MEETING AGENDA

ILLAGE OF Est. 1873

VILLAGE BOARD OF TRUSTEES Tuesday, March 1, 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 February 15, 2022

4. OATH OF OFFICE - POLICE DEPARTMENT

5. VILLAGE PRESIDENT'S REPORT

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 **.)

Environment & Public Services (Chair Byrnes)

 a) Approve an Intergovernmental Agreement (IGA) between the Village of Hinsdale and the Illinois Tollway Authority ('Tollway') to construct an Emergency Water Interconnect and Provide Water System Maintenance

Zoning & Public Safety (Chair Stifflear)

 b) Approve Ordinance Approving an Exterior Appearance and Site Plan Review for Changes to Existing Parking Lot Light Poles - 137 S. Garfield Avenue – the Union Church of Hinsdale

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 February 10, 2022 through February 23, 2022 in the aggregate amount of \$747,063.19 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 change orders totaling \$45,873 related to the reconstruction and renovation of the paddle tennis hut located at Katherine Legge Memorial Park to the Red Feather Group (*First Reading February 15, 2022*)

Zoning & Public Safety (Chair Stifflear)

c) Approve an Ordinance Amending Various Sections of the Village Code of the Village of Hinsdale Relative to the Permitting, Regulation and Deployment of Small Wireless Facilities, Utility Noise and Construction of Utility Facilities in the Right-of-Way (*First Reading February 15, 2022*)

9. SECOND READINGS / NON-CONSENT AGENDA – ADOPTION

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

Administration & Community Affairs (Chair Posthuma)*

a) Approve the Annual Appropriation Ordinance for the year January 1, 2022 to December 31, 2022 (*First Reading February 15, 2022*)

Environment & Public Services (Chair Byrnes)

 b) Reject the bid submittal from Semmer Landscape LLC and authorize the rebid of Bid #1863 – Landscape Maintenance Services

Zoning & Public Safety (Chair Stifflear)

- c) Approve a Referral for Consideration by the Plan Commission of a Text Amendment to allow for Lifestyle Housing as a Special Use in the O-1 District, a Planned Development Concept Plan, and a Special Use Permit to allow for a Planned Development and Lifestyle Housing in the O-1 District for Vine Street Station and a concurrent Major Adjustment to the Zion Lutheran Church Planned Development *(First Reading February 15, 2022)*
- d) Approve a Referral to the Plan Commission for Consideration of a Map Amendment, Planned Development Concept Plan, and Special Use Permit for Hinsdale Senior Residences by Ryan Companies (*First Reading – July 13, 2021*)

10. DISCUSSION ITEMS

- a) Tollway update
- b) Tollway Flooding Event June 26, 2021

11. DEPARTMENT AND STAFF REPORTS

a) 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 February 15, 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, February 15, 2022 at 7:00 p.m., roll call was taken.

Present: President Tom Cauley, Trustees Matthew Posthuma, Laurel Haarlow, Luke Stifflear Michelle Fisher, Neale Byrnes and

Absent: Trustee Scott Banke

Also Present: Village Manager Kathleen A. Gargano, Assistant Village Manager/Director of Public Safety Brad Bloom Police Chief Brian King, Director of Community Development Robb McGinnis, Director of Public Services George Peluso, Village Planner Bethany Salmon, Fire Chief John Giannelli, Finance Director Andrea Lamberg, Village Clerk Christine Bruton

Present electronically: Assistant to the Village Manager Trevor Bosack, Superintendent of Parks & Recreation Heather Bereckis, HR Director Tracy McLaughlin

PLEDGE OF ALLEGIANCE

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

APPROVAL OF MINUTES

a) Regular Meeting of February 1, 2022

Trustee Posthuma moved to **approve the minutes of the regular meeting of February 1**, **2022, as presented.** Trustee Byrnes seconded the motion.

AYES: Trustees Posthuma, Haarlow, Fisher, and Byrnes NAYS: None ABSTAIN: Trustee Stifflear ABSENT: Trustee Banke

Motion carried.

VILLAGE PRESIDENT'S REPORT

President Cauley reported vehicle stickers go on sale March 1. He said the stickers have been improved, the new ones are removable. All details are on the Village website.

Regarding COVID-19, the news is good. The 7-day rolling positivity continues to drop and is at 5.3%. Due to the decline in positivity rates, the Governor recently announced that the statewide indoor mask mandate will be lifted effective Monday, February 28, 2022. There are exceptions where Federal laws supersede. D181 made masks optional, but D86 still requires them. Other COVID statistics were reported.

Village Board of Trustees Meeting of February 15, 2022 Page 2 of 7

PUBLIC HEARING - APPROPRIATIONS

President Cauley opened the Public Hearing for the 2022 Appropriations ordinance, which is conducted annually per State statute. The hearing notice was published in The Hinsdalean on February 3, 2022, and has been available for public inspection. The document mirrors the 2022 budget. In addition, there is a contingency line item in each department budget. The contingencies are set using historical percentages, and are included to ensure the Village has legal spending authority in the case of unforeseen situations or emergencies. The Library appropriations are set by the Library Board and are included per State statute. Appropriations total \$54,983,643 and represent the Village and Library legal spending authority for 2022.

He asked if there was anyone wanting to speak to this matter. Hearing none, Trustee Byrnes moved **to close the Public Hearing on the Appropriations Ordinance**. Trustee Stifflear seconded the motion.

AYES: Trustees Posthuma, Haarlow, Stifflear, Fisher and Byrnes NAYS: None ABSTAIN: None ABSENT: Trustee Banke

Motion carried.

President Cauley declared the public hearing adjourned.

CITIZENS' PETITIONS

None.

FIRST READINGS – INTRODUCTION

Administration & Community Affairs (Chair Posthuma)*

a) Approve the Annual Appropriation Ordinance for the year January 1, 2022 to December 31, 2022

Trustee Posthuma introduced the item just covered by President Cauley in the public hearing. This ordinance provides legal spending authority for the year, and is adopted in accordance with State statutes.

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

b) Approve change orders totaling \$45,873 related to the reconstruction and renovation of the paddle tennis hut located at Katherine Legge Memorial Park to the Red Feather Group

Trustee Posthuma introduced the item. He explained the Red Feather Group is doing the work on the renovation of the paddle tennis hut. The project is substantially completed, but some change orders have occurred during the course of construction for such things as the HVAC system, gas line, plumbing, and design engineering costs. This is no cost to the Village because, per the agreement, the Hinsdale Paddle Tennis Association (HPTA) pays all expenses in excess of the budgeted amount. The original contract award plus change orders equals \$396,873, the budgeted cost for this project is \$400,000.

Mr. Marty Brennan, former HPTA president, addressed the Board saying the dedication and grand opening of the facility was December 3, 2021. The new hut is terrific and is an improved asset for the Village.

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

Zoning & Public Safety (Chair Stifflear)

c) Approve a Referral for Consideration by the Plan Commission of a Text Amendment to allow for Lifestyle Housing as a Special Use in the O-1 District, a Planned Development Concept Plan, and a Special Use Permit to allow for a Planned Development and Lifestyle Housing in the O-1 District for Vine Street Station and a concurrent Major Adjustment to the Zion Lutheran Church Planned Development

Trustee Stifflear introduced the item that is a referral to Plan Commission for further review. The proposed plan includes 12 age-targeted housing units. This is a major adjustment to the Zion Lutheran Church PUD. The application is submitted by Holladay Properties Services Midwest and Zion Lutheran Church. The applicant will utilize the existing building, with no additional increases to the footprint or square footage of the property. There is no increase to the current non-conforming aspects of the property. Trustee Stifflear outlined the approval process, noting this is a referral only of a concept plan. The map amendment would change this from the IB district to the O1, which is a more restrictive zoning district, and consistent with the properties to the north. The applicant hosted two neighbor meetings last fall for feedback.

Mr. Drew Mitchell, from Holladay Properties, addressed the Board, stating they have been working on this project for a year. As a resident, he is impressed with the rigorous entitlement process. His firm specializes in transformative projects that can salvage a building for a use that makes sense for today. He believes there are many empty nesters looking for this type of project. This will be a tasteful, low density multifamily product, and as a 55 and older building, there will be no impact to schools. Two neighborhood meetings were held, and he reported concerns; limiting short term rentals, traffic impact, pricing, property values, parking, duration of project, and landscaping.

Mr. Chris Walsh, project architect, made a Powerpoint presentation and illustrated other projects by Holladay as well as the proposed site and area zoning. They plan to introduce a public space, a pocket park, to be privately maintained. This will increase the permeable area in a wet part of town. They will not increase the non-conformities that already exist with the school building. There will be 25 parking spaces for 12 units. The do not want to expand the building, but will ask for balconies. The elevator shaft will extend about 5' feet onto the roof, but will be screened. There will be 6 units per floor, including 1,235' square foot two bedroom units, and 1,575' square foot three bedroom units. The projected price point will be between \$600,000 and \$900,000. They will keep the existing architectural details, but remove glass block windows and add balconies.

President Cauley stated he appreciates the reuse of buildings. This project manages density and parking. The height is ok, except for the elevator shaft. He would be in favor of the referral, but wants to give residents another chance to provide input.

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

d) Approve an Ordinance Approving a Lot Width Variation at 5515 & 5517 S. Elm Street, he refenced Hinsdale, Illinois – Berger - ZBA Case V-08-21

Trustee Stifflear introduced the item to approve a request for a variation granting relief from the minimum lot width requirement. This matter was heard by the Zoning Board of Appeals (ZBA), and recommended Board approval by a vote of 6-1. The Board approved a change several years ago that if the variation is more than 10% over what is permitted, the matter must come to the Village Board for final approval. The property is made up of two underlying lots of record located in the R3 single-family residential zoning district. Both underlying lots are non-conforming lots of record because they are 60' feet wide, instead of 70' feet, as required by code. The applicant seeks a 10' foot reduction in the required lot width for each of the two existing lots of record that comprise the property. The applicant purchased the property in 1971, and in the past has used the property as a single zoning lot in that the lots were held in common ownership. Until the buildings were razed in 2015, there was a single-family home on the north lot, and a garage on the south lot.

Mr. Matthew Klein, attorney for the homeowners, addressed the Board, stating these two lots are zoned R3, the code requires 70' feet for the lot width. These lots were created in 1922 as 60' foot lots. He noted that every lot on the east side of Elm Street on this block is 60' feet wide. All these lots are non-conforming, but they can still have a new house. He believes the Berger's two lots should be able to be used like all the other lots in this area. It is more consistent with the neighborhood to divide the lots, as the current 37,000' square foot lot is out of character and four times the size of buildable lots in Hinsdale

Trustee Stifflear referenced other cases like this, and President Cauley pointed out the Board consistently denies these request. The ZBA approved the Mills Street case, but the Board reversed that decision and denied the request. He does not believe there is a distinction between this case and Mills case. The policy of the Village is to not create more non-conforming lots. Discussion followed. President Cauley reiterated that this Board has been consistent, and this would cause an increase of density in the Village. He understands the equity argument, but thinks the Board has an obligation to prevent being sued, and to apply the rules the consistently.

Mr. Klein said 87% of the lots in R1 are non-conforming, there is no likelihood that those lots will be combined to bring them into conformity. The Village has made a decision to allow the non-conformities to exist, and Mills is a different zoning district.

Trustee Stifflear said the zoning code governs decisions moving forward. He appreciates the equitable argument, but the law must be consistently applied.

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

e) Approve an Ordinance Amending Various Sections of the Village Code of the Village of Hinsdale Relative to the Permitting, Regulation and Deployment of Small Wireless Facilities, Utility Noise and Construction of Utility Facilities in the Right-of-Way

Trustee Stifflear introduced the item to amend the code regarding small wireless facilities. He noted certain Federal and State regulations that take priority over Village ordinances, and that the State of Illinois signed into law the Small Wireless Facilities Deployment Act which states villages must allow small wireless facilities in the public right-of-way with limited restrictions from local governments. Cellular projects cannot be turned down for safety reasons, but the Village has rights with respect to construction safety, aesthetics or design standards. The Village's written design standards can be amended by the Village Manager, and does not require Board approval. Based on changes the State made last year to the Small Wireless Facilities Deployment Act, input from residents, and collaboration with other neighboring communities, there are 12 changes proposed to the Hinsdale ordinance. As COVID-19 wanes, the Village expects to receive applications. The following 12 changes make the ordinance more user friendly: zoning districts where antenna can be prohibited on private property, required structural analysis, require smallest visual profile, additional information requirements, notice to residents, consideration of alternate locations if a new pole is proposed, co-location costs constraints, compliance reporting for radio frequency, annual certification regarding insurance coverage and use of equipment, review by Historic Preservation Commission for historic districts, prohibit placement in front of historic landmarks, and adding noise limitations.

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

CONSENT AGENDA

Administration & Community Affairs (Chair Posthuma)

a) Trustee Fisher moved Approval and payment of the accounts payable for the period of January 27, 2022 through February 9, 2022 in the aggregate amount of \$966,524.67 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, Stifflear Haarlow, Fisher, and Byrnes NAYS: None ABSTAIN: None ABSENT: Trustee Banke

Motion carried.

The following items were approved by omnibus vote:

- b) Approve an Intergovernmental Agreement between the City of Chicago and the Village of Hinsdale authorizing the Village of Hinsdale's participation as a member of the Midway Noise Compatibility Commission (MNCC) (*First Reading – February 1, 2022*)
- c) Approve an Intergovernmental Agreement between the City of Chicago and the Village of Hinsdale authorizing the Village of Hinsdale's participation as a member of the O'Hare Noise Compatibility Commission (ONCC) (*First Reading February 1, 2022*)

Environment & Public Services (Chair Byrnes)

- d) Approve the purchase of a 2022 Carlton 7500 Stump Grinder with trade-in from Alexander Equipment Company of Lisle, IL in an amount not to exceed \$54,900 Zoning & Public Safety (Chair Stifflear)
- e) Approve the purchase through the Suburban Purchasing Cooperative.of one new 2022 Ford Explorer from Curry Motors in Frankfort, Illinois, in an amount not to exceed \$33,094
- f) Approve payment to Currie Motors, Frankfort, Illinois for the purchase of two new patrol fleet vehicles in the amount of \$71,820

Village Board of Trustees Meeting of February 15, 2022 Page 6 of 7

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

AYES: Trustees Posthuma, Stifflear Haarlow, Fisher, and Byrnes NAYS: None ABSTAIN: None ABSENT: Trustee Banke

Motion carried.

SECOND READINGS / NON-CONSENT AGENDA – ADOPTION

None.

DISCUSSION ITEMS

a) Tollway update

b) Tollway Flooding Event June 26, 2021

Assistant Village Manager/Director of Public Safety Brad Bloom reported continued progress on paying claims. He also mentioned there will be an IGA with the Tollway on the next Board agenda.

DEPARTMENT AND STAFF REPORTS

a) Parks & Recreation

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

REPORTS FROM ADVISORY BOARDS AND COMMISSIONS

No reports.

CITIZENS' PETITIONS

None.

TRUSTEE COMMENTS

None.

Village Board of Trustees Meeting of February 15, 2022 Page 7 of 7

ADJOURNMENT

There being no further business before the Board, President Cauley asked for a motion to adjourn. Trustee Fisher moved to adjourn the regularly scheduled meeting of the Hinsdale Village Board of Trustees of February 15, 2022. Trustee Byrnes seconded the motion.

AYES: Trustees Posthuma, Stifflear Haarlow, Fisher, and Byrnes NAYS: None ABSTAIN: None ABSENT: Trustee Banke

Motion carried.

Meeting adjourned at 8:37 p.m.

ATTEST:

Christine M. Bruton, Village Clerk



Agenda Item # 72 Request for Board Action

Administration

AGENDA SECTION:	First Reading EPS
SUBJECT:	Intergovernmental Agreement with Tollway for a Water System Interconnect and Scheduled Water System Maintenance.
MEETING DATE:	March 1, 2022
FROM:	Bradley Bloom, Assistant Village Manager/Director of Public Safety.

Recommended Motion

Approve an Intergovernmental Agreement ("IGA") between the Village of Hinsdale and the Illinois Tollway Authority ("Tollway") to construct an emergency water system interconnect and provide water system maintenance.

Background

Since 1959, the Village of Hinsdale has provided water service, including potable water and fire flow services to the gas stations and the former over the roadway portion of the Tollway Oasis site. The Village continues to maintain the eight and twelve inch diameter water main piping and two million gallon standpipe storage facility that contributes to the fire flow pressures and volume, as well as pressure fluctuation dampening within the water system which is required for the Oases and other users in the area.

Pursuant to a May 6, 2019 IGA between the Village and the Tollway, the Tollway agreed to construct as part of the Tollway widening project, replacement water lines enabling the Village to continue to exclusively provide water service to the two new Hinsdale Oasis locations, including the two existing gas stations on the east side and west side of the Tollway.

The IGA under consideration by the Village Board provides that the Tollway construct a water main interconnect to be used for emergency transmission only, within a reinforced casing, connecting the Village of Hinsdale's water supply with the water supply of the Village of Western Springs at no cost to either community. The Village currently has a water interconnect with Western Springs located where Bittersweet Lane abuts the Tollway, however this interconnect is no longer functional, and the communities have abandoned use more than 10 years ago. The new interconnect will replace the abandoned interconnect. The Tollway widening project provides an opportunity to replace the interconnect water pipes connecting the Hinsdale and Western Springs water systems and run under the Tollway lanes.

The IGA under consideration requires the Tollway to share in the cost of established water system maintenance and safety protocols necessary to continue supplying the Tollway and the Oases and gas stations with potable water. The cost of the water system maintenance project is estimated at \$1,100,000 and under the terms of the proposed IGA, the Tollway will provide \$500,000 toward this cost. The water system maintenance project is scheduled to begin with the engineering phase in late 2022. The water system maintenance project is expected to be completed in 2023.



Also included in the IGA is a provision that requires that prior to any use of the new emergency transmission water interconnect, the Village of Hinsdale and Western Springs will enter into a new Intergovernmental Agreement to document the operational and maintenance responsibilities for the emergency transmission water interconnect.

Discussion & Recommendation

Village staff and attorney William Ryan, who represents the Village on Tollway matters recommend approval of this IGA.

Budget Impact

The Village's Capital Improvement Plan budget includes \$75,000 for engineering costs in 2022 related to the water system maintenance project and \$1,100,000 in 2023 to complete the maintenance of the water system that includes painting the water standpipe located by the High School. The Tollway's contribution will reduce the Village's cost by \$500,000.

Village Board and/or Committee Action

None

Documents Attached

1. Intergovernmental Agreement with Tollway

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

This INTERGOVERNMENTAL AGREEMENT, effective upon the last dated signature below, by and between THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY, an instrumentality and administrative agency of the State of Illinois, ("ILLINOIS TOLLWAY"), and THE VILLAGE OF HINSDALE, a municipal corporation of the State of Illinois, ("VILLAGE"), individually referred to as "PARTY", and collectively referred to as "PARTIES".

RECITALS:

WHEREAS, in order to promote the public welfare and facilitate vehicular traffic by providing convenient, safe, modern and limited access highways within and through the State of Illinois, the ILLINOIS TOLLWAY is improving certain portions of the Tri-State Tollway (I-294) mainline, ("Toll Highway") between 95th Street and Balmoral Avenue as contemplated in multiple ILLINOIS TOLLWAY contracts ("PROJECT");

WHEREAS, pursuant to an Intergovernmental Agreement between the PARTIES, fully executed May 6, 2019, the ILLINOIS TOLLWAY agreed to construct as part of the PROJECT, new water lines enabling the VILLAGE to continue providing water service to the two new Hinsdale Oasis locations, including the two existing gas stations on the east side and west side of the Toll Highway at Milepost 25.0;

WHEREAS, in addition to the new water lines, the ILLINOIS TOLLWAY shall construct a water main interconnect within a reinforced casing, connecting, for emergency transmission only, the VILLAGE's water supply with the water supply of the Village of Western Springs;

WHEREAS, the VILLAGE has provided water service, including potable water and fire flow services to the gas stations and former over the Toll Highway oasis site since approximately 1959 and continues to maintain the eight inch to twelve inch diameter water main piping and two million gallon standpipe storage facility, contributing to the fire flow pressures and volume, as well as pressure fluctuation dampening within the system which is required for the oases and other users in the area;

WHEREAS, adjacent to PROJECT construction, the VILLAGE has established maintenance and safety protocols necessary to continue supplying potable and fire protection water for the gas stations and potential future commercial or restaurant development, including but not limited to standpipe structure inspection, design and engineering expenditures, spot repairs, safety regulation improvements, interior and exterior painting of the standpipe storage facility, and the temporary removal and relocation of all cell towers and radio towers located on the standpipe storage facility, which the VILLAGE intends to complete as a maintenance project (the "MAINTENANCE"); WHEREAS, the VILLAGE's cost to complete the MAINTENANCE is estimated at \$1,100,000.00 and the VILLAGE requests that the ILLINOIS TOLLWAY share in the cost of the MAINTENANCE;

WHEREAS, the ILLINOIS TOLLWAY agrees to the VILLAGE's request to share in the cost of the MAINTENANCE and will contribute an amount not to exceed \$500,000.00 for the MAINTENANCE;

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;

WHEREAS, the VILLAGE by virtue of its powers as set forth in the Illinois Municipal Code, 65 ILCS 5/1-1-1, *et seq.*, is authorized to enter into this AGREEMENT; and

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

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

I. FINANCIAL

- A. The VILLAGE shall perform the MAINTENANCE on the existing water supply lines and standpipe storage facility as identified in the Recitals section of this AGREEMENT.
- B. The ILLINOIS TOLLWAY agrees to reimburse the VILLAGE an amount not to exceed \$500,000.00 toward actual costs for the MAINTENANCE.
- C. The ILLINOIS TOLLWAY acknowledges that the MAINTENANCE will be performed by the VILLAGE in stages and agrees that upon completion of each stage of the MAINTENANCE and receipt of an invoice from the VILLAGE, the ILLINOIS TOLLWAY shall pay the VILLAGE the total amount expended by the VILLAGE for each stage of work completed until the ILLINOIS TOLLWAY's payments equal the maximum amount set forth in Section I. B. Payment shall be made within forty-five (45) calendar days of receipt of the invoice from the VILLAGE by the ILLINOIS TOLLWAY.
- D. If the documentation submitted by the VILLAGE for reimbursement is reasonably deemed by the ILLINOIS TOLLWAY as not sufficiently documenting the work completed, the ILLINOIS TOLLWAY may require further records and supporting documentation to verify the amounts, recipients, work done, and use of all funds invoiced pursuant to this AGREEMENT.

- E. It is understood and agreed to by the PARTIES that the ILLINOIS TOLLWAY will not reimburse the VILLAGE for any expenditures that are:
 - 1. contrary to the provisions of this AGREEMENT;
 - 2. not directly related to carrying out of the MAINTENANCE work identified in the Recitals section of this AGREEMENT;
 - 3. of a regular and continuing nature, including, but not limited to, administrative costs, staff and overhead costs, rent, private utilities and future maintenance costs excluding the MAINTENANCE and
 - 4. in excess of the amount set forth in Section I. B. of this AGREEMENT.

II. GENERAL PROVISIONS

- A. This AGREEMENT shall be binding upon and inure to the benefit of the PARTIES hereto and their respective successors and approved assigns.
- B. This AGREEMENT may be executed 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. Duplicated signatures, signatures transmitted via facsimile, or electronic signatures contained in a Portable Document Format (PDF) document shall be deemed original for all purposes.
- C. In a timely manner following execution of this AGREEMENT each PARTY shall designate in writing a representative who shall serve as the full-time representative of that PARTY during the carrying out of, and the execution, of this AGREEMENT. Each representative shall have authority, on behalf of such PARTY, to make decisions relating to the work covered by this AGREEMENT. Representatives may be changed, from time to time, by subsequent written notice to the other PARTY as set forth in Section II. O. without amending this AGREEMENT. Each representative shall be readily available to the other PARTY.
- D. In the event of any dispute, claim, question or disagreement arising out of the performance of this AGREEMENT, the PARTIES hereto shall consult and negotiate with each other in good faith to settle the dispute, claim, question or disagreement. In the event the PARTIES cannot mutually agree on the resolution of the dispute, claim, question or disagreement, the decision of the VILLAGE's Engineer shall be final, except for the rights of documentation, review, and/or audit under Section I. D., Section II. Q., and indemnification under Section II. L.
- E. It is understood and agreed that this AGREEMENT constitutes the complete and exclusive statement of the agreement of the PARTIES relative to the MAINTENANCE and nothing in this AGREEMENT shall be construed to create any further financial obligation on the part of the ILLINOIS TOLLWAY with respect to the existing or future commercial development of the oasis site, or the VILLAGE's existing watermain piping and standpipe storage facility as referenced in the introductory recitals of this AGREEMENT.

- F. The construction of the emergency transmission interconnect shall be at no cost to the VILLAGE. The VILLAGE shall issue at no cost to the ILLINOIS TOLLWAY or the Village of Western Springs, any and all permits that may be necessary in relation to construction of the emergency transmission interconnect at a to be determined location mutually agreed upon by the VILLAGE and the Village of Western Springs.
- G. Prior to any use of the new emergency transmission interconnect, the VILLAGE and the Village of Western Springs will enter into a new Intergovernmental Agreement to document the operational and maintenance responsibilities for the emergency transmission water interconnect constructed beneath I-294 as part of the PROJECT.
- H. The PARTIES certify the following:
 - 1. the VILLAGE certifies that its correct Federal Tax Identification number is 36-6005930 and it is doing business as a governmental entity, whose mailing address is 19 East Chicago Avenue, Hinsdale, Illinois 60521.
 - 2. the ILLINOIS TOLLWAY certifies that its correct Federal Tax Identification number is 36-2811931, and it is doing business as a governmental entity, whose mailing address is The Illinois State Toll Highway Authority, 2700 Ogden Avenue, Downers Grove, Illinois 60515.
- I. Neither PARTY shall be liable for any delay or non-performance of its obligations caused by any contingency reasonably beyond its control, including, but not limited to, acts of God, war, civil unrest, pandemics, labor strikes or walkouts, fires and/or natural disasters.
- J. It is agreed that the laws of the State of Illinois, excepting the law of conflicts of law or choice of law, shall apply to this AGREEMENT and that, in the event of litigation, venue shall lie in the Circuit Court of DuPage County, Illinois.
- K. This AGREEMENT and the covenants contained herein shall become null and void in the event the contract(s) covering the MAINTENANCE contemplated herein is not completed within three (3) years subsequent to the date of execution of this AGREEMENT.
- L. The VILLAGE shall to the extent permitted by law, indemnify, hold harmless and defend the ILLINOIS TOLLWAY, its officials, officers, employees, and agents from and against all liability, claims, suits, demands, proceedings and action, including costs, fees and expense of defense, arising from, growing out of, or related to, any loss, damage, injury, death, or loss or damage to property resulting from, or connected with, the VILLAGE's negligent or willful acts, errors or

omissions in its performance under this AGREEMENT. The VILLAGE does not hereby waive any defenses or immunity available to it with respect to third parties.

- M. The ILLINOIS TOLLWAY shall to the extent permitted by law, indemnify, hold harmless and defend the VILLAGE, its officials, officers, employees, and agents from and against all liability, claims, suits, demands, proceedings and action, including costs, fees and expense of defense, arising from, growing out of, or related to, any loss, damage, injury, death, or loss or damage to property resulting from, or connected with, the ILLINOIS TOLLWAY's negligent or willful acts, errors or omissions in its performance under this AGREEMENT. The ILLINOIS TOLLWAY does not hereby waive any defenses or immunity available to it with respect to third parties.
- N. This AGREEMENT may only be modified by written modification executed by duly authorized representatives of the PARTIES hereto.
- O. Unless otherwise specified, all written reports, notices and other communications related to this AGREEMENT shall be in writing and shall be personally delivered or mailed via first class, certified or registered U.S. mail or electronic mail delivery to the following persons at the following addresses.

To ILLINOIS TOLLWAY:	The Illinois Toll Highway Authority 2700 Ogden Avenue Downers Grove, Illinois 60515 Attn: Acting Chief Engineering Officer <u>mnashif@getipass.com</u>
To the VILLAGE:	The Village of Hinsdale 19 East Chicago Avenue Hinsdale, Illinois 60521 Attn: President Thomas Cauley Jr. <u>tcauley@villageofhinsdale.org</u>

- P. The introductory recitals included at the beginning of this AGREEMENT are agreed to and incorporated into this AGREEMENT.
- Q. The VILLAGE shall maintain books and records relating to the performance of this AGREEMENT necessary to support amounts charged to the ILLINOIS TOLLWAY. Books and records, including information stored in databases or other computer systems, shall be maintained by the VILLAGE for a period of five (5) years from the later of the date of final payment under this AGREEMENT or completion of the work performed under this AGREEMENT. Books and records required to be maintained under this section 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 internal auditors or other

governmental entities with monitoring authority, upon reasonable notice and during normal business hours. 30 ILCS 500/20-65.

- R. The VILLAGE also recognizes that, pursuant to Section 8.5 of the Toll Highway Act (605 ILCS 10/8.5), the Illinois Tollway Inspector General ("OIG") has the authority to conduct investigations into certain matters including but not limited to allegations of fraud, waste and abuse and to conduct reviews. The VILLAGE will fully cooperate in any OIG audit investigation or review and shall not bill the ILLINOIS TOLLWAY for time relating to its cooperation. Cooperation includes (i) providing access to all information and documentation related to the performance of this AGREEMENT, and (ii) disclosing and making available all personnel involved in or connected with, or having knowledge of, the performance of this AGREEMENT.
- S. This AGREEMENT terminates upon completion of performance of the MAINTENANCE and final reimbursement by the ILLINOIS TOLLWAY.
- T. Wherever in this AGREEMENT approval or review by either the VILLAGE or the ILLINOIS TOLLWAY is provided for, said approval or review shall not be unreasonably delayed or withheld.
- U. The failure by the ILLINOIS TOLLWAY or the VILLAGE to seek redress for violation of or to insist upon strict performance of any condition or covenant of this AGREEMENT shall not constitute a waiver of any such breach or subsequent breach of such covenants, terms, conditions, rights and remedies. No provision of this AGREEMENT shall de deemed waived by the ILLINOIS TOLLWAY or the VILLAGE unless such provision is waived in writing.

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

THE VILLAGE OF HINSDALE

By:

Date: _____

Thomas Cauley Jr. President

Attest: _____

(Please Print Name)

THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY

By: _

Willard S. Evans, Jr. Chairman and Chief Executive Officer

Ву:_____

Cathy R. Williams Chief Financial Officer

By:

.

Date: _____

Date: _____

Date: _____

Kathleen R. Pasulka-Brown General Counsel

Approved as to Form and Constitutionality

Lisa M. Conforti, Assistant Attorney General

IGA_Hinsdale Water Lines_For Signature_02.16.2022



REQUEST FOR BOARD ACTION

Community Development

AGENDA SECTION:	First Reading – ZPS
SUBJECT:	Exterior Appearance and Site Plan Review to allow for the installation of new LED parking lot light fixtures on the existing light poles for Union Church located at 137 S. Garfield Avenue in the IB Institutional Buildings District – Case A-01-2022
MEETING DATE:	March 1, 2022
FROM:	Bethany Salmon, Village Planner

Recommended Motion

Approve an Ordinance Approving an Exterior Appearance and Site Plan Review for Changes to Existing Parking Lot Light Poles – 137 S. Garfield Avenue – The Union Church of Hinsdale

Application Request

The applicant, The Union Church of Hinsdale, requests approval of an Exterior Appearance and Site Plan Review to allow for the installation of new LED parking lot light fixtures on ten (10) existing parking lot light poles at Union Church located at 137 S. Garfield Avenue in the IB Institutional Buildings District.

Single-family homes in the R-1 Single Family Residential District are located to the east and south of the site. Hinsdale Middle School is located to the west in the IB Institutional Buildings District. The north side of the subject property is adjacent to an office building in the O-1 Specialty Office District and Grace Episcopal Church in the IB Institutional Buildings District. The subject property is located in the Robbins Park Historic District. The subject property is located within 250 feet from a single-family zoning district, therefore, the applicant was required to provide public notice via the newspaper, certified mail, and signage for this project.

Project Description

The applicant requests to install new energy efficient LED light fixtures on the existing ten (10) parking lot light poles. Union Church plans to take advantage of a ComEd Energy Efficiency Program if these improvements are approved. There are no other proposed changes to the existing parking lot light poles, which according to the applicant measure twelve (12) feet tall.

The applicant has submitted a written summary and photometric plans for both the existing light fixtures and the proposed light fixtures. The existing parking lot light fixtures are high pressure sodium lamps with a color temperature of 1800 Kelvin. Eight (8) of the lights are single head fixtures. Two (2) of the lights located near the playground are double headed fixtures. There are a total of twelve (12) fixtures.

The applicant is proposing to install ComfortView Neighborhood LED Street Light (CV) fixtures manufactured by LeoTek. The fixtures will have a dark bronze finish and a color temperature of 2700 Kelvin. Each fixture can be individually dimmed and the light levels can be adjusted in the field if necessary. The maximum and the average footcandles within the parking lot will be reduced compared to the footcandles produced by the existing high pressure sodium lamps, and the fixtures are designed to minimize glare and light onto adjacent properties.



In response to the comments and recommended conditions of approval by the Plan Commission at the meeting on February 9, 2022, the applicant has submitted revised plans with additional shields. Two light shields will be installed on all of LED fixtures to reduce glare and negative impacts to neighboring residential properties. The 80 Degree Cutoff Shield (VHCS) mitigates high angle glare above 80 degrees from nadir and cuts light off at 1½ times the mounting height behind and 2⅓ times the mounting height laterally. The House Side Shield cuts light off at 1 times the mounting height behind the luminaire and 2¾ times the mounting height laterally. Two of the fixtures located in the playground area will utilize a Front Side Shield instead of a House Side Shield because they are oriented in a different direction toward the rear of the adjacent single-family homes. The Front Side Shield cuts light off at approximately 1½ times the mounting height in front of the luminaire and 2¼ times the mounting height in front of the luminaire and 2¼ times the mounting height laterally.

Per Section 9-104(H)(2)(h), "Fixed lighting shall be provided for all parking lots and garages accommodating more than ten (10) vehicles. Such lighting shall be so arranged as to prevent direct glare of beams onto any public or private property or streets by the use of luminaire cutoffs. All lighting shall be reduced to security levels at all times of nonuse." The applicant has agreed to set the timer for parking lot lights to turn on at 5:30 p.m. and turn off at 9:30 p.m., with the exception of Christmas Eve when late services are held or if the Church has late meetings.

Per Section 9-101(D)(9), "Any permitted accessory lighting fixtures shall be so designed, arranged, and operated as to prevent glare and direct rays of light from being cast onto any adjacent public or private property or street and so as not to produce excessive sky reflected glare. Except for streetlights, no exterior light in or adjacent to any residential district shall be so designed, arranged, or operated to produce an intensity of light exceeding one-half ($^{1}/_{2}$) foot-candle at any residential lot line." As shown on the proposed photometric plan, the lighting levels will be zero footcandles along the east and south lot lines abutting the adjacent single-family homes. On the north lot line, which is adjacent to the parking lot for Grace Episcopal Church, a maximum of 3.0 footcandles is proposed.

Discussion & Recommendation

On February 9, 2022, the project was reviewed at a public meeting by the Plan Commission. Matt Klein and Sharon Olsen, representing Union Church, provided an overview of the plans and answered questions. Several residents also attended and provided public comment. Ms. Olsen provided details on the design specifications of the proposed fixtures, including the color temperature, energy efficiency, and shields to reduce glare. Ms. Olsen stated that the Church met with several of the surrounding homeowners after they submitted plans to the Village to discuss resident concerns and have agreed to several changes to the plans, including adding additional shields and installing landscaping.

There was a discussion on timer system for the parking lot lights, where Ms. Olsen stated that the lights are currently set to turn on at 5:30 p.m. and turn off at 9:30 p.m., but there have been issues with the timer system when there are power outages that reset the system. The monument sign at the corner of Garfield and Third was recently approved with the lights to turn off at 9:30 p.m., so the Church agreed to keep this time period for the parking lot lights.

The property owner of 134 S. Park Avenue, Shannon Frey, spoke at the meeting and stated that their neighbors at 132 S. Park were unable to attend, but had concerns about the visibility of proposed unshielded lights from their backyard. Ms. Frey also expressed concerns over LED lights, supported the use of arborvitae for screening on the east property line, and requested that the lights have shields installed to reduce glare and brightness.



The property owner of 127 E. Third Street, Nancy Cox, stated her house is located to the east of the parking lot and provided photos showing the existing lights visible from her house. Ms. Cox stated that the parking lot area adjacent to her house is significantly elevated, so she is able to see the light fixtures and vehicle headlines from inside her house. The majority of the east property line abutting residential properties is planted with arborvitaes, however, an area measuring about 50 feet long adjacent to her house is planted with three (3) Austrian Pine trees, which do not provide adequate screening. The lower branches on the existing Austrian Pine trees were previously trimmed, so the existing landscape screening has not been effective. Ms. Cox requested that a recommended condition of approval be added requiring the replacement the bufferyard landscaping to provide better screening of the parking lot and lights. Neighbors and the Commission also expressed concerns that shields were not proposed on all lights, which could negatively impact the adjacent residential properties.

