoor Dining Design Standards, all ordinances, rules, and regulations of the Village of Hinsdale, and all other applicable regulations and laws by outside agencies. The applicant shall be responsible for constructing all work, if permitted, in accordance with the description set forth in the application, plans, and specifications and for scheduling all inspections of all work performed pursuant to this permit.
 6. Upon termination of the temporary use for outdoor dining, all material owned by the Restaurant in any way related to the outdoor dining use shall be removed from the applicable street, sidewalk or other public right-of-way. Upon failure of the applicant to remove such material, the Village may cause the removal of the material and charge the cost of such removal to the applicant. The applicant may be liable for any costs and expenses, including attorney fees, to repair, correct, replace, install or maintain any public improvement to have been constructed pursuant to the

outdoor dining temporary use or damaged by work performed pursuant to the outdoor dining temporary use, or any use and operations within the Village street, sidewalk, or other public right-of-way.

7. The invalidity or unenforceability of any of the provisions hereof shall not affect the validity or enforceability of the remainder of this Agreement.

The undersigned represents it has full authority to execute this Use of Property and Hold Harmless Agreement on behalf of the Restaurant.


Agreed this 29TH day of JUNE, 2022.

CBC RESTAURANT CORP D/B/A CORNER BAKERY CAFE

Name of Restaurant Owning Entity and d/b/a Name

KIM OGANESYAN/AGENT

Printed Name of Authorized Person

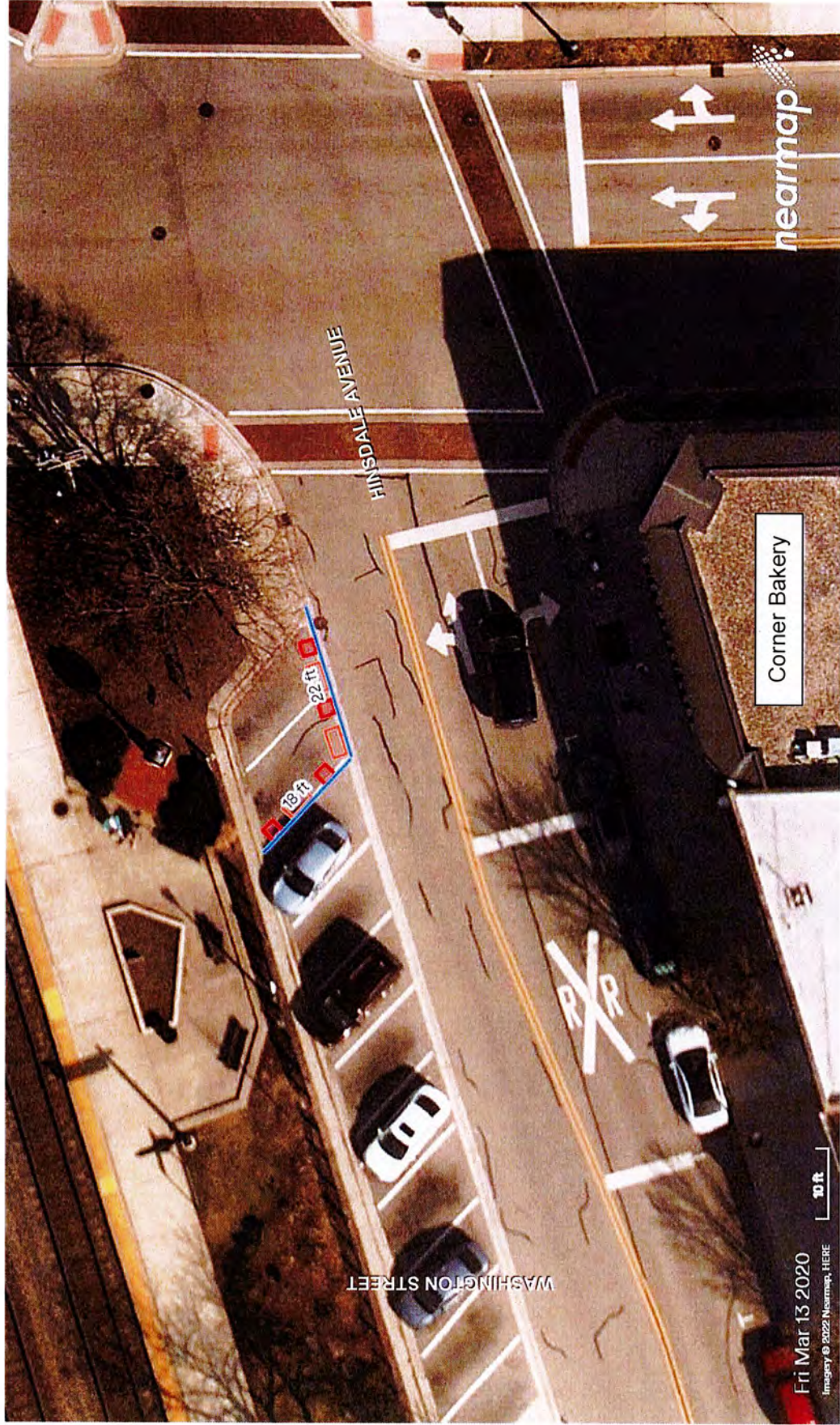
A handwritten signature in blue ink, appearing to read 'K. Oganessian', is written over a horizontal line.

Signature of Authorized Person

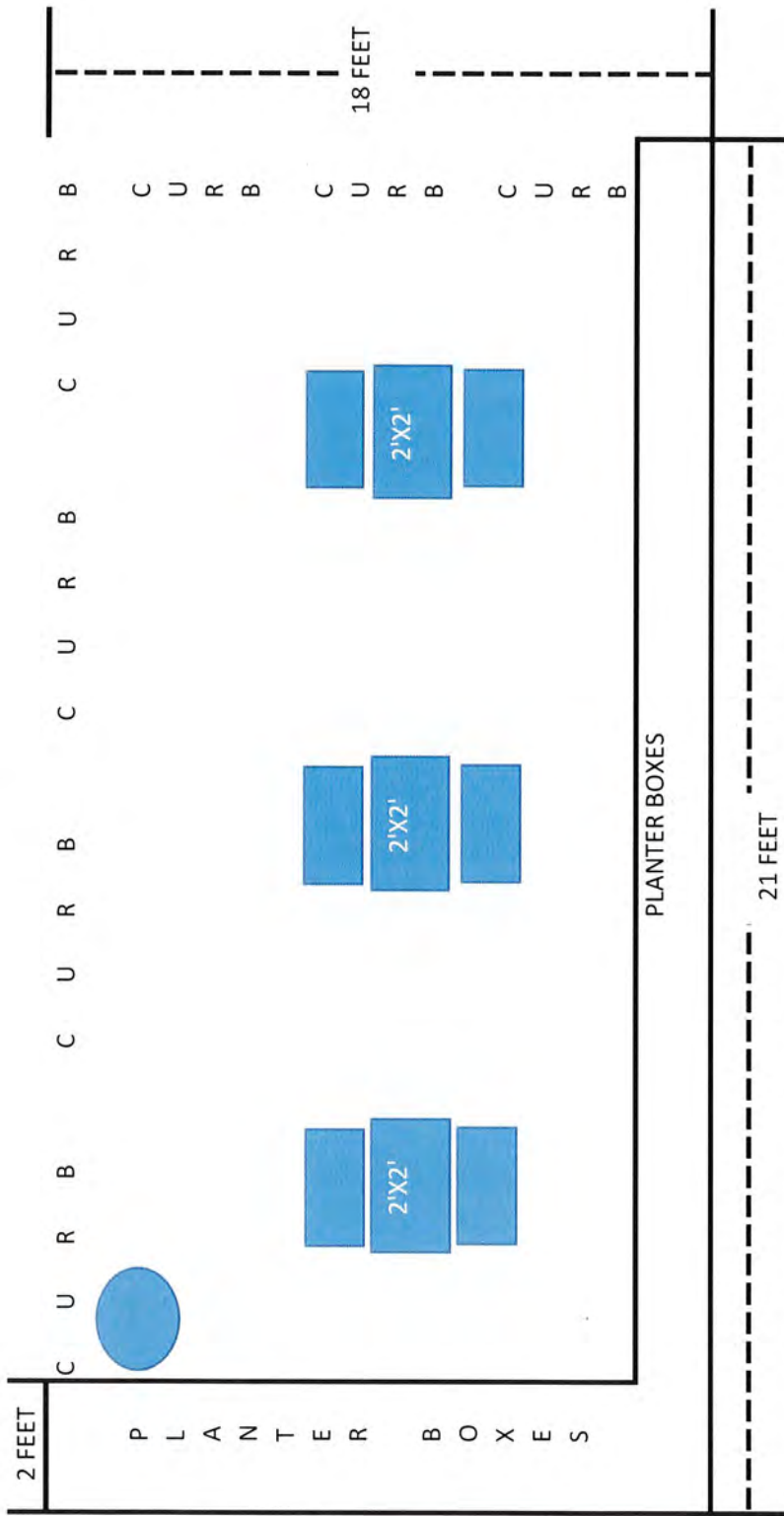
Title

Corner Bakery- Site Plan

Overall Size: 22' x 19' – Two (2) Angled Parking Spaces
Furniture: Three (3) Square Tables, Six (6) Chairs



METRA



HINSDALE AVENUE







REQUEST FOR BOARD ACTION

Community Development

AGENDA SECTION: Second Reading - ZPS

SUBJECT: Consideration of a Request for Variation-307 S. Lincoln Street

MEETING DATE: July 12, 2022

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

Recommended Motion

Approve an Ordinance Approving a Floor Area Ratio Variation at 307 S. Lincoln Street, Hinsdale, Illinois- ZBA Case Number V-02-22.

Background

In this application for variation, the applicant requests relief from the Floor Area Ratio requirements set forth in section 3-110(E)(3) in order to add a second floor bedroom to the home. The specific request is for an increase of 354 square feet.

Discussion & Recommendation

Following a public hearing held on April 20, 2022, the Zoning Board of Appeals of the Village of Hinsdale ("ZBA") recommended approval of the Requested Variation on a vote of six (6) in favor and one (0) opposed, with zero (0) members absent.

Budget Impact

N/A

Village Board and/or Committee Action

At its regular meeting of June 14, 2022, the Board of Trustees heard the matter and agreed to move it forward for Second Reading.