By a vote of five (5) ayes and zero (0) nays, the Plan Commission recommended approval of Case A-01-2022, an Exterior Appearance and Site Plan Review to allow for the installation of new LED parking lot light fixtures on the existing light poles for Union Church located at 137 S. Garfield Avenue in the IB Institutional Buildings District, subject to the following conditions:

- 1. Install two (2) light shields, both the House Side Shield (HSSCV) and the 80 Degree Cutoff Shield (VHCS), on all light fixtures.
- 2. Work with Nancy Cox, the property owner to the east of Union Church (127 E. Third Street), to create a plan for full landscape screening along the east property line.
- 3. The light fixtures shall have dimmable capability.
- 4. Work to address any issues with the timer system to ensure that parking lot lights are turned off at 10:00 p.m.

Since the public meeting, the applicant has provided revised plans addressing the recommended conditions of approval from the Plan Commission:

- <u>Light Shields</u> The applicant has agreed to install two (2) shields on each light fixture. The 80 Degree Cutoff Shield (VHCS) will be installed on all light fixtures. House Side Shield (HSSCV) will also be installed on the light fixtures, with the exception of the two fixtures in the playground that will use Front Side Shields (FSSCV) due to the direction they face.
- <u>Dimming</u> Individual light fixtures will be dimmed if neighbors object after the installation, subject to the parking lot maintaining an average of 0.5 footcandles.
- <u>Timers</u> The applicant has agreed to set the timer for parking lot lights to turn on at 5:30 p.m. and turn off at 9:30 p.m., with the exception of Christmas Eve, Advent Season, or other times when the building is occupied. The shut off time has not been indicated for these late-night events.
- <u>Landscaping on the East Property Line</u> Union Church has agreed to plant arborvitae trees along the existing "gap" on the eastern lot line shared with 127 E. Third Street to provide screening via a densely planted landscape buffer.

Ms. Cox, the property owner of 127 E. Third Street, has provided a letter (attached) regarding the application for the Board to review. A formal landscape plan has not been submitted due to considerations on timing and costs. Staff has prepared an exhibit and photo showing the location of the area to be screened along the east property line adjacent to 127 E. Third Street. The following details have been agreed upon by Union Church and Ms. Cox, which are recommended to be included as part of the Exterior Appearance / Site Plan approval:



- Existing Trees: The applicant will remove the three (3) existing Austrian Pine trees.
- <u>Planting Area</u>: Arborvitae will planted in the fifty-four (54) foot long landscape bufferyard area indicated on the attached exhibit, which is currently planted with three (3) Austrian Pine trees that do not provide adequate screening to 127 E. Third Street.
- <u>Planting Time</u>: The existing Austrian Pine trees shall be removed and all arborvitae must be planted by the end of October 2022. Landscapers will recommend planting time and a watering schedule based on the variety of arborvitae selected.
- <u>Selected Arborvitae Variety</u>: At this time, a specific arborvitae variety has not been selected and the applicant intends to choose the type of arborvitae to install in the spring when they are able to obtain pricing from landscape nurseries or companies. Based on preliminary research by Union Church, Emerald Green arborvitae or Giant arborvitae have been identified as suitable varieties to be planted. The varieties are different in terms of mature height, mature width, and required spacing, but both species should be adequate to provide screening subject to review by the Village.
- <u>Tree Height</u>: All selected arborvitaes must be at least six (6) feet in height at time of planting.
- <u>Number of Trees</u>: Based on a preliminary estimate, at least ten (10) arborvitaes will be needed to provide a dense, visual barrier, but this may change depending on the final variety selected in the spring. The final number of arborvitae to be planted within the 54 foot bufferyard area will be determined based on the type of arborvitae selected due to differences in mature width and spacing needed between plants. The number of arborvitae planted must provide a dense, visual barrier that screens the parking lot and lights from 127 E. Third Street in accordance with Section 9-107(H) of the Zoning Code.
- <u>Final Landscape Approval & Changes to the Landscape Plan.</u> Prior to planting in the fall, it is recommended that the applicant provide final planting details on the selected variety, spacing, and number of plantings to the Village for review and approval by Village staff.

If other arborvitae varieties are selected or other changes are required to the proposed landscaping after working with a landscape company or plant nursery, the applicant will be required to obtain approval of a Minor Adjustment to the Site Plan / Exterior Appearance Review. A Minor Adjustment may be approved administratively by the Village Manager, after consultation with the Chair of the Plan Commission and Chair of the Zoning and Public Safety Committee, without obtaining separate approval by the Board. If warranted, changes can also be forwarded to the Village Board, and possibly the Plan Commission, for review in accordance with a Major Adjustment.

The conditions of approval recommended by the Plan Commission have been added to the draft ordinance. Revised conditions can be included if determined necessary by the Village Board.

Union Church has requested that the Village Board waive a Second Reading on this project to meet the ComEd grant deadline.

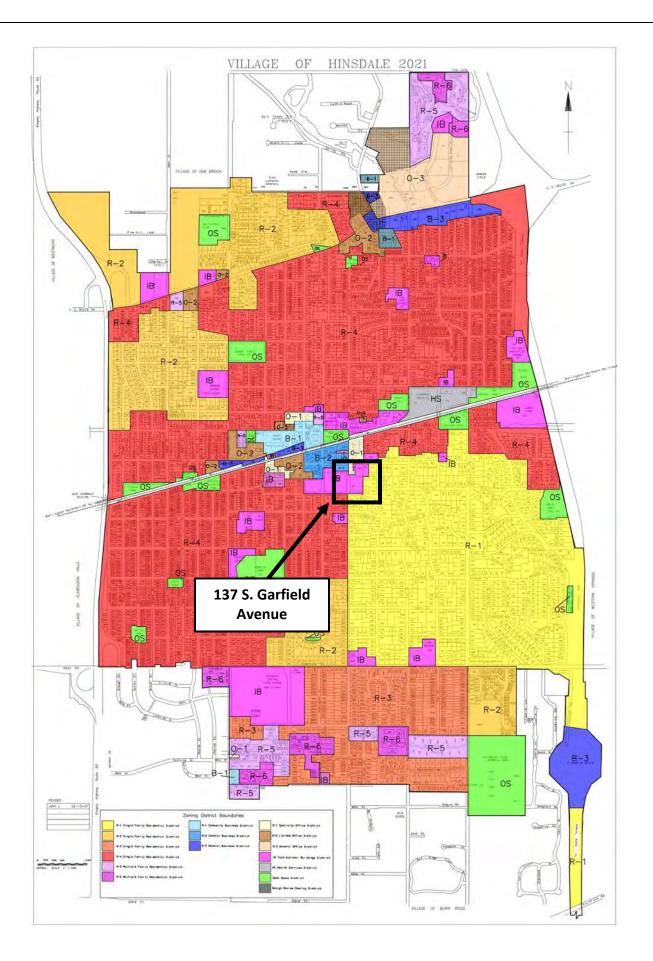
Village Board and/or Committee Action

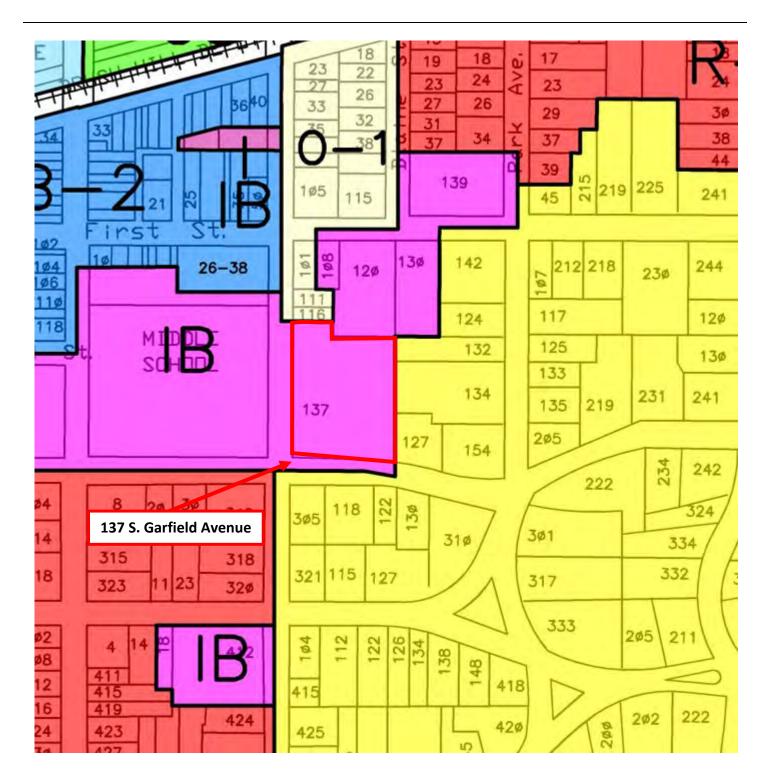
N/A



Documents Attached

- 1. Zoning Map and Project Location
- 2. Aerial View
- 3. Birds Eye View
- 4. Exterior Appearance/Site Plan Application and Exhibits
- 5. Planting Area on the East Property Line
- 6. Letter from Ms. Nancy Cox, Property Owner of 127 E. Third Street
- 7. Draft Ordinance
- 8. Draft Plan Commission Findings and Recommendations









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VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant

Name: The Union Church of Hinsdale

Address: 137 S Garfield

City/Zip: Hinsdale IL 60521

Phone/Fax: (630) 323-4303 /

E-Mail: union@uchinsdale.org

 <u> </u>
<u>/</u>

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

Name: Matthew Klein

Title: attorney

Address: 324 W Burlington

City/Zip: LaGrange IL 60525 Phone/Fax: (⁷⁰⁸) 354 - 8840 /354 8850

E-Mail: matthew.klein55@gmail.com

Name: Sharon Olsen

Title:

Address:

City/Zip: ____

Phone/Fax: (630) 292-7632 /

E-Mail: olsen.sharon@gmail.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)	 	· · · · · · · · · · · · · · · · · · ·	
2)	 		
3)			

II. SITE INFORMATION

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Address of subject property: 137 S Garfield 09-12-2	07-009,010,011,012,013,014,018,019,020		
Property identification number (P.I.N. or tax number): 09 - 12 - 207 - 009 etc			
Brief description of proposed project: <u>1 for 1 replacement of parking lot light heads - replace high intensity</u>			
sodium vapor light heads with energy efficient LEDs. Provide uniform 2700 K light intensity.			
General description or characteristics of the site: Existing church - no change			
Existing zoning and land use: IB Church			
Surrounding zoning and existing land uses:			
North: O-1, IB Small office buildings, church	South: <u>R-1 Residential</u>		
East: R-1 Residential	West: IB School		
Proposed zoning and land use: IB Church no change			

Please mark the approval(s) you are seeking and attach all applicable applications and standards for each approval requested:
 Site Plan Approval 11-604
 Map and Text Amendments 11-601E

- Design Review Permit 11-605E
- Exterior Appearance 11-606E
- Special Use Permit 11-602E Special Use Requested: ______
- Map and Text Amendments 11-601E Amendment Requested: ______
- D Planned Development 11-603E

Development in the B-2 Central Business District Questionnaire

TABLE OF COMPLIANCE

Address of subject property: 137 S Garfield

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The following table is based on the <u>B</u> Zoning District.

	Minimum Code	Proposed/Existing
	Requirements	Development
		NO CHANGE
Minimum Lot Area (s.f.)		NO CHANGE
Minimum Lot Depth		NO CHANGE
Minimum Lot Width		NO CHANGE
Building Height		NO CHANGE
Number of Stories		NO CHANGE
Front Yard Setback		NO CHANGE
Corner Side Yard Setback		NO CHANGE
Interior Side Yard Setback		NO CHANGE
Rear Yard Setback		NO CHANGE
Maximum Floor Area Ratio		NO CHANGE
(F.A.R.)*		NOUTANUL
Maximum Total Building		NO CHANGE
Coverage*		
Maximum Total Lot Coverage*		NO CHANGE
Parking Requirements		NO CHANGE
Parking front yard setback		NO CHANGE
Parking corner side yard		NO CHANGE
setback		NO CHANGE
Parking interior side yard		NO CHANGE
setback		
Parking rear yard setback		NO CHANGE
Loading Requirements		NO CHANGE
Accessory Structure		NO CHANGE
Information		

* Must provide actual square footage number and percentage.

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

CERTIFICATION

The Applicant certifies and acknowledges and agrees that:

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- The statements contained in this application are true and correct to the best of the Applicant's knowledge and Α. 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.
 - A vehicular and pedestrian circulation plan showing the location, dimensions, gradient, and number of 2. 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 kink 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	<u> </u>	_, I/We have read the above certification, understand it, and agree
to abic	te by its conditions	
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Ä	Signature of applicant or authorized agent	
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	Name of applicant or authorized agent	Name of applicant or authorized agent
		11
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7	Mary, avan Sp	Matter Dublic
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	CHRISTINE M BRUTON	4
	NOTARY PUBLIC, STATE OF ILLIN	iois 🛛
	MY COMMISSION EXPIRES: 12/04/2	2024

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Address of proposed request: _____

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.

<u>FEES for Exterior Appearance/Site Plan Review:</u> 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.
- 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 is the application <u>does not</u> meet the requirements for Site Plan Approval. Briefly describe how this application <u>will not</u> 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.
- 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.

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:	Union Church of Hinsdale					
Owner's name (if different):						
Property address:	137 S Garfield					
Property legal description:	[attach to this form]					
Present zoning classification	n: IB, Institutional Buildings					
Square footage of property:						
ot area per dwelling: <u>NA</u>						
Lot dimensions:	<u>299 x 397</u>					
Current use of property:	Church					
Proposed use:	Single-family detached dwelling ✓ Other: Church					
Approval sought:	 ☐ Building Permit ☐ Variation ☐ Special Use Permit ☐ Planned Development ☑ Site Plan ☑ Exterior Appearance ☐ Design Review ☐ Other: 					

Brief description of request and proposal:

Replace existing high intensity sodium vapor parking lot light heads with energy efficient LEDs

Plans & Specifications:	[submit with t	his form]
	Provided:	Required by Code:
Yards:		
front: interior side(s)	·/	/

Required by Code:

corner side rear	
Setbacks (businesses and front:	offices):
interior side(s) corner side	1
rear	
others: Ogden Ave. Center:	
York Rd. Center: Forest Preserve:	
Building heights:	
principal building(s): accessory building(s):	· · · · · · · · · · · · · · · · ·
Maximum Elevations:	
principal building(s): accessory building(s):	
Dwelling unit size(s):	
Total building coverage:	
Total lot coverage:	
Floor area ratio:	
Accessory building(s):	
Spacing between buildings	:[depict on attached plans]
principal building(s): accessory building(s):	· · · · · · · · · · · · · · · · · · ·
Number of off-street parkin Number of loading spaces	ig spaces required: required:

Statement of applicant:

Provided:

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.

-2-

By: Applicant's signature

Applicant's printed name Dated: 12/29, 2021.



February 16, 2022

Thomas K. Cauley, Jr., President and Board of Trustees Village Hall Hinsdale IL 60521

Re: Union Church parking lot light replacement 137 S Garfield A-01-2022

Dear President Cauley and Trustees:

Union Church proposes to replace the twenty (20) year old high intensity sodium vapor (HISV) light heads in the church parking with new energy efficient LED light heads. This will be a one - for -one replacement, essentially changing the light bulbs and the light heads providing a receptical for the bulbs. The new lights will reduce energy use from 3,000 watts to 792 watts, a 74% reduction in energy use, and will reduce the lighting level in the parking lot.

Our original plan provided a reduction in light escaping on to neighboring residential property to 0.1 foot candles at the east property line, and to even less inside the public sidewalk to the south. For reference the zoning ordinance allows 0.5 foot candles to escape at the property line. After meeting with neighbors, and following discussion at the Plan Commission meeting, we have further increased the light cutoff (reduced the escaped light) with louvers and shields so the escaping light to the east and south is essentially 0.0 foot candles.

In the various meetings with neighbors, we were asked to provide additional new landscaping on the east property line. The church has agreed to do this next fall - the time recommended by Nancy Cox, the neighbor east of the main portion of the parking lot.

We have applied for a ComEd energy saving improvement grant for the replacment of the light heads, but are required to complete the submission (permit ready) by______ to be funded in this cycle. If our proposal meets with the Board approval, we would ask that you approve and waive 2nd reading so we can meet ComEd's grant cut off date.

We look forward to your favorable review of this proposal.

Very truly yours,

Matthew Klein

UNION CHURCH OF HINSDALE

UCH Energy Study

Parking lot lighting

OLD: Presently, we have (12) fixtures on pole tops that use 250 High pressure sodium (HPS) lamps (1800K) resulting in (fc= footcandles) AVERAGE: 1.2 fc MAX: 41.6 fc Parking only AVERAGE: 3.2 fc Parking only Max: 28.4 fc Total watts: (energy usage) 3000 watts

NEW: We recommend changing to (12) Leotek LED heads on same existing poles and same mounting height that use 66 watts of 2700K LED AVERAGE: 0.2 fc MAX: 19.4 fc Parking only AVERAGE: 0.7 fc Parking only Max: 10.8 fc Total watts: 792 watts Light trespass - 0 light above 90 degree. FULL CUTOFF. Less than 0.5 fc at lot line. 0.3 fc is max at north side

NOTE: (see **original** Leotek report) if these fixtures did not include the shields and louvers the results would be: Average: 0.5 fc on property. Max: 24 fc

Parking only Average: 1.2 fc Parking only Max: 12 fc

Reduction of overall energy used 3000 watts present -792 proposed = 2208 watts saved 74% reduction in energy Reduction in overall fc Max from 41.6 fc to 19.4 fc = 22.2 fc reduction. Lot line cut off on entire EAST side of lot is 0.0 fc at the property line.

NOTE:

Dimmable to 48 watts. Using only 576 total watts 3000- 576 – 2424 total watts or 80% reduction in energy Reduces the light 7000 lumens to 5500 lumens 21%

Report is run using BOTH HSS and glare shields which shows a reduction in light levels of 40% as opposed to no shields/ louvers. Report with no shields is 1.2 fc on parking lot average. Using shields and louver is 0.7 fc average. (40% reduction in output)

Flush mounted House Side Shield cuts light off at 1 times the mounting height behind the luminaire and 2 3/4 times the mounting height laterally. 80 Degree Cutoff Shield mitigates high angle glare above 80 degrees from nadir and cuts light off at 1 1/2 times the mounting height behind and 21/3 times the mounting height laterally

UNION CHURCH OF HINSDALE

In working with our neighbors to the east and to the south, by sending emails, conducting meetings and visiting on the site with them we have heard their concerns. We have agreed to the following requests.

- 1. We have added louvers and shields on every fixture in the parking lot. This is an added cost to the church.
- 2. We have agreed that 0.5 fc 1.0 fc average on the parking lot is acceptable
- 3. We have agreed to add arbor vitae trees to screen the neighbor to the east in the fall of 2022 when optimum planting conditions will exist. (as recommended by neighbor Nancy Cox who this impacts) The trees will cover a 50' span. Bids are being obtained for this now so that we can proceed when weather permits.
- 4. The fixtures have the option to dim if needed. We have agreed to dim fixtures if the neighbors object so long as it doesn't reduce the fc average below 0.5 fc on the parking lot.
- 5. We have agreed to lights on from dusk to 9:30 PM with the exception of Christmas Eve, Advent season and other times when the building is occupied. We have a timer that has been set to go on at 5:30 PM and off at 9:30 PM currently.
- 6. We respectfully ask for a swift approval so that we may be granted the rebate that ComEd has offered. There is a March deadline to get this money. We are trying for an extension but not guaranteed. We met with the Planning commission 2/9/22 and were approved. We have applied for an electrical permit as well and await this approval.

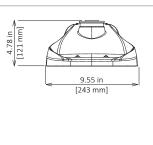


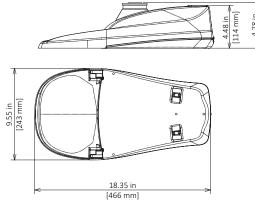
ComfortView™ Neighborhood LED Street Light (CV) Project Type Catalog No.

Luminaire Data

 Weight
 8lbs [3.6kg]

 EPA
 0.39 ft²





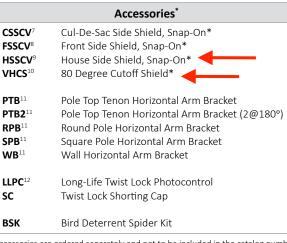
Ordering Information

Sample Catalog No. CV1-H-MV-40K-2R-GY-045-FOC

CV1	н	MV	27K	3R	DB	070		HSSCV+VHCS	
Product	LED Code	Voltage	Color Temperature	Distribution	Finish ¹	Output Code ²		Options	
CV1	H	MV 120-277V HV 347-480V	27K 2700K 30K 3000K 40K 4000K	2R Type 2 3R Type 3	GY Gray DB Dark Bronze BK Black	025 030 035 040 045 050 055 060 070 075 080	FOC ³ LPCR PCR7 ⁴ PCR7-CR ⁵ WL 4B RWG SWTB BBL CF ⁶	Fixed Output Code Less Photocontrol Receptacle ANSI 7-wire Photo- control Receptacle Control Ready 7-wire PC Receptacle Utility Wattage Label 4-Bolt Mounting Bracket Rubber Wildlife Guard Straight Wire Terminal Block Bubble Level Coastal Paint Finish	

Notes:

- 1 Gray, Black, and Dark Bronze standard. Consult factory for other finishes.
- 2 Specified output code is the factory set lumen performance. Field adjustable is standard via an eight-position output selector. Refer to output data table on this spec sheet. An illustration of the output selector and its label is shown on page 2. Consult factory if special output setting is required. Iowering the lumen output is possible
- 3 Non-field adjustable, fixed lumen output. Specify required output code. Not available with PCR7-CR option.
- 4 Includes output selector that enables field adjustability of light levels. Includes connectors to allow easy upgrade of wireless dimming via PCR7. Wireless node by others.
- 5 Control-ready wired at factory for wireless node dimming (node by others). Output selector not included in the fixture. Not able to adjust above specified drive current.
- 6 Specify the CF Option for coastal installation. See warranty for details.
- 7 Flush mounted Cul-de-Sac Shield cuts light off at 1 times the mounting height behind the luminaire, 1% in front, and 2% times the mounting height laterally.
- 8 Flush mounted Front Side Shield cuts light off at approximately 1½ times the mounting height in front of the luminaire (street side) and 2½ times the mounting height laterally.
- ***9 Flush mounted House Side Shield cuts light off at 1 times the mounting height behind the luminaire and 2% times the mounting height laterally.
- *** 10 80 Degree Cutoff Shield mitigates high angle glare above 80 degrees from nadir and cuts light off at 1½ times the mounting height behind and 2⅓ times the mounting height laterally.
 - 11 Specify Color (GY, DB, BK)
 - 12 Specify MV (120-277V) or HV (347-480V).



*Accessories are ordered separately and not to be included in the catalog number. For factory installed HSSCV, CSSCV, FSSCV and VHCS specify as option in luminaire catalog number. HSSCV, CSSCV, FSSCV can be installed without a tool, but a tool is required for removal. 80 Degree Cutoff Shield (VHCS) requires a Phillips head screwdriver for installation.



*2700 and 3000K ComfortView fixtures are certified as Community Friendly Lighting Equipment by the Smart Outdoor Lighting Alliance (SOLA).



Luminaire Specifications

Housing

Die cast aluminum housing with universal two-bolt slip fitter mounts to 1-1/4" to 2" (1-5/8" to 2-3/8" O.D.) diameter mast arm. One-piece aluminum housing provides passive heat-sinking of the LEDs and has upper surfaces that shed precipitation. Four-bolt mounting bracket (4B option) is available. Mounting provisions meet 3G vibration per ANSI C136.31-2010 Normal Application, Bridge & Overpass by independent lab. Mounting has leveling adjustment from ± 5° in 2.5° steps. All hardware is stainless steel. Electrical components are accessed without tools via die cast aluminum door with stainless steel quick release latches. Provided standard with removable polycarbonate wild life guard. For additional protection, optional rubber wildlife guard (RWG) which conforms snugly to the mast arm is offered.

Light Emitting Diodes

Hi-flux/Hi-power white LEDs produce a minimum of 90% of initial intensity at 100,000 hours of life based on IES TM-21 (L90 \ge 100k hours). LEDs are tested in accordance with IES LM-80 testing procedures. LEDS have correlated color temperature of 2700 (27K), 3000 (30K), 4000 (40K), and 70 CRI minimum. LEDs are 100% mercury and lead free.

Field Adjustability

LED lumen output can be changed in the field to adjust light output for local conditions (not available with PCR7-CR option). The specified output code will be the factory set output. Field adjustments can be made with the output selector included in the fixture. Field adjustable range shown in performance data table.

Quality Control

Every luminaire is performance tested before and after a 2-hour burn-in period. Assembled in the USA.

Optical Systems

Two-stage reflective optics produce IESNA Type 2 or Type 3 distributions and are fully sealed to maintain an IP66 rating. Luminaire produces 0% total lumens above 90° (BUG Rating, U=0). Optional house side shield cuts light off at 1/2 mounting height behind luminaire. Cul-de-sac shield provides back and side light control for end of cul-de-sac applications. Front side shield cuts light off at approximately one mounting height in front of luminaire (street side). 80 degreee cutoff shield eliminates very high angle glare above 80 degrees from nadir. All shields are field installable without tools.

Electrical

Rated life of electrical components is 100,000 hours. Uses isolated power supply that is 1-10V dimmable. Power supply is wired with quick-disconnect terminals. Power supply features a minimum power factor of .90 and <20% Total Harmonic Distortion (THD). EMC meets or exceeds FCC CFR Part 15. Terminal block accommodates 6 to 14 gauge wire. Surge protection complies with IEEE/ANSI C62.41 Category C High, 20kV/10kA and ANSI C136.2-2015, 20kV/10kA.

Controls

3-Wire photocontrol receptacle is standard. ANSI C136.41 7-wire (PCR7) photocontrol

receptacles is available. All photocontrol receptacles have a tool-less rotatable base. Wireless control module is provided by others.

Finish

Housing receives a durable, fade-resistant polyester powder coat finish with 3.0 mil nominal thickness. Standard finish tested to withstand 5000 hours in salt spray exposure per ASTM B117 and Coastal Finish per ASTM G85. Finish meets scribe creepage rating 8 per ASTM D1654. Finish tested 500 hours in UV exposure per ASTM G154 and meets ASTM D523 gloss retention.

Listings/Ratings/Labels

Luminaires are UL listed for use in wet locations in the United States and Canada. DesignLights Consortium™ qualified product. Consult DLC QPL for Standard and Premium Classification Listings. International Dark Sky Association listed. 2700 and 3000K ComfortView fixtures are certified as Community Friendly Lighting Equipment by the Smart Outdoor Lighting Alliance (SOLA). Luminaire is qualified to operate at ambient temperatures of -40°C to 40°C.

Photometry

Luminaires photometrics are tested by certified independent testing laboratories in accordance with IES LM-79 testing procedures.

Warranty

10-year limited warranty is standard on luminaire and components.

Vandal Resistance

Housing and optics rated to IK10

Standards

Luminaire complies with: ANSI: C136.2, C136.3, C136.10, C136.13, C136.15, C136.22, C136.31, C136.35, C136.37, C136.41, C62.41, C78.377, C82.77 Other: FCC 47 CFR, IEC 60598, ROHS II, UL 1449, UL 1598

Example of ComfortView[™] Output Selector and Label:

Est lm
5 / 7000
8 / 5500
3 / 5000
8 / 4500
4 / 4000
9 / 3500
4 / 3000
9 / 2500

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Performance Data¹

All data nominal. IES files for all CCTs available at leotek.com.

Product	Color Temperature (CCT)	Output Code	Drive Current (mA)	System Wattage (W)	Delivered Lumens (Lm) ²	Efficacy (Lm/W)	Field Adjustable Output Range
		025	190	19	2242	118	A
		030	250	24	2892	120	
		035	300	29	3463	119	
	27008 (278)	040	350	34	4163	122	
	2700K (27K)	045	400	38	4535	119	
		050	460	43	4998	116	
		055	520	48	5479	114	
		070	700	66	7220	110	•
		025	190	19	2412	127	A A A A A A A A A A A A A A A A A A A
		030	250	24	3073	128	
		035	300	29	3676	127	
CV1-H	3000K (30K)	045	350	35	4423	128	
CVI-H		050	400	38	4777	126	
		055	460	45	5561	124	
		060	520	49	5800	118	
		075	700	67	7722	115	
		025	190	19	2675	139	^
		035	250	24	3294	137	
		040	300	29	3930	136	
	40001/ (401/)	045	350	34	4561	134	
	4000K (40K)	050	400	38	5059	133	
		055	460	43	5594	130	
		060	520	48	6147	128	
		080	700	67	8227	123	

Notes:

1 Data shown above is for type 2 optic. For type 3 optic, consult IES files for specific data at Leotek.com

2 Nominal lumens. Normal tolerance ± 10% due to factors including LED bin variance, and ambient temperatures.



BUG Ratings

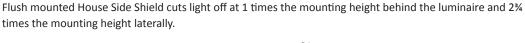
ita nominal. IES i	files for all CCTs availab	le at leotek.com.		Type 2	Туре 3
Product	Color Temperature (CCT)	Output Code	Drive Current (mA)	BUG Rating	BUG Rating
		025	190	B1-U0-G1	B1-U0-G1
		030	250	B1-U0-G1	B1-U0-G1
		035	300	B1-U0-G1	B1-U0-G1
	2700K (27K)	040	350	B1-U0-G1	B1-U0-G1
	2700K (27K)	045	400	B1-U0-G1	B2-U0-G1
		050	460	B1-U0-G1	B2-U0-G1
		055	520	B1-U0-G1	B2-U0-G1
		070	700	B2-U0-G1	B2-U0-G2
		025	190	B1-U0-G1	B1-U0-G1
		030	250	B1-U0-G1	B1-U0-G1
		035	300	B1-U0-G1	B1-U0-G1
CV1-H	3000K (30K)	045	350	B1-U0-G1	B1-U0-G1
	3000K (30K)	050	400	B1-U0-G1	B2-U0-G1
		055	460	B1-U0-G1	B1-U0-G1
		060	520	B1-U0-G1	B2-U0-G1
		075	700	B2-U0-G1	B2-U0-G2
		025	190	B1-U0-G1	B1-U0-G1
		035	250	B1-U0-G1	B1-U0-G1
		040	300	B1-U0-G1	B1-U0-G1
	4000K (40K)	045	350	B1-U0-G1	B2-U0-G1
	4000K (40K)	050	400	B1-U0-G1	B2-U0-G1
		055	460	B1-U0-G1	B2-U0-G1
		060	520	B2-U0-G1	B2-U0-G1
		080	700	B2-U0-G1	B3-U0-G2



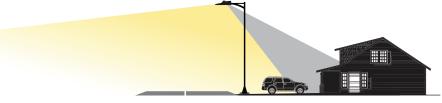
Exclusive Snap-On Light Trespass Shields for ComfortView[™] LED Street Lights

ComfortView[™] light trespass shields provide a range of options for controlling light distribution at the source and can be easily installed at the factory or in the field.

House Side Shield (HSSCV)



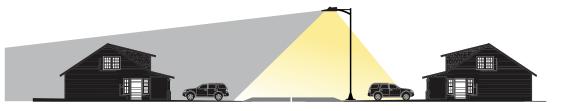




Front Side Shield (FSSCV)



Flush mounted Front Side Shield cuts light off at approximately 1½ times the mounting height in front of the luminaire (street side) and 2¼ times the mounting height laterally.



Cul-de-Sac Shield (CSSCV)

Flush mounted Cul-de-Sac Shield cuts light off at 1 times the mounting height behind the luminaire, 1³/₄ in front, and 2³/₄ times the mounting height laterally.

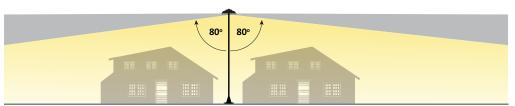




80 Degree Cutoff Shield (VHCS)

80 Degree Cutoff Shield mitigates high angle glare above 80 degrees from nadir and cuts light off at 1½ times the mounting height behind and 2½ times the mounting height laterally.





©2019 Leotek Electronics USA. ComfortView Light Shield Info-Installation Sheet_04-01-19. Specifications subject to change without notice.

ComfortView[™] Snap-On Light Trespass Shield Installation

Leotek's HSSCV, CSSCV, and FSSCV Light Trespass Shields for ComfortView allow for easy snap-on installation in the field.

Each shield, regardless of type, has slots for securing the clips along both edges of the ComfortView light engine cover.





Align the slots with the corresponding clips along the edges of the ComfortView Light Engine.

Place the shield so that the slots align with the clips along the edge of the ComfortView Light Engine, then simply push the edges of the shield down to clip it into place.



ComfortView[™] 80 Degree Cutoff Trespass Shield Installation

Leotek's 80 Degree Cutoff Light Trespass Shield (VHCS) for ComfortView is easily installed with a screw in each corner.

The 80 Degree Cutoff Shield has mounting holes in all four corners that correspond with threaded holes in the housing. Mounting screws are provided with the shield.

Align the holes in the shield with the corresponding holes along the edges of the ComfortView Light Engine.

Captive screws are attached to each corner of the 80 Degree Cutoff Shield to align with the threaded holes in the fixture's housing. Place the shield on the underside of the light fixture as shown and firmly tighten the screws.





Screw Holes

Threaded Holes in

ComfortView Housing



ComfortView[™] Neighborhood Street Lights



Application and Technical Overview



LED street lights first entered the marketplace nearly a decade ago. Since that time, millions of luminaires have been specified, installed, and most importantly, experienced by the public. Some of the lessons-learned from those early installations, especially residential installations, are that residents often prefer lower light levels, and warmer color temperatures.

Another element of street lighting that citizens are becoming increasingly

aware of is glare. Glare control is important for all outdoor luminaire applications, however for residential street light applications, design and luminaire selection must be especially sensitive to glare and the needs of motorists, pedestrians, cyclists, and residents.

"...it should be used with the same prudence with which we use any other technology. This means that although LED lighting is an energy-efficient way to illuminate streets, it's important to direct the light only where it's needed; to make sure the emitted spectrum supports visibility, safety, and the health of humans and other living creatures; and to limit glare for pedestrians, bicyclists, and drivers."

- Department of Energy (DOE), Get the Facts: LED Street Lighting, June 21, 2016







Street Lighting Glare

According to the IESNA RP-8-14 Roadway Lighting standard, "roadway lighting systems are under increasing scrutiny from various sectors of the public. While the general public is not usually aware of specific design requirements of roadway lighting systems, observations of glare, light trespass, and sky-glow, are widely perceived and might be subject to criticism"*

From the IESNA standard, "Discomfort glare is glare producing a sense of annoyance or pain. It produces a sensation of discomfort due to high contrast of a non-uniform distribution in the field of view."

"The AMA also recommends all LED lighting should be properly shielded to minimize glare...."

- American Medical Association (AMA), AMA Adopts Guidance to Reduce Harm from High Intensity Street Lights (June 14, 2016)

"The IES is aligned with the AMA in support of the proper conversion of outdoor area and roadway lighting to LED light sources to reduce energy consumption, with proper optics and shielding to reduce glare and light trespass."

- IESNA Position Statement PS-09-17, June 2017

*IESNA RP-8-14. Section 3.6

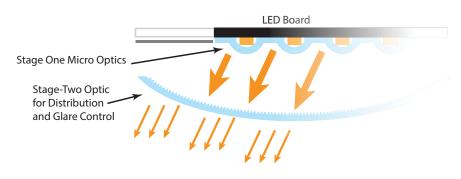
LEOTEK



ComfortView Optics

ComfortView Two-Stage Refractive Optics

For residential applications, including local streets, alleys, sidewalks and pedestrian walkways, addressing visual comfort is an imperative. Traditional first-generation LED optical systems incorporate a single optic above the LED. Two-stage optical systems incorporate a second optic, which reduces pixelation and glare, and maximizes visual comfort.

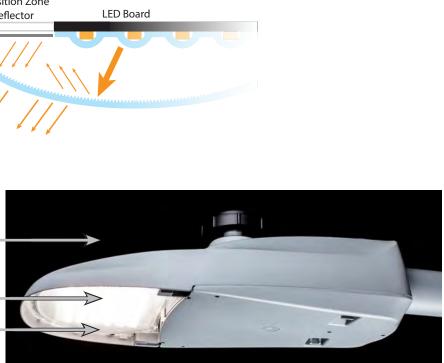


ComfortView Transition Zone System

A bright light source alone does not necessarily cause glare, but a bright light source in front of a dark background can cause glare. To reduce the contrast between the light source and the dark sky, ComfortView incorporates an intermediate lower luminance "transition zone," which redirects internally reflected light back out of the luminaire.

	Transition Zone Reflector
/,	

No Luminance (Dark Sky) Higher Luminance (Light Engine) Lower Luminance (Transition Zone)



To learn more visit **www.leotek.com** or contact a Leotek lighting agent 408.380.1788



Field-Tuning of Street Lights

Even the most thorough street lighting designs cannot anticipate every field condition. Inevitably there will be light levels too high or too low, or light "trespassing" into an area that requires less light or no light at all. For these situations luminaires need to be specified as "field-tunable".

Networked Lighting Control Field Tuning of Light Levels

By specifying industry-standard 7-pin photocell receptacles, customers can attach networked lighting control nodes. These "smart" nodes allow for the remote tuning of light output.

Traditional Photocell

Field-Tuning of Light Levels

ComfortView luminaires include a standard dimmable 1-10V power supply with an eight-position LED output selector. This enables field installers the ability to easily change light levels in the field if necessary. The positive-lock current selector ensures light levels aren't changed accidentally during installation.

Field-Tuning of Light Distribution

ComfortView is available with 4 specialized shields to accommodate different light trespass requirements. Convenient Light Trespass Shields can be easily field installed.

House Side Shield (HSSCV)



Flush mounted House Side Shield cuts light off at 1 times the mounting height behind the luminaire and 2¼ times the mounting height laterally.

Front Side Shield (FSSCV)



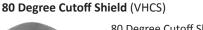
Flush mounted Front Side Shield cuts light off at approximately 1½ times the mounting height in front of the luminaire (street side) and 2¼ times the mounting height laterally.

Cul-de-Sac Shield (CSSCV)



Flush mounted Cul-de-Sac Shield cuts light off at 1 times the mounting height behind the luminaire, 1¾ in front, and 2¼ times the mounting height laterally.

80° 80°





80 Degree Cutoff Shield mitigates high angle glare above 80 degrees from nadir and cuts light off at 11/2 times the mounting height behind and 2¹/₃ times the mounting height laterally.



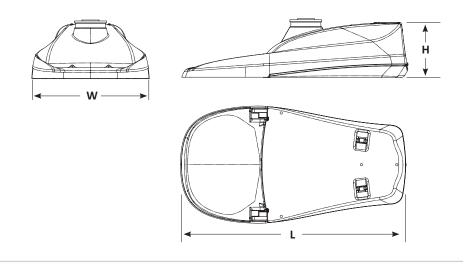
ComfortView Specifications

Dimensions

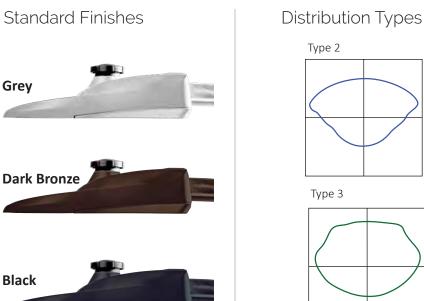
Grev

Black

Length	Width	Height
18.35″	9.55″	4.48″
466mm	243mm	121mm



Weight 7 lbs [3.2 kg] **EPA** 0.39 ft²





GCJ







HPS Equivalent Ranges







Networked Lighting

Control Node

Available Color Temperatures

- 2700K
- 3000K
- •4000K
- Sized for residential street applications.

LEOTEK

• Lumen packages up to 8,227 Lumens.

The GreenCobra[®] Family of LED Street Lights











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Schedu	le								
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Watta
	Α	8	Lithonia Lighting	KAD 250S R3	Area Luminaire, 250W HPS, R3 Reflector, Full Cutoff MEETS THE 'NIGHTTIME FRIENDLY' CRITERIA	1	30000	0.7	310
	В	2	Lithonia Lighting	KAD 250S R3	Area Luminaire, 250W HPS, R3 Reflector, Full Cutoff MEETS THE 'NIGHTTIME FRIENDLY' CRITERIA	1	30000	0.7	620

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Plan View Scale - 1" = 20ft

Existing Lighting - High Pressure Sodium Lights

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
2. ALL CALC POINTS	+	1.2 fc	41.6 fc	0.0 fc	N/A	N/A
1. PARKING LOT ONLY	Ж	3.2 fc	28.4 fc	0.0 fc	N/A	N/A

NOTES:

1. CALCULATION POINT WORK PLANE: GRADE LEVEL 2. FIXTURE MOUNTING HEIGHT: 12'-0" ABOVE GRADE







Schedul	le								
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	Α	8	Lithonia Lighting	KAD 250S R3	Area Luminaire, 250W HPS, R3 Reflector, Full Cutoff MEETS THE 'NIGHTTIME FRIENDLY' CRITERIA	1	30000	0.7	310
	В	2	Lithonia Lighting	KAD 250S R3	Area Luminaire, 250W HPS, R3 Reflector, Full Cutoff MEETS THE 'NIGHTTIME FRIENDLY' CRITERIA	1	30000	0.7	620

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RENDERED VIEW

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
2. ALL CALC POINTS	+	1.2 fc	41.6 fc	0.0 fc	N/A	N/A
1. PARKING LOT ONLY	Ж	3.2 fc	28.4 fc	0.0 fc	N/A	N/A

NOTES:

1. CALCULATION POINT WORK PLANE: GRADE LEVEL 2. FIXTURE MOUNTING HEIGHT: 12'-0" ABOVE GRADE



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Sche	Schedule									
Symb	ool	Label	Quantity	Manufacturer	Catalog Number	Description		Lumens Per Lamp	Light Loss Factor	Wattage
		Α	8	Leotek Electronics USA LLC	CV1-H-MV-27K-3R-XX- 070	Gray formed aluminum housing, clear plastic optics, clear patterned plastic lens enclosure	1	7359	0.93	65.7031
		B	2	Leotek Electronics USA LLC	CV1-H-MV-27K-3R-XX- 070	Gray formed aluminum housing, clear plastic optics, clear patterned plastic lens enclosure	1	7359	0.93	131.4062

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Plan View Scale - 1" = 20ft

Original Plans Presented at the Plan Commission Meeting on 2/9/2022

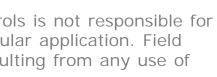
Statistics

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
2. ALL CALC POINTS	+	0.5 fc	24.0 fc	0.0 fc	N/A	N/A
1. PARKING LOT ONLY	Ж	1.2 fc	12.0 fc	0.0 fc	N/A	N/A
1. PARKING LOT ONLY	Ж	1.2 fc	12.0 fc	0.0 fc	N/A	N/A

NOTES:

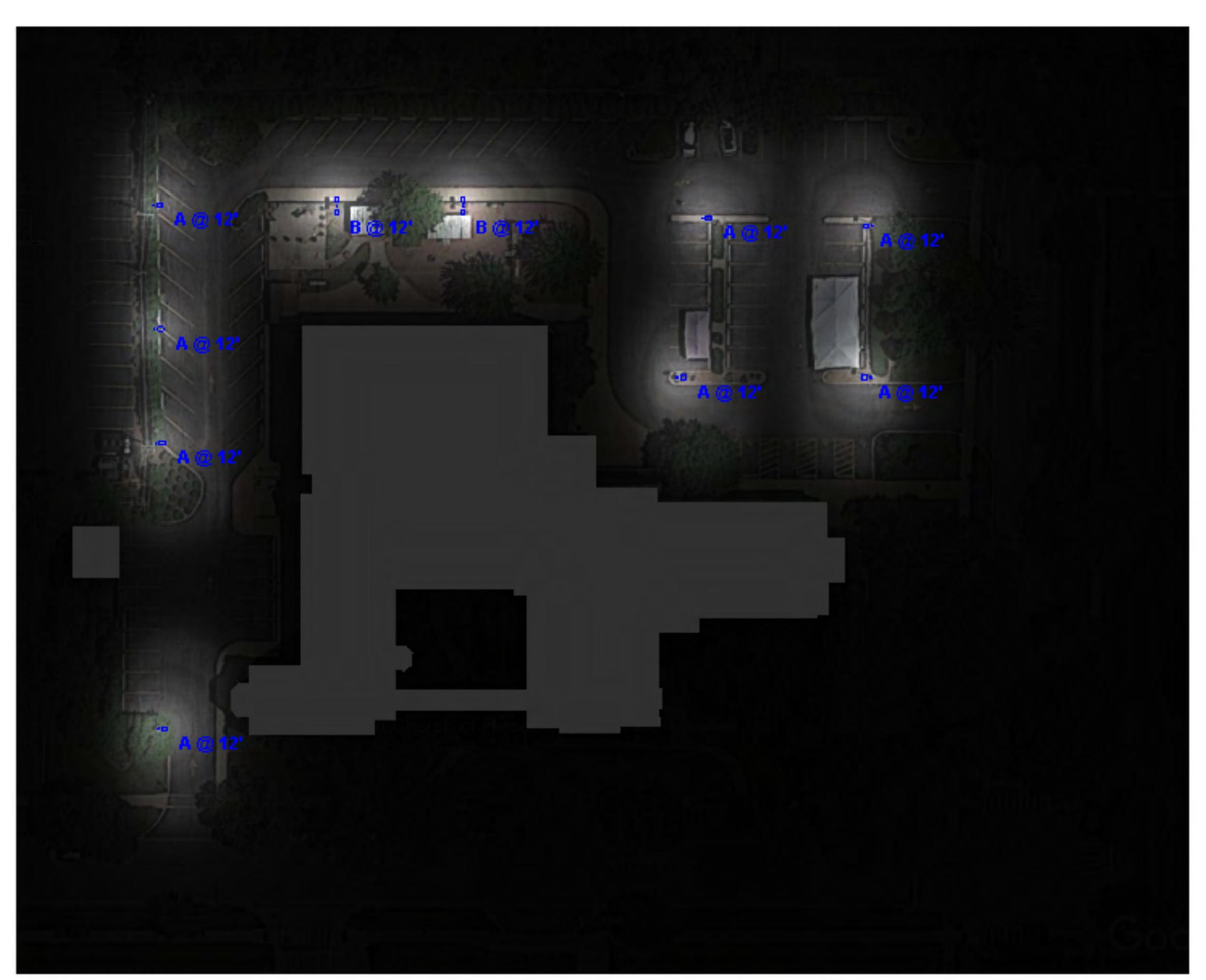
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1 of 2



S	chedul	le								
S	Symbol	Label	Label Quantity Manufacturer Catalog Number Description		Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	
		Α	8	Leotek Electronics USA LLC	CV1-H-MV-27K-3R-XX- 070	Gray formed aluminum housing, clear plastic optics, clear patterned plastic lens enclosure	1	7359	0.93	65.7031
		B	2	Leotek Electronics USA LLC	CV1-H-MV-27K-3R-XX- 070	Gray formed aluminum housing, clear plastic optics, clear patterned plastic lens enclosure	1	7359	0.93	131.4062

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RENDERED VIEW

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Mi
2. ALL CALC POINTS	+	0.5 fc	24.0 fc	0.0 fc	N/A	N/A
1. PARKING LOT ONLY	Ж	1.2 fc	12.0 fc	0.0 fc	N/A	N/A

1. CALCULATION POINT WORK PLANE: GRADE LEVEL 2. FIXTURE MOUNTING HEIGHT: 12'-0" ABOVE GRADE



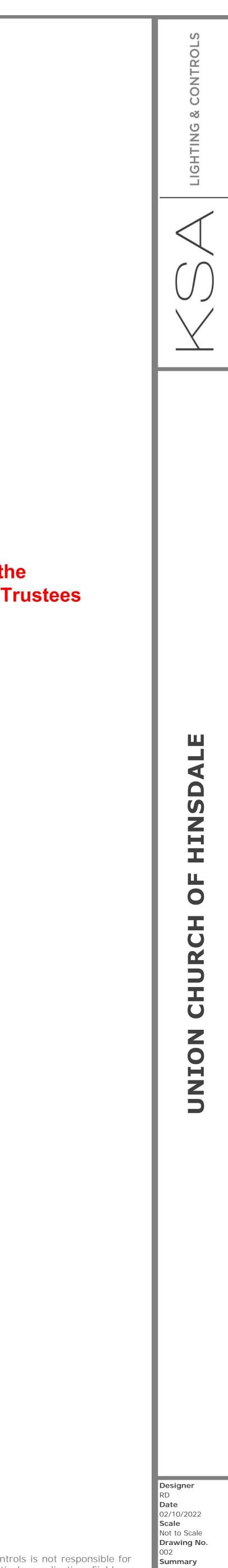
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Schedu	le									Statistics					
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Description 2. ALL CALC POINTS	Symbol	Avg 0.2 fc	Max 19.4 fc	Max/Min N/A	Avg/Min N/A
	A-HS	8	Leotek Electronics USA LLC	CV1-H-MV-27K-3R-XX- 070-HSSCV VHCS 1	Gray formed aluminum housing, black plastic shields, clear plastic optics, clear patterned plastic lens enclosure	1	4143	0.93	65.7	1. PARKING LOT ONLY	Ж	0.7 fc	10.8 fc	 N/A	N/A
	B-HS	2	Leotek Electronics USA LLC	[]	[]	1	[]	0.93	130.8295	NOTES: 1. CALCULATION POIN 2. FIXTURE MOUNTING					
			Leotek Electronics USA LLC	CV1-H-MV-27K-3R-XX- 075-FSSCV VHCS 1	Gray formed aluminum housing, black plastic shields, clear plastic optics, clear patterned plastic lens enclosure	1	3846	0.93	65.4287						
			Leotek Electronics USA LLC	CV1-H-MV-27K-3R-XX- 075-HSSCV VHCS 1	Gray formed aluminum housing, black plastic shields, clear plastic optics, clear patterned plastic lens enclosure	1	4143	0.93	65.4008						

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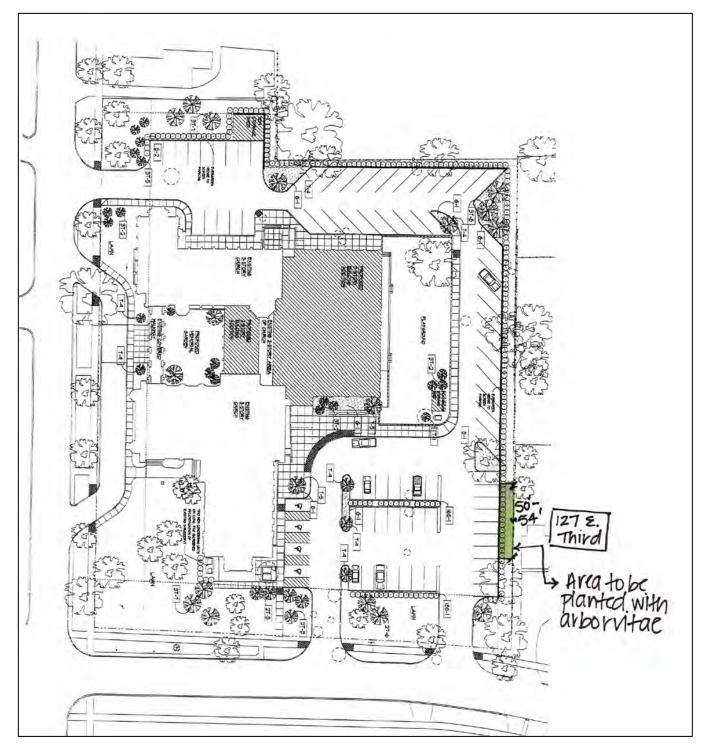
Plan View Scale - 1" = 20ft

Revised Plans for the 3/1/2022 Board of Trustees Meeting



1 of 2

Proposed Planting Area for Landscape Screening





The area shown above is directly adjacent to 127 E. Third Street and currently lacks adequate landscape screening. The area extends approximately 50 to 54 feet long (the width of six 9-foot wide parking spaces) and includes three Austrian pines trees, which will be removed and replaced with densely planted arborvitae trees.

Village of Hinsdale Board of Trustees

From: Nancy Cox 127 E 3rd Street Hinsdale, IL, 60521

February 22, 2022

Re: Case A-01-2022 – 137 S Garfield Union Church Parking Lot Lighting – Exterior Appearance and Site Plan Review

I am the neighbor who lives directly to the east of Union Church of Hinsdale's Third Street parking lot and I am an active member of Union Church. I have lived in this house for 38 years. My 3rd Street property is zoned R-1, Union Church is zoned IB. At this location, a buffer zone separates IB from R-1. The existing landscape screening I reference in this letter is planted in the buffer zone.

There are two areas of the application that I think need attention:

- A. LED Application: specify "OFF" time
- B. Screening: specifications needed

CONDITIONS OF APPROVAL

I would like Approval of Case A-01-2022 to be subject to the four conditions recommended by Plan Commission:

- 1. Two light shields on all fixtures: House Side Shield (HSSCV) and the 80 Degree Cutoff Shield (VHCS)
- 2. Work with Nancy Cox (127 E 3rd St), neighbor to the east of Union Church, to develop plan for full landscape screening along the east property line. While the intent of the Hinsdale Zoning Code will guide our development of screening plans, exceptions may occur because the Union Church property is already developed.
- 3. Light fixtures to have dimming capability
- 4. Specify timer "off" hour

LED EXTERIOR LIGHTING PLANS

I am completely satisfied with the LED application; I think Sharon Olsen has done an excellent job of specifying three features that will limit light spillover from each fixture: house side shields, louvers, and dimmer capability.

LANDSCAPE SCREENING ALONG BUFFER ZONE

The landscape screening I request is along the east parking lot buffer. This is replacement screening for dead or damaged trees that border my property. Last August Sharon Olsen and I began to talk about replacement screening. We considered working on one area only: the area of approximately 32 feet which shields my kitchen eating area from car lights.

The application mentions 50 feet of new screening and I have heard 50 feet from one other church member. This is new information to me.

BUFFER ZONE SCREENING – MATTERS TO SPECIFY

- 1. Fall planting
- 2. Number of arborvitae
- 3. Plant height
- 4. Sketch in plantings on plat
- 5. End limit for planting date
- 6. Who pays for the project
- 7. Arrangements to water in new trees

I will add that if Union Church has a better plan, I am open to listening. I understand that it is difficult to get pricing when landscapers are closed for winter.

Sincerely, Nancy Cox

VILLAGE OF HINSDALE

ORDINANCE NO.

AN ORDINANCE APPROVING AN EXTERIOR APPEARANCE AND SITE PLAN REVIEW FOR CHANGES TO EXISTING PARKING LOT LIGHT POLES – 137 S. GARFIELD AVENUE – THE UNION CHURCH OF HINSDALE

WHEREAS, The Union Church of Hinsdale (the "Applicant"), has submitted an application (the "Application") seeking exterior appearance and site plan approval for changes to the parking lot of an existing building located at 137 S. Garfield Avenue (the "Subject Property") in the IB Institutional Buildings District. The Subject Property is located in the Robbins Park Historic District. The Subject Property is legally described in **Exhibit A** attached hereto and made a part hereof; and

WHEREAS, the improvements proposed by the Applicant include the installation of new light-emitting diode (LED) light fixtures on the existing ten (10) parking lot light poles (the "Proposed Improvements"). The Proposed Improvements are depicted in the Exterior Appearance and Site Plan documents attached hereto as **Exhibit B** and made a part hereof; and

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

WHEREAS, on February 9, 2022 the Plan Commission of the Village of Hinsdale reviewed the Application at a public meeting pursuant to notice given in accordance with the Zoning Code; and

WHEREAS, the Plan Commission, after considering all of the testimony and evidence presented at the public meeting, recommended approval of the proposed Exterior Appearance and Site Plan on a vote of five (5) ayes, zero (0) nays, and four (4) absent, all as set forth in the Plan Commission's Findings and Recommendation in this case ("Findings and Recommendation"), a copy of which is attached hereto as **Exhibit C** and made a part hereof; and

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

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

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

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

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

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

- A. <u>Compliance with Plans</u>. All work on the exterior of the Subject Property shall be undertaken only in strict compliance with the Approved Plans attached as <u>Exhibit B</u>.
- B. <u>Compliance with Codes, Ordinances, and Regulations</u>. Except as specifically set forth in this Ordinance, the provisions of the Hinsdale Municipal Code and the Hinsdale Zoning Code shall apply and govern all development on, and improvement of, the Subject Property. All such development and improvement shall comply with all Village codes, ordinances, and regulations at all times.
- C. <u>Building Permits</u>. The Applicant shall submit all required building permit applications and other materials in a timely manner to the appropriate parties, which materials shall be prepared in compliance with all applicable Village codes and ordinances.
- D. <u>Installation of Light Shield</u>. Two (2) types of light shields shall be installed on each of the ten (10) existing light poles in the parking lot. Each light pole shall have both the House Side Shield (HSSCV) and the 80 Degree Cutoff Shield (VHCS) installed.
- E. <u>Cooperation with Adjacent Real Property Owner</u>. The Union Church of Hinsdale shall cooperate and work with the owner of 127 E. Third Street, a single-family home adjacent to the Subject Property and located in the R-1 Single Family Residential District, for the purpose of creating and executing a plan for full landscape screening along the

east property line of the parking lot at 137 S. Garfield Avenue. The current property owner of 127 E. Third Street is Ms. Nancy Cox.

- F. <u>Dimmable Capability</u>. The new LED light fixtures to be installed shall be ComfortView Neighborhood LED Street Light fixtures manufactured by LeoTek, and shall have dimmable capability.
- G. <u>Light Timer System</u>. All new LED light fixtures shall be put on a timer system so that the parking lot lights are automatically turned off nightly at 10:00 p.m.

SECTION 5: <u>Violation of Condition or Code</u>. Any violation of any term or condition stated in this Ordinance, or of any applicable code, ordinance, or regulation of the Village, shall be grounds for rescission by the Board of Trustees of the approvals set forth in this Ordinance.

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

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

ADOPTED this _____ day of ______, 2022, pursuant to a roll call vote as follows:

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 APPLICANT TO THE CONDITIONS OF THIS ORDINANCE:

Ву: _____

Its: _____

Date: _____, 2022

EXHIBIT A

LEGAL DESCRIPTION OF THE SUBJECT PROPERTY

THAT PART OF THE SOUTHWEST QUARTER OF BLOCK FIVE OF THE PLAT OF WM. ROBBINS' FIRST ADDITION TO HINSDALE, ALSO PART OF LOT 2 IN BLOCK "A" OF THE PLAT OF WM. ROBBINS' PARK ADDITION TO HINSDALE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF GARFIELD AVENUE (ALSO KNOWN AS GARFIELD ST.) WITH THE NORTH LINE OF THIRD STREET IN THE VILLAGE OF HINSDALE, AND RUNNING THENCE NORTH ALONG THE EAST LINE OF SAID GARFIELD AVENUE (STREET) 323.35 FEET MORE OR LESS, TO A POINT 8 FEET SOUTH AND 66 FEET EAST OF THE SOUTHEAST CORNER OF BLOCK 6 OF THE PLAT OF THE TOWN OF HINSDALE (BEING THE SOUTH LINE OF THE WESTPHALN PROPERTY); THENCE EASTERLY ALONG SAID SOUTH LINE 125.0 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH ALONG THE EAST LINE OF SAID PROPERTY 14.65 FEET, MORE OR LESS, TO THE EAST-WEST CENTER LINE OF SAID BLOCK 5 OF WM. ROBBINS FIRST ADDITION: THENCE **EASTERLY ALONG SAID CENIER LINE 99.3 FEET TO AN IRON PIPE IN FENCE** CORNER: THENCE SOUTHERLY ALONG FENCE AND LINE OF OCCUPATION 348.0 FEET TO A STONE IN THE NORTH LINE OF SAID THIRD STREET THAT IS 106.5 FEET WESTERLY, MEASURED ALONG THE NORTH LINE OF SAID THIRD STREET, FROM THE SOUTHEAST CORNER OF LOT 2 IN BLOCK "A" IN SAID **ROBBINS' PARK ADDITION TO HINSDALE; THENCE WESTERLY ALONG THE** SAID NORTH LINE OF THIRD STREET 225.2 FEET TO THE PLACE OF **BEGINNING, BEING A SUBDIVISION IN SECTION 12, TOWNSHIP 38 NORTH,** RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 13, 1866 AS DOCUMENT 7893, IN DU PAGE COUNTY, ILLINOIS.

P.I.N.s: 09-12-207-009; 09-12-207-010; 09-12-207-011; 09-12-207-012; 09-12-207-013; 09-12-207-014; 09-12-207-018; 09-12-207-019; 09-12-207-020

COMMONLY KNOWN AS: 137 S. GARFIELD AVENUE, HINSDALE, IL 60521

EXHIBIT B

APPROVED EXTERIOR APPEARANCE AND SITE PLANS

(ATTACHED)

EXHIBIT C

FINDINGS AND RECOMMENDATION OF THE PLAN COMMISSION

(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 AN EXTERIOR APPEARANCE AND SITE PLAN REVIEW FOR CHANGES TO EXISTING PARKING LOT LIGHT POLES – 137 S. GARFIELD AVENUE – THE UNION CHURCH OF HINSDALE

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-01-2022 137 S. Garfield Avenue Union Church Parking Lot Lighting Exterior Appearance and Site Plan Review to allow for the installation of new LED parking lot light fixtures on the existing light poles for Union Church located at 137 S. Garfield Avenue in the IB Institutional Buildings District
- PROPERTY: 137 S. Garfield Avenue (PINs: 09-12-207-009; 09-12-207-010; 09-12-207-011; 09-12-207-012; 09-12-207-013; 09-12-207-014; 09-12-207-018; 09-12-207-019; 09-12-207-020)
- **APPLICANT:** The Union Church of Hinsdale
- **REQUEST:** Exterior Appearance and Site Plan Review

PLAN COMMISSION (PC) REVIEW: February 9, 2022

BOARD OF TRUSTEES 1ST READING: March 1, 2022

SUMMARY OF REQUEST: The Village of Hinsdale received an application request from The Union Church of Hinsdale requesting approval of an Exterior Appearance and Site Plan Review to allow for the installation of new LED parking lot light fixtures on the existing ten (10) parking lot light poles at Union Church located at 137 S. Garfield Avenue in the IB Institutional Buildings District.

Single-family homes in the R-1 Single Family Residential District are located to the east and south of the site. Hinsdale Middle School is located to the east in the IB Institutional Buildings District. The north side of the subject property is adjacent to an office building in the O-1 Specialty Office District and Grace Episcopal Church in the IB Institutional Buildings District. The subject property is located in the Robbins Park Historic District. The subject property is located within 250 feet from a single-family zoning district, therefore, the applicant was required to provide public notice via the newspaper, certified mail, and signage for this project.

PUBLIC MEETING SUMMARY AND FINDINGS: On February 9, 2022, the request for approval of an Exterior Appearance and Site Plan Review was reviewed at a public meeting by the Plan Commission. Chairman Cashman noted that there was an error on the agenda that incorrectly labeled the agenda item as a public hearing, however, the request should have been labeled a public meeting. Matthew Klein and Sharon Olsen, representing Union Church, provided an overview of the plans and answered questions from the Commissioners. Several residents also attended and provided public comment.

Mr. Klein stated the existing high pressure sodium light heads will be replaced with an energy efficient LED fixture. There will be no changes to the existing light poles. The proposed changes will reduce light levels on the property and the plans meet the Village's code requirements. There will be a maximum of 0.1 footcandles at the property line. The applicant has met with the neighbors and they have received feedback that the lights may be able to be cut off further with shields. Mr. Klein stated that Union Church is happy to add additional shields.

Ms. Olsen provided details on the design specifications of the proposed fixtures, including the color temperature, energy efficiency, and shields to reduce glare.

Ms. Olsen stated that the lighting for the monument sign that was recently installed used lighting with a color temperature of 2700K and the proposed lighting will have the same color temperature. The existing high pressure sodium lights are 1800K, so the light will look bluer in color, but the Church has

chosen the warmest color available for this fixture.

Ms. Olsen stated that she has met with several of the surrounding neighbors prior to the meeting to discuss concerns over the proposed lighting plans. One of the neighbors volunteered to build additional shields if the light shields are not sufficient.

Ms. Olsen provided an overview of the existing versus proposed light fixtures, stating that the proposed light fixtures are more in line with dark sky standards. The new fixtures have a lower wattage of 792 watts compared to the 3000 watts with the existing high pressure sodium lamps, making them more energy efficient. Ms. Olsen

Ms. Olsen stated that since Union Church submitted plans to the Village, the Church met with several of the surrounding homeowners to discuss concerns prior to the meeting and agreed to changes to the plans to address comments from the neighbors. Ms. Olsen provided details on the proposed light shields, which would be installed to prevent glare and cut down brightness visible from the adjacent residential properties.

Ms. Olsen stated that the Church has been working with Nancy Cox, the property owner of 127 E. Third Street that is located to the east of the parking lot, to plant arborvitae or other landscaping to better screen her house from the parking lot lights. Information on landscaping was not included in the packet for the Plan Commission to review as these discussions have taken place after the application was submitted.

There was a discussion on the current timer system for the parking lot lights. Ms. Olsen stated that the lights are currently set to turn on at 5:30 p.m. and turn off at 9:30 p.m., but there have been issues with the timer system resetting in the past when there are power outages.

Ms. Olsen stated the lights are being installed as part of a ComEd grant that is intended to enhance energy efficiency on site and reduce costs to the Church.

Commissioner Curry asked for clarification on the color of the fixtures. Ms. Olsen stated the poles are currently a dark bronze color so they plan to install a bronze fixture to match. The mock up they installed for the neighbors is silver, but will be replaced.

Commissioner Curry asked what the height of the light were poles were. Ms. Olsen stated the poles are twelve (12) feet in height and cannot be cut down without great expense.

Commissioner Krillenberger asked about the mock up installed by Union Church. Ms. Olsen noted that only one mock up light was installed in the area closest to Ms. Cox's house to show the neighbors an example of what the lights will look like. The fixture has the 80 Degree Shield installed, but not the House Side Shield installed. Ms. Olsen explained that the plan was to only install these shields on some lights to ensure that there is enough lighting on site. The playground lights will not have these shields installed.

Ms. Olsen stated that each individual light can be dimmed manually. If there is one fixture that appears to be too bright, then they can lower the light level slightly.

Commissioner Crnovich stated that some poles appear taller and they could be creating a problem with glare. Commissioner Crnovich stated she is okay with the proposed color temperature, but asked for clarification on the fixtures that have shields to make sure that the plans were meeting code requirements.

Chairman Cashman stated that the lights near the playground and on the east side near the back of the

single-family homes on Park should have shields. Ms. Olsen noted shields were installed here to make sure there is enough light and there are trees buffering between properties. Ms. Olsen stated they are open to adding additional shields.

Commissioner Crnovich asked about building-mounted lights and provided feedback that additional light shields are needed.

Chairman Cashman asked if any neighbors would like to speak at the meeting.

The property owner of 134 S. Park Avenue, Shannon Frey, spoke at the meeting and stated that their neighbors at 132 S. Park Avenue were unable to attend, but had concerns about the visibility of proposed unshielded lights from their backyard. Ms. Frey noted that their backyard backs up to the Church parking lot and they had not been personally contacted by Union Church. Ms. Frey stated that the parking lot lights are more visible from the backyard of 132 S. Park Avenue so there are concerns on brightness.

Ms. Frey also expressed concerns over LED lights and how they impact people's eyes, that she supported the use of arborvitae for screening on the east property line, and requested that the lights have shields installed to reduce glare and brightness.

The property owner of 127 E. Third Street, Nancy Cox, located to the east of the parking lot, provided photos showing the existing lights and views from her property. Ms. Cox stated that the parking lot area adjacent to her house is significantly elevated, so she is able to see the light fixtures and vehicle headlines from inside her house. The lower branches on the existing trees were significantly trimmed years ago, so the existing landscape screening has not been effective. Ms. Cox stated she is otherwise okay with the lighting levels and LED lights.

Ms. Cox stated she has been working with Union Church to create a plan to install arborvitae or other agreed-upon landscaping to better screen the parking and lights. Ms. Cox stated she grateful that Union Church had been working with her on a plan and requested that the Commission include a recommended condition of approval to replace the bufferyard landscaping adjacent to her house.

Chairman Cashman asked Ms. Cox if she was okay with the Plan Commission making a recommendation that night that Union Church would need to provide adequate dense landscape screening and if she wanted them to come back to the next meeting with a formal landscape plan. Ms. Cox stated she does not want to hold up the project and is okay with this item moving forward to the Board and not coming back to the Plan Commission.

Chairman Cashman summarized the comments from the meeting and expressed concerns that shields were not proposed on certain lights, which could negatively impact the adjacent residential properties, particularly to the east.

In recommending approval of the Exterior Appearance and Site Plan Review, the Plan Commission determined the standards set forth in Section 11-604(F) and Section 11-606(F) of the Village's Zoning Code have been met, with the recommended conditions of approval to include the two shields on all lights, provide landscaping to screen the parking lot from the homes to the east, make sure the lights are dimmable, and address timer issues. With the proposed recommended changes, the proposed plans would meet several of the standards related to impacts to screening, landscaping, preventing impacts to surrounding properties (Sections 11-604(F)(1)(f), 11-604(F)(1)(h), 11-604(F)(1)(i)).

Commissioner Krillenberger stated the proposed plans appear to strike a balance between safety, ensuring neighbor concerns are addressed, and compliance with Village code requirements.

A motion to approve the Exterior Appearance and Site Plan Review was made by Chairman Cashman Crnovich and seconded by Commissioner Curry, subject to conditions:

- 1. Install two (2) light shields, both the House Side Shield (HSSCV) and the 80 Degree Cutoff Shield (VHCS), on all light fixtures.
- 2. Work with Nancy Cox, the property owner to the east of Union Church (127 E. Third Street), to create a plan for full landscape screening along the east property line.
- 3. The light fixtures shall have dimmable capability.
- 4. Work to address any issues with the timer system to ensure that parking lot lights are turned off at 10:00 p.m.

The vote carried by a roll call vote as follows:

AYES:Commissioners Crnovich, Curry, Krillenberger, Carter and Chairman CashmanNAYS:NoneABSTAIN:NoneABSENT:Commissioners Fiascone, Hurley, and Jablonski, Willobee

RECOMMENDATIONS: Based on the findings set forth above, the Village of Hinsdale Plan Commission, by a vote of five (5) ayes and zero (0) nays, recommended to the President and Board of Trustees approval of Case A-01-2022, an Exterior Appearance and Site Plan Review to allow for the installation of new LED parking lot light fixtures on the existing light poles for Union Church located at 137 S. Garfield Avenue in the IB Institutional Buildings District, subject to the following conditions:

- 1. Install two (2) light shields, both the House Side Shield (HSSCV) and the 80 Degree Cutoff Shield (VHCS), on all light fixtures.
- 2. Work with Nancy Cox, the property owner to the east of Union Church (127 E. Third Street), to create a plan for full landscape screening along the east property line.
- 3. The light fixtures shall have dimmable capability.
- 4. Work to address any issues with the timer system to ensure that parking lot lights are turned off at 10:00 p.m.

Signed: _

Steve Cashman, Chair Plan Commission Village of Hinsdale

Date: _____



AGENDA ITEM # SQ. REQUEST FOR BOARD ACTION Finance

AGENDA SECTION:	Consent – ACA
SUBJECT:	Accounts Payable-Warrant #1755
MEETING DATE:	March 1, 2022
FROM:	Alison Brothen, Interim Finance Director

Recommended Motion

Approve payment of the accounts payable for the period of February 10, 2022 through February 23, 2022 in the aggregate amount of <u>\$747,063.19</u> 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 #1755 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

VILLAGE OF HINSDALE

ACCOUNTS PAYABLE WARRANT REGISTER #1755

FOR PERIOD February 10, 2022 through February 23, 2022

The attached Warrant Summary by Fund and Warrant Register listing TOTAL DISBURSEMENTS FOR ALL FUNDS of <u>\$747,063.19</u> reviewed and approved by the below named officials.