Documents Attached

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

VILLAGE OF HINSDALE

ORDINANCE NO. _____

AN ORDINANCE APPROVING A VARIATION FOR PROPERTY LOCATED AT 307 S. LINCOLN STREET, HINSDALE, ILLINOIS – CASE NUMBER V-02-22

WHEREAS, the Village of Hinsdale has received an application (the “Application”) from Nathan and Natalie Saegesser (collectively, the “Applicant”), seeking a variation from the Hinsdale Zoning Code (the “Zoning Code”) for property located at 307 S. Lincoln Street (the “Property”), located in the R-4 Residential Zoning District; and

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

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

WHEREAS, the variation that is the subject of this Ordinance is for relief from the floor area ratio (FAR) requirements set forth in Section 3-110(E)(3) of the Zoning Code in order to add a second floor bedroom to the home (the “Requested Variation”). The Property is a conforming lot approximately 132' x 166.5' for approximately 21,780 square feet of lot area. The specific request is for 354 square feet of relief, an approximate increase of 0.6%; and

WHEREAS, on April 20, 2022, the Zoning Board of Appeals of the Village of Hinsdale held a public hearing pursuant to notice given in accordance with State law and the Zoning Code, relative to the Requested Variation; and

WHEREAS, the Zoning Board of Appeals, after considering all of the testimony and evidence presented at the public hearing, recommended approval of the Requested Variation on a vote of six (6) in favor and zero (0) opposed; and

WHEREAS, the Zoning Board of Appeals has filed its report of Findings and Recommendation regarding the Requested Variation in Case Number V-02-22 with the President and Board of Trustees, a copy of which is attached hereto as **Exhibit B** and made a part hereof; and

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

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

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

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

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

SECTION 3: Variation. The President and Board of Trustees, acting pursuant to the authority vested in them by the laws of the State of Illinois and Subsection 11-503(A) of the Hinsdale Zoning Code, grant the Requested Variation to Section 3-110(E)(3) of the Zoning Code to allow for 354 square feet of relief from the floor area ratio (FAR) requirements in order to add a second floor bedroom to the home located at 307 S. Lincoln Street in the R-4 Residential Zoning District.

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

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

PASSED this _____ day of _____ 2022.

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED by me this _____ day of _____ 2022 and attested by the Village Clerk this same day.

Thomas K. Cauley, Jr., Village President

ATTEST:

Christine M. Bruton, Village Clerk

EXHIBIT A

LEGAL DESCRIPTION OF THE SUBJECT PROPERTY

LOTS 2 AND 3 IN BLOCK 9 IN TOWN OF HINSDALE, BEING A SUBDIVISION OF THE NORTHWEST QUARTER (EXCEPT RAILROAD LANDS) OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 14, 1866, AS DOCUMENT NUMBER 7738, IN DUPAGE COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 307 S. Lincoln Street, Hinsdale, Illinois
PINS: 09-12-124-001

EXHIBIT B

FINDINGS OF FACT

(ATTACHED)

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

ZONING CASE NO: V-02-22

PETITIONER: Nathan and Natalie Saegesser.

APPLICATION: For a Variation from the floor area ratio requirements set forth in Section 3-110(E)(3) of the Zoning Code of the Village of Hinsdale ("Zoning Code"), in order to add a second floor bedroom to an existing residence located at 307 S. Lincoln Street, Hinsdale, Illinois.

MEETING HELD: A Public Hearing was held on Wednesday, April 20, 2022, in Memorial Hall, in the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois, pursuant to a notice published in The Hinsdalean on February 24, 2022.

PROPERTY: The subject property is commonly known as 307 S. Lincoln Street, Hinsdale, Illinois (the "Property") and is legally described in **Exhibit A** attached hereto and made a part hereof.

SUMMARY OF REQUEST: The Village of Hinsdale has received a request from Petitioners Nathan and Natalie Saegesser (collectively, the "Applicant"), beneficiaries of the Property, which is held in trust by Chicago Title Land Trust Company, for a variation from the floor area ratio (FAR) requirements set forth in Section 3-110(E)(3) of the Zoning Code in order to add a second floor bedroom to their home located on the Property (the "Requested Variation").

The Property is a conforming lot located in the R-4 Residential District in the Village of Hinsdale and is located on the southeast corner of Third and Lincoln. The property is approximately 132' x 166.5' for approximately 21,780 square feet of lot area. The maximum permitted Floor Area Ratio ("FAR") is approximately 6,356 sf. and the existing FAR is approximately 6,356 sf. The Applicant seeks the Requested Variation to increase the FAR by 354 sf.

The Board of Trustees, upon a recommendation from the Zoning Board of Appeals of the Village of Hinsdale ("ZBA"), has final authority over the Requested Variation.

The Requested Variation is described in more detail in the Application, a copy of which is attached hereto as **Exhibit B** and made a part hereof.

On April 20, 2022, following the conclusion of the public hearing on this matter, the ZBA recommended its approval of the Requested Variation on a unanimous vote of six (6) in

favor and zero (0) opposed, and directed the preparation of this Findings and Recommendation.

PUBLIC HEARING: At the public hearing on the Requested Variation, Owner's representative Scott Day testified on behalf of the Applicants. He explained the history of the historic home and described the proposed second floor addition. Mr. Day addressed the issue of hardship in this matter. He noted the confined established size of the lot, the large existing house on the large lot, additions to the house done by previous generations, and how despite the changes over the years, the existing three-bedroom configuration that does not really work in a modern home remains. He noted the hardship is related to the configuration of the interior of the home and what has already been constructed on the lot. He also noted that they were trying to preserve the existing historic structure through the variation process as opposed to tearing down a portion of the home in order to build the second story room addition and still meet FAR. Mr. Day then addressed the remaining standards for receiving a variation and how, in the opinion of the Applicants, the standards had been met. Mr. Day and the project architect answered questions from the ZBA members.

No comments were received from neighbors. There being no further questions or members of the public wishing to speak on the application, the portion of the Public Hearing related to the Requested Variation was closed.

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

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

NAYS: None

ABSENT: None

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

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

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

amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current owner of the lot. The Property hosts a historic home and coach house that date back to the 1890s. Despite the large size of the lot and home, and previous additions, the second floor has only three (3) bedrooms, and the configuration of the bedrooms is not consistent with the size of the home and modern standards. The Applicants are seeking this minor variation in lieu of having to demolish a portion of the home to achieve the required FAR.

3. *Not Self-Created:* The unique physical condition is not the result of any action or inaction of the owner, or of the owner's predecessors in title and known to the owner prior to acquisition of the subject property, and existed at the time of the enactment of the provisions from which a variation is sought or was created by natural forces or was the result of governmental action, other than the adoption of the Zoning Code, for which no compensation was paid. The need for the Requested Variation is not self-created, and is instead driven by the long-existing residence on the Property, the original design and configuration of the home, and the manner in which additions were built through the years. The Requested Variation is necessary in order to preserve the historic residence in such a way that it has a livable floor plan consistent with modern standards. The ZBA finds this standard to have been met.

4. *Denied Substantial Rights:* The carrying out of the strict letter of the provisions from which a variation is sought would deprive the owner of the subject property of substantial rights commonly enjoyed by owners of other lots subject to the same provision. The ZBA finds this standard to have been met.

5. *Not Merely Special Privilege:* The alleged hardship or difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from the use of the subject property; provided, however, that where the standards herein set out exist, the existence of an economic hardship shall not be a prerequisite to the grant of an authorized variation. The Variation is not sought to make more money from use of the Property, but is instead sought in order to provide a family-friendly cluster of bedrooms consistent with modern living in a way that preserves the existing exterior architecture of the residence and coach house. The ZBA finds this standard to have been met.

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

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

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

The residence on the Property is long-existing. The granting of the Requested Variation will allow an improvement to occur at the Property in a way that creates a more modern livable space inside, while preserving the existing exterior architecture of the historic residence and coach house. The Requested Variation will not affect the neighbors, or endanger the public health or safety.

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

RECOMMENDATION:

Based on the Findings set forth above, the ZBA, by a unanimous vote of six (6) in favor and zero (0) opposed, recommends to the President and Board of Trustees that the Requested Variation, as described in the Application, a copy of which is attached hereto as Exhibit B and made a part hereof, relative to the FAR requirements set forth in Section 3-110(E)(3) of the Zoning Code, in order to add a second floor bedroom to a home located in the R-4 Residence Zoning District on the Property at 317 S. Lincoln Street, be GRANTED:

- A 354 square foot Variation from the FAR requirements set forth in Section 3-110(E)(3) of the Zoning Code.

Signed: _____

Robert Neiman, Chair
Zoning Board of Appeals
Village of Hinsdale

Date: _____

EXHIBIT A

LEGAL DESCRIPTION OF THE SUBJECT PROPERTY

LOTS 2 AND 3 IN BLOCK 9 IN TOWN OF HINSDALE, BEING A SUBDIVISION OF THE NORTHWEST QUARTER (EXCEPT RAILROAD LANDS) OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 14, 1866, AS DOCUMENT NUMBER 7738, IN DUPAGE COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 307 S. Lincoln Street, Hinsdale, Illinois

PINS: 09-12-124-001

EXHIBIT B

APPLICATION FOR VARIATION

(ATTACHED)



19 E. Chicago Avenue, Hinsdale, IL 60521

APPLICATION FOR VARIATION

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

FILING FEE: \$850.00

Name of Applicant(s): Nathan Saegesser and Natalie Saegesser

Address of Subject Property: 307 South Lincoln Street, Hinsdale, Illinois 60521

If Applicant is not property owner, Applicant's relationship to property owner:

FOR OFFICE USE ONLY

Date Received: 3/9/22 ~~CB~~ Zoning Calendar No. V-02-22

PAYMENT INFORMATION: Check # _____ Check Amount \$ _____

SECTION 1- NAME & CONTACT INFORMATION

1. **Owner.** Name, mailing address, telephone number and email address of owner:

Name: Chicago Title Land Trust Company, as Trustee under Trust Agreement dated June 22, 2011 and known as Trust Number 8002357262

Address: 307 South Lincoln Street, Hinsdale, Illinois 60521

Telephone: [REDACTED]

email: [REDACTED]

2. **Applicant.** Name, address, telephone number and email address of applicant, if different from owner:

Name: Nathan Saegesser and Natalie Saegesser

Address: 307 South Lincoln Street, Hinsdale, Illinois 60521

Telephone: [REDACTED]

email: [REDACTED]

3. **Consultants.** Name and contact information (phone or email) of each professional consultant advising applicant with respect to this application:

a. Attorney: Scott M. Day, Day & Robert, P.C. (smd@drm.law)

b. Engineer: _____

c. Architect: Bruce George, Charles Vincent George Architects
bgeorge@cvgarchitects.com

d. Contractor: Dave Knecht, Dave Knecht Homes, LLC daveknechthomes@gmail.com

e. Other: _____

4. **Trustee Disclosure.** In the case of a land trust provide the name, address, telephone number and email address of all trustees and beneficiaries of the trust:

Name: Nathan Saegesser and Natalie Saegesser (beneficiaries)

Address: 307 South Lincoln Street, Hinsdale, Illinois 60521

Telephone: [REDACTED]

email: [REDACTED]

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

a. _____

b. _____

SECTION 2- REQUIRED DOCUMENTATION

1. **Subject Property.** Address, PIN Number, and legal description of the subject Property, use separate sheet for legal description, if necessary.