2/24/22 APPROVED BY alism Brothen DATE INTERIM VILLAGE TREASURER/FINANCE DIRECTOR

APPROVED BY

____ DATE _____

DATE

VILLAGE TRUSTEE

Village of Hinsdale Schedule of Bank Wire Transfers and ACH Payments

1755

Payee. Date	Description	Vendor Invoice		Invoise Amount
Electronic Federal Tax Payment Systems 2/18/2022	Village Payroll #4 - Calendar 2022	FWH/FICA/Medicare	\$	95,711.83
Illinois Department of Revenue 2/18/2022	Village Payroll #4 - Calendar 2022	State Tax Withholding	\$	20,151.63
ICMA - 457 Plans 2/18/2022	Village Payroll #4 - Calendar 2022	Employee Withholding	\$	20,710.57
HSA PLAN CONTRIBUTION 2/18/2022	Village Payroll #4 - Calendar 2022	Employer/Employee Withholding	\$	1,559.17
Intergovernmental Personnel Benefit Coope	erative	Employee Insurance	\$	-
Illinois Municipal Retirement Fund	Total Bank W	Employer/Employee ire Transfers and ACH Payments	\$ \$	- 138,133.20

Village of Hinsdale #1755 Summary By Fund

Recap By Fund	Fund	Regular Checks	ACH/Wire- Transfers	Total
General Fund	100	535,275.29		535,275.29
Water & Sewer Operations	600	61,954.62	_	61,954.62
Escrow Funds	720	7,000.00	•	7,000.00
Payroll Revolving Fund	740	4,700.08	138,133.20	142,833.28
Total		608,929.99	138,133.20	747,063.19

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Invoice	Description	Invoice/Amount
STEPHEN A LASE	RASSOC	
2007415	FD - NEW HIRE ASSESSMENT	550.00
	Check Date 2/14/2022 Total For Check # 111891	550.00
AMERICAN EXPRE	SS	
8-03003-020922	MISC CHARGES JAN22	149.90
8-03003-020922	MISC CHARGES JAN22	0.99
8-03003-020922	MISC CHARGES JAN22	25.00
8-03003-020922	MISC CHARGES JAN22	-1.77
	Check Date 2/16/2022 Total For Check # 111892	174.12
ANDREA LAMBER	G, VILLAGE TREASURER	
FEB2022	PETTY CASH-MILEAGE REIMB COURT	189.81
FEB22	PETTY CASH-MILEAGE REIMB COURT	142.22
	Check Date 2/16/2022 Total For Check # 111893	332.03
AT&T MOBILITY		
287305163654- JAN22	PHONE SVC 12/26/21-1/25/22	210.55
287305163654- JAN22	PHONE SVC 12/26/21-1/25/22	84.22
287305163654- JAN22	PHONE SVC 12/26/21-1/25/22	42.11
287305163654- JAN22	PHONE SVC 12/26/21-1/25/22	73.42
287305163654- JAN22	PHONE SVC 12/26/21-1/25/22	210.55
287305163654- JAN22	PHONE SVC 12/26/21-1/25/22	84.22
287305163654- JAN22	PHONE SVC 12/26/21-1/25/22	168.44
287305163654- JAN22	PHONE SVC 12/26/21-1/25/22	84.22
59924820-JAN22	PHONE SVC 12/26-1/25/22	311.46
59924820-JAN22	PHONE SVC 12/26-1/25/22	683.76
59924820-JAN22	PHONE SVC 12/26-1/25/22	347.02
59924820-JAN22	PHONE SVC 12/26-1/25/22	42.11
	Check Date 2/16/2022 Total For Check # 111894	2,342.08
BMO HARRIS BAN	K N.A. PYMT	
JANUARY2022	MISC CHARGES JAN2022	23.82
JANUARY2022	MISC CHARGES JAN2022	263.62
JANUARY2022	MISC CHARGES JAN2022	21.98
JANUARY2022	MISC CHARGES JAN2022	201.42



Warrant Register 1755

Invoice JANUARY2022 JANUARY2022 JANUARY2022 JANUARY2022 JANUARY2022

JANUARY2022 **MISC CHARGES JAN2022**

Description **MISC CHARGES JAN2022 MISC CHARGES JAN2022** Invoice/Amount 59.97 13.95 144.00 89.34 102.98 460.00 40.00 40.00 304.73 34.64 57.31 200.00 15.99 0.99 2.80 15.00 0.99 15.96 38.99 24.99 7.99 41.04 146.07 1,744.00 -108.45 31.77 123.90 62.86 45.04 111.00 250.32 463.28 39.73 35.98 37.07 51.80 149.00

250.00

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Invoice	Description	Invoice/Amount
JANUARY2022	MISC CHARGES JAN2022	212.37
JANUARY2022	MISC CHARGES JAN2022	-2.07
JANUARY2022	MISC CHARGES JAN2022	-8.49
JANUARY2022	MISC CHARGES JAN2022	6.46
JANUARY2022	MISC CHARGES JAN2022	105.31
JANUARY2022	MISC CHARGES JAN2022	23.17
JANUARY2022	MISC CHARGES JAN2022	3.23
JANUARY2022	MISC CHARGES JAN2022	268.00
JANUARY2022	MISC CHARGES JAN2022	11.22
JANUARY2022	MISC CHARGES JAN2022	43.22
JANUARY2022	MISC CHARGES JAN2022	70.72
JANUARY2022	MISC CHARGES JAN2022	260.50
JANUARY2022	MISC CHARGES JAN2022	140.00
JANUARY2022	MISC CHARGES JAN2022	0.99
JANUARY2022	MISC CHARGES JAN2022	26.31
JANUARY2022	MISC CHARGES JAN2022	41.00
JANUARY2022	MISC CHARGES JAN2022	-1.05
	Check Date 2/16/2022 Total For Check # 111895	6,856.76
BULLSEYE TELECO	DM INC	
41889083	PHONE SVCS 1/26-2/25/22	1,280.40
41889083	PHONE SVCS 1/26-2/25/22	132.72
41889083	PHONE SVCS 1/26-2/25/22	128.09
41889083	PHONE SVCS 1/26-2/25/22	512.34
41889083	PHONE SVCS 1/26-2/25/22	111.88
41889083	PHONE SVCS 1/26-2/25/22	1,127.35
41889083	PHONE SVCS 1/26-2/25/22	692.46
41889083	PHONE SVCS 1/26-2/25/22	132.72
41889083	PHONE SVCS 1/26-2/25/22	128.09
41889083	PHONE SVCS 1/26-2/25/22	260.80
41889083	PHONE SVCS 1/26-2/25/22	105.66
41889083	PHONE SVCS 1/26-2/25/22	3.99
	Check Date 2/16/2022 Total For Check # 111896	4,616.50
COMCAST		
8771201110009242	FIRE/PD 2/16-3/15/22	77.68
8771201110009242	FIRE/PD 2/16-3/15/22	77.68
	Check Date 2/16/2022 Total For Check # 111897	155.36
TOSHIBA AMER BU	JSINESS SOLUTIONS	
5711199	COPIER MAINT PD 1/1-1/31/22	116.30

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Invoice	Description	Invoice/Amount
5711191	COPIER MAINT FIN 1/1-1/31/22	101.54
5710904	COPIER MAINT COM DEV/PARKS 1/1-1/31/22	76.66
5710904	COPIER MAINT COM DEV/PARKS 1/1-1/31/22	32.86
5710980	COPIER MAINT FIRE 11/21/21-1/31/22	221.04
	Check Date 2/16/2022 Total For Check # 111898	548.40
TOSHIBA FINANCI	AL SERVICE	
465085082	COM DEV/PARKS SC1LK27546 COPIER 2/6-3/6/22	192.50
465085082	COM DEV/PARKS SC1LK27546 COPIER 2/6-3/6/22	82.50
	Check Date 2/16/2022 Total For Check # 111899	275.00
WEX BANK		
78100870	JAN22 UNLEADED FUEL	81.75
78100870	JAN22 UNLEADED FUEL	332.09
78100870	JAN22 UNLEADED FUEL	3,591.07
78100870	JAN22 UNLEADED FUEL	1,258.70
78100870	JAN22 UNLEADED FUEL	395.88
78100870	JAN22 UNLEADED FUEL	101.11
78100870	JAN22 UNLEADED FUEL	164.80
78100870	JAN22 UNLEADED FUEL	1,083.45
78100870	JAN22 UNLEADED FUEL	992.23
	Check Date 2/16/2022 Total For Check # 111900	8,001.08
AFLAC-FLEXONE		
16086	Payroll Run 1 - Warrant PR2204	764.57
	Check Date 2/22/2022 Total For Check # 111901	764.57
NATIONWIDE RET	IREMENT SOL	
16085	Payroll Run 1 - Warrant PR2204	200.00
	Check Date 2/22/2022 Total For Check # 111902	200.00
NATIONWIDE TRU	ST CO FSB	
16087	Payroll Run 1 - Warrant PR2204	3,504.74
	Check Date 2/22/2022 Total For Check # 111903	3,504.74
STATE DISBURSE	MENT UNIT	
16088	Payroll Run 1 - Warrant PR2204	230.77
	Check Date 2/22/2022 Total For Check # 111904	230.77
A & B LANDSCAPI	ING	
2022-0028	SNOW REMOVAL 1/24/22 & 1/28/22	1,227.50
2022-0061	SNOW REMOVAL 2/2/22 & 2/3/22	1,477.50
	Check Date 2/23/2022 Total For Check # 111905	2,705.00
	· · · · · · · · · · · · · · · · · · ·	

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Invoice	Description	Invoice/Amount
A BLOCK MARKE		
LC00053416	WOOD CHIP DISPOSAL	30.00
LC00053430	LOG DISPOSAL	60.00
	Check Date 2/23/2022 Total For Check # 111906	90.00
ALTORFER CAT		
6AC036405	HYDRAULIC FLUID #8	87.30
(Check Date 2/23/2022 Total For Check # 111907	87.30
ATLAS RESTORA	ATION	
26895	CONT BD-705 PHILLIPPA #26895	500.00
	Check Date 2/23/2022 Total For Check # 111908	500.00
AUGUSTUS LABS	S LLC	
571	COVID TESTING 1/30/22	200.00
	Check Date 2/23/2022 Total For Check # 111909	200.00
AXON ENTERPRI	ISES, INC	
INUS048157	TASER CARTRIDGE X5	194.75
	Check Date 2/23/2022 Total For Check # 111910	194.75
BEACON SSI INC	ORPORATED	
99313	JANUARY INSPECTION	125.00
	Check Date 2/23/2022 Total For Check # 111911	125.00
C.A. BENSON & A	ASSOCIATES	
7446	ALLEY APPRAISAL-UNIMPROVED ALLEY	450.00
	Check Date 2/23/2022 Total For Check # 111912	450.00
CAPRIO PRISBY	ARCHITECTUA	
100121	CONST/REMODEL PADDLE TENNIS HUT	2,299.92
	Check Date 2/23/2022 Total For Check # 111913	2,299.92
CENTRAL PARTS	S WAREHOUSE	
669227A	PLOW BLADES & CUTTING EGES HARDWARE	67.52
669227A	PLOW BLADES & CUTTING EGES HARDWARE	363.64
	Check Date 2/23/2022 Total For Check # 111914	431.16
CHICAGO ELITE	VOLLEYBALL CLUB, LLC	
536	WINTER DEVELOPMENTAL LEAGUE	720.00
	Check Date 2/23/2022 Total For Check # 111915	720.00
CINTAS CORPOR	RATION 769	
4109548262	MAT & TOWEL SERVICE	22.85
4109548262	MAT & TOWEL SERVICE	27.42
4109548262	MAT & TOWEL SERVICE	21.39
4109548262	MAT & TOWEL SERVICE	12.15

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Invoice	Description	Invoice/Amount
4109548262	MAT & TOWEL SERVICE	46.08
4109548262	MAT & TOWEL SERVICE	42.97
1902727106	UNIFORM ALLOWANCE - G. HUMMEL	136.93
1902738967	UNIFORM ALLOWANCE	89.11
5095715182	RESTOCK MEDICAL CABINET	37.10
5095715182	RESTOCK MEDICAL CABINET	37.09
4110921040	MAT & TOWEL SVC	22.85
4110921040	MAT & TOWEL SVC	27.42
4110921040	MAT & TOWEL SVC	21.39
4110921040	MAT & TOWEL SVC	12.15
4110921040	MAT & TOWEL SVC	46.08
4110921040	MAT & TOWEL SVC	42.97
	Check Date 2/23/2022 Total For Check # 111916	645.95
COLLEY ELEVATO	RCOMPANY	
219871	REPAIR DOOR AT VH	118.00
	Check Date 2/23/2022 Total For Check # 111917	118.00
COMED-6112		
1653148069	TRAFFIC SIGNALS 12/29/21-1/31/22	114.29
	Check Date 2/23/2022 Total For Check # 111918	114.29
COMMERCIAL COP	FFEE SERVICE	
400578	COFFEE VH	41.75
400578	COFFEE VH	41.75
	Check Date 2/23/2022 Total For Check # 111919	83.50
COMPASS MINERA	ALS AMERICA	
927146	BULK ROCK SALT-VOB 11/16/21	12,963.44
936368	BULK ROCK SALT-VOB 11/16/21	5,485.47
924163	BULK ROCK SALT-VOB 11/16/21	6,645.12
	Check Date 2/23/2022 Total For Check # 111920	25,094.03
COOK COUNTY TR	REASURER	
2021-4	MAINTENANCE OF TRAFFIC SIGNAL-10/01/21-12/3	1/21 24.00
	Check Date 2/23/2022 Total For Check # 111921	24.00
CORE & MAIN LP		
Q200756	WATER MAIN SUPPLIES	1,430.00
	Check Date 2/23/2022 Total For Check # 111922	1,430.00
CUMMINS INC		•
F2-18865	REBUILD RADIATOR/COOLANT SYS ON VEECK-VC 9/21/21	DB 22,340.07

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Invoice	Description		Invoice/Amount
F2-18865	REBUILD RADIATOR/C 9/21/21	OOLANT SYS ON VEECK-VOB	3,786.06
	Check Date 2/23/2022	Total For Check # 111923	26,126.13
DAILY HERALD PAI	DOCK PUB		
206098	BID NOTICE-LANDSCA	PE MAINT #1683	102.60
	Check Date 2/23/2022	Total For Check # 111924	102.60
DIRECT ADVANTAG	E INC		
1998	EDC MARKETING & PR	OGRAMMING VOB 2/2/21	7,000.00
	Check Date 2/23/2022	Total For Check # 111925	7,000.00
DOOR SYSTEMS			
905364	PUB SVC GARAGE DO	OR REPAIR	1,721.08
	Check Date 2/23/2022	Total For Check # 111926	1,721.08
ETP LABS, INC			
22-135683	DIST BACTERIA SAMPI	_ES	288.00
	Check Date 2/23/2022	Total For Check # 111927	288.00
EXCELL FASTENER	SOLUTIONS		
30006	BOLTS/SCHMIDT/WAU	SAU PLOWS	182.90
	Check Date 2/23/2022	Total For Check # 111928	182.90
FACTORY MOTOR	PARTS CO		
60-317727	WIPER BLADES-EXPLO	DRER	218.16
53-414812	WIPER BLADES		9.64
52-505476	WIPER BLADES		9.64
60-316669	WASHER SOLVENT		27.72
60-318096	DEF FLUID/OIL FILTER	S	153.00
60-318096	DEF FLUID/OIL FILTER	S	50.00
60-318096	DEF FLUID/OIL FILTER	S	50.00
60-318096	DEF FLUID/OIL FILTER	S	50.00
60-318096	DEF FLUID/OIL FILTER	S	28.82
50-3719773	10W30 DIESEL MOTOR	R OIL #M84 & #M85	196.74
50-3707937	WINDSHIELD WASHER	SOLVENT	30.85
50-3707937	WINDSHIELD WASHER	R SOLVENT	30.85
50-3707937	WINDSHIELD WASHER	SOLVENT	30.85
50-3707937	WINDSHIELD WASHER	R SOLVENT	30.85
50-3707937	WINDSHIELD WASHER	R SOLVENT	30.85
50-3707937	WINDSHIELD WASHER	RSOLVENT	30.85
50-3707937	WINDSHIELD WASHEF	RSOLVENT	30.89
	Check Date 2/23/2022	Total For Check # 111929	1,009.71

Village OF Linsdale

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Invoice	Description		Invoice/Amount
FEDEX			
7-613-44100	SHIPPING-PD		20.85
	Check Date 2/23/2022	Total For Check # 111930	20.85
FIRESTONE STOR	ES		
139813	NEW TIRES X3 SQUAD	9.42	394.05
139807	NEW TIRE -SQUAD 42		131.35
	Check Date 2/23/2022	Total For Check # 111931	525.40
FULLERS HOME &	HARDWARE		
JAN22	MISC HARDWARE JAN	22	26.95
JAN22	MISC HARDWARE JAN	22	22.12
JAN22	MISC HARDWARE JAN	22	7.62
JAN22	MISC HARDWARE JAN	22	4.49
	Check Date 2/23/2022	Total For Check # 111932	61.18
GALLS			
020202117	RETIRED OFFICER BAI	DGE X2	228.95
	Check Date 2/23/2022	Total For Check # 111933	228.95
GRANICUS			
146610	LIVESTREAM BROADC	AS T	1,260.75
	Check Date 2/23/2022	Total For Check # 111934	1,260.75
GRASSO GRAPHIC	CS INC		
31765	SHOP LOCAL FLYERS	2022	170.00
	Check Date 2/23/2022	Total For Check # 111935	170.00
IACP			
0210816	MEMBERSHIP REVEW	AL-2022	190.00
	Check Date 2/23/2022	Total For Check # 111936	190.00
ILLCO, INC.			
2546545	HOT WATER PUMP-PU	IB SVC	588.11
	Check Date 2/23/2022	Total For Check # 111937	588.11
INDUSTRIAL SYST	EMS, LTD		
23664	LIQUID PRE-TREAT		4,859.00
	Check Date 2/23/2022	Total For Check # 111938	4,859.00
INNOVATION ARTS	S CONNECTION		
1139	DANCE WINTER SESS	ION 1	400.00
	Check Date 2/23/2022	Total For Check # 111939	400.00
INTERNATIONAL E	EXTERMINATO		
02-2982	PEST CONTROL-FEB2	2	47.00

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02-2982 PEST CONTROL-FEB22 132.00 02-2982 PEST CONTROL-FEB22 132.00 02-2982 PEST CONTROL-FEB22 47.00 070602 BATTERY #232 Total For Check # 111940 320.00 INTERSTATE BILLINS SERVIC 219.90 17.61 3026548140 HUB CAP- #9 17.61 JAMES J BENES & ASSOC INC 7000 4,200.00 PAYMENT #10 3RD PARTY REVIEWS 10/26 thru 11/25 4,200.00 JSN CONTRACTORS SUPPLY 85154 TOOLS AND MASKS 337.75 JULIE INC 2022-0794 JULIE MEMBERSHIP 3,139.54 Check Date 2/23/2022 Total For Check # 111945 3,139.54 KAMAN FLUI	Invoice	Description		Invoice/Amount
02-2982 PEST CONTROL-FEB22 47.00 02-2982 PEST CONTROL-FEB22 47.00 Check Date 2/23/2022 Total For Check # 111940 320.00 INTERSTATE BATTERY SYSTEM 10074603 BATTERY #823 109.95 10074602 BATTERY #850 109.95 109.95 10074602 BATTERY #850 109.95 17.61 2026548140 HUB CAP- #9 17.61 17.61 JAMES J BENES & ASSOC INC PAYMENT #10 3RD PARTY REVIEWS 10/26 thru 11/25 4.200.00 JSN CONTRACTORS SUPPLY 6heck Date 2/23/2022 Total For Check # 111943 4.200.00 JSN CONTRACTORS SUPPLY 85154 TOOLS AND MASKS 337.75 Check Date 2/23/2022 Total For Check # 111943 3,139.54 JULIE INC 2022-0794 JULIE MEMBERSHIP 3,139.54 Check Date 2/23/2022 Total For Check # 111945 3,139.54 Check Date 2/23/2022 Total For Check # 111945 2,169 L02607-001 HYD CRIMP FITTINGS 201.69 L02607-001 HYD CRIMP FITTINGS 201.69	02-2982	PEST CONTROL-FEB2	2	47.00
02-2982 PEST CONTROL-FEB22 47.00 Check Date 2/23/2022 Total For Check # 111940 320.00 INTERSTATE BATTERY SYSTEM 109.95 10074603 BATTERY #823 109.95 10074602 BATTERY #850 109.95 10074602 BATTERY #850 109.95 10074602 BATTERY #850 109.95 INTERSTATE BILLING SERVIC 109.95 3026548140 HUB CAP- #9 17.61 Check Date 2/23/2022 Total For Check # 111942 17.61 JAMES J BENES & ASSOC INC 10/26 thru 11/25 4.200.00 Check Date 2/23/2022 Total For Check # 111943 4.200.00 JSN CONTRACTORS SUPPLY 85154 TOOLS AND MASKS 337.75 JULIE INC 2022-0794 JULIE MEMBERSHIP 3,139.54 Check Date 2/23/2022 Total For Check # 111945 3,139.54 KAMAN FLUID POWER LLC 13.96 201.69 L02607-001 HYD CAIPS-#8 CAT END LOADER 13.96 Check Date 2/23/2022 Total For Check # 111945 3.690.00 Check Date 2/23/20	02-2982	PEST CONTROL-FEB2	2	132.00
Check Date 2/23/2022 Total For Check # 111940 320.00 INTERSTATE BATTERY SYSTEM 100.74603 BATTERY #823 109.95 10074602 BATTERY #823 109.95 109.95 Check Date 2/23/2022 Total For Check # 111941 219.90 INTERSTATE BILLING SERVIC 3026548140 HUB CAP- #9 17.61 JAMES J BENES & ASSOC INC FAPMENT #10 3RD PARTY REVIEWS 10/26 thru 11/25 4,200.00 Check Date 2/23/2022 Total For Check # 111943 4,200.00 JSN CONTRACTORS SUPPL 85154 TOOLS AND MASKS 337.75 JULIE INC 2022-0794 JULIE MEMBERSHIP 3,139.54 Check Date 2/23/2022 Total For Check # 111945 3,139.54 KAMAN FLUID POWER LLC Kaman FLUID POWER LLC 3.96 Keke Date 2/23/2022 Total For Check # 111946 215.65 KONECRANES, INC 1545677455 TEST INSPECTION 690.00 Check Date 2/23/2022 Total For Check # 111946 216.69 KAMAN FLUID POWER LLC 690.00 6067.005 690.00 Check Date 2/23/2022 Total F	02-2982	PEST CONTROL-FEB2	2	47.00
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10074603 BATTERY #823 109.95 10074602 BATTERY #850 109.95 10074602 BATTERY #850 109.95 INTERSTATE BILLIS SERVIC 219.90 INTERSTATE BILLIS SERVIC 17.61 3026548140 HUB CAP- #9 17.61 JAMES J BENES & SOC INC 17.61 PAYMENT #10 3RD PARTY REVIEWS 10/26 thru 11/25 4,200.00 Check Date 2/23/2022 Total For Check # 111943 4,200.00 JSN CONTRACTORS UPLY 4,200.00 JSN CONTRACTORS SUPPLY 00LS AND MASKS 337.75 G0LS AND MASKS 337.75 3,139.54 Z022.0794 JULIE MEMBERSHIP 3,139.54 Check Date 2/23/2022 Total For Check # 111945 3,139.54 L02607-001 HYD CRIMP FITTINGS 201.68 L02607-001 HYD CRIMP FITTINGS 201.69 L02607-001 HYD CRIMP FITTINGS 201.69 L02607-001 HYD CRIMP FITTINGS 201.69 L02607-001 HYD CRIMP FITTINGS 3.89.6 Check Date 2/23/2022 Tot		Check Date 2/23/2022	Total For Check # 111940	320.00
10074602 BATTERY #850 109.95 I0074602 BATTERY #850 109.95 INTERSTATE BILLING SERVIC 219.90 3026548140 HUB CAP- #9 17.61 Check Date 2/23/2022 Total For Check # 111942 17.61 JAMES J BENES & ASSOC INC PAYMENT #10 3RD PARTY REVIEWS 10/26 thru 11/25 4.200.00 JSN CONTRACTORS SUPPLY 85154 TOOLS AND MASKS 337.75 JULIE INC 2022-0794 JULIE MEMBERSHIP 3,139.54 Check Date 2/23/2022 Total For Check # 111944 337.75 JULIE INC 2022-0794 JULIE MEMBERSHIP 3,139.54 Check Date 2/23/2022 Total For Check # 111945 3,139.54 KAMAN FLUID POWER LLC 201.69 10.96 K96865-001 HYD CRIMP FITTINGS 201.69 L02607-001 HYD CRIMP FITTINGS 201.69 L02607-001 HYD CRIMP FITTINGS 690.00 Check Date 2/23/2022 Total For Check # 111945 215.65 KONECRANES, INC 30.94 690.00 Check Date 2/23/2022 Total For	INTERSTATE BATT	ERY SYSTEM		
Check Date 2/23/2022 Total For Check # 111941 219.90 INTERSTATE BILLING SERVIC 3026548140 HUB CAP-#9 17.61 S026548140 HUB CAP-#9 17.61 17.61 JAMES J BENES & ASSOC INC PAYMENT #10 3RD PARTY REVIEWS 10/26 thru 11/25 4,200.00 PAYMENT #10 3RD PARTY REVIEWS 10/26 thru 11/25 4,200.00 JSN CONTRACTORS SUPPLY 85154 TOOLS AND MASKS 337.75 Check Date 2/23/2022 Total For Check # 111943 4,200.00 JSN CONTRACTORS SUPPLY 85154 TOOLS AND MASKS 337.75 Check Date 2/23/2022 Total For Check # 111943 4,200.00 JULIE INC 2022-0794 JULIE MEMBERSHIP 3,139.54 Check Date 2/23/2022 Total For Check # 111945 3,139.54 KAMAN FLUID POWER LLC K 196865-001 HYD CRIMP FITTINGS 201.69 L02607-001 HYD CAPS-#8 CAT END LOADER 13.96 13.96 KONECRANES, INC 154567455 TEST INSPECTION 690.00 Check Date 2/23/2022 Total For Check # 111946 38.94	10074603	BATTERY #823		109.95
INTERSTATE BILLING SERVIC 17.61 3026548140 HUB CAP-#9 17.61 Check Date 2/23/2022 Total For Check #111942 17.61 JAMES J BENES & SSOC INC 17.62 4.200.00 PAYMENT #10 3RD PARTY REVIEWS 10/26 thru 11/25 4.200.00 JSN CONTRACTOR Check Date 2/23/2022 Total For Check #111943 4.200.00 JSN CONTRACTOR UPPLY 337.75 337.75 Check Date 2/23/2022 Total For Check #111944 337.75 JULIE INC 31.01 3.139.54 2022-0794 JULIE MEMBERSHIP 3.139.54 Check Date 2/23/2022 Total For Check #111945 201.69 L02607-001 HYD CAPS-#8 CAT END LOADER 13.96 L02607-001 HYD CAPS-#8 CAT END LOADER 13.96 L03607-001 HYD CAPS-#8 CAT END LOADER 13.96 L04682 J23/2022 Total For Check #111946 201.69 L0567656 TEST INSPECTION 690.00 KRAMER FOODS Check Date 2/23/2022 Total For Check #111947 690.00 Check Date 2/23/2022 Total Fo	10074602	BATTERY #850		109.95
3026548140 HUB CAP-#9 17.61 Check Date 2/23/2022 Total For Check # 111942 17.61 JAMES J BENES & JSOC INC Intermediate State S		Check Date 2/23/2022	Total For Check # 111941	219.90
Check Date 2/23/2022 Total For Check # 111942 17.61 JAMES J BENES & ASSOC INC PAYMENT #10 3RD PARTY REVIEWS 10/26 thru 11/25 4,200.00 Check Date 2/23/2022 Total For Check # 111943 4,200.00 JSN CONTRACTOR SUPPLY 85154 TOOLS AND MASKS 337.75 Check Date 2/23/2022 Total For Check # 111943 337.75 JULIE INC 2022-0794 JULIE MEMBERSHIP 3,139.54 Check Date 2/23/2022 Total For Check # 111945 3,139.54 KAMAN FLUID POWER LLC Supply 3,139.54 KAMAN FLUID POWER LLC Vertex Bate 2/23/2022 Total For Check # 111945 2,01.69 L02607-001 HYD CRIMP FITTINGS 201.69 201.69 L02607-001 HYD CAPS-#8 CAT END LOADER 13.96 Check Date 2/23/2022 Total For Check # 111946 215.65 KONECRANES, INC 690.00 Check Date 2/23/2022 Total For Check # 111946 38.94 LANDMARK FOODS Check Date 2/23/2022 Total For Check # 111947 690.00 Check Date 2/23/2022 Total For Check # 111947 38.94	INTERSTATE BILLI	NG SERVIC		
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Check Date 2/23/2022 Total For Check # 111943 4,200.00 JSN CONTRACTORS SUPPLY 85154 TOOLS AND MASKS 337.75 Check Date 2/23/2022 Total For Check # 111944 337.75 JULIE INC 31000 31000 2022-0794 JULIE MEMBERSHIP 3,139.54 Check Date 2/23/2022 Total For Check # 111945 3,139.54 KAMAN FLUID POWER LLC 3,139.54 K96865-001 HYD CRIMP FITTINGS 201.69 L02607-001 HYD CAPS-#8 CAT END LOADER 13.96 Check Date 2/23/2022 Total For Check # 111946 215.65 KONECRANES, INC 690.00 Check Date 2/23/2022 Total For Check # 111947 690.00 Check Date 2/23/2022 Total For Check # 111947 690.00 KRAMER FOODS 690.00 KRAMER FOODS 38.94 Check Date 2/23/2022 Total For Check # 111947 38.94 Check Date 2/23/2022 Total For Check # 111948 38.94 Check Date 2/23/2022 Total For Check # 111948 38.94 Check Date 2/23/2022 Total For Check # 111948 38.94 LANDMARK ENGINEERING LLC 38.94 120108R	JAMES J BENES &	ASSOC INC		
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	LINDCO EQUIPMEN	NT SALES IN		
Check Date 2/23/2022 Total For Check # 111950 5,135.00	210853P	PLOW BLADES		5,135.00
		Check Date 2/23/2022	Total For Check # 111950	5,135.00

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Invoice	Description		Invoice/Amount
MENARDS			
91913	TARP FOR BACK OF UNIT #	92	20.56
91144	COFFEE		51.18
90690	TOOLS		46.36
91535	CLOCK TOWER REPAIR		19.99
	Check Date 2/23/2022 Tota	l For Check # 111951	138.09
MIDWEST TIME RE	CORDER		
183172	JAN22 PUB SVC TIME CLOC	K	94.60
	Check Date 2/23/2022 Tota	l For Check # 111952	94.60
MUNICIPAL FLEET	MANAGERS		
22-042	FLEET MANAGERS ASSOC I	DUES	30.00
	Check Date 2/23/2022 Tota	l For Check # 111953	30.00
NAMEPLATE & PAI	NEL TECH		
273930	TRIBUTE TREE TAGS-2		62.00
	Check Date 2/23/2022 Tota	I For Check # 111954	62.00
NAPA AUTO PART	S		
4343-762802	PLOW LIGHT BULBS-#7		13.50
4343-762989	PLOW LIGHTS BULBS #34		56.97
	Check Date 2/23/2022 Tota	I For Check # 111955	70.47
NELS J JOHNSON	TREE EXPT		
10381063	TREE PRUNING PER CONTR -7-21	RACT #1655 YEAR 3 VOB 9	3,569.50
Ĵ	Check Date 2/23/2022 Tota	I For Check # 111956	3,569.50
NORTH EAST MUL	TI-REGIONAL		
294874	CLOSE QUARTER HANDGU	N SKILLS	300.00
	Check Date 2/23/2022 Tota	I For Check # 111957	300.00
O'LEARY'S CONTR	ACTORS EQUIP & SUPPLY		
409059	BOBCAT RENTAL		1,083.00
408460	PPE GLASSES & GLOVES		100.00
408460	PPE GLASSES & GLOVES		100.00
408460	PPE GLASSES & GLOVES		100.00
408460	PPE GLASSES & GLOVES		100.00
408460	PPE GLASSES & GLOVES		38.50
408460	PPE GLASSES & GLOVES 38.		38.50
409337	PPE KNEE PADS		100.00
409337	PPE KNEE PADS		100.00
409337	PPE KNEE PADS		100.00

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Invoice	Description		Invoice/Amount
409337	PPE KNEE PADS		100.00
409337	PPE KNEE PADS		25.00
409337	PPE KNEE PADS		54.00
	Check Date 2/23/2022	Total For Check # 111958	2,039.00
A.M. WOODLAND O	UTDOOR DESIGN		
26871	CONT BD-415 S FULLE	ER RD #26871	1,000.00
	Check Date 2/23/2022	Total For Check # 111959	1,000.00
CHEN, YONG			
26802	CONT BD-437 S MADIS	SON #26802	500.00
	Check Date 2/23/2022	Total For Check # 111960	500.00
DUPAGE AIR REPA	IR		
27032	CONT BD-803 S CLAY	#27032	500.00
	Check Date 2/23/2022	Total For Check # 111961	500.00
H2 FLOW POWER RODDING & SEWER			
27049	CONT BD-131 N GARF	IELD #27049	500.00
	Check Date 2/23/2022	Total For Check # 111962	500.00
SHARKEY, ERIN			
26370	CONT BD-18 S ELM #2	6370	4,000.00
	Check Date 2/23/2022	Total For Check # 111963	4,000.00
ORBIS SOLUTIONS			
5572202	DATA CLOUD BACK-UP 12,800.0		12,800.00
5572386	AFTER HOURS IT SUPPORT		2,575.00
5571995	AFTER HOURS SUPPORT		2,100.00
	Check Date 2/23/2022	Total For Check # 111964	17,475.00
PENTEGRA SYSTEMS			
64107	SERVICE/REPAIR TRIF	P CHARGE	618.75
64113	SERVICE/REPAIR TRIF	PCHARGE	290.00
	Check Date 2/23/2022	Total For Check # 111965	908.75
POMPS TIRE SERV	ICE, INC.	1	
280129412	LOADER TIRE REPAIR		511.60
470085074	BOBCAT TIRES #93		772.80
	Check Date 2/23/2022	Total For Check # 111966	1,284.40
RAILROAD MANAGEMENT CO			
453448	RAILROAD EASEMEN	T FEE	750.04
	Check Date 2/23/2022	Total For Check # 111967	750.04

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Invoice	Description		Invoice/Amount
RAY O'HERRON CO	DINC		
2171186	UNIFORM ALLOW		369.97
	Check Date 2/23/2022	Total For Check # 111968	369.97
RED FEATHER PAI	NTING CO		
12/03/21	CONST/REMODEL PAD	DLE TENNIS BOT 4/6/21	351,800.00
	Check Date 2/23/2022	Total For Check # 111969	351,800.00
REPUBLIC SERVIC	ES #551		
3-0551-015334261	YARD WASTE STICKER	RS	3,292.60
	Check Date 2/23/2022	Total For Check # 111970	3,292.60
ROCK 'N' KIDS, INC	;		
HINWI22	WINTER SESSION 1 20	22/TOT AND KID ROCK	382.50
	Check Date 2/23/2022	Total For Check # 111971	382.50
SCHAEFGES BROT	THERS INC		
PAY APP #4	COMMUNITY POOL RE	NOVATION-BOT 4/6/21	16,031.25
PAY #4		NOVATION PROJ-BOT 4/6/21	15,468.75
	Check Date 2/23/2022	Total For Check # 111972	31,500.00
SIRCHIE			
0528567-IN	EVID TECH SUPPLIES		451.26
	Check Date 2/23/2022	Total For Check # 111973	451.26
SPRAY-TECH INC			
9268	THERMAL POINT PUM		325.00
		Total For Check # 111974	325.00
STERLING CODIFIE	ERS INC		
14733	JAN 2022 S-5 SUPPLEN		308.00
		Total For Check # 111975	308.00
SUBURBAN DOOR	CHECK)	
IN544844	REPAIR LOCK VH		200.00
IN544735	NEW LOCK AUTO SHO		19.78
	Check Date 2/23/2022	Total For Check # 111976	219.78
THE HINSDALEAN			
10511	LEGAL NOTICE PUB H APPROPRIATION ORD	Ε.	75.60
		Total For Check # 111977	75.60
THE LAW OFFICES OF AARON H. REINKE			
H-2-17-2022	ADMIN HEARINGS-TO		200.00
	Check Date 2/23/2022	Total For Check # 111978	200.00



Invoice	Description		Invoice/Amount
THIRD MILLENIUM			
27279	MONTHLY FEE FOR IN SEASON SERVER FOR MAR, APR, MAY		491.49
27288	UTILITY BILLING/FEB 2	2 BUCKSLIP	1,134.58
27288	UTILITY BILLING/FEB 2	2 BUCKSLIP	107.89
27288	UTILITY BILLING/FEB 2	2 BUCKSLIP	458.76
	Check Date 2/23/2022	Total For Check # 111979	2,192.72
THOMSON REUTER	RS WEST		
845780866	ONLINE/SOFTWARE S	UBS. 01/01/2022-01/31/2022	233.02
843014383	ZONING BULLETIN		564.00
	Check Date 2/23/2022	Total For Check # 111980	797.02
TPI BLDG CODE CO	ONSULTANT		
202201	3RD PTY PLUMBING IN	ISP JAN22	2,100.00
	Check Date 2/23/2022	Total For Check # 111981	2,100.00
TRINE CONSTRUC	TION CORP		
202206	EMERG WATER MAIN	REPAIR-OGDEN AVE	11,953.99
	Check Date 2/23/2022	Total For Check # 111982	11,953.99
TYLER TECHNOLO	GIES, INC		
045-369458	APP SVCS 4/1-6/30/22		20,822.25
	Check Date 2/23/2022	Total For Check # 111983	20,822.25
VULCAN CONST MATERIALS LL			
32854590	CA6 STONE		1,100.66
32845538	CA6 STONE		1,167.59
32858866	CA6 STONE		610.29
32864638	CA-6 STONE		610.16
	Check Date 2/23/2022	Total For Check # 111984	3,488.70
WAGEWORKS INC			
0122-TR102354	COBRA FEES 1/1-1/31/	22	52.80
	Check Date 2/23/2022	Total For Check # 111985	52.80
WAREHOUSE DIRE	ECT INC		
5157637-0	OFFICE SUPPLIES		138.42
5116582-0	SHUT OFF DOOR HANGER-METER CARDS		317.00
5167792-0	OFFICE SUPPLIES-TONER		274.12
C5110820-0	RETURN PENS		-24.04
5163744-0	OFFICE SUPPLIES		107.00
	Check Date 2/23/2022	Total For Check # 111986	812.50

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Invoice	Description		Invoice/Amount
WARREN OIL COM	PANY		
W1451755	DIESEL FUEL 1/25-2/4/	22	521.61
W1451755	DIESEL FUEL 1/25-2/4/	22	3,996.53
W1451755	DIESEL FUEL 1/25-2/4/	22	319.97
W1451755	DIESEL FUEL 1/25-2/4/2	22	508.12
	Check Date 2/23/2022	Total For Check # 111987	5,346.23
WATER SERVICES	COMPANY OF ILLINOIS		
33188	ANNUAL VILLAGE WID	E LEAK DETENTION	10,496.00
	Check Date 2/23/2022	Total For Check # 111988	10,496.00
WEX HEALTH INC			:
0001474586-IN	FSA MONTHLY-JAN22		80.75
	Check Date 2/23/2022	Total For Check # 111989	80.75
WILLIAMS ASSOC ARCHITECTS			
0020741	POOL-CONST ADMIN-	ARCHITECT	566.00
	Check Date 2/23/2022	Total For Check # 111990	566.00
WINDY CITY NINJAS			
JAN22	JANUARY 2022 SESSIO	N	360.00
	Check Date 2/23/2022	Total For Check # 111991	360.00
YIAYIAS PANCAKE HOUSE			
272989	MAIN BREAK MEAL 1/3	0/22	51.11
	Check Date 2/23/2022	Total For Check # 111992	51.11
VANNORSDEL, DAVID			
JAN-22	ERP PROJECT MANAGEMENT		2,201.00
JAN-22	ERP PROJECT MANAG	BEMEN T	899.00
	Check Date 2/23/2022	Total For Check # 111993	3,100.00
	Total For ALL Checks		608,929.99

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Warrant Summary by Fund:

RECAP BY FUND	FUND NUMBER	FUND TOTAL
GENERAL FUND	100	535,275.29
WATER & SEWER OPERATIONS FUND	600	61,954.62
ESCROW FUND	720	7,000.00
PAYROLL REVOLVING FUND	740	4,700.08
	TOTALS:	608,929.99

END OF REPORT



Administration

AGENDA SECTION:	Consent Agenda – ACA
SUBJECT:	Hinsdale Paddle Tennis Hut Construction Renovation-Change Order Approval.
MEETING DATE:	March 1, 2022
FROM:	Bradley Bloom, Assistant Village Manager/Director of Public Safety

Recommended Motion

Approve change orders totaling \$45,873 related to the reconstruction and renovation of the paddle tennis hut located at Katherine Legge Memorial Park to the Red Feather Group.

<u>Background</u>

On April 6, 2021, the Village Board awarded a contract to the Red Feather Group in the amount of \$351,800 for the reconstruction and renovation of the paddle tennis hut located at Katherine Legge Memorial Park. Except for some remaining punch list items, the project has been completed.

During construction the Hinsdale Paddle Tennis Association approved several necessary change orders totaling \$45,073. Change orders included changes to the HVAC system, gas line and plumbing work and changes to the fire alarm system. The original contract award plus change orders equals \$396,873 (not inclusive of design and engineering costs). The budgeted cost for this project is \$400,000.

Under the terms of the First Amendment to the Agreement with the Hinsdale Paddle Tennis Association (HPTA) the Village is responsible for first \$40,000 in costs inclusive of design and engineering costs.

The Village is still awaiting a final invoice for the engineering costs. Once received, the HPTA has indicated that they will immediately reimburse the Village for costs in excess of the \$400,000 budget.

Discussion & Recommendation

Staff recommends the Village Board approve change orders totaling \$45,873 to Red Feather Construction.

Budget Impact

Approval of the change order request is reimbursable and does not impact the budget.

Village Board and/or Committee Action

At their meeting of February 15, 2022, the Board agreed to move this item to the Consent Agenda of their next meeting.

Documents Attached

None



AGENDA ITEM **REQUEST FOR BOARD ACTION**

Community Development

AGENDA SECTION:	Consent Agenda – ZPS
SUBJECT:	Consideration of an Ordinance Amending the Village Code relative to Small Wireless Facilities and Review of Amended Written Design Standards for Small Wireless Facilities - Request by the Village of Hinsdale - Case A-04-2022
MEETING DATE:	March 1, 2022
FROM:	Bethany Salmon, Village Planner

Recommended Motion

Approve an Ordinance Amending Various Sections of the Village Code of the Village of Hinsdale Relative to the Permitting, Regulation and Deployment of Small Wireless Facilities, Utility Noise and Construction of Utility Facilities in the Right Of Way

Background

On September 4, 2018, the Village Board approved Ordinance O2018-38, which created regulations and permitting processes for small wireless facilities consistent with the requirements of the Small Wireless Facilities Deployment Act signed into law on April 12, 2018, as Public Act 100-0585 (the "State Act"). The Act provides the regulations and process for permitting and deploying small wireless facilities within rights-of-way and on private property throughout Illinois (excluding Chicago).

Per the State Act, the Village can impose design requirements to ensure compliance with certain construction, safety and aesthetic and design standards. On March 19, 2019, the Village Board approved a Resolution Adopting Written Design Standards for Small Wireless Facilities (Resolution R2019-04). The Design Standards were created to assist applicants with understanding the Village's objectives, including the goal of preserving the visual character of neighborhoods in which facilities are installed. On November 5, 2019, the Village Board reviewed updates to the Design Standards that were made by the Village Manager in an effort to assist applicants with understanding the Village's objectives to preserve the character of the neighborhoods in which facilities are installed and prevent visual blight. A resolution to update the Design Standards was not required at that time as the Village Manager has the authority to make certain changes per the original Resolution.

Although the federal government and State law give municipalities only minimal control over the placement of small wireless facilities, documents such as the Village's Small Cell Ordinance, and its adopted Design Standards, allow the Village to exercise what control it can over such facilities. These documents are particularly important for the Village, and helpful for applicants, because all municipalities are spatially unique and have different regulations. Telecommunication companies and its third-party subcontractors install equipment nationwide and would benefit to understand guidelines prior to designing and applying for a permit in each municipality.

Based on state legislative changes made last year, additional staff research and input from the community, and to be consistent with neighboring communities, several changes are proposed to be made to the Village's Small Cell Ordinance and Small Wireless Facility Design, Stealth and Concealment Standards to create consistency, reflect current State law, protect aesthetics and provide additional guidance to the applicants.



A bullet point summary of the changes made by the proposed Small Cell Ordinance and proposed Updated Design Standards is attached.

While the Board is required to approve the Ordinance making changes to the Village Code, the Village Manager has authority to approve changes to the Design Standards based on a prior delegation of authority from the Board, so unless Board has particular objections or concerns related to the proposed Design Standards after reviewing, the updated Standards will be posted to the Village website.

Discussion & Recommendation

N/A

Village Board and/or Committee Action

At the Village Board of Trustees meeting on February 15, 2022, Trustee Stifflear provided an overview of the proposed changes included in the draft ordinance and design standards. There was a discussion on if these provisions applied to the overlay district. It was clarified that new small wireless facilities cannot be located within 200 feet from any residence as measured from the structure. New language is added that allows the Village to propose an alternative location on an existing utility pole or wireless support structure within 200 feet of the proposed collocation, instead of the 100 feet limit under the law previously.

Village Manager Kathleen Gargano stated staff received feedback and suggested revisions from residents that are currently being reviewed by the Village attorney. The Village Board moved the item forward to be placed on the Consent Agenda. If there are any substantial changes or concerns, the Board can remove this item from the Consent Agenda and review it as a Second Reading.

Since the meeting, the ordinance has been revised by the Village attorney with minor changes based on resident feedback. In the attached ordinance, the original changes are shown in red and the changes added since the last Board meeting are shown in light blue. The primary changes are summarized below:

- Under permit application requirements, an additional provision has been added that will require the
 applicant to disclose the name of the applicant, the name of the wireless service provider on whose
 behalf the proposed installation is being performed, and any additional parties proposed to be
 involved in the installation.
- The notice requirements have been revised to require the applicant to confirm the exact location of a
 proposed small wireless facility within the written notice sent to properties within 250 feet of the
 proposed site. The applicant will also be required to post a sign measuring at least nine (9) inches by
 twelve (12) inches in a conspicuous location at each proposed location of a small wireless facility
 installation. Such signs shall be in a form provided by the Village, and shall include an image of the
 proposed small wireless facility.
- In addition to providing proof of mailing of required notices no less than two (2) calendar days after mailing of the notices, the applicant will also be required to provide an affidavit attesting to the posting of the required signs no less than two (2) days after posting. The applicant shall supplement its application with copies of all email, letter and other written communications received in response to the mailed notice within seventeen (17) days of mailing.

Documents Attached

- 1. Bullet Point Summary of changes made by the proposed Small Cell Ordinance and proposed Updated Design Standards
- Updated General Guidelines and Small Wireless Facility Design, Stealth and Concealment Standards (Redlined Draft)
- 3. Draft Ordinance Amending the Village Code of Hinsdale Relative to the Permitting, Regulation and Deployment of Small Wireless Facilities



BULLET POINT SUMMARY OF AMENDMENTS MADE BY PROPOSED ORDINANCE TO THE SMALL CELL CHAPTER OF THE VILLAGE CODE

- Zoning District Prohibition: Specifies the zoning districts in which small cell installations are
 prohibited on private property (they are required by law to be allowed within the right-of-way in
 all zoning districts however);
- Structural Analysis: Provides additional detail on what a structural analysis from a telecommunication provider seeking to locate a small cell on a Village utility pole should include;
- Smallest Visual Profile: Requires providers to provide equipment with the smallest visual profile to the extent commercially available, technologically compatible with the local network system, and already used in its national or regional wireless network system;
- Additional Application Requirements: Adds additional information that must be included with a small cell application, including:
 - o Information on whether a pre-application review was conducted by or with Village staff;
 - Certification from a radio engineer that the small wireless facility will operate within all applicable FCC standards, and additional technical data that will allow an evaluation of compliance with FCC radio frequency emission standards, as well as a monitoring plan regarding tracking of radio frequency emission levels;
 - o Proof of all applicable licenses or other approvals required by the FCC;
 - A written report, certified by an engineer, that analyzes acoustic levels for the small wireless facility or evidence from the equipment manufacturer that the ambient noise emitted from all the proposed equipment will not exceed the applicable limits;
 - A written description and/or map identifying the geographic service area for the small wireless facility;
 - For work in the public right-of-way, evidence of posting of the security fund as required in the Village's Code chapter on utility work in the right-of-way;
 - Where installation is proposed in a right-of-way that consists of an "easement for compatible use" as defined in the State Small Wireless Facilities Deployment Act, a certified copy of the original easement documents and other supporting documentation demonstrating that the applicant has the right to install the equipment in or on the easement for the length of the permit;
 - A Master Plan which identifies the location of the proposed small wireless facility in relation to all existing and potential locations in the Village that are reasonably anticipated for construction within two (2) years of submittal of the application.
 - A sample of the proposed notice to be mailed to residents within 250 foot radius of the location of the proposed small cell facility, and a list of intended recipients.
- Notice Requirement: Adds a requirement that within three (3) business days of submission of an
 application containing all information required by the Village, an applicant, at its sole cost and
 expense, must provide written notice to owners and occupants of property within 250 feet of the
 proposed location. The applicant must provide proof of mailing to the Village within two days after
 mailing of the notices;



- Alternate Locations: Consistent with a change in State law, if an applicant is seeking to collocate a
 small wireless facility on a new utility pole as part of its application, the Village may propose that the
 small wireless facility be located on an existing utility pole or existing wireless support structure within
 200 feet of the proposed collocation, instead of the 100 feet limit under the law previously;
- Collocation Rate Cap: Requires that where an existing utility pole is proposed for collocation, the entity owning the utility pole shall provide access for that purpose, and the fee charged to the applicant shall be the lowest rate charged by the entity for other wireless providers and shall not exceed the entity's actual costs (this reflects a new provision in State law);
- Radio Frequency Compliance: Requires wireless providers to comply with the FCC's radio frequency
 emissions standards at all times, to perform on-going monitoring of small wireless facilities to ensure
 all equipment continues to operate within allowable FCC radio frequency emission ranges, and to
 submit quarterly reports to the Village certifying that the wireless provider's small wireless facilities
 within the Village operated in compliance with all FCC radio frequency emission limits during the
 quarterly reporting period;
- Annual Certification: Requires wireless providers to submit an annual affidavit to the Village listing, by location, all small wireless facilities it owns within the Village, and certifying that all installations remain in use and covered by insurance, and listing any installations which are no longer in use. Any small wireless facility that is no longer in use is required to be removed by the wireless provider within 90 calendar days of delivery of the affidavit;
- Historic Landmarks: Prohibits placements of small wireless facilities and wireless support structures in the right-of-way in front of any historic landmark or in front of any contributing structure in areas designated as historic districts, including but not limited to the Village's National Register Downtown Historic District and the Robbins Park Historic District.
- Historic Preservation Commission Review: Small wireless facilities within historic districts may, at the discretion of the village manager, be forwarded to the Historic Preservation Commission for advisory review as to design, location and impact on the District's landmark status, subject to applicable mandatory permit review timelines;
- Utility Noise: Adds generally applicable noise limitations for all utility equipment in rights of way and in residentially zoned districts; and
- Other Changes: Makes other clarifying changes throughout the Small Cell Chapter.

REQUEST FOR BOARD ACTION



BULLET POINT SUMMARY OF AMENDMENTS MADE BY PROPOSED SMALL CELL DESIGN STANDARD CHANGES

- Preference for Existing Poles: Makes clear that the Village's preference is for small wireless facilities to be mounted on an existing wireless support structure or utility pole, as opposed to a new pole;
- No New Wire Paths: Requires that any above-ground wire connections from wooden, electric utility
 poles to a small wireless facility must follow an existing wire path; new wire paths are prohibited;
- Smallest Visual Profile: Repeats the new Village Code requirement that providers must provide
 equipment with the smallest visual profile to the extent commercially available, technologically
 compatible with the local network system, and already used in its national or regional wireless
 network system;
- Metal Poles Only: Requires new wireless support structures to be metal unless otherwise approved by the Village as appropriate for the immediate area;
- Parkway Trees: Specifies that no proposed installation shall result in the removal of any parkway tree unless otherwise approved by the Director of Public Services, in consultation with the Village Arborist;
- Historic Landmarks: Repeats new Village Code prohibition on placements of small wireless facilities and wireless support structures in the right-of-way in front of any historic landmark or in front of any contributing structure in areas designated as historic districts, including but not limited to the Village's National Register Downtown Historic District and the Robbins Park Historic District;
- Historic Preservation Commission Review: Repeats new Village Code provision that small wireless
 facilities within historic districts may, at the discretion of the village manager, be forwarded to the
 Historic Preservation Commission for advisory review as to design, location and impact on the
 District's landmark status, subject to applicable mandatory permit review timelines; and
- · Other Changes: Makes other clarifying changes throughout the Small Cell Chapter.



General Guidelines and Small Wireless Facility Design, Aesthetic, Stealth and Concealment Standards

The public right-of-way of the Village of Hinsdale is a uniquely valuable public resource, closely linked with the Village's small town character, natural beauty and historic charm. Unregulated or disorderly deployment of small wireless facilities within the Village represents an ever-increasing and true threat to those attributes, and to the health, welfare and safety of the Village. Unregulated installation of small wireless facilities in the right-of-way may be harmful for a variety of reasons, including potential adverse consequences from placements along sidewalks and streets that could have negative impacts on both pedestrian and vehicle safety from visual cluttering and physical impediments stemming from such placements, negative impacts on the Village's goal of fostering a pedestrian-oriented environment and the Village's design and character, including aesthetic and accessibility concerns from intrusive installations of equipment mounted on poles or at ground level, negative impacts on property values resulting from poor placements and noise impacts from facilities that contain outdoor generators or other equipment.

Except where otherwise limited by State or federal law, tThe following general guidelines and design, aesthetic, stealth and concealment standards apply to the placement of small wireless facilities within the Village, and attempt to ensure that all small wireless facilities are installed using the least intrusive means possible. Small wireless facilities are, in addition, generally regulated by <u>Title 7 (Public Ways and Property)</u>, <u>Article G (Construction of Utility Facilities in Rights of Way) and</u> <u>Title 13 (Telecommunications)</u>, Chapter 8₇ (Small Wireless Facilities) of the Village Code and all terms used herein are as defined in that Chapter <u>8 (Small Wireless Facilities)</u>.

General Standards. Every small wireless facility collocation shall comply with the following standards.

A. Small Wireless Facilities

- Antennas and their related mounting equipment, including brackets, shall be mounted no less than twelve (12) feet above ground level, as measured to lowest most point of the installation.
- Antennas shall, to the extent technically feasible, be designed and installed to appear hidden within the utility pole or to appear like an original part of the utility pole or wireless support structure.
- Unless otherwise approved by the Village Engineer and/or Village PlannerDirector of Public Services, each antenna not hidden within a utility pole shall be located entirely within a shroud enclosure not more than six (6) cubic feet in volume that is capable of accepting

paint to match the approved color of the small wireless facility. In the case of an approved antenna that has exposed elements, the antenna and all of its exposed elements shall be able to fit within an imaginary enclosure of no more than six (6) cubic feet.

- 4. Top-mounted antennas and their enclosures shall be mounted directly above the utility pole or wireless support structure and shall not extend beyond the diameter of the utility pole or wireless support structure at the level of the antenna attachment, unless otherwise approved by the Village Engineer and/or Village PlannerDirector of Public Services. There must be a smooth transition between the utility pole and antenna and enclosure. See Section H, Exhibit 1. Height limitations for small wireless facilities and wireless support structures may be found at Section 13-8-8 of the Village Code.
- 5. Side-mounted small wireless facility antennas within a shroud enclosure and side-mounted small wireless facility equipment enclosures shall be, if possible, flush mounted to the utility pole or wireless support structure at the level of the attachment. If not flush mounted, metal flaps or "wings" shall extend from the enclosure to the utility pole or wireless support structure to conceal any gap between the small wireless facility and the utility pole or wireless support structure. The design of the flaps shall be integrated with the design of the small wireless facility, and shall be the same color. See Section H, Exhibits 3A, 3D & 3E.
- 6. Small wireless facilities located on street light poles or traffic control structures shall not block light emanating from the street light fixture or otherwise interfere with the purpose of the street light fixture or traffic control structure.
- 7. Small wireless facilities shall be attached to the utility pole or wireless support structure using rigid steel clamping mounts or stainless steel banding to the exterior of any metal pole. All mounts and banding shall be of the same color as the utility pole or wireless support structure, except as otherwise approved by the Village Engineer and/or Village PlannerDirector of Public Services. Care should be taken to integrate the mounting elements into the small wireless facility design. Through-bolting or use of lag bolts on Village-owned utility poles is prohibited.

- 8. For attachments to existing utility poles, wires serving the small wireless facility shall be concealed within the hollow interior of the utility pole, or if concealment is not technically feasible, flush mounted to an existing utility pole in an enclosed wire chase on which the facilities are collocated, which is painted or otherwise colored to match the existing pole. For new utility poles or wireless support structures, wires serving the small wireless facility shall be concealed within the hollow interior of the utility pole or wireless support structure, except as otherwise approved by the Village Engineer and/or Village PlannerDirector of Public Services. See Section H, Exhibits 3A thru 3E.
- All small wireless facilities shall be installed in accordance with all applicable Village codes. No wiring or cabling shall interfere with any existing wiring or cabling installed by the Village, a utility or a wireless services provider.
- 10. No guy or other support wires will be used in connection with a small wireless facility unless the small wireless facility is to be attached to an existing utility pole or wireless support structure that incorporates guy wires prior to the date the applicant has applied for a permit.
 - 11. The small wireless facility, including the antenna, and all related equipment when attached to an existing or new utility pole or wireless support structure, must be designed to withstand a wind force and ice loads in accordance with the applicable standards established in Article 25 of the National Electric Safety Code for utility poles, Rule 250-B and 250-C standards governing wind, ice, and loading forces on utility poles, in the American National Standards Institute (ANSI) in TIA/EIA Section 222-G established by the Telecommunications Industry Association (TIA) and the Electronics Industry Association (EIA) for steel wireless support structures and the applicable industry standard for other existing structures. For any small wireless facility attached to a Village-owned utility pole or, in the discretion of the Village, to a non Village-owned utility pole or wireless support structure, the operator of the small wireless facility must provide the Village with a structural evaluation of each specific location containing a recommendation that the proposed installation passes the standards described above. The evaluation must be prepared by a professional structural engineer licensed in the State of Illinois.

- 12. The Village will not authorize any attachments of small wireless facilities to a Village-owned utility pole that negatively impacts the structural integrity of the pole. The Village may condition approval of the collocation on replacement or modification of the Village-owned utility pole if necessary to meet Village standards.
- 13. Small wireless facilities shall be located in a manner that meets the Americans with Disabilities Act of 1990 and does not obstruct, impede or hinder the usual pedestrian or vehicular path of travel.
- 14. Small wireless facilities collocated on Village-owned utility poles may not use the same power or communication source providing power and/or communication for the existing infrastructure, except as otherwise approved by the <u>Village Engineer and/or Village</u> <u>PlannerDirector of Public Services</u>. The wireless provider shall coordinate, establish, maintain and pay for all power and communication connections with private utilities.
- 15. A four (4) inch by six (6) inch plate with the wireless provider's name, location identifying information, and emergency telephone number shall be permanently fixed to the small wireless facility equipment enclosure or shroud.
- Small wireless facility equipment shall not be mounted on any Villageowned ornamental street lights in the B-2 Central Business District, or in any Historic District.
- 17. Small wireless facilities shall not be mounted within two hundred (200) feet of any residence.
- The order of preference for the location for small wireless facilities from most preferred to least preferred is:
 - a. Collocation with existing small wireless facilities;
 - b. Mounted on an existing wireless support structure or utility pole:
 - c. Roof-mounted;
 - ed. Building-mounted;
 - d. Mounted on an existing wireless support structure or utility pole;

e. Mounted on a new wireless support structure or utility pole that will replace an existing wireless support structure or utility pole;

f. Mounted on a new wireless support structure.

- 19. Small wireless facility equipment not mounted on a utility pole or wireless support structure other than an antenna and any electric meter or other equipment that must be placed above ground to function, shall be installed underground. Undergrounded equipment shall be installed flush to the ground, within three (3) feet of the associated utility pole or wireless support structure. Accessory equipment such as radios and computers that require an environmentally-controlled underground vault to function are not exempt from this subsection and shall be undergrounded. For equipment that must be placed above ground to function, landscaping shall be required to help mitigate the effects of the installation of any ground-mounted equipment. All ground-mounted equipment must be fully screened at all times.
- 20. Small wireless facilities other than those placed on wooden, electric utility poles, may not be powered by above-ground wire connections from other utility poles. Any above-ground wire connections from wooden, electric utility poles to a small wireless facility must follow an existing wire path; new wire paths are prohibited.
- 21. Any landscape features damaged or displaced by the construction, installation, operation, maintenance or other work performed by a wireless provider or their agents shall be replaced. If any trees are damaged or displaced, the provider shall hire and pay for a licensed arborist to select, plant and maintain replacement landscaping in an appropriate location for the species. Only International Society of Arboriculture certified workers under the supervision of a license arborist shall be used to install the replacement tree(s). Any replacement tree must be substantially the same size as the damaged tree and preapproved by the Village's arborist. All replacement landscaping shall be maintained by the wireless provider.
- 22. The Village, in its sole discretion, and at any time, may: (1) change any street grade, width or location; (2) add, remove or otherwise change any improvements in, on, under or along any street owned by the Village or any other public agency, which includes without limitation any sewers, storm sewers or drains, conduits, pipes, vaults, boxes, cabinets, poles and utility systems for gas, water, electric or telecommunications; and/or (3) perform any other work

deemed necessary, useful or desirable by the Village (collectively, "Village work"). The Village reserves the rights to do any and all Village work without any admission on its part that the Village would not have such rights without this express reservation. If the Village Engineer and/or the Village Planner Director of Public Services determines that any Village work will require a small wireless facility located in the public right-of-way to be rearranged and/or relocated, the wireless provider shall, at its sole cost and expense, do or cause to be done all things necessary to accomplish such rearrangement and/or relocation, limited only by Village requirements as set forth in State or federal law. If the wireless provider fails or refuses to either permanently or temporarily rearrange and/or relocate the small wireless facility within a reasonable time after the Village's notice, the Village may (but will not be obligated to) cause the rearrangement or relocation to be performed at the wireless provider's sole cost and expense. The Village may exercise its rights to rearrange or relocate the wireless provider's small wireless facility without prior notice to the wireless provider when the Village Engineer and/or Village PlannerDirector of Public Services determines that the Village work is immediately necessary to protect public health or safety. The wireless provider shall reimburse the Village for all costs and expenses in connection with such work within ten (10) days after a written demand for reimbursement and receipt of reasonable documentation to support such costs.

23. Small wireless facilities may not be collocated on the following structures, whether located in the public right-of-way or not:

a. any utility pole scheduled for removal or relocation within twelve (12) months from the time the Village acts on the application;

b. new, non-replacement wood poles.

- 24. The wireless provider is required to install wireless facilities with antenna and other equipment that has the smallest visual profile to the extent commercially available, technologically compatible with the local network system and already used in its national or regional wireless network system.
- 25. The wireless provider is required to replace such equipment when replacement work is being done with equipment that has the smallest

visual profile to the extent commercially available, technologically compatible with the local network system and already used in its national or regional wireless network system.

26. Applicants should, in particular, take note of the requirements for utility installations in the right-of-way in Section 7-1G-15 (Location of Facilities) of Chapter 7-1G (Construction of Utility Facilities in Rights of Way) of the Village Code.

B. Replacement of Existing Street Light Poles

The following standards apply when replacing an existing street light pole (including ornamental lights) with a combination small wireless facility and street light pole. Such replacements should only be located where an existing street light pole can be removed and replaced, or at a new location where it has been identified that a street light is necessary. All such replacements shall meet the following standards:

 All replacement street light poles shall be a similar design, material, and color as the replaced existing street light pole and other poles within the immediate area, unless an alternative design is approved by the Village Engineer and/or Village PlannerDirector of Public Services. See Below. Note the difference between a typical street light and ornamental light.

Typical Street Light



Typical Ornamental Light



- All replacement street light poles and foundations for each shall conform to the Village's standards and specifications for street light design and construction.
- Replacement street light poles shall be an equal distance from other street light poles based upon the average distance between existing street light poles within the designated area.
- 4. Street light poles shall be designed and engineered to support a luminaire and/or mast arm of length equal to that of the existing pole to be replaced or of a length approved by the Village Engineer and/or Village PlannerDirector of Public Services based upon the location of the replacement street light pole.
- All luminaires and/or mast arms shall match the arc and style of the original luminaire and mast arm, unless otherwise approved by the Village Engineer and/or Village PlannerDirector of Public Services.
- 6. The replacement luminaire and mast arm shall be at the same height above the ground as the existing luminaire and mast arm.
- All replacement street light poles shall have new light emitting diode (LED) light fixtures of the same manufacturer, model and light output as the removed fixture and nearby light fixtures, or as otherwise approved by the Village Engineer and/or Village PlannerDirector of <u>Public Services</u>.
- Replacement street light poles, including but not limited to the pole itself, head, fixtures, mast arm (If applicable) and electrical components, shall have a five (5) year manufacturer's replacement warranty.
- Replacement street light poles shall meet American Association of State Highway and Transportation Officials structural guidelines for roadway applications and the American National Standards Institute requirements for vibrations.
- 10. Street light pole height shall be measured from the ground to the top of the street light pole.
- All replacement street light pole heights shall be consistent with those of existing street lights.

- 12. The small wireless facility components shall be sized appropriately to the scale of the street light pole. <u>However, to the extent commercially</u> <u>available, technologically compatible with the local network system</u> and already used in its national or regional wireless network system, when performing replacement work, the wireless provider is required to replace any wireless facilities with antenna and other equipment that have the smallest visual profile.
- 13. A decorative transition shall be installed over the equipment enclosure upper bolts, or a decorative base cover shall be installed to match the equipment enclosure size. All hardware connections shall be hidden from view. Each street light pole component shall be architecturally compatible to create a cohesive aesthetic.
- 14. Replacement street light poles shall continue to be owned by the Village, unless otherwise mutually agreed to by the parties.
- Existing ornamental light poles must be replaced with matching poles with respect to design and size. (See <u>next pagephotos below</u>).



C. Installation of New Wireless Support Structures, Where Allowed.

1. In the interest of administrative efficiency, the proposed location and design of new wireless support structures shall be reviewed with the

Village Engineer and Village PlannerDirector of Public Services prior to application. Such review does not constitute approval, but is instead designed to identify existing utility conflicts and other issues that might be readily identified and/or resolved by communication between the applicant and Village staff.

- 2. A new wireless support structure shall be designed to minimize the visual and aesthetic impact of the new vertical element and associated small wireless facilities upon the surrounding area and shall blend in with the surrounding streetscape with minimal visual impact. The Village may require a new wireless support structure to be constructed of a specific material that will enhance the stealth and concealment of the structure.
- 3. <u>New wireless support structures shall be metal unless otherwise</u> <u>approved by the Director of Public Services as appropriate for the</u> <u>immediate area.</u> New wireless support structures shall match the design, size, material and color of existing utility poles (other than <u>prohibited wooden poles</u>), including street light poles and ornamental lights, within the immediate area, except as otherwise approved by the <u>Village Engineer and/or Village PlannerDirector of Public</u> <u>Services</u>.
- 4. Within residentially zoned areas, new wireless support structure installations shall be located at a corner intersection on an existing utility pole. Where a corner intersection collocation is not possible, new wireless support structures shall be located at a corner intersection with an existing utility pole. If location of a new wireless support structure at a corner intersection is not possible, new wireless support structures shall be located where the shared property line between two residential parcels intersect the right-of-way whenever possible, unless an unsafe condition, cluttered appearance, or other violation of these standards will result.
- 5. New wireless support structures shall be equal distance from other utility poles based upon the average distance between existing utility poles within the designated area. If a new wireless support structure cannot be located the average distance from other utility poles, a new wireless support structure may be approved if such wireless support structure is designed as a stealth pole and the design and location is approved by the Village Engineer and/or Village PlannerDirector of Public Services.

- 6. The centerline of a new wireless support structure shall be in alignment with existing utility poles where present, or with street or parkway trees along the same side of the right-of-way. If no such centerline currently exists, the wireless provider shall coordinate with the Village to identify a mutually agreed upon location
- New wireless support structures shall be located a minimum of twelve (12) feet from driveway aprons unless otherwise approved by the Village Engineer and/or Village PlannerDirector of Public Services.
- 8. New wireless support structures shall be sited outside the critical root zone of existing trees having a six (6) inch diameter at breast height located either in the right of way or adjacent to the right of way in the immediate vicinity-, unless placement within a critical root zone is otherwise approved by the Director of Public Services, in consultation with the Village Arborist. No proposed installation shall result in the removal of any parkway tree unless otherwise approved by the Director of Public Services, in consultation with the Village Arborist. If an applicant is seeking to install a small wireless facility or new utility pole as part of its application, the Village may, when concerned about the impact of the installation on existing trees, or for other reasons, propose that the small wireless facility be located on an existing utility pole or existing wireless support structure within two hundred (200) feet of the proposed collocation as specified in Section 13-8-5.K. of the Village Code.
- The outside diameter of any new wireless support structure shall not exceed the diameter of existing utility poles located within <u>three</u> <u>hundred (300)</u> feet of the location of the new wireless support structure.
- 10. New wireless support structures shall not exceed the heights as authorized by Section 13-8-8 of the Village Code.
- 11. New wireless support structures shall be round in shape with a smooth pole shaft, the exception being when being installed adjacent to, or nearby ornamental lights. In this case, the support structure shaft shall be similar in shape to the existing ornamental lights and of a design approved by the Village Engineer and/or Village PlannerDirector of Public Services.
- 12. New wireless support structures incorporating pole-mounted small wireless facilities shall be uniformly tapered in diameter from the base

to the top, with a maximum diameter of twelve (12) inches at the base and a maximum diameter of eight (8) inches at the top, unless an alternative design is approved by the Village Engineer and/or Village PlannerDirector of Public Services. Incorporation of equipment within an equipment enclosure in the base or other portion of the pole is preferred.

- New wireless support structures incorporating small wireless facilities in an equipment enclosure within a base may utilize poles tapered in diameter or poles having a consistent outside diameter, unless an alternative design is approved by the <u>Village Engineer and/or Village</u> <u>PlannerDirector of Public Services</u>.
- 14. All new wireless support structures must be supported with a reinforced concrete foundation designed, stamped, sealed and signed by a professional engineer licensed and registered in the State of Illinois, and subject to the Village Engineer's and/or Village Planner's approval of the Director of Public Services. Optionally, screw in foundations are acceptable with stamped and sealed drawings from a professional engineer licensed and registered in the State of Illinois, and subject to the Village Engineer's and/or Village Planner's approval of the Director of Public Services.
- 15. All anchor bolts must be concealed from public view, with an appropriate pole boot or cover powder-coated to match the wireless support structure color.
- 16. If multiple requests are received to install two (2) or more wireless support structures in approximately the same location, in a manner that would violate these requirements or other Village requirements, the Village shall resolve such conflict through whatever reasonable and nondiscriminatory manner it deems appropriate.

D. Stealth and Concealment Requirements.

Wireless providers shall comply with the design and construction standards that are generally applicable to utility installations in the public right-of-way, as set forth Title 13, Telecommunications of the Village Code, in Chapter 7-1G of the Village Code, Construction of Utility Facilities in Rights-of-Way, as well as these standards, any other written design standards for decorative utility poles, or reasonable stealth, concealment, and aesthetic requirements that are otherwise identified by the Village in an ordinance, written policy adopted by the Village Board of Trustees, in the Village's comprehensive

plan, or in another written design plan that applies to other occupiers of the rights-of-way, including on a historic landmark or in a historic district and any requirements adopted pursuant to the Illinois State Agency Historic Resources Preservation Act, or the National Historic Preservation Act of 1966, 54 U.S.C. Section 300101 et seq., and the regulations adopted to implement those laws. In addition:

- 1. The use of stealth technology in the location and construction of small wireless facilities is required whenever and wherever possible. Stealth technology means using the least visually and physically intrusive design and equipment that is not technologically or commercially impractible under the facts and circumstances, to employ methods that blend into surroundings and not be visible; and to minimize adverse aesthetic and visual impacts on the right-of-way, property, building and/or other facilities adjacent to, surrounding and in generally the same area as the requested location of such small wireless facilities.
- Small wireless facilities, including but not limited to antennas, 2. equipment enclosures, mounting brackets and hardware, mounting posts, cables, and shrouds, shall be of a color that is identical to the utility pole or of a neutral color compatible with the color of the utility pole and any surrounding elements so as to camouflage or conceal their appearance, create consistency among right-of-way infrastructure, and to make such small wireless facilities as unobtrusive as possible. The Village Engineer and/or Village PlannerDirector of Public Services may approve compatible color schemes for antennas and small wireless facilities. A clear, color digital photo simulation of the utility pole or wireless support structure location providing "before and after" views demonstrating the true visual impact of the proposed small wireless facilities on the surrounding environment shall be included in the application.
- 3. Mechanical equipment and devices shall be concealed underground, mounted within a concealment box designed as a decorative pole base or within unobtrusive equipment enclosures or other devices mounted directly to the pole a minimum of eight (8) feet above ground level and screened by means of Village approved concealment methods. See subsection A.19. above for further undergrounding requirements.

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- Small wireless facilities must be located and oriented in such a way as to minimize view blockage.
- 5. The wireless provider shall use the smallest suitable wireless facilities then in industry use, regardless of location, for the particular application.
- Landscaping or fencing shall be required to help mitigate the effects of the installation of any ground-mounted equipment. All groundmounted equipment must be fully screened at all times.
- 7. Small wireless facilities shall not be artificially lighted or marked, except as required by law.
- 8. Small wireless facilities, other than top-mounted antennas, shall be mounted on the side of the utility pole or wireless support structure opposite the direction of vehicular traffic along the same side of the right-of-way.
- 9. Alternative measures for concealment may be proposed by the wireless provider and approved by the Village Engineer and/or Village PlannerDirector of Public Services, if the Village Engineer and/or Village PlannerDirector of Public Services determines that the optional measures will be at least as effective in concealing the small wireless facilities as the measures required above.