PIN Number: 09-12-124-001

Address: 307 South Lincoln Street, Hinsdale, Illinois 60521

Legal Description:

Lots 2 and 3 in Block 9 in Town of Hinsdale, being a Subdivision of the Northwest Quarter (except railroad lands) of Section 12, Township 38 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof recorded August 14, 1866 as Document Number 7738, in DuPage County, Illinois.

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

See attached Warranty Deed dated February 7, 2020 and recorded March 2, 2020 under Document No. R2020-020768.

3. **Neighboring Owners.** List showing the name and address of each owner of (1) property within 250 lineal feet in all directions from the subject property; and (2) property located on the same frontage or frontages as the front lot line or corner side lot line of the subject property or on a frontage directly opposite any such frontage or on a frontage immediately adjoining or across an alley from any such frontage.
(Note: After the Village has prepared the legal notice, the applicant/agent must mail by certified mail, "return receipt requested" to each property owner/ occupant. The applicant/agent must then fill out, sign, and notarize the "Certification of Proper Notice" form, returning that form and all certified mail receipts to the Village.)

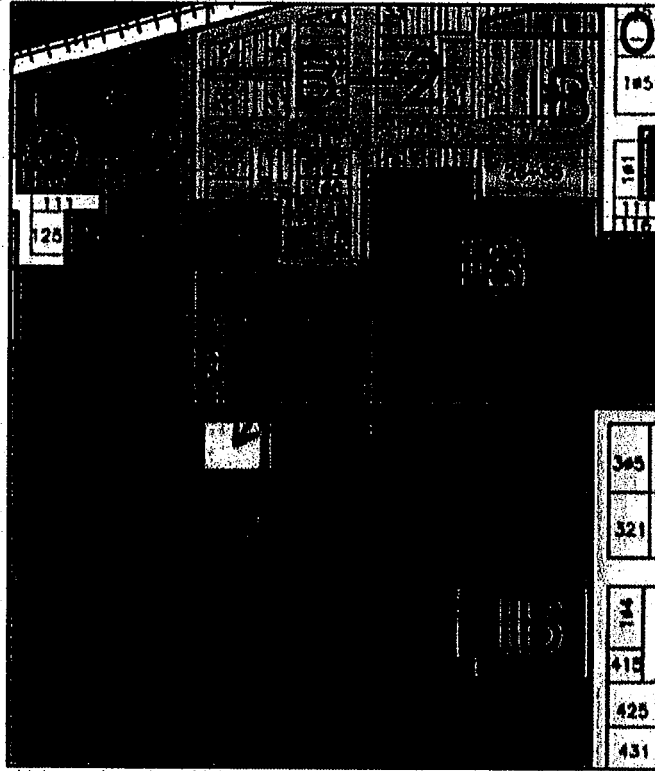
See attached list.

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

See attached Survey (Site Plan).

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

The existing Subject property is a single-family detached residence in the R-4 zoning district.



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

The Subject Property would remain a single-family residence with no proposed usage change. The proposed addition to the residence is planned to conform with the existing style and conform to the architectural details of the existing residence.

7. **Zoning Standards**. Submit with this application a statement specifically addressing the manner in which it is proposed to satisfy each standard that the Zoning Ordinance establishes as a condition of, or in connection with, the approval being sought. (*Section 4 of this application*)

See Section 4 below.

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

To owners' knowledge, there has been no application for variation for this relief in the last two years.

SECTION 3- ZONING RELIEF REQUESTED

1. **Ordinance Provision.** The specific provisions of the Zoning Ordinance from which a variation is sought: *(Attach separate sheet if additional space is needed.)*

Section 3-110 Bulk, Space and Yard Requirement

FAR calculation of .2 plus 2,000 square feet of gross floor area

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

To increase existing FAR from $(22,026.53 \times .20) + 2,000 = 6,405.306$ to 6,900 square feet (permitted = 6,405.306)

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

Minimum required FAR from 6,405.306 to 6,900 square feet (rounded to an even 100 square feet) (increase of 494 square feet)

**SECTION 4- STANDARDS FOR VARIATION
AS SET FORTH IN SECTION 11-503(F)**

(Fence Applications – Section 5)

Provide an explanation of the characteristics of the Subject Property that prevent compliance with the provisions of the Zoning Ordinance, and the specific facts you believe support the granting of the requested variation(s). In addition to your general explanation, you must specifically address each of the following conditions required for approval by the Zoning Board of Appeals. Attach a separate sheet of paper to your application marked Section 4 – Standards for Variation.

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

Applicant's Response:

Applicant's home is a unique historic residence (so designated by Historic Certification Consultants for the Village of Hinsdale in 2001) first occupied in 1894, just one year following the Columbia Exposition in the City of Chicago. This historic residence has enjoyed a long history of multiple owners making updates, re-siding, window and door replacements, and additions while maintaining a high degree of fidelity to the colonial revival historic architecture. Unfortunately, the original design provided for just three bedrooms on the second floor (primary family sleeping floor cluster excludes compromised rooms built out in the attic and a full in-law suite built over the garage). This original 1894 sleeping configuration has not changed. To achieve a conventional four-bedroom cluster arrangement, yet maintain fidelity to the historic architecture, an addition of roughly 500 square feet is necessary. (See drawings attached to this Application for Variation). But completing this addition to the second floor will push the square footage over the FAR limitation.

- (b) **Not Self-Created.** The aforesaid unique physical condition is not the result of any action or inaction of the owner, or of the owner's predecessors in title and known to the owner prior to acquisition of the Subject Property, and existed at the time of the enactment of the provisions from which a variation is sought or was created by natural forces or was the result of governmental action, other than the adoption of this Code, for which no compensation was paid.

Applicant's Response:

The unfortunate impact of the Village R-4 FAR limitation upon efforts to convert old historic architecturally significant homes to floor plates that dovetail with current life style is well known within Hinsdale. Current efforts undertaken by the Village planning propose elimination of the FAR restriction to induce owners of historic structures to reinvest while preserving the architecture for continued community aesthetic enjoyment. Much earlier expansion of this home has left the structure at the old FAR cap, without solving the odd three-bedroom limitation on the second floor.

- (c) **Denied Substantial Rights.** The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the Subject Property of substantial rights commonly enjoyed by owners of other lots subject to the same provision.

Applicant's Response:

Lacking additional FAR through variance, the only means of achieving a four-bedroom sleeping floor cluster would be to propose partial demolition. Doing so would be economically unwise, historically counter-productive, or perpetually entomb this location in an outdated floorplan.

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

Applicant's Response:

Applicant merely asks permission to create a family friendly four-bedroom second floor sleeping cluster and avoid partial demolition in the name of honoring FAR regulations that are difficult with historic homes.

- (e) **Code and Plan Purposes.** The variation would not result in a use or development of the Subject Property that would not be in harmony with the general and specific purposes for which this Code and the provision from which a variation is sought were enacted or the general purpose and intent of the Official Comprehensive Plan.

Applicant's Response:

Applicant submits that the variation if granted would be in harmony with the longstanding efforts by the Village to preserve and enhance historic homes from the 19th century.

- (f) **Essential Character of the Area.** The variation would not result in a use or development of the Subject Property that:
- (1) Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use development, or value of property of improvements permitted in the vicinity; or
 - (2) Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity; or
 - (3) Would substantially increase congestion in the public streets due to traffic or parking; or
 - (4) Would unduly increase the danger of flood or fire; or
 - (5) Would unduly tax public utilities and facilities in the area; or
 - (6) Would endanger the public health or safety.

Applicant's Response:

Applicant submits that the variation if granted would be in harmony with the longstanding efforts by the Village to preserve and enhance historic homes from the 19th century.

- (g) **No Other Remedy.** There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the Subject Project.

Applicant's Response:

Applicant submits that partial demolition of a historically significant home is the sole alternative to obtaining additional FAR.

**SECTION 5- STANDARDS FOR VARIATION – FENCES
AS SET FORTH IN SECTION 9-12-3(J)**

You must specifically address each of the following conditions required for approval of a fence by the Zoning Board of Appeals. Attach a separate sheet of paper to your application marked Section 5 – Standards for Variation - Fences.

- (a) Applicant is affected by unique circumstances which create a hardship justifying relief.
- (b) Will not alter the essential character of the locality.
- (c) Will be in harmony with the general purpose and intent of the code.
- (d) Will set no unfavorable precedent either to the locality or to the Village as a whole.
- (e) Will be the minimum necessary to afford relief to the applicant.
- (f) Will not adversely affect the public safety and general welfare.

Applicant Response: No fences are a part of this variation.

SECTION 6- SUBJECT PROPERTY ARCHITECTURAL DRAWINGS/SURVEYS

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

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


SECTION 7- EXPLANATION OF FEES & APPLICANT SIGNATURE

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

By signing below, the owner or their authorized representative, states that he/she consents to the filing of this application and that all information contained herein is true and correct to the best of his/her knowledge.

Name of Applicant(s): Nathan Saegesser and Natalie Saegesser

Signature of Applicant: 

Signature of Applicant: 

Date: March 7, 2022

<p style="text-align: center;">ADDENDUM – RULES FOR WRITTEN SUBMISSIONS AND ORAL ARGUMENT</p>
--

The Hinsdale Zoning Board of Appeals (ZBA) unanimously approved and adopted the following rules governing written submissions and oral arguments on November 15, 2017:

1. No party is required to submit legal briefs or letters to the ZBA in support of any zoning appeal or variance request. The only documents that any appellant or zoning variance applicant must submit are the appeal forms and/or variance request forms and accompanying materials already required under the Hinsdale Zoning Code. The party that filed the appeal or the variance request need not retain counsel to represent them, but they may do so if they wish.
2. If any party wishes to submit a separate legal brief or letter detailing the reasons why the ZBA should grant such appeal or variance request, then such party shall deliver to the Zoning Board of Appeals at Hinsdale Village Hall, 19 E. Chicago Avenue, ten (10) signed copies of such briefs or letters at least 14 days before the ZBA meeting when the ZBA will hold the hearing, the appeal, or the variance application.
3. Within seven days thereafter, the Village of Hinsdale may, but is not required, to file a brief or letter in response to any brief or letter that any other party has filed. Any such letter or brief that the Village may file in response shall conform to all of the requirements established in these rules.
4. Any brief or letter submitted in support of or in response to any such letter or brief must be on 8-1/2" by 11" paper. The text must be double-spaced, but quotations more than two lines long may be indented and single-spaced. The type face must be 14-point type or larger. A one-inch margin is required at the top, bottom, and each side of each page. Each page must have a page number at the bottom.
5. No such briefs or letters shall exceed 12 pages unless the ZBA grants a party's request for an extension of that page limit. Footnotes are discouraged.
6. If any such letter or brief cites to any legal authority, then the letter or brief must contain an index indicating each page number of the letter or brief which cites to that legal authority.
7. If any such brief or letter refers to any other documents, then all such documents must be attached as exhibits. Every such exhibit attached to the brief or letter must be identified with an exhibit number, and must be preceded by a numbered tab corresponding with the exhibit number that protrudes on the right-hand side of such brief or letter. All such exhibits must be legible.

8. Any such brief or letter containing less than 20 pages of text and exhibits combined must be firmly stapled in the upper left-hand corner of the brief or letter. Briefs or letters that contain more than 20 pages of combined text and exhibits must be spiral bound on the left-hand side in a manner that does not interfere with the legibility of any such text or exhibits.
9. If any such brief or letter cites any code section, ordinance, statute, or court decision, then such legal authority must be attached in its entirety as an exhibit to the brief or letter, and the exhibit number must be included in the index required under paragraph 6.
10. The ZBA will not consider briefs or letters that do not meet all of these requirements.
11. At the hearing on any such appeal or variance request, the party that filed the appeal or the variance request has a maximum of 15 minutes to present their initial arguments regarding why the ZBA should grant such appeal or variance request; the Village may then have a maximum of 15 minutes to respond; and the party that filed the appeal or variance request may then have five minutes to reply. These time limits may be extended by a maximum of five minutes per side in the ZBA's discretion. These time limits apply only to oral argument by a party to the ZBA regarding whether the facts support a conclusion that the ZBA should grant the appeal or variance request under the applicable zoning standards, but not to any witness testimony that any party may wish to present.
12. Any non-party to any such appeal or variance request who wishes to address the ZBA at the hearing on any such appeal or variance request, may have a maximum of five minutes to address the ZBA regarding whether the ZBA should grant the appeal or variance request.

Adopted by the Zoning Board of Appeals on November 15, 2017.

FD 19-1632

10/1

**WARRANTY DEED
ILLINOIS STATUTORY**

Mail To:

THOMAS J. Anselmo

1771 W. Diehl #120

NAPERVILLE, IL 60563

Name & Address of Taxpayer:

Chicago Title Land Trust Company, as
Trustee under Trust Agreement dated June
22, 2011 and known as Trust Number
8002357262

307 S. Lincoln Street

Hinsdale, IL, 60521

FRED BUCHOLZ, RECORDER
DUPAGE COUNTY ILLINOIS
03/02/2020 11:59 AM

RHSP

COUNTY TAX STAMP FEE 1,250.00
STATE TAX STAMP FEE 2,500.00

DOCUMENT # R2020-020768

THE GRANTOR(S) William Scott Matzelle and Gretchen Matzelle, husband and wife, of 6101 51st St. S., St. Petersburg, State of Florida, 33715, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) Chicago Title Land Trust Company, as Trustee under Trust Agreement dated June 22, 2011 and known as Trust Number 8002357262

(BUYER'S ATTORNEY OR BUYER: CHECK APPLICABLE AND STRIKE ALL OTHERS)

☐ Individually

☐ as Tenants in Common

☐ as Joint Tenants

☐ not as joint tenants, nor tenants in common, but as Tenants by the Entirety

Whose address is 332 The Lane, Hinsdale, IL 60521, all interest in the following described Real Estate situated in the County of DuPage, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Permanent Real Estate Index Number: 09-12-124-001

Address of Real Estate: 307 S. Lincoln Street, Hinsdale, IL, 60521

Dated this 7th day of February, 20 20.

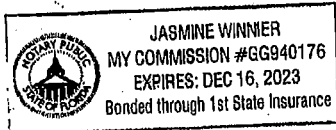
William Scott Matzelle

Gretchen Matzelle

STATE OF Florida, COUNTY OF Piellas ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **William Scott Matzelle**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/ their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 7th day of Feb, 20 20.

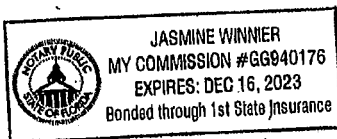


Jasmine Winner (Notary Public)

STATE OF Florida, COUNTY OF Piellas ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Gretchen Matzelle**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/ their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 7th day of Feb, 20 20.



Jasmine Winner (Notary Public)

Prepared by: Hawbecker and Garver, LLC, 26 Blaine Street, Hinsdale, IL 60521

Exhibit A

Lots 2 and 3 in Block 9 in Town of Hinsdale, being a Subdivision of the Northwest 1/4 (except railroad lands) of Section 12, Township 38 North, Range 11 East of the Third Principal Meridian, according to the Plat thereof recorded August 14, 1866, as Document Number 7738, in DuPage County, Illinois.

**Saegesser Application for Variation
307 South Lincoln Street
Hinsdale, Illinois 60521**

Section 2 Required Documentation

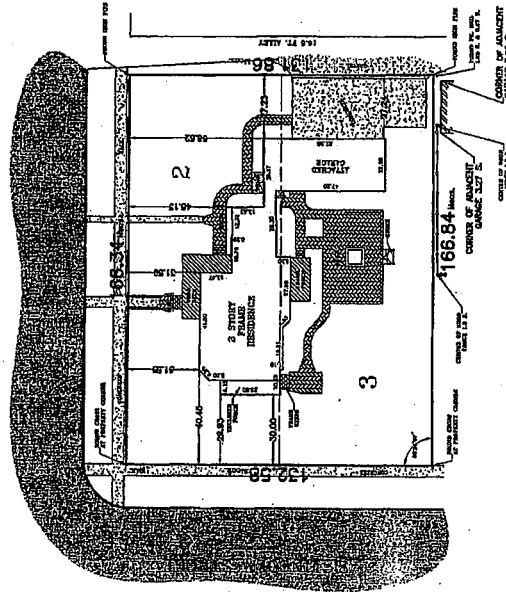
3. Neighboring owners
- 210 South Lincoln Street, Hinsdale, IL 60521
Owners: Tschosik, Patrick & E
 - 218 South Lincoln Street, Hinsdale, IL 60521
Owners: Hutchins, Samantha & R
 - 304 South Lincoln Street, Hinsdale, IL 60521
Owners: Peterchak, J & J Picerne
 - 314 South Lincoln Street, Hinsdale, IL 60521
Owners: Abdo, Elizabeth
 - 318 South Lincoln Street, Hinsdale, IL 60521
Owners: First American Bank FN 10118816
 - 324 South Lincoln Street, Hinsdale, IL 60521
Owners: Davis, Ernest M. & Elaine
 - 313 South Lincoln Street, Hinsdale, IL 60521
Owners: Rhatigan, Hannah & Liam
 - 317 South Lincoln Street, Hinsdale, IL 60521
Owners: Johnson, Stephen
 - 323 South Lincoln Street, Hinsdale, IL 60521
Owners: Meyer, Keith & Eileen
 - 304 South Washington Street, Hinsdale, IL 60521
Owners: Coffey, Thomas & Mary
 - 314 South Washington Street, Hinsdale, IL 60521
Owners: Dobrez, John & Tammy
 - 318 South Washington Street, Hinsdale, IL 60521
Owners: Powell Tr., Judith F.

- 100 South Garfield Avenue, Hinsdale, IL 60521
Owners: School District 181


SCALE: 1"=30'

north

SCALE: 1"=30'



N



SITE PLAN
SCALE: 1" = 30'-0"

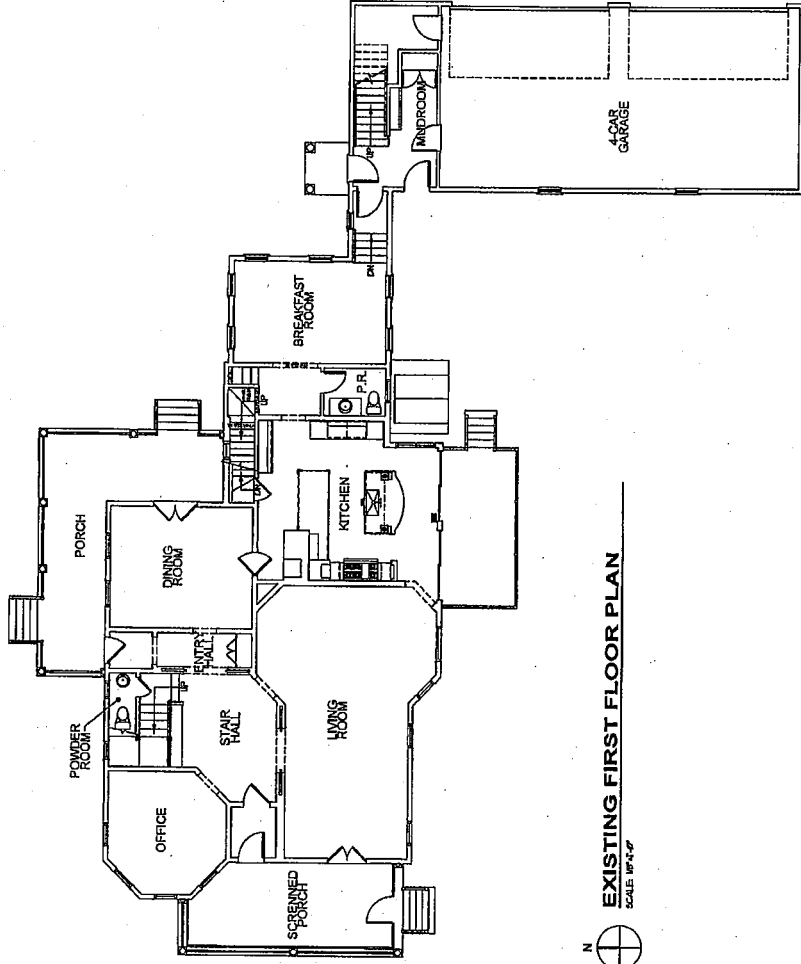
SCALE: 1"=30'

north

[illegible]

Charles Vincent George
ARCHITECTS
12245 E. Duane Rd., Suite 301 • Naperville, IL 60563
P: 630.357.2033 • F: 630.357.2562

Saegesser Basement Remodeling
307 S. Lincoln Street - Hinsdale, Illinois
February 18, 2022 | project 2021-134