E. Historic Districts and Landmarks

For areas designated as historic districts, <u>including but not limited to the</u> <u>Village's National Register Downtown Historic District and the Robbins Park</u> <u>Historic District</u>, or on buildings or structures designated as historic landmarks pursuant to Title 14 Historic Preservation of the Village Code, in addition to the stealth, concealment and design requirements referenced above, following additional restrictions/conditions apply to the installation of small wireless facility:

- 1. Small wireless facilities shall not be mounted on any Village-owned ornamental street lights in any district;
- 2. Small wireless facilities shall not be mounted on any historic landmark or on contributing structures in any historic district;

- Small wireless facilities and wireless support structures may not be located in the right-of-way in front of any historic landmark or in front of any contributing structure in areas designated as historic districts, including but not limited to the Village's National Register Downtown Historic District and the Robbins Park Historic District.
- 34. Small wireless facilities within the right-of-way or on private property in any designated historic district shall be collocated on existing utility poles unless an applicant is able to demonstrate that such collocation is not technically feasible. Where such collocation utilize stealth technology and be designed in such a manner so as to preserve the character of the district, ensure consistency with the surrounding elements, blend architecturally with any buildings or structures designated as historic landmarks or located within a designated historic district, and shall be designed to blend with the surrounding historical landmarks and/or district in design and color.
- Small wireless facilities within historic districts may, at the discretion of the Village Manager, be forwarded to the Historic Preservation Commission for advisory review as to design, location and impact on the District's landmark status, subject to any permit review timelines as specified in Section 13-8-5.E. of the Village Code.

F. Historic District or Historic Landmark Limitations

- The above design or concealment measures with respect to a historic district or historic landmark, including restrictions on a specific category of utility poles, may not have the effect of prohibiting any provider's technology. Such design and concealment measures shall not be considered a part of the small wireless facility for purposes of the size restrictions of a small wireless facility.
- 2. This subsection shall not be construed to limit the Village's enforcement of historic preservation in conformance with the requirements adopted pursuant to the Illinois State Agency Historic Resources Preservation Act or the National Historic Preservation Act of 1966, 54 U.S.C. Section 300101 et seq., and the regulations adopted to implement those laws.
- G. Severability

Each section, paragraph, clause and provision of these guidelines and standards is separable and if any portion is held unconstitutional or invalid for any reason, such decision shall not affect the remainder of these guidelines and standards, nor any part thereof, other than that part affected by such decision.

H. Exhibits

Exhibit 1. Antennas

Permitted Example



Not Permitted Examples

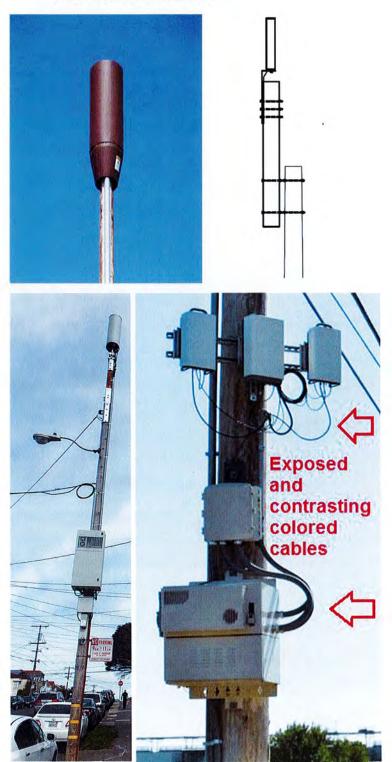
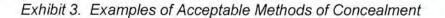
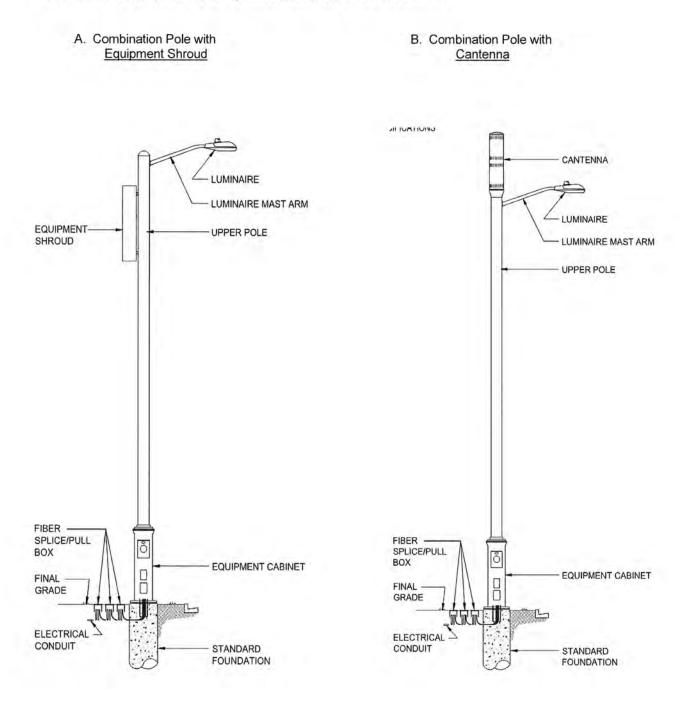


Exhibit 2. Typical ornamental light pole

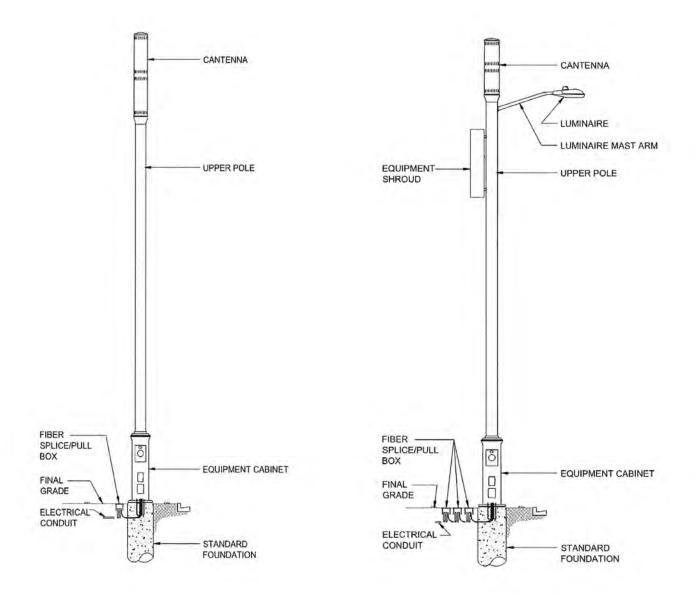






C. Freestanding Small Cell

D. Combination Pole with Cantenna



E. Examples of Landscape buffer for grade level equipment (where allowed)



DRAFT - 02-21-22

ADDITIONS TO EXISTING CODE TEXT SHOWN USING UNDERLINING, DELETIONS TO EXISTING CODE TEXT SHOWN USING STRIKETHROUGH

ORDINANCE NO.

AN ORDINANCE AMENDING VARIOUS SECTIONS OF THE VILLAGE CODE OF THE VILLAGE OF HINSDALE RELATIVE TO THE PERMITTING, REGULATION AND DEPLOYMENT OF SMALL WIRELESS FACILITIES, UTILITY NOISE AND CONSTRUCTION OF UTILITY FACILITIES IN THE RIGHT OF WAY

WHEREAS, Public Act 100-585, known as the Small Wireless Facilities Deployment Act (50 ILCS 840/1 et seq.), acts to impose certain additional requirements on municipalities, including the Village of Hinsdale (the "Village"), regarding the permitting, construction, deployment, regulation, operation, maintenance, repair and removal of certain defined small wireless facilities both within public rights-of-way and in other locations within the jurisdiction of the Village; and

WHEREAS, the President and Board of Trustees of the Village of Hinsdale have previously made certain amendments to the Village Code of Hinsdale, as amended, by adopting, in Ordinance No. O2018-38 (the "Small Wireless Facilities Ordinance"), a new Chapter 13-8 (Small Wireless Facilities) relative to the design, permitting, location, construction, deployment, regulation, operation, maintenance, repair and removal of small wireless facilities both within the public rights-of-way and in certain other locations within the jurisdiction of the Village; and

WHEREAS, since the enactment of the Small Wireless Facilities Ordinance, there has been extensive public discussion about small wireless facilities and how best to design, permit, locate, construct, deploy, regulate, operate, maintain, repair and remove small wireless facilities within the Village; and

WHEREAS, the Small Wireless Facilities Deployment Act was originally scheduled to sunset on June 1, 2021. Public Act 102-0009, the relevant portions of which became effective on June 3, 2021, extended that sunset date to December 31, 2024, and made other clarifying and substantive changes to the Act. The Act was subsequently amended and reenacted in Public Act 102-0021; and

WHEREAS, as a result of such public discussions, and the clarifying and substantive amendments made in Public Act 102-0009 and Public Act 102-0021, various amendments to the Small Cell Ordinance, as well as the Village's chapter on construction of utility facilities in the right-of-way (collectively, the "Code Amendments"), have been proposed and have been discussed at Regular Meetings of the President and Board of Trustees of the Village of Hinsdale held on February 15, 2022 and March 1, 2022; and

WHEREAS, the President and Board of Trustees of the Village of Hinsdale make

the following findings in regard to the Code Amendments:

- A. The Village of Hinsdale is a municipal corporation duly organized and existing under the laws of the State of Illinois; and
- B. The public rights-of-way within Village limits are used to provide essential public services to Village residents and businesses. The public rights-of-way within the Village are a limited public resource held by the Village for the benefit of its citizens, and the Village has a custodial duty to ensure that the public rights-of-way are used, repaired and maintained in a manner that best serves the public interest; and
- C. Growing demand for personal wireless telecommunications services has resulted in increasing requests nationwide and locally from the wireless industry to place small cell antenna facilities, distributed antenna systems, and other small wireless telecommunication facilities on utility and street light poles and other structures both within the public rights-of-way and in other locations; and
- D. The Village is authorized under the Illinois Municipal Code, 65 ILCS 5/1-1-1 *et seq.*, and Illinois law to adopt ordinances pertaining to the public health, safety and welfare; and
- E. The Village is further authorized to adopt the proposed Code Amendments contained herein pursuant to its authority to regulate the public right-of-way under Article 11, Division 80 of the Illinois Municipal Code (65 ILCS 5/11-80-1 *et seq.*); and
- F. The Village is authorized, under existing State and federal law, to enact appropriate regulations and restrictions relative to small cell antenna facilities, distributed antenna systems, and other small personal wireless telecommunication facility installations both within the public rights-of-way and in other locations within the jurisdiction of the Village; and
- G. On April 12, 2018, Illinois Public Act 100-585, known as the Small Wireless Facilities Deployment Act (the "Act"), was enacted with an effective date of June 1, 2018, and imposed certain additional requirements on municipalities, including the Village, regarding the permitting, construction, deployment, regulation, operation, maintenance, repair and removal of certain defined small wireless facilities both within public rights-of-way and in other locations within the jurisdiction of the Village; and
- H. The Act, which was originally scheduled to sunset on June 1, 2021, has now been amended by Public Act 102-0009, the relevant portions of which became effective on June 3, 2021. Public Act 102-0009 extended the sunset date of the Act to December 31, 2024, and made other clarifying and substantive changes to the Act. The Act was subsequently amended and

reenacted in Public Act 102-0021; and

1. In conformance with the requirements of the Act, and in response to certain amendments to the Act made in Public Act 102-0009 and Public Act 102-0021, and in anticipation of a continued increased demand for placement of small wireless facilities of the type regulated by the Act both within the public rights-of-way and in other locations within the jurisdiction of the Village, the Village President and Board of Trustees specifically find that it is in the best interests of the public health, safety and general welfare of the Village to adopt the Code Amendments below in order to enhance and supplement the previously adopted generally applicable standards enacted consistent with the Act for the design, permitting, location, construction, deployment, regulation, operation, maintenance, repair and removal of such small wireless facilities both within the public rights-of-way and in certain other locations within the jurisdiction of the Village so as to, among other things: (i) prevent interference with the facilities and operations of the Village utilities and of other utilities lawfully located in public rights-of-way or in other locations within the Village; (ii) preserve the character of the neighborhoods in which such small wireless facilities are installed; (iii) minimize any adverse visual impact of small wireless facilities and prevent visual blight in the neighborhoods in which such facilities are installed; (iv) ensure the continued safe use and enjoyment of private properties adjacent to small wireless facilities; (v) provide appropriate aesthetic protections to designated areas and historic landmarks or districts within the Village; and (vi) ensure that the placement of small wireless facilities does not negatively impact public safety and the Village's public safety technology; and

WHEREAS, in order to incorporate the clarifying and substantive changes made to the Act by Public Act 102-0009 and Public Act 102-0021, and to make other changes, and pursuant to the authority granted to the Village by the applicable provisions of the Illinois Municipal Code (65 ILCS 5/ et seq.), including Article 11, Division 80 of the Illinois Municipal Code (65 ILCS 5/11-80-1 et seq.), Article VII, Section 7 of the Illinois Constitution of 1970, and Public Act 100-585 (the Small Wireless Facilities Deployment Act), the President and Board of Trustees of the Village of Hinsdale find that the below Code Amendments are in the best interests of the Village, its residents, property owners, business owners and the public, and they approve the Code Amendments as set forth below.

BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF HINSDALE, COOD AND DUPAGE COUNTIES, ILLINOIS:

SECTION 1: The recitals above shall be and are incorporated in this Section 1 as if fully restated herein.

SECTION 2: Section 13-8-4 of Chapter 13-8 (Small Wireless Facilities) of the Village Code of Hinsdale the Village Code of Hinsdale is amended to read in its entirety as follows:

13-8-4: ZONING:

<u>A.</u> <u>Permitted Uses:</u> Small wireless facilities shall be classified as permitted uses and shall not be subject to zoning review, if collocated in rights-of-way in any zoning district, or outside rights-of-way in the following zoning districts:

O-3 General Office Zoning District.

B. Prohibited Locations: Small wireless facilities shall be prohibited uses outside of the rights-of-way in the following zoning districts, except as otherwise required by applicable law:

R-1 Single-Family Residential District

R-2 Single-Family Residential District

R-3 Single-Family Residential District

R-4 Single-Family Residential District

R-5 Multiple Family Residential District

R-6 Multiple Family Residential District

OS Open Space District (only collocations on existing utility poles or structures permitted; no new poles)

<u>C.</u> <u>Other Districts:</u> In all other zoning districts, the Village's normal zoning approvals, processes and restrictions shall apply, if zoning approval, processes or restrictions are required by the Village's zoning ordinance.

SECTION 3: Section 13-8-5 (Permits; Application Process) of Chapter 13-8 (Small Wireless Facilities) of the Village Code of Hinsdale is amended to read in its entirety as follows:

13-8-5: PERMITS; APPLICATION PROCESS: Unless otherwise specifically exempted in this chapter, a permit to collocate a small wireless facility within the Village is required in all cases. Permits are subject to the following:

A. Permit Applications: Permit applications for the collocation of small wireless facilities shall be made on a form provided by the Village for such purpose. In addition to any generally applicable information required of other communications service providers

or for other installations in the public right-of-way, applicants must, when requesting to collocate small wireless facilities on a utility pole or wireless support structure, provide the following information:

1. Site specific structural integrity and, for a Village utility pole, make-ready analysis prepared by a structural engineer, as that term is defined in Section 4 of the Structural Engineering Practice Act of 1989, that includes addressing the acceptability of the site for factors such as pole loading from existing utility equipment and conductors as well as the small wireless facility, and that specifically includes evaluations pursuant to American National Standards Institute (ANSI) standards relating to heavy loads and wind;

2. The location where each proposed small wireless facility or utility pole would be installed and digital photographs of the location and its immediate surroundings depicting the utility poles or structures on which each proposed small wireless facility would be mounted or location where utility poles or structures would be installed. The photographs shall include a digital photo simulation of the proposed location providing "before and after" views demonstrating the true visual impact of the proposed small wireless facilities on the surrounding environment;

3. Specifications and drawings prepared by a structural engineer, as that term is defined in Section 4 of the Structural Engineering Practice Act of 1989, for each proposed small wireless facility covered by the application as it is proposed to be installed;

4. The equipment type and model numbers for the antennas and all other equipment associated with the small wireless facility;

5. <u>To the extent commercially available, technologically compatible with the</u> local network system, and already used in its national or regional wireless network system, the wireless provider is required to install small wireless facilities with antenna and other equipment that have the smallest visual profile;

<u>6.</u> A proposed schedule for the installation and completion of each small wireless facility covered by the application, if approved;

67. Certification that, to the best of the applicant's knowledge, the collocation complies with the written design standards established by the Village, and with the various other requirements set forth in this chapter and code;

78. Copies of all licenses, permits and approvals required by or from the Village (i.e. zoning approval, where required), other agencies and units of government with jurisdiction over the design, construction, location and operation of said small wireless

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facility. The applicant shall maintain such licenses, permits and approvals in full force and effect and provide evidence of renewal or extension thereof when granted; and

89. In the event the small wireless facility is proposed to be attached to an existing utility pole or wireless support structure owned by an entity other than the Village, legally competent evidence of the consent of the owner of such pole or wireless support structure to the proposed collocation.

10. Information on whether a pre-application review was conducted by or with Village staff. It is recommended that applicants arrange a review of the proposed location and design of small wireless facilities and new wireless support structures with the Village's director of public services or his or her designee and other applicable staff prior to application. Such review does not constitute approval, but is instead designed to promote administrative efficiency by identifying existing utility conflicts, consideration of possible alternative locations, and other issues that might be readily identified and/or resolved by communication between the applicant and Village staff.

11. Certification from a radio engineer that the small wireless facility will operate within all applicable FCC standards, including, but not limited to radio frequency emissions, as well as technical data such as the frequencies in use, power output levels and antenna specifications, reasonably necessary to evaluate compliance with maximum permissible exposure levels set by the FCC, as well as a monitoring plan for the applicant's facility capable of tracking and recording the daily amounts or levels of radio frequency emissions produced by the equipment, in order to verify on an ongoing basis that the small wireless facility will not exceed applicable FCC radio frequency emissions. In addition, a baseline test of the radio frequency emissions of a small wireless facility shall be performed by the wireless provider, at its sole cost and expense, at the time of initial activation, and the results provided to the Village's director of public services or his or her designee. In addition, when a radio transceiver or antennas are replaced or added to an existing small wireless facility, the wireless provider shall provide certification from a radio engineer that the continuing operation of the small wireless facility complies with all applicable FCC standards, including, but not limited to, radio frequency emissions.

12. Proof of all applicable licenses or other approvals required by the FCC, including but not limited to information showing the small wireless facility has received any required review (e.g., environmental assessment and review) by the FCC pursuant to the National Environmental Policy Act ("NEPA"), or is exempt from such requirements. If the applicant claims the small wireless facility is exempt, it must state the basis for the exemption and provide proof, including supporting documents that establish that the facility meets such exemption.

<u>13.</u> A written report that analyzes acoustic levels for the small wireless facility and all associated equipment including, but not limited to, temporary or permanent backup generators, in order to demonstrate compliance with applicable Village noise regulations, including, but not limited to, Section 9-12-2 of the Village Code. The acoustic analysis must be prepared and certified by an engineer and include an analysis of the manufacturers' specifications for all noise-emitting equipment, and a depiction of the proposed equipment relative to all adjacent property lines. In lieu of a written report, the applicant may submit evidence from the equipment manufacturer that the ambient noise emitted from all the proposed equipment, including equipment underground, will not, both individually and cumulatively, exceed the applicable limits.

<u>14. A written description and/or map identifying the geographic service area for</u> the small wireless facility.

<u>15.</u> For work in the public right-of-way, evidence of posting of the security fund as required in Section 7-1G-10 of this code.

16. Where installation is proposed in a right-of-way, as defined in this chapter, that consists of an "easement for compatible use", a certified copy of the original easement documents and other supporting documentation demonstrating that the applicant has the right to install, mount, maintain and remove a small wireless facility and associated equipment in or on the easement for the length of the permit. If the applicant is claiming access to the easement as an assignee or successor in interest, the applicant shall, in addition, provide documents demonstrating that its assigned or successor rights in the easement are sufficient to allow it to install, mount, maintain and remove the small wireless facility and associated equipment as an assignee of the test.

<u>17.</u> A master plan which identifies the location of the proposed small wireless facility in relation to all existing and potential locations in the Village that are reasonably anticipated for construction within two (2) years of submittal of the application.

18. The name of the applicant, the name of the wireless service provider on whose behalf the proposed installation is being performed, and any additional parties proposed to be involved in the installation.

<u>19.</u> A sample of the proposed notice to be mailed pursuant to subsection B, below, and a list of intended recipients (including content and mailing envelope).

B. <u>Notice: Within three (3) business days of submission of an application containing</u> all information required by this chapter and any associated regulations, an applicant, at its sole cost and expense, shall provide written notice, by first class United States mail, to the owners and occupants of all real property at the addresses on file with the United States Postal office, and the residential manager for any multi-family dwelling unit that includes ten (10) or more units at the manager's business mailing address, any part of which is located within a two hundred and fifty (250) foot radius of the location of the applicant's proposed small wireless facility. Such notice shall be in a form provided by the Village, as may be revised from time to time, and shall be clearly marked as a notification of proposed small wireless facility installation, identify the applicant and wireless provider(s) who will utilize the facility, and include a plain language description of the proposed facility, the exact location of the proposed facility, photo simulations or illustrations depicting the proposed wireless facility, and the address where comments may be sent to the wireless provider within fifteen (15) calendar days of the date of the notice. In addition, the applicant shall post a sign measuring at least nine (9) inches by twelve (12) inches in a conspicuous location at each proposed location of a small wireless facility installation. Such signs shall be in a form provided by the Village, and shall include an image of the proposed small wireless facility. The applicant shall supplement its application with proof of mailing of required notices no less than two (2) days after posting. The applicant shall supplement its application with copies of all email, letter and other written communications received in response to the mailed notice within seventeen (17) days of mailing;

C. Means of Submission; <u>Multiple Applications for Same Location</u>: Permit applications, along with all supporting information, for the collocation of small wireless facilities shall be submitted by personal delivery or by other means approved by the Village. <u>Multiple applications for collocation on the same utility pole or wireless support structure shall be processed based on a first fully complete application, first-served basis.</u>

C. Multiple Applications for Same Location: Multiple applications for collocation on the same utility pole or wireless support structure shall be processed based on a first fully complete application, first-served basis.

D. Permit Application Fees: All applications for collocation of small wireless facilities shall be accompanied by a nonrefundable application fee in the following amounts:

Request to collocate a small wireless facility that includes the installation of a new utility pole	\$1,000.00
Request to collocate a single small wireless facility on an existing utility pole or wireless support structure	\$650.00
Request to collocate multiple small wireless facilities on existing utility poles or wireless support structures addressed in a single application	\$350.00 per small wireless facility

E. Permit Review Timelines:

1. Completeness of Application: Requests for the collocation of small wireless facilities shall be reviewed for conformance with the requirements of the Act, this chapter, and other applicable provisions of this code. Within thirty (30) days after receiving an application, the Village must determine whether the application is complete and notify the applicant. If an application is incomplete, the Village must specifically identify the missing information. Processing deadlines are tolled from the time the Village sends a notice of incompleteness to the time the applicant provides the missing information.

An application shall be deemed complete if the Village fails to provide notification to the applicant within thirty (30) days of the date when all documents, information, and fees specifically enumerated in the Village's permit application form are submitted by the applicant to the Village.

2. Existing <u>Utility</u> Pole or Wireless Support Structure: Requests for the collocation of small wireless facilities on an existing utility pole or wireless support structure shall be processed on a nondiscriminatory basis and either approved or denied within ninety (90) days of submission of a completed application. A permit application shall be deemed approved if the Village fails to approve or deny the application within ninety (90) days, subject to the following: if an applicant intends to proceed with the permitted activity on a deemed approved basis, the applicant shall notify the Village in writing of its intention to invoke the deemed approved remedy no sooner than seventy-five (75) days after the submission of a completed application. The permit shall be deemed approved on the later of the ninetieth (90th) day after submission of the completed application, or the tenth (10th) day after receipt of the deemed approved notice by the Village from denying the permit within the allowed time limit.

3. New Utility Pole: Requests for the collocation of small wireless facilities that include the installation of a new utility pole shall be processed on a nondiscriminatory basis and either approved or denied within one hundred and twenty (120) days of submission of a completed application. A permit application shall be deemed approved if the Village fails to approve or deny the application within one hundred twenty (120) days, subject to the following: if an applicant intends to proceed with the permitted activity on a deemed approved basis, the applicant shall notify the Village in writing of its intention to invoke the deemed approved remedy no sooner than one hundred five (105) days after the submission of a completed application. The permit shall be deemed approved on the later of the one hundred twentieth (120th) day after

submission of the completed application, or the tenth (10th) day after receipt of the deemed approved notice by the Village. Receipt of a deemed approved notice by the Village shall not preclude the Village from denying the permit within the allowed time limit.

F. Tolling: The time limitations for approval or denial of applications shall be tolled by notice to an applicant that its application is incomplete as set forth above, upon mutual agreement of the parties, or by a local, State or federal disaster declaration or similar emergency that causes a delay.

G. Pole Replacement: Permit approval shall be conditioned on the replacement of a utility pole or wireless support structure at the applicant's sole cost where such replacement is deemed necessary for compliance with the requirements of this chapter or code relative to the siting of small wireless facilities, or other applicable codes and regulations that concern public safety.

H. Denial: The Village shall deny an application that does not meet the requirements of this chapter. The reasons for any denial of a permit shall be provided in a written notice of denial sent to the applicant, and shall include the specific code provisions or application conditions on which the denial is based.

I. Resubmittal After Denial: In the case of a permit denial, an applicant may cure the deficiencies identified in the notice of denial and resubmit a revised application once within thirty (30) days after the notice of denial is sent without payment of an additional application fee. The Village shall have thirty (30) days to approve or deny the resubmitted application or it is deemed approved, if the applicant has notified the Village of its intention to proceed with the permitted activity on a deemed approved basis, which notification may be submitted with the resubmitted application. Review of a resubmitted application is limited to the deficiencies cited in the original notice of denial. This subsection does not apply if a revised application is not resubmitted within thirty (30) days, or curing any deficiencies in the original application requires review of a new location, new or different structure for collocation, new antennas, or other wireless equipment associated with the small wireless facility. In such cases, a new application and application fee are required.

J. Consolidated Applications: Consolidated applications for small wireless facilities for the collocation of up to twenty-five (25) small wireless facilities shall be allowed if the collocations each involve substantially the same type of small wireless facility and substantially the same type of structure. Each consolidated application shall provide all the information required by this chapter for each small wireless facility at each location. If such an application includes incomplete information for one or more small wireless facility collocations, or includes requests for small wireless facilities that do not qualify for consolidated treatment, or that are otherwise denied, the Village may remove such

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collocation requests from the application and treat them as separate requests. Separate permits may be issued for each collocation approved in a consolidated application.

K. Alternate Locations: If an applicant is seeking to install a <u>small wireless facility</u> <u>associated with a</u> new utility pole as part of its application, the Village may propose that the small wireless facility be located on an existing utility pole or existing wireless support structure within <u>two hundred (200)one hundred (100)</u> feet of the proposed collocation. Where an existing utility pole is proposed for collocation, the entity owning the utility pole shall provide access for that purpose, and the fee charged to the applicant shall be the lowest rate charged by the entity for other wireless providers and shall not exceed the entity's actual costs, as required by Section 11-80-24 of the Act. The applicant shall accept the proposed alternate location so long as it has the right to use the location on reasonable terms and conditions, unless the alternate location imposes technical limits or additional material costs as determined by the applicant. If the applicant refuses an alternate location based on the foregoing, the applicant shall provide legally competent evidence in the form of a written certification, under oath, describing the property rights, technical limits or material cost reasons that prevent the alternate location from being utilized.

L. Exemptions: No application, permit approval or fee shall be required from a communications service provider authorized to occupy the right-of-way when the work in question is for:

1. Routine maintenance not requiring replacement of wireless facilities if the wireless provider notifies the Village in writing at least forty-eight (48) hours prior to the planned maintenance;

2. The replacement of wireless facilities with wireless facilities that are substantially similar, the same size, or smaller if the wireless provider notifies the Village in writing at least ten (10) days prior to the planned replacement and includes equipment specifications, including (i) equipment type and model numbers, for the replacement of equipment consistent with the equipment specifications information required on a permit application for original installation; and (ii) information sufficient to establish that the replacement is substantially similar. To the extent commercially available, technologically compatible with the local network system, and already used in its national or regional wireless network system, the wireless provider is required to, when replacing such small wireless facilities, install wireless facilities with antenna and other equipment that have the smallest visual profile. The wireless provider shall provide all information necessary and requested by the Village to establish that the replacement is substantially similar. Wireless facilities that vary significantly in design, or increase power output, frequency, bandwidth or performance, or change the location of the small wireless facility upon the utility pole or wireless support structure, or increase signal strength, or make other modifications in other key components, are not

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substantially similar, and are subject to standard application processes, permitting requirements, and fees. The Village has the sole right and responsibility to determine if a proposed small wireless facility is substantially similar to the existing small wireless facility. In addition, when a radio transceiver or antennas are replaced or added to an existing small wireless facility, and regardless of whether an application or permit are required, the wireless provider shall provide certification to the Village from a radio engineer that the continuing operation of the small wireless facility complies with all applicable FCC standards, including, but not limited to, radio frequency emissions; or

3. The installation, placement, maintenance, operation or replacement of micro wireless facilities that are suspended on cables that are strung between existing utility poles in compliance with applicable safety codes.

The foregoing shall not exempt communications service providers from Village permitting requirements where traffic patterns are affected or lane closures are required.

SECTION 4: The reference to "Village Engineer" in the first sentence of subsection C. in Section 13-8-8 (Height Limitations) of Chapter 13-8 (Small Wireless Facilities) shall be replaced with "Village's director of public services."

<u>SECTION 5</u>: Section 13-8-9 (General Requirements) of Chapter 13-8 (Small Wireless Facilities) of the Village Code of Hinsdale is amended to read in its entirety as follows:

13-8-9: GENERAL REQUIREMENTS:

A. Public Safety Technology: A wireless provider's operation of a small wireless facility may not interfere with the frequencies used by a public safety agency for public safety communications. A wireless provider must install small wireless facilities of the type and frequency that will not cause unacceptable interference with a public safety agency's communications equipment. Unacceptable interference is determined by and measured in accordance with industry standards and the FCC's regulations addressing unacceptable interference to public safety spectrum or any other spectrum licenses by a public safety agency. If a small wireless facility causes such interference, and the wireless provider has been given written notice of the interference by the public safety agency, the wireless provider, at its own expense, shall take all reasonable steps necessary to correct and eliminate the interference, including, but not limited to, powering down the small wireless facility and later powering up the small wireless facility for intermittent testing, if necessary. The Village may terminate a permit for a small wireless facility based on such interference if the wireless provider is not making a good faith effort to remedy the problem in a manner consistent with the abatement and resolution procedures for interference with public safety spectrum established by the FCC, including 47 CFR 22.970 through 47 CFR 22.973 and 47 CFR 90.672 through 47 CFR 90.675. The burden to establish the good faith effort shall be on the wireless provider, which shall timely deliver to the Village all information necessary to demonstrate its efforts to resolve the interference consistent with the Code of Federal Regulations sections cited above. Failure to remedy the interference as required herein shall constitute a public nuisance and the small wireless facility may be abated through the procedures for abatement of such nuisances set forth in this code.

B. A wireless provider shall not construct or maintain any small wireless facility that:

 Obstructs, impedes or hinders the usual travel or public safety on a rightof-way;

Obstructs the legal use of right-of-way by utility users;

Violates nondiscriminatory applicable codes;

4. Violates or conflicts with title 13 (Telecommunications) or chapter 7-1G (Construction of Utility Facilities in Rights of Way) of this code, or other applicable regulations set forth in or adopted by this code, except to the extent such chapters, sections or regulations may be modified by the provisions of this chapter; or

5. Violates the federal Americans with Disabilities Act of 1990 (42 U.S.C. Section 12101 et seq.)

C. Contractual Requirements: Wireless providers shall comply with all requirements imposed by a contract between the Village and any private property owner that concern design or construction standards applicable to utility poles and ground-mounted equipment located in the right-of-way.

D. Ground-Mounted Equipment: Wireless providers shall comply with the ground mounted equipment spacing requirements, within rights-of-way, if any, as set forth in chapter 7-1G (Construction of Utility Facilities in Rights of Way) of this code.

E. Undergrounding:

1. The wireless provider shall comply with Village code provisions or regulations concerning undergrounding requirements, if any, that prohibit the installation of new or the modification of existing utility poles or equipment in the right-of-way.

2. A Wireless Provider may receive a variance from the <u>Village's director of</u> <u>public servicesvillage engineer</u> or his or her designee pursuant to the procedures set forth in section 7-1G-21 (Variances) of chapter 7-1G (Construction of Utility Facilities in Rights of Way) of this code, to allow a small wireless facility to be located above ground in an area where Village ordinances or regulations prohibit or restrict above ground facilities if, in addition to demonstrating the conditions of section 7-1G-21 have been established, the wireless provider can establish that:

(a) Underground equipment is not technically feasible and there is no reasonable alternative or location that is more aesthetically favorable to adjacent property owners and to effective use and management of the right-of-way; and

(b) An above ground small wireless facility at the proposed location is necessary at the proposed location to provide coverage in a specified area; and

(c) An above ground small wireless facility at the proposed location will not disrupt traffic or pedestrian circulation or constitute a safety hazard; and

(d) An above ground small wireless facility at the proposed location will not interfere with public safety uses or frequencies; and

(e) Space exists within the public right-of-way to accommodate the above ground small wireless facility at the proposed location; and

(f) An above ground small wireless facility at the proposed location will not create a safety hazard; and

(g) The above ground small wireless facility is located and designed in such a way so as to minimize its visual impact on adjacent properties; and

(h) In any historical area, that the above ground small wireless facility will not detrimentally affect the historical nature of the area.

3. Screening for Ground Mounted Facilities. Where a ground-mounted facility is allowed, such equipment shall be screened around the perimeter in accordance with a landscape plan sealed by a professional landscape engineer. Plant materials shall include a mixture of deciduous and coniferous planting materials. The owner or wireless provider shall be responsible for maintenance of all landscaping as provided in the approved landscape plan.

4. Future Undergrounding: The Village may, from time to time, make a decision to eliminate above-ground utility poles of a particular type generally, such as electric utility poles, in all or a significant portion of the Village. In the event that such a utility pole has a collocated small wireless facility in place at the time of such a decision, the Village shall either:

a. Continue to maintain the utility pole, or install and maintain a reasonable utility pole or wireless support structure for the collocation of the small wireless facility; or

b. Offer to sell the utility pole to the wireless provider at a reasonable cost, or allow the wireless provider to install its own utility pole so it can maintain service from that location.

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F. Collocation Limits: Wireless providers shall not collocate small wireless facilities within the communication worker safety zone of the pole or the electric supply zone of the pole on Village utility poles that are part of an electric distribution or transmission system within the communication worker safety zone of the pole or the electric supply zone of the pole.

However, the antenna and support equipment of the small wireless facility may be located in the communications space on the Village utility pole and on the top of the pole, if not otherwise unavailable, if the wireless provider complies with applicable codes for work involving the top of the pole.

For purposes of this subsection, the terms "communications space", "communication worker safety zone", and "electric supply zone" have the meanings given to those terms in the National Electric Safety Code as published by the Institute of Electrical and Electronics Engineers.

G. Code Compliance: Wireless providers shall comply with applicable codes and local code provisions or regulations that concern public safety.

Radio Frequency Compliance: Wireless providers shall comply with the FCC's Η. radio frequency emissions standards at all times. Wireless providers are required to perform on-going monitoring of small wireless facilities to ensure all equipment continues to operate within allowable FCC radio frequency emission ranges and shall, on a guarterly basis, provide to the Village a certification with supporting information confirming whether all of the wireless provider's small wireless facilities within the Village operated in compliance with all FCC radio frequency emission limits during the quarterly reporting period. The certified report for each guarter shall be delivered to the village manager no later than April 30 (for guarter ending March 31), July 31 (for guarter ending June 30), October 31 (for quarter ending September 30), and January 31 (for quarter ending December 31). A wireless provider shall, upon request of the Village at any time, perform radio frequency testing of all or specific small wireless facilities, provide such testing results to the Village, and shall promptly respond to all Village requests for information and/or cooperation with respect to any of the foregoing. Village staff may, at the Village's option, accompany the wireless provider or its agents in the performance of such testing. Any small wireless facility found not to comply with FCC radio frequency emission standards shall be immediately reported by the wireless provider to the FCC, with a copy of such report sent at the same time to the village manager, and shall be powered-down, adjusted, repaired, and/or replaced, or shut off and/or removed by the wireless provider within three (3) calendar days of the provider becoming aware of the violation. Small wireless facilities that exceed the FCC's radio frequency emissions standards are declared a public nuisance, and may be summarily abated by the Village. Failure by a wireless provider to cure a violation of the FCC radio frequency emission standards within three (3)

calendar days shall result in a revocation of the applicable small wireless facility permit, and/or a citation for maintaining a public nuisance with a fine in the amount of seven hundred and fifty dollars (\$750), with each day of continued operation without cure being a separate violation. In the event the Village determines that a small wireless facility is not in compliance with any legal requirements or conditions related to radio frequency, the wireless provider shall, in addition to the foregoing, be responsible for all costs and expenses incurred by the Village in connection with the investigation, enforcement and/or remediation of such noncompliance.

I. Annual Certification: In January of each year, a wireless provider shall submit an affidavit to the Village which shall list, by location, all small wireless facilities it owns within the Village, and shall certify: (1) each such installation remains in use; (2) such in-use facility remains covered by required insurance; and (3) each such installation which is no longer in use. Any small wireless facility that is no longer in use shall be removed by the wireless provider within ninety (90) calendar days of delivery of the affidavit.

SECTION 6: Section 13-8-10 (Stealth, Concealment and Design Standards) of Chapter 13-8 (Small Wireless Facilities) of the Village Code of Hinsdale is amended to read in its entirety as follows:

13-8-10: STEALTH, CONCEALMENT AND DESIGN STANDARDS:

Every small wireless facility installation shall comply with the following standards:

A. General Stealth, Concealment And Design Standards: Installations shall comply with any stealth, concealment, design and aesthetic standards applicable to utility installations in the public right-of-way, as set forth in this title and title 7, chapter 1, article G, "Construction Of Utility Facilities In Rights-Of-Way", of this Code, as well as any written design standards that are generally applicable for decorative utility poles, or reasonable stealth, concealment, design and aesthetic requirements that are otherwise identified by the Village in an ordinance, written policy adopted by the Village Board of Trustees, in the Village's comprehensive plan, or in a written design plan that applies to other occupiers of the rights-of-way, including on a historic landmark or in a Historic District.

B. Historic Districts And Landmarks: For areas designated as Historic Districts, including but not limited to the Village's National Register Downtown Historic District and the Robbins Park Historic District, or on buildings or structures designated as historic landmarks pursuant to title 14, "Historic Preservation", of this Code, in addition to the stealth, concealment and design requirements referenced above, the following additional restrictions/conditions apply to the installation of small wireless facilities:

1. Small wireless facilities shall not be mounted on any Village-owned ornamental street lights in any Historic District;

2. Small wireless facilities shall not be mounted on any historic landmark or on contributing structures in any Historic District;

3. <u>Small wireless facilities and wireless support structures may not be located in the right-of-way in front of any historic landmark or in front of any contributing structure in areas designated as historic districts, including but not limited to the Village's National Register Downtown Historic District and the Robbins Park Historic District.</u>

34. Small wireless facilities within the right-of-way or on private property in any designated Historic District shall utilize stealth technology and be designed in such a manner so as to preserve the character of district, ensure consistency with the surrounding elements, blend architecturally with any buildings or structures designated as historic landmarks or located within a designated Historic District, and shall be designed to blend with the surrounding historical landmarks and/or district in design and color.

5. Small wireless facilities within historic districts may, at the discretion of the village manager, be forwarded to the Historic Preservation Commission for advisory review as to design, location and impact on the District's landmark status, subject to any permit review timelines as specified in Section 13-8-5.E. of the Village Code.

C. Historic District Or Landmark Limitations:

1. Any stealth, concealment and design standards in a Historic District or on a historic landmark, including restrictions on a specific category of utility poles, may not have the effect of prohibiting any provider's technology. Such stealth, concealment and design measures shall not be considered a part of the small wireless facility for purposes of the size restrictions of a small wireless facility.

2. This section shall not be construed to limit the Village's enforcement of historic preservation in conformance with the requirements adopted pursuant to the Illinois State Agency Historic Resources Preservation Act or the National Historic Preservation Act of 1966, 54 USC section 300101 et seq., and the regulations adopted to implement those laws. (Ord. O2018-38, 9-4-2018)

SECTION 7: Section 13-8-15 (Abandonment) of Chapter 13-8 (Small Wireless Facilities) of the Village Code of Hinsdale is amended to read in its entirety as follows:

13-8-15: ABANDONMENT:

A. A small wireless facility that is not operated for a continuous period of twelve (12) months shall be considered abandoned and the owner of the facility shall remove the small wireless facility and any associated wireless support structure or utility pole within ninety (90) days after receipt of written notice from the Village notifying it of the abandonment. The requirement that a wireless support structure or utility pole associated

with an abandoned small wireless facility be removed does not apply if the owner of the facility does not own or otherwise have the right to remove the structure or pole, and does not apply to Village-owned utility poles unless requested by the Village. The notice shall be sent by certified or registered mail, return receipt requested, by the Village to the owner at its last known address. If the small wireless facility and associated wireless support structure or utility pole, if any, is not removed within ninety (90) days after receipt of such notice, such wireless facility and associated structure or pole shall be deemed to be a nuisance and the Village may remove or cause the removal of such facility, structure or pole and recover or place a lien for its costs, pursuant to the terms of its pole attachment or other agreement for Village utility poles or through the procedures for abatement of nuisances set forth in this code.

B. In the event the Village suspects that the wireless provider is no longer using the small wireless facilities to provide wireless service, it may send the wireless provider written notice that requires the wireless provider to remove the small wireless facility and associated wireless support structure or utility pole or provide proof that the small wireless facility is operational and still being used within thirty (30) days, and informs the wireless provider that failure to provide proof or to remove the small wireless facility, and any associated wireless support structure or utility pole will result in the Village removing the small wireless facility, structure or pole at the wireless provider's cost.

SECTION 8: Section 13-8-20 (Revocation of Permit) of Chapter 13-8 (Small Wireless Facilities) of the Village Code of Hinsdale is amended to read in its entirety as follows:

13-8-20: REVOCATION OF PERMIT:

A. A permit to collocate a small wireless facility may be revoked for one or more of the following reasons:

1. The wireless provider obtained approval by means of fraud or made a misrepresentation of a material fact with respect to the permit application, or any required documentation or submittal.

2. The wireless provider failed to construct the small wireless facility in accordance with the approved plans.

3. The wireless provider failed to comply within any material condition of a permit issued.

4. The wireless provider substantially expanded or altered the use or the structure of the small wireless facility beyond what was requested in the permit application or approved, without the approval of the Village.

5. The wireless provider failed to notify the Village of the replacement of small wireless facilities as required by this chapter.

6. A substantial change of law has occurred affecting the wireless provider's authority to occupy or use the property upon which the small wireless facility is located.

7. The small wireless facility interferes with vehicular or pedestrian use of the public right of way.

8. The wireless provider has failed to make a safe and timely restoration of the right-of-way or the property upon which the small wireless facility is located.

9. The wireless provider has failed to properly maintain the small wireless facility as required by this chapter.

10. The wireless provider has failed to abate interference with public safety communications in a manner consistent with the abatement and resolution procedures for interference with public safety spectrum established by the FCC including 47 CFR 22.970 through 47 CFR 22.973 and 47 CFR 90.672 through 47 CFR 90.675.

11. The small wireless facility has been abandoned and the wireless provider has failed to remove the small wireless facility as provided in this chapter.

12. The small wireless facility is found to have been in violation of FCC radio frequency emission standards and the wireless provider, after becoming aware of such violation, fails to shut-down or otherwise cure the violation within three (3) calendar days.

B. Written notification of the permit revocation shall be sent by certified mail or shall be personally delivered to the wireless provider setting forth the basis for the revocation. The wireless provider shall, within fourteen days of the notice of revocation, file a written response with the <u>Village's director of public servicesvillage engineer</u> or his or her designee setting forth the reasons why the permit should not be revoked along with such evidence in opposition to the revocation as the wireless provider determines necessary. Failure to file a response with the <u>Village's director of public servicesvillage</u> engineer or his or her designee shall be deemed an admission of the facts set forth in the notification of written notification and shall result in automatic revocation of the permit. The <u>Village's director of public servicesvillage</u> engineer or his or her designee shall render findings and a decision within twenty-one days of the date of receipt of the wireless provider's response, if any.

C. If the <u>Village's director of public servicesvillage engineer</u> or his or her designee revokes the permit, the wireless provider may file a written notice of appeal with the Village Clerk within twenty-one (21) days of notification of the permit revocation. Such notice shall contain a response to the decision of the <u>Village's director of public</u> <u>servicesvillage engineer</u> or his or her designee. The Village Board shall hear the revocation appeal and render a decision on such appeal. **SECTION 9:** Subsection D. of Section 7-1G-4 (Permit Required; Applications and Fees) of Chapter 7-1G (Construction of Utility Facilities in Rights of Way) of the Village Code of Hinsdale is amended to read in its entirety as follows:

D. Supplemental Application Requirements For Specific Types Of Utilities: In addition to the requirements of subsection C of this section, the permit application shall include the following items, as applicable to the specific utility that is the subject of the permit application:

1. In the case of the installation of a new electric power, communications, telecommunications, cable television service, video service or natural gas distribution system, evidence that any "certificate of public convenience and necessity" or other regulatory authorization that the applicant is required by law to obtain, or that the applicant has elected to obtain, has been issued by the ICC or other jurisdictional authority;

2. In the case of natural gas systems, state the proposed pipe size, design, construction class, and operating pressures;

3. In the case of water lines, indicate that all requirements of the Illinois Environmental Protection Agency, Division of Public Water Supplies, have been satisfied;

4. In the case of sewer line installations, indicate that the land and water pollution requirements of the Illinois Environmental Protection Agency, Division of Water Pollution Control, and other local or State entities with jurisdiction, have been satisfied; or

5. In the case of petroleum products pipelines, state the type or types of petroleum products, pipe size, maximum working pressure, and the design standard to be followed; or

6. In the case of small wireless facilities and associated utility poles or wireless support structures in the right-of-way, demonstrated conformance with the Village's adopted General Guidelines and Small Wireless Facility Design, Aesthetic, Stealth and Concealment Standards, where applicable, as such standards may be amended from time to time.

SECTION 10: A new subsection G. of Section 9-12-2 (Limitations on Noise) of the Village Code of Hinsdale is added, to read in its entirety as follows:

F. Utility equipment in rights of way: Utility equipment located in the public right-ofway and in residentially zoned districts shall be operated in such a manner so as to minimize any possible disruption to residents and occupants of nearby buildings caused by noise. Backup generators, if needed, shall only be operated during periods of power outages, and for no more than one weekly testing period not to exceed fifteen (15) minutes, and shall not be tested on weekends or holidays, or between the hours of 5:00 p.m. and 7:00 a.m. Except during periods of construction, power outages, or during authorized backup testing conforming to the time limitations in this subsection, at no time shall any utility facility, or group of ground or pole-mounted utility facilities, in a residentially zoned area be permitted to exceed 40 dBA at a ground level distance of twenty feet (20') as measured from the pole base or ground-mounted equipment, as applicable, or exceed any other applicable noise levels imposed by codes adopted by the Village.

SECTION 11: All ordinances or parts of ordinances in conflict with this Ordinance are hereby expressly repealed.

SECTION 12: Except as to the Code amendments set forth above in this Ordinance, all Chapters and Sections of the Village Code, as amended, shall remain in full force and effect.

SECTION 13: Each section, paragraph, clause and provision of this Ordinance is separable, and if any provision is held unconstitutional or invalid for any reason, such decision shall not affect the remainder of this Ordinance, nor any part thereof, other than that part affected by such decision.

SECTION 14: This Ordinance shall be in full force and effect after its passage, approval and publication in the manner provided by law.

ADOPTED this day of roll call vote as follows:	of	, 2022, pursuant to a
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

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AGENDA ITEM # <u>1</u> REQUEST FOR BOARD ACTION Finance

AGENDA SECTION:	Second Reading – ACA	
SUBJECT:	Annual Appropriations Ordinance	
MEETING DATE:	March 1, 2022	,
FROM:	Alison Brothen, Acting Finance Director	

Recommended Motion

Approve the Annual Appropriations Ordinance for the Year January 1, 2022 to December 31, 2022.

Background

Attached is the proposed Annual Appropriation Ordinance for Year January 1, 2022 to December 31, 2022. The ordinance represents the legal spending authority for Calendar Year 2022 and is required by state statutes to be adopted by March 31, 2022. It should be noted that although the appropriation ordinance represents the Village's legal spending authority, the Village's budget, which was adopted in December, is the financial plan which the Village operates under throughout the year.

Prior to adopting the ordinance, statutes require that the Village hold a public hearing on the ordinance and that notice of the public hearing be published in the newspaper. The notice of the public hearing was published in the *Hinsdalean* on February 3, 2022, and the legally required public hearing on the proposed appropriation ordinance will be held on February 15, 2022 prior to first reading of the ordinance.

Discussion & Recommendation

The line items contained in the proposed appropriation ordinance are identical to the Village's Calendar Year 2022 Budget.

In addition to the line item budget amounts, a contingency amount is added for unforeseen expenses in each department. The contingency amount is to ensure that the Village has spending authority in case of unforeseen emergencies such as severe weather or fire. If the contingency amount is not available, the Village would be legally precluded from procuring needed services to the citizens in a timely manner.

As to the amounts for the Hinsdale Public Library, these amounts were approved by a separate resolution of the Hinsdale Public Library Board.

Budget Impact

There is no impact to the original budget. The Appropriations Ordinance sets the legal spending limit for the Village.

Village Board and/or Committee Action

At their meeting of February 15, 2022, following the Appropriations Ordinance Public Hearing and a First Reading, the Board agreed to move this item forward for a second reading at their next meeting.

Documents Attached

1. Annual Appropriations Ordinance for the Year January 1, 2022 to December 31, 2022

VILLAGE OF HINSDALE

ORDINANCE NO. 02022-

ANNUAL APPROPRIATION ORDINANCE FOR THE YEAR JANUARY 1, 2022, TO DECEMBER 31, 2022

WHEREAS, a proposed appropriation ordinance for the Village of Hinsdale for the year ending December 31, 2022, upon which this Annual Appropriation Ordinance is based, was heretofore duly prepared and made conveniently available to the public for at least 10 days prior to the public hearing described below and for at least 10 days prior to the adoption of this Annual Appropriation Ordinance, all in accordance with the requirements of Section 8-2-9 of the Illinois Municipal Code, 65 ILCS 5/8-2-9; and

WHEREAS, the Board of Trustees of the Village of Hinsdale, pursuant to notice duly published on February 3, 2022 in the Hinsdalean in accordance with the requirements of said Section 8-2-9 held a public hearing on February 15, 2022, for the purpose of hearing and considering testimony regarding the proposed appropriation ordinance; and

WHEREAS, all required or necessary revisions, alterations, increases, or decreases in the proposed appropriation ordinance have since been made and are reflected in this Annual Appropriation Ordinance;

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

<u>Section l.</u> <u>Recitals.</u> The foregoing recitals are incorporated herein as findings of the President and Board of Trustees.

<u>Section 2.</u> <u>General Corporate Appropriations</u>. The following sums of money, or so much thereof as may be authorized by law, are deemed necessary to defray all necessary expenses and liabilities of the Village of Hinsdale for the year commencing on January 1, 2022, and ending December 31, 2022, and the same shall be, and they are hereby, appropriated for the objects and purposes hereinafter specified:

CY 2022 Appropriation Ordinance

-	rate Fund - 100	
<u>Financ</u>	e and Administration-Department 11	<u>Appropriation</u>
7001	Full-Time Salaries	1,149,100
7003	Part-Time Salaries	52,650
7005	Longevity Pay	700
7009	Vehicle Allowance	5,600
7011	Overtime	5,500
7023	Water Fund Cost Allocation	(880,049)
7101	Social Security	75,271
7103	Medicare	17,544
7105	IMRF	106,471
7111	Health Insurance	161,500
7113	Dental Insurance	3,350
7115	Life Insurance	2,150
7131	Tuition Reimbursement	20,000
7133	Mileage Reimbursement	200
7135	Brd of Police/Fire Comm.	15,000
7137	Employment Advertising	2,500
7139	Personnel Expenses	17,869
7141	Staff Development & Training	18,600
7143	Membership Dues/Subscriptions	25,170
7145	Uniforms & Apparel	2,200
7149	Village-Wide Employee Relations	11,900
7201	Legal Expenses	965,000
7207	Auditing Services	39,586
7209	Accounting Services	21,000
7211	Actuarial Services	14,000
7213	Consulting Services	100,000
7215	Tollway /Lobbying Expenditures	64,200
7221	IT Service Contract	190,000
7223	IT Contracts & Service Agreements	35,618
7225	Utility Billing Expenses	15,200
7227	Vehicle License Expenses	18,400
7231	Telecommunications	19,175
7233	Cable/Internet	19,400
7249	Record Retention & Doc Mgmt	580
7251	Recording Fees-County	3,500
7269	Parking System Expenses	2,200
7299	Other Services	5,200
7301	Postage	20,800
7303	Office Supplies	8,300
7305	Breakroom Supplies	2,000
7307	Printing and Publications	11,000

Corporate Fund - 100

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Police	<u> Department - Department 21 (cont)</u>	Appropriation
7269	Parking System Expenses	17,500
7276	CALEA Accreditation Fee	4,745
7277	Contribution to Other Agencies	23,120
7303	Office Supplies	6,000
7307	Printing and Publications	3,000
7311	Gasoline & Oil	42,000
7327	Building & Maintenance Supplies	2,000
7341	Citizen's Police Academy	250
7343	Range Supplies	10,000
7353	Medical/Safety Supplies	1,500
7359	Police Department Supplies	9,000
7391	Computer Hrdwre, Software, Supplies	35,931
7401	Building Maintenance	26,000
7403	General Equipment Maintenance	4,550
7405	Comp./Off. Equip. Maint.	9,740
7407	Motor Vehicle Maintenance	25,000
7417	Parking System Maintenance	500
7523	IRMA Premiums	43,005
7525	Self-Insured Deductible	40,000
7901	General Equipment	171,000
7903	Computer Equipment	30,000
7907	Motor Vehicles	98,000
7909	Buildings	290,000
7591	Contingency	292,558
	Total Police Department	6,143,708

Corporate Fund - 100

<u>Fire D</u>	<u>epartment - Department 31</u>	Appropriation
7001	Full-Time Salaries	2,468,900
7003	Part-Time Salaries	56,500
7005	Longevity Pay	10,500
7009	Vehicle Allowance	5,600
7011	Overtime	206,000
7023	Water Fund Cost Allocation	(21,189)
7101	Social Security	15,757
7103	Medicare	36,852
7105	IMRF	36,852
7109	Firefighters' Pension Contributions	1,084,541
7111	Health Insurance	403,000
7113	Dental Insurance	12,000
7115	Life Insurance	5,600
7141	Staff Development & Training	27,510
7143	Membership Dues/Subscriptions	8,105
7145	Uniforms	29,125
	Page 4 of 16	

Corporate	Fund .	- 100
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<u>Fire D</u>	<u>epartment - Department 31 (cont)</u>	Appropriation
7149	Employee Recog and Relations	1,000
7231	Telecommunications	19,500
7233	Cable/Internet	900
7235	Electric	350
7237	Natural Gas	6,950
7241	Custodial Services	1,170
7247	Licenses & Permits	428
7249	Record Retention & Doc Mgmt	480
7263	Dispatch Services	169,599
7301	Postage	500
7303	Office Supplies	4,080
7305	Breakroom Supplies	700
7307	Printing and Publications	675
7311		18,000
7313	Motor Vehicle Supplies	345
7327	Building & Maintenance Supplies	7,840
7329	Tools & Hardware	10,375
7351	Emergency Management Supplies	400
7353	Medical/Safety Supplies	15,950
7355	Hazmat Supplies	2,400
7357	Fire Department Supplies	5,100
7391	Computer Hrdwre, Software, Supplies	17,431
7401	Building Maintenance	14,000
7403	General Equipment Maintenance	11,260
	Comp./Off. Equip. Maint.	4,812
	Motor Vehicle Maintenance	57,300
	Radio Maintenance	10,400
7523	IRMA Premiums	39,645
7525	Self-Insured Deductible	30,000
7907	Motor Vehicles	50,000
7909	Buildings	290,000
7591	Contingency	258,862
	Total Fire Department	5,436,105

<u>Public</u>	<u>Services Department - Department 41</u>	<u>Appropriation</u>
7001	Full-Time Salaries	1,457,193
7005	Longevity Pay	4,000
7009	Vehicle Allowance	8,400
7011	Overtime	84,750
7023	Water Fund Cost Allocation	(146,897)
7101	Social Security	91,115
7103	Medicare	17,823
7105	IMRF	129,325
7111	Health Insurance	229,500
7113	Dental Insurance	7,650
7115	Life Insurance	3,100
	Page 5 of 16	

Corporate Fund - 100

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Public	Services Department - Department 41 (cont)	Appropriation
7141	Staff Development & Training	7,650
7143	Membership Dues/Subscriptions	9,470
7145	Uniforms	15,440
7147	Overtime Meals	2,200
7203	Engineering & Architects	10,000
7205	Biennial Bridge Inspections	5,000
7213	Consulting Services	5,000
7231	Telecommunications	8,150
7235	Electric	101,750
7237	Natural Gas	20,250
7241	Custodial Services	58,362
7245	Dumping/Refuse Removal	21,150
7247	Licenses & Permits	396
7253	Street Sweeping	63,203
7255	Mosquito Abatement	55,496
7257	Tree Removals	67,000
7259	Tree Pruning	83,544
7261	Elm/Ash Tree Treatments	123,540
7267	Third Party Review	55,000
7271	Equipment Rental	1,500
7275	Holiday Decorating	11,271
7299	Other Services	3,300
7303	Office Supplies	2,825
	Breakroom Supplies	1,400
	Printing and Publications	2,320
7311		38,450
7313	Motor Vehicle Supplies	2,300
7323	Chemicals	112,930
	Laboratory Supplies	75
	Building Maintenance Supplies	6,200
7329	Tools & Hardware	15,385
7331	Trees	90,100
7353	Medical/Safety Supplies	1,300
7391	Computer Hrdwre, Software, Supplies	6,700
7399	Non-Caitalized Equipment	7,000
7401	Building Maintenance	50,386
7403	General Equipment Maintenance	10,600
7405	Comp./Off. Equip. Maint.	6,204
7407	Motor Vehicle Maintenance	41,797
7409	Radio Maintenance	800
7411	Landscaping & Grounds Maint	91,690
7413	Street & Sidewalk Maintenance	56,074
7415	Traffic & Street Light Maint	54,370
7427	Parking Deck Maintenance	70,358
7523	IRMA Premiums	30,633
7525	Self-Insured Deductible	40,000
7901	General Equipment Page 6 of 16	37,500

<u> Public Services Department - Department 41 (cont)</u>	<u>Appropriation</u>
7907 Motor Vehicles	308,000
7909 Buildings	260,000
7913 Parking Lots	70,000
7591 Contingency	201,501
Total Public Services Department	4,231,529

Corporate Fund - 100

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<u>Comm</u>	<u>unity Dev. Department - Department 51</u>	Appropriation
7001	Full-Time Salaries	625,700
7003	Part-Time Salaries	65,000
7005	Longevity Pay	2,200
7009	Vehicle Allowance	4,200
7011	Overtime	5,000
7023	Water Fund Cost Allocation	(171,983)
7101	Social Security	43,220
7103	Medicare	10,108
7105	IMRF	61,345
7111	Health Insurance	92,500
7113	Dental Insurance	2,450
7115	Life Insurance	1,125
7133	Mileage Reimbursement	100
7141	Staff Development & Training	3,200
7143	Membership Dues/Subscriptions	2,250
7145	Uniforms	750
7213	Consulting Services	15,000
7223	Data Processing Services	12,800
7231	Telecommunications	7,200

Corporate Fund - 100

Comm	<u>unity Dev. Department - Department 51 (cont)</u>	Appropriation
7249	Record Retention & Doc Mgmt	7,500
7265	Outside Inspectors	25,500
7267	Third Party Review	10,000
7303	Office Supplies	5,000
7305	Breakroom Supplies	400
7307	Printing and Publications	1,200
7311	Gasoline & Oil	1,500
7329	Tools & Hardware	250
7353	Medical/Safety Supplies	375
7399	Non-Capitalized Equipment	1,000
7405	Comp & Office Equipment Maintenance	4,340
7407	Motor Vehicle Maintenance	1,500
7523	IRMA Premiums	6,782
7525	Self-Insured Deductible	2,500
7591	Contingency	42,501
	Total Community Development	892,513

Corpo	rate Fund - 100		
<u>Parks</u>	& Recreation Department - Depar	<u>tment 61</u>	Appropriation
7001	Full-Time Salaries		493,100
7003	Part-Time Salaries		298,900
7005	Longevity Pay		1,200
7009	Vehicle Allowance		4,200
7011	Overtime		7,500
7023	Water Fund Cost Allocation		(20,673)
7101	Social Security		49,439
7103	Medicare		11,562
7105	IMRF		47,203
7111	Health Insurance		110,000
7113	Dental Insurance		3,300
7115	Life Insurance		1,060
7133	Mileage Reimbursement		400
7141	Staff Development & Training		7,475
7143	Membership Dues/Subscriptions		2,692
7145	Uniforms		8,515
7223	Data Processing Services		15,250
7231	Telecommunications		12,550
7233	Cable/Internet		3,150
7235	Electric		62,750
7237	Natural Gas		26,050
7241	Custodial Services		21,750
7245	Dumping/Refuse Removal		15,000
7247	Licenses & Permits		6,200
7271	Equipment Rental		7,875
7273	Recreation Programming		256,650
7303	Office Supplies		4,550
7307	Printing and Publications		32,440
7311	Gasoline & Oil		9,000
7323	Chemicals		19,600
7327	Building Maintenance Supplies		17,200
7329	Tools & Hardware		1,850
7353	Medical/Safety Supplies		1,420
7361	Recreation Supplies		37,000
7363	KLM Event Supplies		6,350
7399	Non-Capitalized Equipment		15,399
7401	Building Maintenance		62,525
7403	General Equipment Maintenance		19,700
7405	Comp./Off. Equip. Maint.		4,000
7407	Motor Vehicle Maintenance		2,500
7411	Landscaping & Grounds Maint		201,350
7419	Parks Maintenance		2,500
7513	Bank Fees		13,700
7523	IRMA Premiums		17,959
7525	Self-Insured Deductible		7,500
7901	General Equipment		117,000
7907	Motor Vehicles	Page 8 of 16	38,350

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	& Recreation Department - Department 61 (cont)	<u>Appropriation</u>
	Buildings	185,0
	Land/Grounds	121,8
7591	Contingency	119,5
	Total Parks & Recreation Department	2,511,4
<u>Motor</u>	Fuel Tax Fund - <u>200</u>	Appropriation
7740	Transfer to MIP Projects Fund	1,250,0
7990	Contingency for Unforeseen Expenses	62,5
	Total	1,312,5
Foreig	n Fire Insurance Fund - 210	Appropriation
7141	······································	15,0
	Uniforms	6,0
7391	Comp Hardware, Software, & Supplies	7,0
	Non-Capitalized Equipment	48,0
7521		6
7591	Contingency for Unforeseen Expenses	7,6
	Total	84,24
	<u>ervice Funds - 300-310</u>	Appropriation
	Bond Principal Payment	2,020,0
	Interest Expense	1,162,9
	Bond Paying Agent Fees	3,32
7591	Contingency for Unforeseen Expenses	159,3
	Total	3,345,6
	<u>ifrastructure Projects Fund-400</u>	Appropriation
	Engineering & Architects	388,0
	Transfer to Debt Service Funds	2,747,5
	Transfer to Water Capital	500,0
7915	Street Improvements	3,343,4
7921	Sidewalks	120,0
7591	Contingency for Unforeseen Expenses	354,94
	Total	7,453,8
	<u>& Sewer Oper. Fund - 600</u>	Appropriation
7001	Full-Time Salaries	667,5
	Longevity Pay	4,00
7011	Overtime	80,0
7023	Water Fund Cost Allocation	1,262,00
7101	Social Security	46,5
7103	Medicare	10,8
	IMRF	66,1
7111	Health Insurance	79,43
7113	Dental Insurance	3,02

<u>Water</u>	<u>& Sewer Oper. Fund - 600 (cont)</u>	Appropriation
7115	Life Insurance	1,448
7141	Staff Development & Training	1,000
7143	Membership Dues/Subscriptions	8,320
7145	Uniforms	3,700
7147	Overtime Meals	350
7203	Engineering & Architects	6,300
7223	Data Processing Services	12,600
7231	Telecommunications	21,000
7233	Cable/Internet	1,800
7235	Electric	53,000
7237	Natural Gas	10,250
7239	FLAGG Creek Sewer Charges	5,600
7241	Custodial Services	7,800
7245	Dumping	15,800
7299	Other Services	6,280
7301	Postage	15,000
7303	Office Supplies	400
7305	Breakroom Supplies and Coffee	400
7307	Printing and Publications	2,625
7311	Gasoline & Oil	10,000
7321	DWC Cost	4,710,000
7323	Chemicals	3,000
7325	Laboratory Supplies	350
7327	Building and Maintenance Supplies	750
7329	Tools & Hardware	3,270
7353	Medical/Safety Supplies	750
7391	Comp Hardware, Software, & Supplies	100
7399	Non-Capitalized Equipment	25,000
7401	Building Maintenance	14,816
7403	General Equipment Maintenance	4,325
7405	Comp & Off Equipment Maintenance	350
7407	Motor Vehicle Maintenance	5,082
7423	Water System Maintenance	133,130
7425	Sewer System Maintenance	74,291
7511	Utility Tax	414,750
7523	IRMA Premiums	79,633
7525	Self-Insured Deductible	2,500
7599	Miscellaneous Expense	750
7603	Loan Principal Payment	191,478
7605	Interest Expense	27,123
7763	Transfer to Water Alt Bond	170,500
7901	General Equipment	255,500
7907	Motor Vehicles	46,000
7591	Contingency for Unforeseen Expenses	428,342
, 0 / 1	Total	8,995,177
		0,770,177

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<u>Water</u>	<u>& Sewer Capital Fund - 620</u>	Appropriation
7917	Water Mains	300,000
7919	Sewers	40,000
7591	Contingency for Unforeseen Expenses	17,000
	Total	357,000
Water	& Sewer 2014A Bond Fund-632	Appropriation
7601	Bond Principal Payment	135,000
7605	1 7	35,500
7591	1	8,525
	Total	179,025
Polico	Pension Fund - 700	Annuonviation
	Pension Payments	<u>Appropriation</u> 2,040,467
7031	Disability Payments	112,822
7141	Staff Development and Training	3,500
7143	Membership Dues/Subscriptions	795
	Legal Expenses	10,000
7209	Accounting Services	12,875
7211	Actuarial Services	3,605
7299	Other Services	136,105
7513	Bank fees	1,000
7599	Miscellaneous Expenses	6,500
7591	Contingency for Unforeseen Expenses	232,767
	Total	2,560,436
Firefig	hters' Pension Fund - 710	Appropriation
	Pension Payments	1,621,133
7033	Disability Payments	297,695
7141	Staff Development and Training	2,500
7143	Membership Dues/Subscriptions	795
7201	Legal Expenses	8,240
7209	Accounting Services	12,669
7211	Actuarial Services	3,821
7299	Other Services	49,993
7513	Bank fees	1,000
7599	Miscellaneous Expenses	8,460
7591	Contingency for Unforeseen Expenses	200,631
	Total	2,206,937

<u>Librar</u>	y Operations Fund - 900		Appropriation
7001	Full-Time Salaries		1,030,000
7003	Part-Time Salaries		525,000
7005	Longevity Pay		400
7101	Social Security		97,213
7103	Medicare		22,553
7105	IMRF		100,076
7111	Health Insurance		170,000
7115	Life Insurance		2,200
7119	Unemployment Compensation		1,000
7139	Personnel Expenses		1,000
7513	Bank Fees		600
7523	IRMA Premiums		36,200
7525	Self-Insured Deductible		10,000
7730	Transfer to Debt Service Funds		252,912
	Transfer to Library Capital		170,000
	Staff Development		22,000
7802	Strategic Plan Implementation		70,000
7803	Staff Recognition		3,000
	Marketing and Outreach		36,000
	Library Programs-Youth		20,000
	Library Programs-Adult		10,000
	Youth Materials		70,000
7815	Adult Materials		115,000
7817	Databases		60,000
7819	Periodicals		22,000
7821	Ebooks		90,000
7823	Materials Management Supplies		12,000
	Lost Books		1,500
7825	Catalog Services		40,012
7827	Hardware		40,000
7829	Computer Support & Software		75,000
7831	Custodial		38,000
7833	Utilities		13,000
7835	Janitorial-Maintenance Supplies		10,000
7837	Building Maintenance Contract		11,000
7839	Misc Repairs-Improvements		40,000
7841	Legal Expenses		5,000
7843	Planning Services		60,000
7845	Misc Contractual Services		5,000
7847	Postage		2,500
7849	Telephone	t	12,000
7851	Accounting		40,000
7853	Vending Supplies and Services		500
7855	Office Supplies		14,000
7857	Copier Service and Supplies		25,000
7859	Misc Supplies		1,400
7861	Board Development		2,000
7863	Special Events		5,000
		Page 12 of 16	

y Operations Fund - 900 (cont)	<u>Appropriation</u>
Helen O'Neill Scholarship	500
Art Expenditures	5,000
Donations Expenses	50,000
Friends Pledges Expense	50,000
Misc Expense	1,400
Contingency	33,970
Total	3,530,936
	Donations Expenses Friends Pledges Expense Misc Expense Contingency

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Library Capital Projects Fund - 9107909Buildings7591Contingency for Unforeseen Expenses
Total

Appropriation	
150,000	
100,000	
250,000	

CY 2022 Appropriation Ordinance

All Funds Summary	Appropriation
Corporate Fund - 100	
Departments - 11 thru 61	24,707,872
Motor Fuel Tax Fund - 200	1,312,500
Foreign Fire Insurance Fund - 210	84,260
Debt Service Funds - 300-308	3,345,622
MIP Infrastructure Project Fund - 400	7,453,881
Water & Sewer Operations Fund - 600	8,995,177
Water & Sewer Capital Fund - 620	357,000
Water & Sewer Debt Service Fund - 632	179,025
Police Pension Fund - 700	2,560,436
Firefighters' Pension Fund - 710	2,206,937
Library Funds - 900 & 910	3,780,936
Total All Funds	54,983,646

<u>Section 3.</u> <u>Unexpended Prior Appropriations</u>. Any sum of money heretofore appropriated for any object or purpose and not expended that is now in the Treasury of the Village of Hinsdale or that may hereafter come into the Treasury of the Village of Hinsdale is hereby reappropriated by this Annual Appropriation Ordinance for such object or purpose.

Section 4. <u>Allotment of Funds</u>. Any funds derived from sources other than the 2021 tax levy, and other than revenue pledged for specific purposes, may be allotted by the Village President and Board of Trustees to such appropriations and in such amounts, respectively, as the Board of. Trustees may determine, within the limits of said appropriations, respectively, insofar as the doing of same does not conflict with law.

<u>Section 5.</u> <u>Repealer</u>. All ordinances or parts of ordinances inconsistent with the provisions of this Annual Appropriation Ordinance shall be, and they are hereby, repealed.

<u>Section 6.</u> <u>Severability.</u> If any section, subdivision, or sentence of this Ordinance shall for any reason be held invalid or unconstitutional, such decision shall not affect the validity of the remaining portion and provisions of this Ordinance.

<u>Section 7</u>. <u>Filing. A</u> certified copy of this Ordinance shall be filed with the county clerks of Cook and DuPage Counties within 30 days after adoption.

Section 8. <u>Effective Date</u>. This Annual Appropriation Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law. PASSED this 1st day of March 2022.

AYES: NAYS: ABSENT:

APPROVED this 1st day of March 2022.

ATTEST:

Thomas Cauley, Village President

Christine Bruton, Village Clerk



Public Services & Engineering

AGENDA SECTION:	Second Read - EPS
SUBJECT:	Bid #1863 – Landscape Maintenance Services
MEETING DATE:	March 1, 2022
FROM:	John Finnell, Superintendent of Parks & Forestry Garrett Hummel, Management Analyst

Recommended Motion

Reject the bid submittal from Semmer Landscape LLC and authorize the rebid of Bid #1863 – Landscape Maintenance Services.