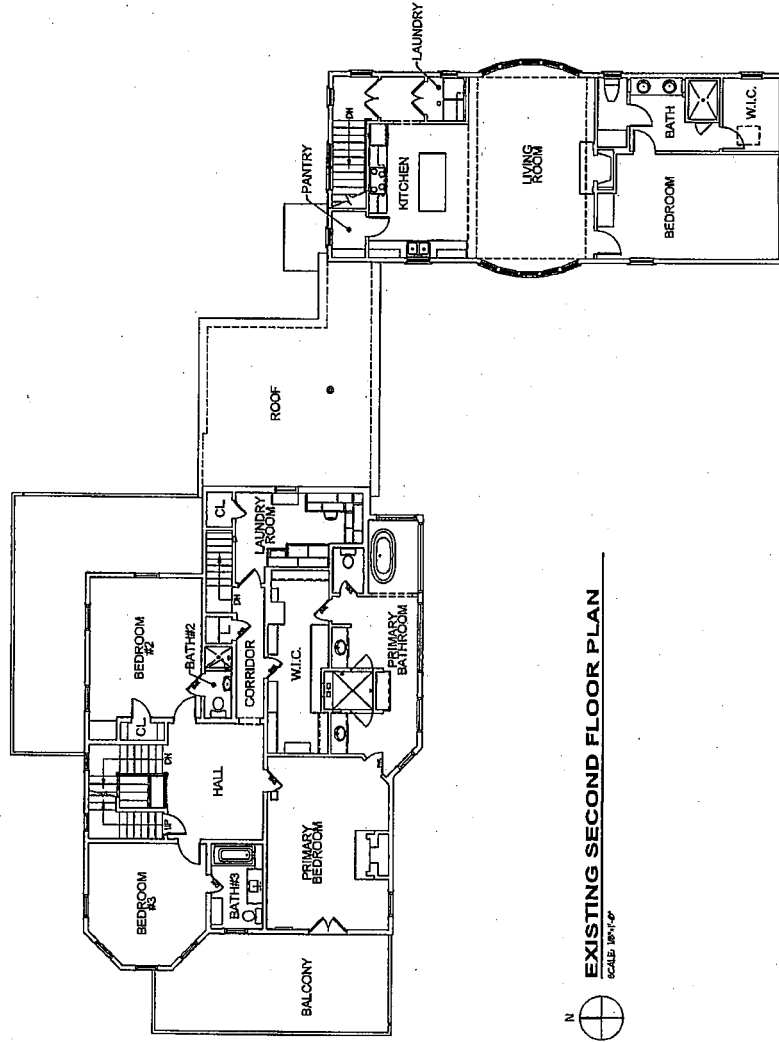


N
 EXISTING FIRST FLOOR PLAN
 SCALE: 1/8"=1'-0"



Charles Vincent George
 ARCHITECTS
 1045 E. DuSable Rd. Suite 202 - Naperville, IL 60563
 P: 630.337.2200 F: 630.337.2201

Saegesser Basement Remodeling
 307 S. Lincoln Street - Hinsdale, Illinois
 February 16, 2022 | Project 2021-94

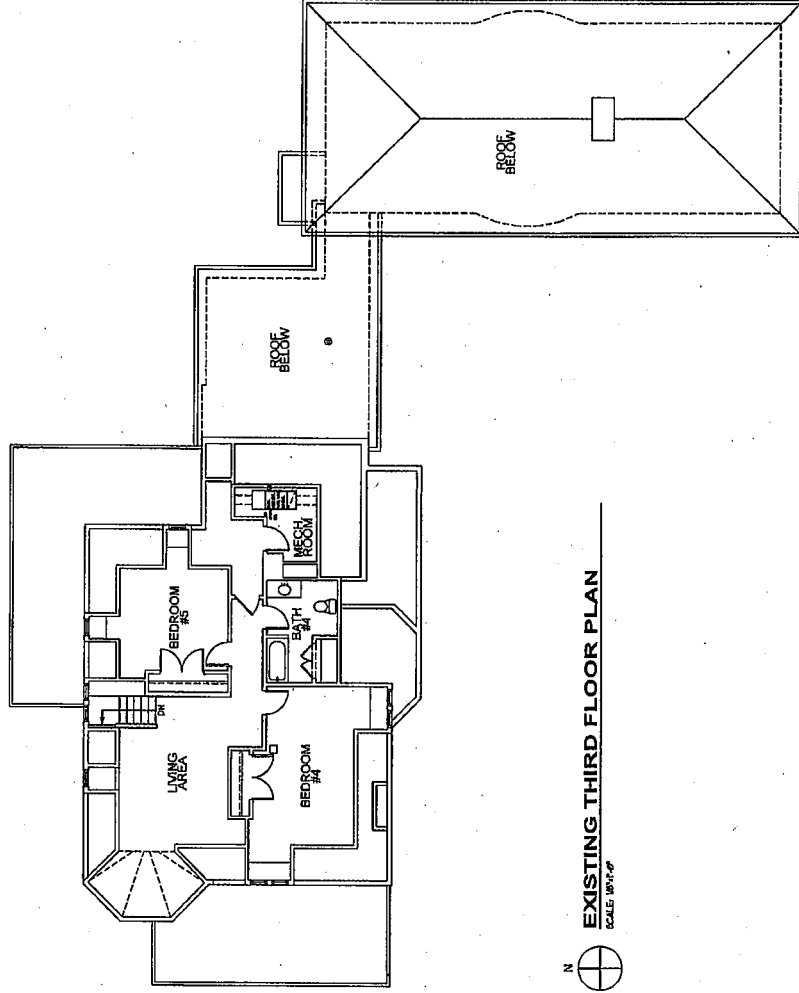



EXISTING SECOND FLOOR PLAN
 SCALE: 3/8"=1'-0"



Charles Vincent George
 ARCHITECTS
 155 E. Duval Rd. Suite 101 - Naperville, IL 60563
 P: 630.337.2003 F: 630.337.2066

Saegesser Basement Remodeling
 307 S. Lincoln Street - Hinsdale, Illinois
 February 18, 2022 | Project 2021-134

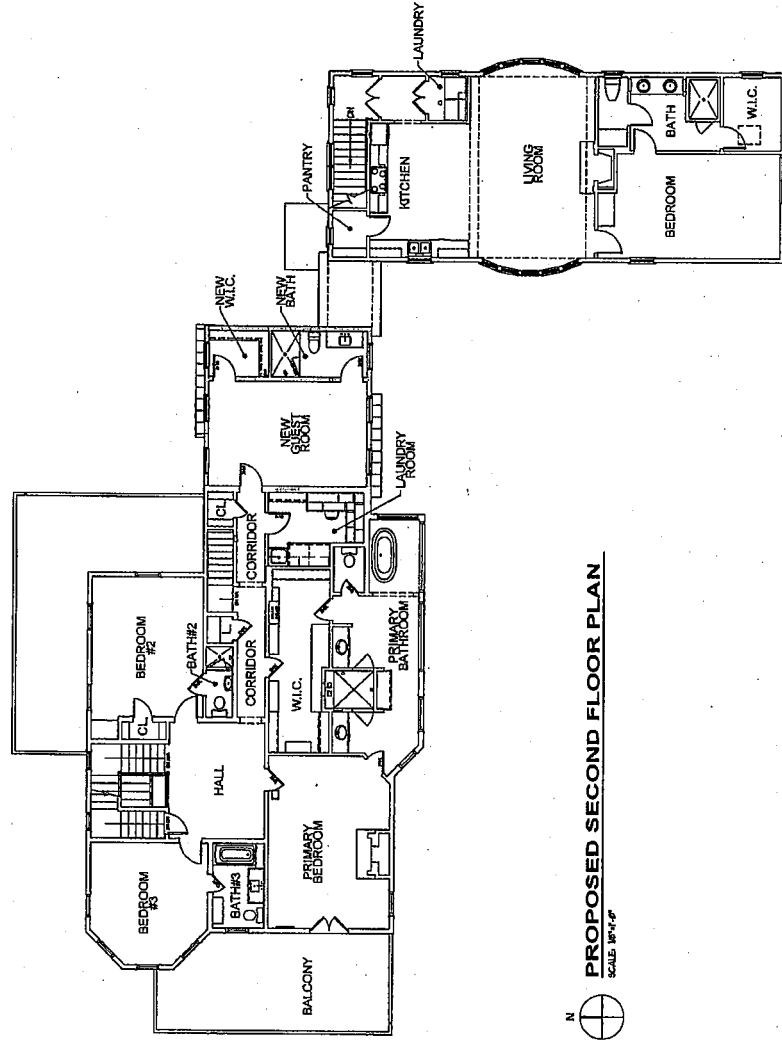


N
 EXISTING THIRD FLOOR PLAN
 SCALE: 1/8"=1'-0"



Charles Vincent George
 ARCHITECTS
 606 E. DuSable Blvd., Suite 1000 • Chicago, IL 60605
 P: 312.329.2000 • F: 312.329.2001

Saegesser Basement Remodeling
 307 S. Lincoln Street - Hinsdale, Illinois
 February 16, 2021 | Project 2021-154





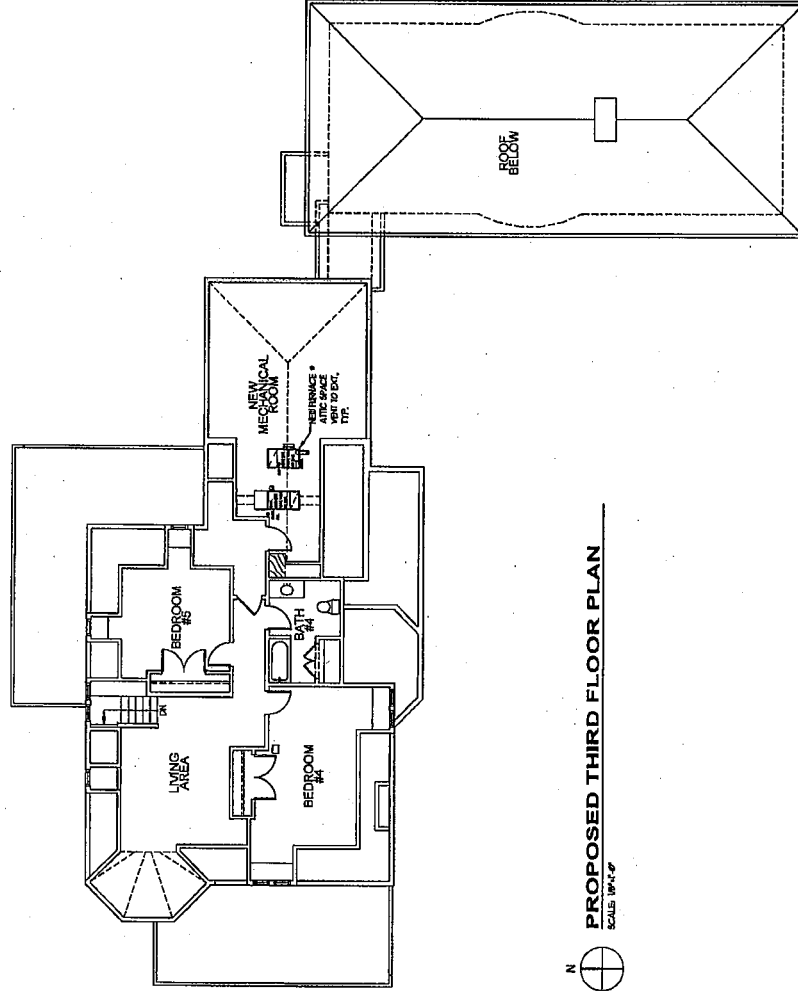
 PROPOSED SECOND FLOOR PLAN

 SCALE: 3/4" = 1'-0"

Saegesser Basement Remodeling
 307 S. Lincoln Street - Hinsdale, Illinois
 February 18, 2021 | Project 2021-034



 Charles Vincent George
 ARCHITECTS
 1445 E. DuSable Ave. Suite 100 - Naperville, IL 60563
 P: 630.333.3333 F: 630.333.3334

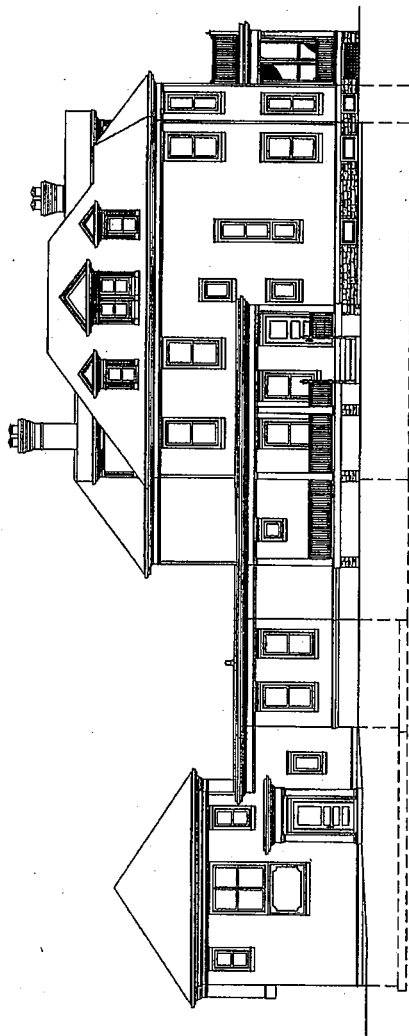


N
 PROPOSED THIRD FLOOR PLAN
 SCALE 1/8"=1'-0"

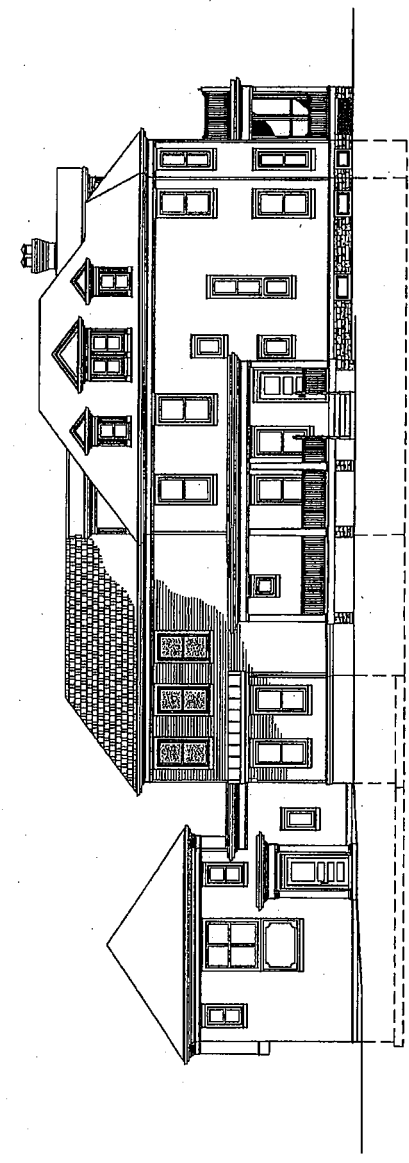
Saegesser Basement Remodeling
 307 S. Lincoln Street - Hinsdale, Illinois
 February 18, 2022 | Project 2021-034



Charles Vincent George
 ARCHITECTS
 146 E. Broad Street - Springfield, IL 62761
 P: 217.255.1234

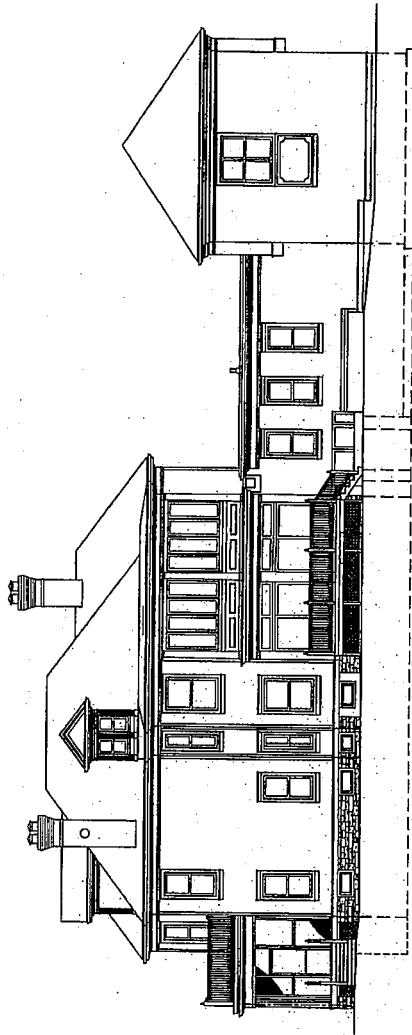


1 EXISTING NORTH ELEVATION
SCALE: 1/8"=1'-0"



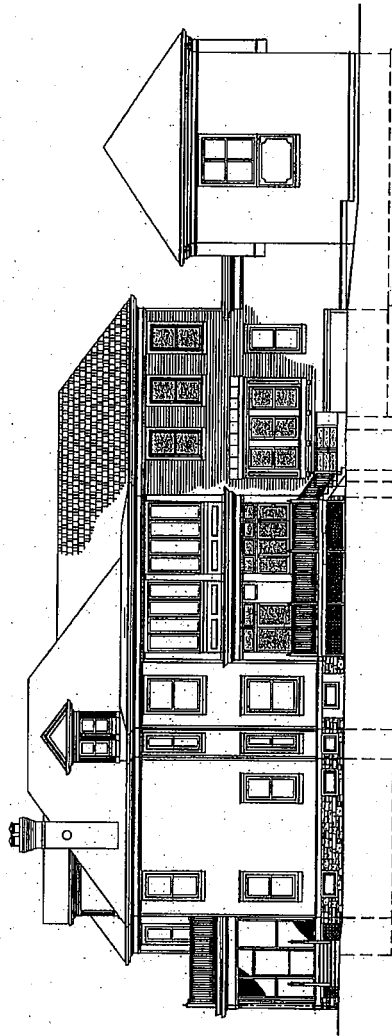
2 PROPOSED NORTH ELEVATION
SCALE: 1/8"=1'-0"

Saegesser Basement Remodeling
307 S. Lincoln Street - Hinsdale, Illinois
February 16, 2021 | Project 2021-134



1 EXISTING SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



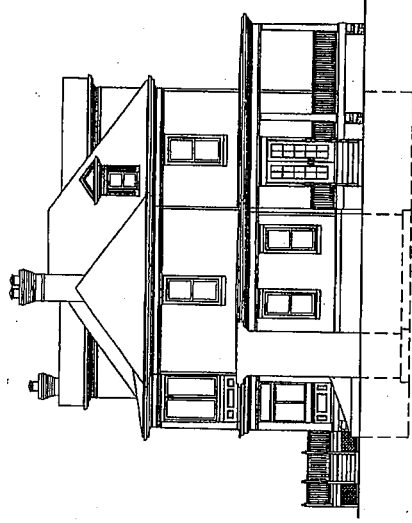
2 PROPOSED SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

Saegesser Basement Remodeling
307 S. Lincoln Street - Hinsdale, Illinois
February 18, 2021 | Project 2021-194

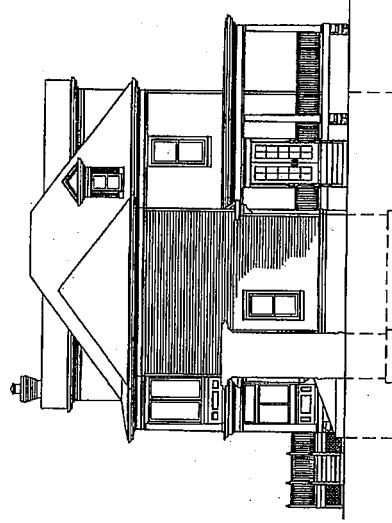


charles Vincent george
ARCHITECTS
1045 E. DuSable Ave. - Naperville, IL 60563
P: 630.333.4400 | F: 630.333.4404



1 EXISTING EAST ELEVATION

SCALE: 1/8"=1'-0"



2 PROPOSED EAST ELEVATION

SCALE: 1/8"=1'-0"

Saegesser Basement Remodeling
 307 S. Lincoln Street - Hinsdale, Illinois
 February 18, 2022 | project 2021-134



Charles Vincent George
 ARCHITECTS
 640 E. DuSable Ave. - Naperville, IL 60563
 P: 630.222.4444 | F: 630.222.4444

STATE OF ILLINOIS }
COUNTY OF DU PAGE } ss:

BEFORE THE HINSDALE ZONING BOARD OF APPEALS

In the Matter of: }

V-02-22, 307 South }
Lincoln Street. }

REPORT OF PROCEEDINGS had and testimony
taken at the Public Hearing of the above-entitled
matter before the Hinsdale Zoning Board of
Appeals, at 19 East Chicago Avenue, Hinsdale,
Illinois, on April 20, 2022, at the hour of 6:30
p.m.

BOARD MEMBERS PRESENT:

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

1 ALSO PRESENT:

2 MS. CHRISTINE BRUTON, Deputy Village
3 Clerk;

4 MR. ROBB MCGINNIS, Director of
5 Community Development;

6 MR. SCOTT DAY, Attorney for Applicant;

7 MR. NATHAN SAEGESSER, Applicant;

8 MS. NATALIE SAEGESSER, Applicant.

9 CHAIRMAN NEIMAN: Next matter. Public
10 Hearing on Case No. V-02-22, 307 South Lincoln
11 Street.

12 I frequently reorder the public
13 hearings to make the easier ones go first. I
14 apologize for not having done that this evening.