Background

There are 140 acres of public green space in the Village; 23 acres of Village rights-of-way (ROW) and 117 acres of park grounds. ROW includes cul-de-sacs, passive areas and miscellaneous Village property. The scope of work includes mowing and string trimming of Village ROW and parks. Additional landscape services are performed in Village parks, including mulch installation, playground weeding, sidewalk and parking lot weeding, shrub trimming, planting bed maintenance and spring and fall clean up. In addition to the 140 acres of green space, the Village manages 78 rain gardens in the Woodlands neighborhood. It is the responsibility of the Village to maintain these green spaces in a quality manner that is consistent with surrounding properties. The Village Parking Deck landscaping and maintenance was also added to the contract this year. There are four Assignments in the Landscape Maintenance Contract:

- A- Mowing and string trimming Village ROW and central business district sidewalk weed removal.
- B- Mowing, string trimming, landscape maintenance and additional services in Village parks.
- C- Planting bed maintenance in the Woodland rain gardens.
- D- Mowing, string trimming, landscape maintenance and planting bed maintenance in the Village Parking Deck (newly added in 2022).

All performed services are outlined in the attached bid tabulation.

In January of 2022, Public Services staff solicited sealed bids for landscape maintenance services. The bid package was published on Sunday, January 23, 2022. Public Services staff contacted previous vendors, placed a legal ad in the Daily Herald, and posted the bid package on the Village website. A pre-bid meeting was conducted on Thursday, February 3, 2022 and was attended by three (3) vendors. The bid opening was held on Tuesday, February 15, 2022 and the Village received one (1) bid.



Discussion & Recommendation

The Village received one (1) bid from Semmer Landscape. Semmer Landscape provided mowing and landscape services to the Village of Hinsdale in 2020 and 2021. The bid submittal is under budget for Assignments A and C, over budget for Assignment D and substantially over budget for Assignment B. Since the bid opening, staff has contacted the companies that attended the pre-bid meeting as well as additional landscape maintenance companies. Several companies have expressed interest in submitting bids if another opportunity is presented. Although a rebid for landscape maintenance services does not guarantee lower pricing, staff recommends reject the bid submittal from Semmer Landscape LLC and authorize the rebid of Bid #1863 – Landscape Maintenance Services in an attempt to obtain more competitive pricing.

Budget Impact

Included in the Calendar Year 2022 Budget is \$178,200 to complete landscape maintenance services. The funding is spread out amongst several accounts including Village ROW and rain gardens (4200-7411), Village parks (6300-7411) and the Village Parking Deck (4100-7427). Semmer Landscape's bid price of \$219,609 is \$41,409 over the approved Calendar Year 2022 budgeted amount.

	Line Item 4200-7411	Line Item 6300-7411	Line Item 4100-7427	
	ROW Mowing & Rain Gardens Assignment A & C	Parks Assignment B	Parking Deck Assignment D	Total
Budget	\$58,000	\$112,000	\$8,200	\$178,200
Bid Result	\$49,834	\$159,680	\$10,095	\$219,609
Net Impact	-\$8,166	\$47,680	\$1,895	\$41,409

Village Board and/or Committee Action N/A

Documents Attached

Bid Proposal from Semmer Landscape

Village of Hinsdale Bid #1683 – Landscape Maintenance Bid Proposal

Full Name of Bidder	Semmer Landscape 4C
Main Business Address	1000 w. 94th Street
	chicago IL 60620
	J.

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 and Bonds, 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 Contract ocuments; 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 the bond for faithful performance, and 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 and the forfeiture of security accompanying this proposal shall operate and the same shall be the property of the Village of Hinsdale as liquidated damages.

Date: 2-14-22

(SEAL OF CORPORATION)

	Semmer Landscape LLC
	Contractor
	1600 W. 94 th Streat
	Address .
	Chicago 71, 60620
	City and State
	Refullion
ATTEST BY:	Signature.
	Vice President
	Title

ASSIGNMENT A: ANNUAL PROPOSAL

SITE #	LOCATION	UNIT PRICE	ESTIMATED QUANTITY	ESTIMATED ANNUAL PRICE
A1	ADAMS ST. @ OGDEN	\$7.00	34	\$ 238.00
A2	BITTERSWEET & COLUMBIA	\$7.00	34	\$ 238.00
A3	BRUSH HILL	\$60.00	34	\$ 2,040.00
A4	BURLINGTON AND STOUGH	\$7.00	34	\$ 238.00
A5	CHARLESTON RD	\$50.00	34	\$ 1,700.00
A6	CHESTNUT ST. PARKING LOT	\$7.00	34	\$ 238.00
A7	CHICAGO & PRINCETON	\$22.00	34	\$ 748.00
<u>A8</u>	CHICAGO AVE. GARF-ELM	\$22.00	34	\$ 748.00
A9	COUNTY LINE COURT	\$7.00	34	\$ 238.00
A10	DALEWOOD ISLAND	\$7.00	34	\$ 238.00
A11	HINS AVE: GARF-STOUGH	\$60.00	34	\$ 2,040.00
A12	JACKSON ST. CUL-DE-SAC	\$18.00	34	\$ 612.00
A13	LINCOLN LOT	\$7.00	34	\$ 238.00
A14	MADISON @ OGDEN	\$18.00	34	\$ 612.00
A15	MILLS ST. – THE LANE NORTH	\$30.00	34	\$ 1,020.00
A16	NORTH HIGHLAND STATION	\$15.00	34	\$ 510.00
A17	PARKWAYS @ HMS	\$7.00	34	\$ 238.00
A18	POLICE/FIRE BUILDING	\$7.00	34	\$ 238.00
A19	PUBLIC WORKS GARAGE	\$7.00	34	\$ 238.00
A20	RAVINE & COUNTY LINE RD	\$7.00	34	\$ 238.00
A21	RAVINE & OAK	\$7.00	34	\$ 238.00
A22	SYMONDS DRIVE	\$15.00	34	\$ 510.00
A23	VILLAGE LOT	\$15.00	34	\$ 510.00
A24	WASHINGTON @ OGDEN	\$15.00	34	\$ 510.00
A25	WASHINGTON CIRCLE	\$17.00	34	\$ 578.00
A26	WASHINGTON LOT	\$7.00	34	\$ 238.00
A27	WATER PLANT	\$30.00	34	\$ 1,020.00
A28	WEST HINSDALE STATION	\$12.00	34	\$ 408.00
A29	WEST OF POST CIRCLE	\$7.00	34	\$ 238.00
A30	WOODLAND DRIVE ISLANDS	\$17.00	34	\$ 578.00
A31	WOODSIDE & COLUMBIA	\$20.00	34	\$ 680.00
	YORK & WALKER	\$15.00	34	\$ 510.00
A33	FULLER EASEMENT	\$7.00	34	\$ 238.00
A34	ELM ROW 9-55 TH	\$7.00	34	\$ 238.00
A35	JACKSON HINSDALE AVE-8 TH	\$60.00	34	\$ 2,040.00
A36	COLUMBIA 1 ST -3 RD	\$75.00	34	\$ 2,550.00
A37	1 ST & PRINCETON	\$15.00	34	\$ 510.00
A38	3 RD & PRINCETON	\$15.00	34	\$ 510.00
A39	4 TH ST ISLANDS	\$15.00	34	\$ 510.00

SITE #	LOCATION	UNIT PRICE	ESTIMATED QUANTITY	- 66 B S 36	ESTIMATED
A40	6 TH & PRINCETON	\$15.00	34	\$	510.00
A41	7 [™] & HARDING	\$15.00	34	\$	510.00
A42	7 [™] & WILSON	\$15.00	34	\$	510.00
A43	CLAY ST. AND 8 TH	\$15.00	34	\$	510.00
A44	VINE ST. AND 8 TH	\$15.00	· 34	\$	510.00
A45	ОАК @ 9 ^{тн}	\$15.00	34	\$	510.00
A46	STOUGH AND 9 TH	\$15.00	34	\$	510.00
A47	59 TH ST GIDDINGS – ELM	\$15.00	34	\$	510.00
A48	STOUGH AND RT 83	\$15.00	34	\$	510.00
A49	"806" FRANKLIN	\$7.00	34	\$	238.00
A50	TAFT & 55 TH	\$20.00	34	\$	680.00
A51	CHESTNUT CUL-DE-SAC	\$7.00	34	\$	238.00
A52	BRUSH HILL TRAIN STATION	\$7.00	34	\$	238.00
A53	CLEVELAND CUL-DE-SAC	\$7.00	34	\$	238.00
CBD	CENTRAL BUSINESS DISTRICT HARD SURFACE CLEANING	\$265.00	10	\$	2,650.00
	ANNU/ SUM OF "ESTIMAT	AL TOTAL FOR AS ED ANNUAL PRI		\$	34,134.00

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ASSIGNMENT B: ANNUAL PROPOSAL

#	LOCATION	UNIT PRICE	ESTIMATED QUANTITY	ESTIMATED ANNUAL PRICE
B1	Brook Park			
	Mowing	\$ 160.00	42	\$ 6,720.00
	String Trim	\$ 25.00	34	\$ 850.00
	Playground Maintenance	\$ 22.00	10	\$ 220.00
	Hard Surface Cleaning	\$ 22.00	10	\$ 220.00
B2	Burlington Park			
	Mowing	\$ 120.00	34	\$ 4,080.00
	String Trim	\$ 4.00	34	\$ 136.00
	Spring Clean Up	\$ 275.00	1	\$ 275.00
	Mulch Installation	\$ 450.00	2	\$ 900.00
	Planting Bed Maintenance	\$ 32.00	20	\$ 640.00
	Hard Surface Cleaning	\$ 12.00	20	\$ 240.00
	Shrub Trimming	\$ 650.00	1	\$ 650.00
	Fall Clean Up	\$ 385.00	1	\$ 385.00
B3	Burns Field			
	Mowing	\$ 180.00	34	\$ 6,120.00
	String Trim	\$ 19.00	34	\$ 646.00
	Mulch Installation	\$ 700.00	1	\$ 700.00
	Planting Bed Maintenance	\$ 50.00	10	\$ 500.00
	Playground Maintenance	\$ 25.00	10	\$ 250.00
	Hard Surface Cleaning	\$ 25.00	10	\$ 250.00
B4	Dietz Park			
	Mowing	\$ 55.00	34	\$ 1,870.00
	String Trim	\$ 3.50	34	\$ 119.00
	Playground Maintenance	\$ 23.00	10	\$ 230.00
	Hard Surface Cleaning	\$ 23.00	10	\$ 230.00
B5		<u> </u>		
B6	Ehret Park			a Marine San Angelander († 1945). 1947 - Angelander State († 1945).
	Mowing	\$ 55.00	34	\$ 1,870.00
	String Trim	\$ 5.00	34	\$ 170.00
	Planting Bed Maintenance	\$ 28.00	10	\$ 280.00
	**Butterfly Garden	÷ 10100		Ý 200.00
B7	Eleanor's Park			
	Mowing	\$ 55.00	34	\$ 1,870.00
	String Trim	\$ 3.00	34	\$ 102.00
	Planting Bed Maintenance	\$ 118.00	10	\$ 1,180.00
	Hard Surface Cleaning	\$ 22.00	10	\$ 1,180.00

#	LOCATION	UNIT PRICE	ESTIMATED QUANTITY	ESTIMATED ANNUAL PRICE
B8	Highland Park			
	Mowing	\$ 135.00	34	\$ 4,590.00
	String Trim	\$ 20.00	34	\$ 680.00
	Mulch Installation	\$ 800.00	1	\$ 800.00
	Planting Bed Maintenance	\$ 30.00	10	\$ 300.00
	Hard Surface Cleaning	\$ 23.00	10	\$ 230.00
B9	Hinsdale Community Pool			
	Mowing	\$ 150.00	34	\$ 5,100.00
	String Trim	\$ 28.00	34	\$ 952,00
	Spring Clean Up	\$ 500.00	1	\$ 500.00
	Mulch Installation	\$ 1,100.00	1	\$ 1,100.00
	Planting Bed Maintenance	\$ 60.00	20	\$ 1,200.00
	Hard Surface Cleaning	\$ 22.00	20	\$ 440.00
·	Shrub Trimming	\$ 700.00	1	\$ 700.00
	Fall Clean Up	\$ 485.00	1	\$ 485.00
B10	Melin Park			
7	Mowing	\$ 100.00	34	\$ 3,400.00
	String Trim	\$ 20.00	34	\$ 680.00
•	Playground Maintenance	\$ 14.00	10	\$ 140.00
	Hard Surface Cleaning	\$ 25.00	10	\$ 250.00
B11	Memorial Building			
	Mowing	\$ 200.00	34	\$ 6,800.00
	String Trim	\$ 11.00	34	\$ 374.00
	Spring Clean Up	\$ 495.00	1	\$ 495.00
	Mulch Installation	\$ 900.00	2	\$ 1,800.00
	Planting Bed Maintenance	\$ 50.00	20	\$ 1,000.00
	Hard Surface Cleaning	\$ 25.00	20	\$ 500.00
	Shrub Trimming	\$ 1,200.00	1	\$ 1,200.00
	Fall Clean Up	\$ 900.00	1	\$ 900.00
B12	Peirce Park			
	Mowing	\$ 225.00	34	\$ 7,650.00
	String Trim	\$ 40.00	34	\$ 1,360.00
	Playground Maintenance	\$ 20.00	10	\$ 200.00
	Hard Surface Cleaning	\$ 20.00	10	\$ 200.00
B13	Robbins Park			
	Mowing	\$ 400.00	34	\$ 13,600.00
	String Trim	\$ 21.00	34	\$ 714.00
	Playground Maintenance	\$ 20.00	10	\$ 200.00
	**2 playgrounds			
	Hard Surface Cleaning	\$ 20.00	10	\$ 200.00

#	LOCATION	UNIT PRICE	ESTIMATED QUANTITY	ESTIMATED ANNUAL PRICE
B14	Stough Park			
	Mowing	\$ 160.00	34	\$ 5,440.00
	String Trim	\$ 20.00	34	\$ 680.00
	Playground Maintenance	\$ 25.00	10	\$ 250.00
	Hard Surface Cleaning	\$ 31.00	10	\$ 310.00
B15	Veeck Park			
	Mowing	\$ 270.00	42	\$ 11,340.00
	String Trim	\$ 25.00	34	\$ 850.00
	Spring Clean Up	\$ 500.00	1	\$ 500.00
	Mulch Installation	\$ 750.00	1	\$ 750.00
	Planting Bed Maintenance	\$ 65.00	10	\$ 650.00
	Hard Surface Cleaning	\$ 21.00	10	\$ 210.00
	Shrub Trimming	\$ 600.00	1	\$ 600.00
	Fall Clean Up	\$ 600.00	1	\$ 600.00
	Playground Maintenance	\$ 25.00	10	\$ 250.00
B16	Woodland Park		and a second	
·	Mowing	\$ 100.00	34	\$ 3,400.00
	String Trim	\$ 12.00	34	\$ 408.00
B17	Katherine Legge Memorial			
	General		and the second	
	Mowing	\$ 1,000.00	34	\$ 34,000.00
	String Trim	\$ 17.00	34	\$ 578.00
	Playground Maintenance	\$ 23.00	10	\$ 230.00
	**2 playgrounds			
	Spring Clean Up	\$ 295.00	1	\$ 295.00
	Mulch Installation (see below)	\$ 650.00	1	\$ 650.00
	Planting Bed Maintenance	\$ 26.00	34	\$ 884.00
	**Lodge Foundation			
	**Lodge Patios			
	**Park Entrance			
	Hard Surface Cleaning	\$ 8.00	34	\$ 272.00
	Shrub Trimming	\$ 300.00	2	\$ 600.00
	Fall Clean Up	\$ 450.00	1	\$ 450.00
	Platform Tennis	÷ .50.00		Ý 430.00
	Spring Clean Up	\$ 265.00	1	\$ 265.00
	Planting Bed Maintenance	\$ 26.00	10	\$ 260.00 \$
	**4 berms	¥ 1000		Y 200.00
	Hard Surface Cleaning	\$ 15.00	10	\$ 150.00
	**By entrance sign	Å T3'00	10	2 T20'00
	Fall Clean Up	\$ 400.00	1	\$ 400.00

#	LOCATION	UN	IT PRICE		ESTIN	VIATED ANNUAL PRICE
	Montessori School					
	Spring Clean Up	\$	275.00	1	\$	275.00
	Planting Bed Maintenance	\$	25.00	10	\$	250.00
	Hard Surface Cleaning	\$	15.00	10	\$	150.00
	Shrub Trimming	\$	200.00	2	\$	400.00
	Fall Clean Up	\$	400.00	1	\$	400.00
B18	Oak Street Bridge Park					
	Mowing	\$	40.00	34	\$	1,360.00
	String Trim	ļ	5.00	34	\$	170.00
	Planting Bed Maintenance	\$	21.00	10	\$	210.00
B19	Burlington Park Wall					
	Spring Clean Up	\$	80.00	1	\$	80.00
	Mulch Installation	\$	150.00	1	\$	150.00
	Planting Bed Maintenance	\$	22.00	10	\$	220.00
	Fall Clean Up	\$	80.00	1	\$	80.00
	ANNU			SSIGNMENT B NNUAL PRICE)	\$	159,680.00

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ASSIGNMENT C: ANNUAL PROPOSAL

#	LOCATION	UNIT PRICE	ESTIMATED QUANTITY	ESTIN	NATED ANNUAL PRICE
С	WOODLAND RAIN GARDENS				
	String Trim	150	8	\$	1,200.00
	Spring Clean Up	1900	1	\$	1,900.00
	Pre-emergent Herbicide Application	2200	1	\$	2,200.00
	Planting Bed Maintenance	1000	8	\$	8,000.00
	Shrub Trimming	500	1	\$	500.00
	Fall Clean Up	1900	1	\$	1,900.00
	ANNU/ SUM OF "ESTIMAT	AL TOTAL FOR A ED ANNUAL PR		•	15,700.00

Annual Proposal					
#	LOCATION	UNIT PRICE	ESTIMATED QUANTITY	ESTIMATED ANNUAL PRICE	
С	WOODLAND RAIN GARDENS	,		·······	
	String Trim		8		
	Spring Clean Up		1		
	Pre-emergent Herbicide Application		1		
	Planting Bed Maintenance		8		
	Shrub Trimming		1		
	Fall Clean Up		1		
	ANNU	AL TOTAL FOR	ASSIGNMENT C		
	(SUM OF "ESTIMAT	ED ANNUAL P	RICE" COLUMN)		

Assignment C

Assignment D Annual Proposal

	Aintuar Proposal					
#	LOCATION	UNIT PRICE	ESTIMATED QUANTITY	ESTIMATED ANNUAL PRICE		
D	VILLAGE PARKING DECK					
	Mowing	120	34	\$ 4,080		
	String Trim	15	34	# SID #0		
	Spring Clean Up	225	1	\$ 225 00		
	Planting Bed Maintenance	50	20	B 1000		
	Watering	2100	18	# 3780		
	Shrub Trimming	250	1	\$ 2500		
	Fall Clean Up	250	1	\$ 250 "		
	ANNUAL	TOTAL FOR	ASSIGNMENT D	10,486 -		
	(SUM OF "ESTIMATED	ANNUAL PI	RICE" COLUMN)	19,700		

CONTRACT PRICES

ITEM NO.	ITEMS		AMOUNT
1	ASSIGNMENT A (ANNUAL PRICE)	\$	34,134.00
2	ASSIGNMENT B (ANNUAL PRICE)	\$	159,680.00
3	ASSIGNMENT C (ANNUAL PRICE)	\$	15,700.00
4	ASSIGNMENT D (ANNUAL PRICE)	······································	\$10,486
٦)	TOTAL CONTRACT PRICE FOTAL FOR ASSIGNMENTS A, B AND C,D)	\$	220,000.00

TOTAL CONTRACT PRICE:

Two hundred and twenty thazand Dollars and Zero Conf-(in writing) (in writing) _____ Cents

The Village reserves the right to award the contract and execute all tasks or specific tasks in the three (3) assignments if deemed to be in its best interest to do so.



Community Development

AGENDA SECTION:	Second Reading – ZPS
SUBJECT:	Vine Street Station – Request for a Referral for a Text Amendment, Planned Development Concept Plan, and Special Use Permit to allow for twelve (12) age-restricted lifestyle housing units within an existing building located at 125 S. Vine Street and a Major Adjustment to the Zion Lutheran Church Planned Development – Request by Holladay Properties Services Midwest, Inc. and Zion Lutheran Church – Case A-35-2021
MEETING DATE:	March 1, 2022
FROM:	Bethany Salmon, Village Planner

Recommended Motion

Approve a Referral for consideration by the Plan Commission of a Text Amendment to allow for Lifestyle Housing as a Special Use in the O-1 District, a Planned Development Concept Plan, and a Special Use Permit to allow for a Planned Development and Lifestyle Housing in the O-1 District for Vine Street Station and a concurrent Major Adjustment to the Zion Lutheran Church Planned Development

Project Overview

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

Addresses & PINs: 125 S. Vine Street (09-12-110-006; 09-12-110-007); 116 S. Grant Street (09-12-110-014; 09-12-110-015); 204 S. Grant Street (09-12-111-010; 09-12-111-011; 09-12-111-012; 09-12-111-017)

Size of Subject 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 at 125 S. Vine Street	0.48-acres (20,977 sq. ft.)	0.61-acres (26,639 sq. ft.)
Pastor's Residence at 116 S. Grant Street	0.41-acres (18,162 sq. ft.)	0.28-acres (12,500 sq. ft.)

Existing Zoning & Land Uses: Membership Organization, Former Private School, Single-Family Residence in the IB Institutional Buildings District / Zion Lutheran Church Planned Development

Surrounding Zoning & Land Uses:

- <u>North</u>: O-1 Specialty Office District Office buildings
- South: R-4 Single Family Residential District Single-family detached homes
- <u>East</u>: O-1 Specialty Office District Office Buildings; R-4 Single Family Residential District Singlefamily detached homes
- West: R-4 Single Family Residential District Single-family detached homes

Project Description

The applicant, Holladay Properties Services Midwest, Inc., 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.



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 located in the IB Institutional Buildings District. The existing Planned Development currently includes eight (8) parcels with three (3) buildings and two (2) parking lots on a 1.96-acre site, all of which is currently owned by Zion Lutheran Church:

- <u>125 S. Vine Street</u> Former private school building (PINs: 09-12-110-006; 09-12-110-007)
- <u>204 S. Grant Street</u> Membership organization building (PINs: 09-12-111-010; 09-12-111-011; 09-12-111-012; 09-12-111-017)
- <u>116 S. Grant Street</u> Single-family home currently serving as a residence for the Church pastor (PINs: 09-12-110-014; 09-12-110-015)

Holladay Properties intends to purchase 0.61-acres of the 1.96-acre Zion Lutheran Church Planned Development site, which includes the former private school building located 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 Major Adjustment would also allow for various modifications to the Zoning Code. Please refer to the "Major Adjustment to the Zion Lutheran Church Planned Development" section below and <u>Attachment 7</u> for a complete list of modifications proposed.

The following approvals would be required in the future if this project moves forward through the formal review process [the current requests would be contingent upon these being granted in the future]:

- Planned Development Detailed Plan with various 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 Institutional Buildings District to the O-1 Specialty Office District
- Exterior Appearance and Site Plan Review

With the future review of the Detailed Plan and concurrent Plat of Subdivision submittal, the applicant intends to rezone the 0.61-acre property from the IB District and to the O-1 District. The adjacent properties to the north and to the east of the Zion Church Planned Development are currently in the O-1 District. The other existing parcels in the Zion Church Planned Development will remain in the IB District.

Background

<u>Attachment 5</u> includes a summary of the ordinances previously approved for Zion Lutheran Church Planned Development and a compiled list of the previous modifications approved. Copies of the ordinances are also attached for reference.

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). An addition to the membership organization building was also approved to allow for a child daycare facility where one of the residential lots was formerly located. 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 was granted relief for many of the existing nonconforming conditions and for the proposed building addition.



In 2013, two of the 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

Per Section 11-603(M), lifestyle housing is defined as high quality townhouses and condominiums and the Zoning Code 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 ... 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." The complete set of requirements for lifestyle housing is outlined in Section 11-603(M) and included in <u>Attachment 6</u>.

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 applicant is proposing a Text Amendment to Section 6-106 (E)(4) and Section 11-603(M)(2), as shown in <u>Attachment 6</u>, 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 subject property to.

Detailed Project Description – Planned Development Concept Plan / Special Use Permits

<u>Site Plan</u> – The applicant is proposing to convert the former private school building into twelve (12) lifestyle housing units. The condominium units were originally proposed to be age-targeted and are intended for "empty nesters" that are 55 years and older, however, the applicant has stated that they are okay with converting them to age-restricted.

The project requires zoning relief for various bulk requirements, largely due to existing conditions such as building setbacks and height. The applicant does not intend to increase the height of the building or construct any building additions as part of the project. Modifications are also proposed for encroachments into required setbacks, parking, loading, and landscaping. Please refer to the "Zoning Code Compliance & Proposed Modifications to Code Requirements" section below and <u>Attachment 7</u> for a full list of the requested modifications.

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

The proposed site plan consists of three small outdoor park areas, all of which are proposed to be privately owned and maintained:

 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, four (4) benches and a masonry knee wall for additional seating, landscaping, and a sculptural art centerpiece.



- Formal Sitting Garden A 6,265 square foot private formal sitting garden will be located on the east side of the site adjacent to the rear of the single-family home at 116 S. Grant Street. The park space will be bordered by an open six (6) foot tall wood fence on the east and west sides, and a solid six (6) foot tall wood fence on the north side. No fencing is proposed on the south side along Second Street. The outdoor area includes a pathway constructed of permeable pavement, a masonry knee wall for sitting, and landscaping.
- 3) Private Courtyard A 2,774 square foot private courtyard is proposed to the south of the building in the existing open space along Second Street. The existing flagpole will be replaced with an outdoor patio area exclusively for residents that includes a grill station, outdoor fire pit, and landscaping surrounded by a new brick and metal fence.

The applicant is requesting several modifications to Section 6-111(H)(7) of the Zoning Code, which provides regulations for specified structures and uses allowed in required yards. As proposed, 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.

A modification is also requested to Section 9-12-3 of Title 9, Chapter 12 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. The fence is intended to match the design of the building. In the corner side yard, the Village Code allows four (4) foot tall solid fences or a five (5) foot tall open fence (when greater than 1/3 of the total fence contour is open) constructed of cast aluminum or wrought iron if the property on which the fence is located has a front lot line with a 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 partially located in a floodplain and therefore the project will be required to meet all Village requirements in addition to the DuPage County Countywide Stormwater & Flood Plain Ordinance. With the proposed changes to the site, the overall lot coverage will be reduced.

<u>Interior Floor Plans</u> – Underground parking for residents will be provided on the lower level (basement) and six (6) residential units will be provided per floor. Of the twelve (12) total units, four (4) will be three-bedroom units and eight (8) will be two-bedroom units. Units range 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. The applicant is proposing a minimum lot area of 2,219.9 square feet per unit, 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.

<u>Parking & Loading</u> – The lower level of the building will be converted into underground parking with a total of twenty-two (22) spaces and will be accessible from an access drive and entrance ramp on the east side of the building off of Second Street. Three (3) exterior parking spaces and a loading zone are also proposed on the east side of the building.

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 eighteen (18) parking spaces are required and the applicant is proposing twenty-five (25) parking spaces, 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 foot reduction to the required width of all interior and exterior parking spaces from 9 feet wide to 8 feet wide. The length of the parking spaces exceed 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 required for any building in excess of 10,000 square feet shall be sized to accommodate a panel truck measuring 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 also encroaches into this area.

<u>Traffic / Right-of-Way Improvements</u> – A preliminary traffic impact statement was completed by KLOA, Inc. and is included in the application packet for review. Per the findings, the residential project is anticipated to generate less traffic volumes than a private school or an 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 of Second Street is being explored by Holladay Properties based on positive feedback from nearby residents at two neighborhood meetings in August and September of 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. These areas will be identified at a later date if the project is referred and proceeds through the public review process. The applicant will also be required to provide a full traffic study and additional information on any proposed right-of-way improvements, parking, and signage with future submittals.

<u>Building Elevations</u> – 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 windows, 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 new door will also be installed to provide residents access to the private courtyard area.

There are no changes to the existing building height, however, a modification has been required 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 panels must fully screen all equipment and are required to be architecturally and aesthetically compatible with the building façade. The screening panels are not counted toward building height.

At this time, the proposed plans do not indicate if any signage is proposed. Plans for building or site lighting have also not been submitted and will be required as part of the Detailed Plans for the Planned Development.



<u>Parks & Open Space</u> – As noted above, the applicant is proposing to construct three separate outdoor park / amenity spaces with a combined area of 0.28-acres (12,574 square feet). All of the outdoor areas will be privately owned and maintained. 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, not just 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 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.

<u>Zoning Code Compliance & Proposed Modifications to Code Requirements</u> – The applicant is requesting various modifications from the Village's code requirements as part of the Planned Development. It should be noted that a large number of these modifications result from existing conditions. The full list of requested modifications identified by the applicant at this time are included in the attached application packet and are summarized in <u>Attachment 7</u>.

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 such as floor area ratio and building height, will be verified during the Detailed Plan submittal. The applicant has provided preliminary estimates for review by the Board of Trustees 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. The list of modifications are included in the attached application packet and are summarized in <u>Attachment 7</u>.

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.

Process

This application has been submitted for preliminary consideration by the Board of Trustees for a determination as to whether the application packet merits a hearing and consideration by the Plan Commission. If approved, this phase of the project would include 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.

<u>Planned Development Concept Plan</u> – 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. This review serves as an *initial* step prior to scheduling any public hearings for the applicant to present the plan and allow for changes based on the input received throughout the process of approval. Approval of a Concept Plan 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 Permit, a subsequent Detailed Plan shall be submitted to refine the elements of the Concept Plan, in accordance with Section 11-603 of the Zoning Code.

<u>Text Amendment</u> – Pursuant to Section 11-601 of the Zoning Code, every properly filed and completed application for an amendment to this code, before being processed in any other manner, shall be referred to the Board for a determination as to whether the application merits a public hearing and consideration by the Plan Commission or should be summarily denied.

<u>Special Use Permit</u> – Planned Developments required approval via a Special Use Permit. If the concurrent text amendment application is approved, a Special Use Permit would also be required to allow for lifestyle housing in the O-1 District. Special Use Permits are subject to the requirements of Section 11-602 of the Zoning Code.

<u>Future Approvals</u> – The applicant will be required to obtain future approvals through a separate review process for 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.



<u>Major Adjustment to the Zion Lutheran Church Planned Development</u> – 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. <u>Attachment 8</u> includes the definition for substantial conformity. The applicant has stated that the removal of the Vine Street Station is within substantial conformity with the original approved plans. Staff notes 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.

Discussion & Recommendation

On February 15, 2022, the request for a Referral to Plan Commission was reviewed at a First Read by the Village Board. Drew Mitchell, representing Holladay Properties, and Chris Walsh, the architect from the firm Tandem, provided an overview of the project. Mr. Mitchell stated they held two neighborhood meetings to gain feedback from the surrounding neighbors and provided a summary of the comments. Mr. Mitchell and Mr. Walsh highlighted other projects that their companies have completed and presented details on the Vine Street Station proposal.

There was a discussion on the proposed rooftop equipment and elevator shaft. The applicant confirmed that these would be screened and meet Village code requirements, with additional details to be provided with the Detailed Plan submittal. There was also a question on the sale price and the applicant noted that they anticipate the units will sell for \$600,000 to \$900,000, but will need to confirm the price based on a market study. The applicant confirmed that these units are for sale condominiums and a homeowners association will be established.

A Trustee asked if there is interior shared community space inside the building. The applicant confirmed there is no common amenity space inside, but shared community areas are in the outdoor park spaces. There was then a discussion on the location of the entrances. One Trustee asked about the location of garbage and deliveries. The applicant confirmed that trash will be located inside with the garbage truck anticipated to pick up from the driveway on the east side of the building. Loading and deliveries will take place in a dedicated loading space near the garage. The applicant also said they could put a loading area on the street and there was a discussion on converting Second Street to two-way. President Cauley noted this can be considered but should not be included as part of this project.

President Cauley noted that he is in support of reusing buildings. Parking did not appear to be an issue as there are two spaces proposed for each unit. There may be concerns over visibility and height with the rooftop equipment. President Cauley summarized the items for consideration are density, parking, height, and community need. It was noted that the units need to be age-restricted to avoid impacts to the school. The applicant agreed that they can be age-restricted.

There was then a discussion on renting units and possible maintenance issues, like residents putting items on balconies. The applicant noted that there will be a homeowners association and it was discussed that the HOA bylaws would be approved by the Board as part of the future approval to ensure items such as rentals and maintenance issues were addressed.

No public comments were provided at the meeting. The Village Board moved the item forward for a Second Reading.



<u>Attachments</u>

<u>Previous Attachments</u>: The following related materials for this case were provided for the Board of Trustees on February 15, 2022, and can be found on the Village website at:

https://cms1files.revize.com/revize/hinsdaleil/document_center/VillageBoard/2022/02%20FEB/VBOT% 20packet%2002%2015%2022.pdf

- 1. Zoning Map and Project Location
- 2. Aerial View
- 3. Birds Eye View
- 4. Street View
- 5. Summary of Past Approvals and Adopted Ordinances (Ordinance No. O2004-15; O2005-04; O2005-27; O2012-32; O2012-53; O2013-15; O2013-27; O2015-34; O2015-44)
- 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

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AGENDA ITEM #

REQUEST FOR BOARD ACTION

Community Development

AGENDA SECTION:	Second Reading – ZPS
SUBJECT:	Request for a Referral of a Planned Development Concept Plan, Special Use Permit, and Map Amendment for Hinsdale Senior Residences to allow for the development of a 240,000 square foot, 180-unit senior living facility and 20 senior living duplex villa units on 32.45-acres located at the northeast and northwest corners of Ogden Avenue and Adams Street in the IB District and R-2 District – Request by Ryan Companies US, Inc. – Case A-11-2021
MEETING DATE:	March 1, 2022
FROM:	Bethany Salmon, Village Planner

Recommended Motion

Approve a Referral for consideration by the Plan Commission of a Map Amendment, Planned Development Concept Plan, and Special Use Permit for Hinsdale Senior Residences by Ryan Companies

Project Overview

Applicant: Ryan Companies US, Inc.

<u>Addresses / PINs</u>: 4S010 N. Madison Street (09-02-205-001); 707 W. Ogden Avenue (09-02-204-010; 09-02-204-011), Route 83 (09-02-203-004)

<u>Size of Subject Property</u>: 32.45 acres in the Village of Hinsdale (34.55 acres with 2.1 acres in the Village of Oak Brook)

Existing Zoning & Land Uses: Institute of Basic Life Principles (IBLP) buildings and open space in the IB Institutional Buildings District & R-2 Single Family Residential District

Surrounding Zoning & Land Uses:

- <u>North</u>: Village of Oak Brook Single-family detached homes; R-2 Single Family Residential District – IBLP institutional buildings and open space
- <u>South</u>: R-4 Single Family Residential District Single-family detached homes; R-5 Multiple Family Residential District ProMedica Nursing Home; O-2 Limited Office District Hinsdale Orthopaedics
- <u>East</u>: R-2 District Single-family detached homes; OS Open Space District Salt Creek Club (private sports and recreational club); IB Institutional Buildings District Vacant land
- <u>West</u>: Village of Oak Brook Single-family detached homes; R-2 District Route 83 Interchange

Project Description

The applicant is seeking approval of a Planned Development Concept Plan, Special Use Permit for a Planned Development, and Map Amendment to allow for the construction of a 240,000 square foot, 180-unit senior living facility and 20-unit senior living duplex villas on a 32.45-acre site located at the northeast and northwest corners of Ogden Avenue and Adams Street.

The site consists of mature trees and is bisected by a tributary to Salt Creek, rendering a portion of the property as wetlands or located in the floodway/floodplain. The subject property contains four (4) parcels, which are currently owned by the not-for-profit organization, IBLP. Ryan Companies will be the co-owner, general contractor, and developer. Life Care Services (LCS) will be a co-owner and operator.



The proposed project includes four separate sub-areas:

- <u>Village of Oak Brook</u> Three (3) parcels totaling 2.1-acres located along the south side of Cheval Drive are shown to be used for floodplain compensatory storage. Changes to these properties are subject to approval by the Village of Oak Brook.
- <u>Senior Living Facility</u> 11.45-acres at the northwest corner of Ogden Avenue and Adams Street
- Senior Living Duplex Villas 8.0-acres at the northeast corner of Ogden Avenue and Adams Street
- <u>Public Park</u> 12.57-acres on the east side of Adams Street (not including proposed Adams Street right-of-way dedication)



Background

Ryan Companies has submitted several application requests to the Village, which are summarized below.

<u>Case A-40-2019</u> – Requests for approval included a Map Amendment to rezone the 7.6-acre parcel from the IB District to the R-2 District, a Text Amendment to Section 3-106(B)(1) to allow for Planned Developments in the R-1, R-2, R-3, and R-4 Districts on a lot area of 15 acres versus the required 20 acres, a Planned Development Concept Plan, and Special Use Permit. The plans included a 330,000 square foot