15 MR. MOBERLY: What makes you think this
16 is going to be easy, my friend, just because
17 we're tired and hungry.

18 MR. PODLISKA: Sir, before you start, I
19 did have a really quick question.

20 Was there an issue as to the FAR,
21 whether the numbers are accurate in the
22 memorandum?

1 MR. MCGINNIS: There was, and staff
2 worked with the architect concerning those
3 numbers on the memo. There was.

4 MR. PODLISKA: Okay. Did the numbers
5 change?

6 MR. MCGINNIS: They did. So the as-
7 built condition right now is code compliant.
8 They did work years ago and essentially maxed
9 the house out, so the house isn't currently
10 over, the house is maxed out right now but not
11 over.

12 MR. PODLISKA: But the request will put
13 it over?

14 MR. MCGINNIS: Yes.

15 MR. PODLISKA: Okay. By how much, do
16 we know?

17 MR. MOBERLY: 436, or something like
18 that. I don't know, I'm guessing but I think it
19 sounds familiar.

20 MR. PODLISKA: It's only if we know
21 what the new FAR, what it is, the calculation
22 for this, right? The calculation is under so it

1 will use up the under before we go into the
2 over.

3 MR. MOBERLY: I think it's right at,
4 isn't it, I think what Robb was saying. We are
5 right at FAR.

6 MR. PODLISKA: I don't know. I think
7 we had some recalculations.

8 MR. DAY: The existing and permitted is
9 6,356 square feet and the addition on the house
10 will add, it's roughly 17 by 20, is 353.71 square
11 feet is the addition.

12 MR. PODLISKA: We will call it 354.

13 MR. DAY: We want to make sure we ask
14 for the minimum variation.

15 MR. PODLISKA: Just getting in under
16 the wire, there you go.

17 CHAIRMAN NEIMAN: Zoning humor, I love
18 it.

19 MR. DAY: My name is Scott Day. I have
20 the privilege of representing Natalie and Nathan
21 Saegesser. They are at 307 South Lincoln Street,
22 Hinsdale, Illinois. They are also here with

1 their architect Bruce George, a resident here in
2 Hinsdale from the Charles Vincent George
3 architects.

4 This is an application, of course,
5 this evening for a single variation for FAR.
6 Ownership of the land is actually held in
7 Chicago Title Land Trust Company as trustee
8 under trust agreement dated June 22, 2011, known
9 as trust number -- it's in writing in our
10 application.

11 But the beneficial owners are
12 Nathan Saegesser and Natalie Saegesser. They
13 are the residents in the property. They are
14 here if you have questions of them individually
15 about the home this evening.

16 My name is Scott Day. I'm with the
17 firm of Day & Robert, P.C. My partner, Rachel
18 Robert, was here for the original concept
19 presentation last month.

20 The variance request is under
21 Section 3-110, it's the bulk regulation
22 provision that you have. It sets the FAR for

1 all of your properties in the R-4 district,
2 that's complicated for me, plus 2,000 square
3 feet of gross floor area. I required the
4 architect to go ahead and calculate that. There
5 was some work involved in it.

6 The increased FAR, our request is
7 we are at 6,356 square feet, we need to go to
8 6,709.71, which is an increase of 353.71 square
9 feet. The minimum FAR is what we are
10 requesting.

11 The subject property is at an
12 interesting location because it is a corner lot.
13 It actually has a front yard on Third Street and
14 what appears to be a front yard on Lincoln
15 Street, although with the shorter distance being
16 on Lincoln Street, that is designated as the
17 front yard, but the home, by way of
18 presentation, these are the exhibits that were
19 in the Zillow sheet.

20 This is actually the corner
21 location that you can see and they had some
22 excellent photographs to help you understand

1 exactly where the addition is going to go. You
2 can see that white patch that is the connection
3 between the old principal house and the garage
4 facility that is to the side there and right on
5 top of that is where the addition is requested.

6 You can see that area, it's a one
7 floor area that is connecting the two-story home
8 and the two-story garage, but it's a residential
9 unit in there, sort of inlaw quarters.

10 You can also see it very well from
11 this elevated photograph, the white area, again,
12 between the two structures is where the addition
13 is requested.

14 The existing second floor floor
15 plan has an interesting element to it in that
16 despite the fact that this even at its inception
17 back in the 1800s, this is from I think 1894
18 when this house was actually constructed. I
19 looked it up, it's the Chester Arthur
20 administration, so you are going back
21 historically to when this home was constructed.

22 This particular community is

1 blessed with a lot of historically significant
2 structures due to the fact of its unique
3 location on the rail, it really had a railroad
4 element in this particular community, certainly
5 in the late 1800s that was a very, very wealthy
6 element of your society.

7 But the structure as it's currently
8 configured it is a very, very large house, 6,000
9 square feet. That's by any standard certainly a
10 luxury square footage, but the main cluster of
11 bedrooms, it's actually three bedrooms, which is
12 a little out of balance with the 6,000 square
13 feet.

14 Many of the historic homes that you
15 have throughout DuPage county we're blessed with
16 many but not nearly as many as Hinsdale has. You
17 have a rich heritage of historic architecture
18 here in the community. Beautiful from the
19 outside.

20 Hinsdale has done a fabulous job of
21 encouraging historic preservation in the
22 community and I think most of your neighbors

1 have done a pretty good job with the homes that
2 they have that are significant.

3 Inside is a different problem. The
4 floor plans were not designed for the current
5 generation. The houses are used differently.
6 Virtually every room is used differently than it
7 was in the 1800s. So over time you try to
8 preserve the exterior of the structures and yet
9 on the inside people are constantly tinkering
10 with floor plans.

11 What you have is a young family
12 with young children. They have a three-bedroom
13 cluster where they would like to have a four-
14 bedroom cluster. They do have three children
15 and it would be ideal for them to be able to
16 expand to accommodate that.

17 The proposed addition is that
18 section that you can see from the aerial
19 photography and it's outlined here in red in
20 this particular exhibit. It's going to generate
21 the additional 300-plus square feet that we
22 previously mentioned and in terms of the

1 elevation, you can see that it will extend and
2 blend in.

3 Bruce George and his architectural
4 team I think have done an excellent job of
5 designing an addition that will maintain the
6 integrity of the historic structure and actually
7 enhance the vision of this particular home.

8 The variation request we would like
9 to preserve the 1894 historic residence as well
10 as its architecture. We would like to avoid
11 partial demolition and maintain fidelity to the
12 historic architecture while interior to the
13 house we would like to create a conventional
14 four-bedroom cluster arrangement on the second
15 floor for the applicant and their three
16 children.

17 To summarize the request, 6,356
18 square feet are permitted, the existing is the
19 6,366 square feet that is noted here and our
20 architect has calculated the addition at 353.71
21 square feet which would be the extent of the
22 variance.

1 I did address in writing in our
2 application how we felt that we met both the
3 hardship provision and the unique provision as
4 it relates to this application.

5 I think there's also the element
6 that we are well aware that the village itself
7 is looking hard at FAR and the impact that it
8 can have on historic preservation residences in
9 the community. That's certainly a parallel
10 element. But this evening we are seeking a
11 variation under your existing code the way that
12 it is.

13 As I say, Bruce George is here to
14 answer questions. The Saegessers are here if
15 you have questions of them, and I will answer
16 any questions you may have as well.

17 CHAIRMAN NEIMAN: If you can take us
18 quickly, as we read the application, through the
19 criteria and why you think you meet them.

20 MR. DAY: I will. I want to make sure
21 I had fidelity in what I wrote. Okay.

22 A, standards for a variation. The

1 subject property is exceptional as compared to
2 other lots subject to the same provision by
3 reason of the unique physical condition,
4 including presence of an existing use, structure
5 or of a size, whether conforming or nonconforming,
6 irregular or substandard shape or size,
7 exceptional topography features or other
8 extraordinary physical conditions peculiar to
9 and inherent in the subject property that amount
10 to more than a mere inconvenience to the owner
11 in that relate to or arise out of the lot rather
12 than the personal situation of the current lot
13 owner.

14 The lot's a confined size. The
15 home and FAR is in relationship really to the
16 structure. So what you're really focused on is
17 the interior space of the home in comparison to
18 the size of the lot on which it's situated.

19 It's a very, very large lot. We
20 have a very large home on it already. Albeit,
21 previous generations have done additions.
22 Certainly the garage was much smaller in 1894

1 because they didn't have any cars, so the
2 existing garage is an addition that has fidelity
3 I think to the current generation and the time
4 frame that we're in and it's an (inaudible) to
5 historic preservation. And earlier generations
6 that actually did the addition on this house
7 sort of left the three bedroom configuration in
8 a family home that doesn't really work for this
9 particular family.

10 Their hardship is related to the
11 configuration of the interior of the home and
12 what has already been constructed on the lot.
13 They would like to have fidelity to restore the
14 historic preservation element of it and in order
15 to do that they really had the choice of either
16 tearing down part of the existing house that has
17 been done with fidelity through architectural
18 significance or seek a variation so that they
19 could put the addition on. And we think that
20 frankly, the addition from a historic
21 preservation standpoint is visually much more
22 enhancing of the home than the way that it

1 currently exists without an element on top of
2 that portion of the house.

3 Item No. 2. It's not self-created.
4 Any time that you have an applicant that's
5 asking to change their home there's an element
6 of self-creation on this. But the element of
7 non self-creation is that the home -- they are
8 married to the historic preservation as is the
9 village. The village likes the historic
10 preservation, they want to have fidelity to what
11 the village wants but they would also like to
12 have a liveable floor plan on the inside and the
13 choices by way of adjustment they can do either,
14 they think, that the lesser of the two evils
15 would be to seek the variation.

16 Next. Denied substantial rights.
17 Again, a hard one to address. You're within
18 your rights if you want them to try to tear down
19 portions of the home. You are also well within
20 the authority that's vested in the zoning board
21 if you choose to grant the variance in this
22 particular case and ultimately is a judgment

1 decision that this panel will make.

2 Not merely a special privilege. I
3 think that's addressed in the previous comments
4 that we have made. We simply ask permission to
5 create a family-friendly second floor sleeping
6 cluster to avoid partial demolition and in
7 honoring FAR regulations.

8 And then the code and plan
9 purposes. The variation would not result in a
10 (inaudible) development of the subject property
11 that would not be in harmony with the general
12 and specific purposes for which this code and
13 the provision from which a variation is sought
14 where enacted or the general purpose and intent
15 of the official comprehensive plan.

16 You have done a good job of
17 planning your community. I know that you want
18 historic preservation in the community and it
19 adds a special charm to your particular
20 neighborhoods. I think you have done a good job
21 over the years in exercising judgment as to when
22 to grant variations and when to deny them. We

1 think that this is an appropriate circumstance,
2 we hope you agree.

3 CHAIRMAN NEIMAN: Thank you very much.

4 Any questions for Mr. Day from the
5 board members?

6 MR. PODLISKA: The goal here is to have
7 all three children have three bedrooms on the
8 one floor?

9 MR. DAY: Where the parents are as
10 well, yes. All this would be a big cluster.

11 MR. PODLISKA: What you are proposing
12 would get everybody all on the second floor?

13 MR. DAY: Correct.

14 MR. PODLISKA: But it would be possible
15 to have three bedrooms for the three children if
16 we put those on the third floor; right?

17 MR. DAY: The third floor rooms are
18 compromised by the ceiling configuration. It's
19 really a converted attic is what you have at the
20 third floor because of the dormer configuration.
21 So the floor shape and the room shape on the
22 third floor do not have the same compatibility

1 as the bedrooms on the second.

2 MR. PODLISKA: But on your schematic
3 they do identify two of those areas as bedrooms;
4 right?

5 MR. DAY: I can let Bruce address what
6 those rooms actually are in their current
7 configuration as well as the limitations of the
8 rooms on the third floor.

9 MR. PODLISKA: Okay. But the point
10 you're making is the ceiling is different on the
11 third floor?

12 MR. DAY: It's a completely different
13 configuration because it has all the
14 configuration of the roofing at the third floor
15 is what it is.

16 The homes from the 1800s, my
17 grandparents owned one of them, it's amazing,
18 they had walkup attics. So you would actually
19 walk up the stairs and there would be a full
20 attic there but it would have the limitations of
21 the roof and all of the dormers and everything
22 else but you get the converted space on the

1 third floor.

2 MR. PODLISKA: Okay.

3 CHAIRMAN NEIMAN: Any other questions
4 from the board?

5 (No response.)

6 Okay. Thank you very much.

7 Do I hear a motion to close the
8 Public Hearing on 307 South Lincoln?

9 MS. LEE: I have a question, probably
10 for Mr. George maybe.

11 Can you elaborate when you talk
12 about no other remedies, the response is that
13 some sort of demolition would be required to do
14 something other than adding square footage.

15 Can you talk about that a little
16 bit?

17 MR. GEORGE: Yes. I think it's just
18 again, the separation of the spaces right now
19 that they have. They have a good amount of
20 square footage but the main core of the second
21 floor of the house is a limited square footage.
22 And then you have another detached portion that

1 was done some previous renovations that they had
2 done that's completely detached from the
3 existing. So because we are maxed out on the
4 FAR, you literally have to tear down a portion
5 of let's say the coach house to try to expand
6 the main house so you would be within the FAR.

7 MS. LEE: So you're saying give up
8 existing square footage so that you could then
9 --

10 MR. GEORGE: Yes, we would have to tear
11 down 356 square feet, then we could build it.

12 MR. PODLISKA: Did you look at what you
13 would have to do if you had to do that; what
14 would you tear down?

15 MR. GEORGE: I think that you would
16 probably tear down part of the coach house.
17 That's the only thing that would allow us to do.

18 MR. PODLISKA: I'm looking at the
19 schematics. Is that in any way feasible? If
20 somebody told you you had to do that, what part
21 of the coach house would you change?

22 MR. GEORGE: I haven't really thought

1 about that. I didn't want to go down that route
2 in demolishing, but I would assume that there
3 would be a way that I could do that. It would
4 just be probably economically unfeasible at that
5 point to tear down a portion of a house and then
6 rebuild.

7 MR. PODLISKA: Can you tell us how much
8 the total square footage is for that coach
9 house? I'm looking at a bedroom, bath, living
10 room, kitchen, laundry.

11 MR. GEORGE: I don't know if we have
12 that broken out as a separate square footage for
13 what that garage area as I'm looking on my FAR
14 calculations.

15 MR. PODLISKA: Can you kind of eyeball
16 it for me?

17 MR. MCGINNIS: About a thousand square
18 feet.

19 MR. GEORGE: There's probably -- you
20 know, the coach house is four cars and it's
21 probably fifty-feet wide by --

22 MR. PODLISKA: A thousand square feet.

1 So we are talking about somehow you would have
2 to figure out how --

3 MR. GEORGE: We would have to take out
4 two-thirds of it, yes, of the second floor.

5 MR. PODLISKA: A thousand square feet.

6 MR. GEORGE: A third of the second
7 floor.

8 MR. PODLISKA: So that would be too
9 costly.

10 MR. GEORGE: It would be, yes. That
11 would probably be a project killer.

12 CHAIRMAN NEIMAN: Any other questions?

13 (No response.)

14 Okay. Thank you very much.

15 Do I hear a motion to close the
16 Public Hearing?

17 MR. PODLISKA: So moved.

18 MR. GILTNER: Second.

19 MS. BRUTON: Member Moberly?

20 MR. MOBERLY: Yes.

21 MS. BRUTON: Member Giltner?

22 MR. GILTNER: Yes.

1 MS. BRUTON: Member Murphy?

2 MR. MURPHY: Yes.

3 MS. BRUTON: Member Lee?

4 MS. LEE: Yes.

5 MS. BRUTON: Member Podliska?

6 MR. PODLISKA: Yes.

7 MS. BRUTON: Chairman Neiman?

8 CHAIRMAN NEIMAN: Yes.

9 (WHICH, were all of the
10 proceedings had, evidence
11 offered or received in the
12 above entitled cause.)

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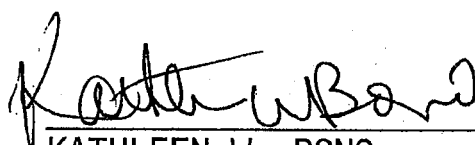
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STATE OF ILLINOIS)
COUNTY OF DU PAGE) ss:

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

IN TESTIMONY WHEREOF I have hereunto set my hand and affix my electronic signature this 29th day of April, A.D. 2022.



KATHLEEN W. BONO

C.S.R. No. 84-1423

Notary Public, DuPage County



MEMORANDUM

TO: President Cauley and the Board of Trustees
FROM: Matthew Lew, PE
DATE: July 12, 2022
RE: Engineering Division Monthly Report—June 2022

Overview

The Engineering Division collaborates with the Public Services and Community Development Departments to manage Capital Improvement Projects, provide private property reviews, and address environmental permit obligations.

Active Significant Projects

2022 S. Garfield Street Reconstruction (Hinsdale Avenue to 55th Street)

- Improve Garfield Street as a new concrete roadway utilizing partial federal funding with oversight from the Illinois Department of Transportation
- Fourth to Seventh street segment is substantially completed, and First to Fourth street segment is currently being improved
- Improvements are scheduled to be substantially completed in October 2022

2022 Resurfacing Project (0.87 miles of resurfacing various streets and parking lots)

- Improvements are substantially completed

Telecommunications Permit Applications

Staff and the Village telecommunications consultant continue to review telecommunications permit applications under Village jurisdiction. The following is a summary of related permit applications in 2021-2022*:

Company	Location	Description	Approval Status	Approval Date
MCI/Verizon	120 N. Oak St.	Install fiber optic	Pending	
Crown Castle	Taft Rd. and Woodland Ave.	Install 5G small cell equipment	Pending	
AT&T	Hinsdale Water Tower	Upgrade antenna & equipment to 5G	Pending	

MEMORANDUM

AT&T	Various Neighborhoods	Ph 2: Replace copper wire with fiber optic	Approved	10/25/21
Verizon	Hinsdale Water Tower	Upgrade equipment	Approved	10/20/21
AT&T	Various Streets	Maintenance of eight existing small cell locations	Approved	09/23/21
Crown Castle	York Rd., The Lane, N. Garfield St., Maple St., S. Lincoln St.	Install conduit & fiber optic cable for governmental user	Approved	06/15/21
Metronet	Various Streets	Install fiber optic cables to interconnect all District 181	Approved	03/15/21
T-Mobile	Hinsdale Water Tower	Upgrade antenna & equipment to 5G	Approved	01/04/21

*All private utility construction permits can be viewed on the Village website under Departments > Public Services > Private Utility Construction.

Conclusion

The Engineering Division strives to continue providing Village stakeholders with prompt and professional service.

Contractor Bid	Updated Cost	Updated Cost(%)
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MEMORANDUM

DATE: June 28, 2022

TO: President Cauley and the Village Board of Trustees

CC: Kathleen A. Gargano, Village Manager

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

RE: **Community Development Department Monthly Report-May 2022**

In the month of May, the department issued 137 permits including 4 new single family homes, 14 residential alterations, 13 commercial alterations, and 2 demolition permits. The department conducted 411 inspections and revenue for the month came in at just under \$119,500.

There are approximately 95 applications in house, including 9 single-family homes and 12 commercial alterations. There are 70 permits ready to issue at this time, plan review turnaround is running approximately 3-4 weeks, and lead times for inspection requests are running approximately 24 hours.

The Engineering Division has continued to work with the department in order to complete site inspections and respond to drainage complaints. In total, 64 engineering inspections were performed in the month of May by the division. This does not include any inspection of road program work and is primarily tied to building construction and drainage complaints.

We currently have 18 vacant properties on our registry list. The department continues to pursue owners of vacant and blighted properties to either demolish them and restore the lots or come into compliance with the property maintenance code.

COMMUNITY DEVELOPMENT MONTHLY REPORT May 2022

PERMITS	THIS MONTH	THIS MONTH LAST YEAR	FEEs	FY TO DATE	TOTAL LAST YEAR TO DATE
New Single Family Homes	4	10			
New Multi Family Homes	0	0			
Residential Addns./Alts.	14	20			
Commercial New	0	0			
Commercial Addns./Alts.	13	3			
Miscellaneous	60	47			
Demolitions	2	5			
Total Building Permits	93	85	\$ 99,153.00	\$491,449.00	\$588,132.00
Total Electrical Permits	20	26	\$ 7,044.00	\$ 33,881.00	\$41,284.00
Total Plumbing Permits	24	25	\$ 13,229.00	\$ 62,649.00	\$86,877.00
TOTALS	137	136	\$ 119,426.00	\$587,979.00	\$ 716,293.00

Citations			\$0		
Vacant Properties	18				

INSPECTIONS	THIS MONTH	THIS MONTH LAST YEAR			
Bldg, Elec, HVAC	219	200			
Plumbing	40	40			
Property Maint./Site Mgmt.	88	84			
Engineering	64	70			
TOTALS	411	394			

REMARKS: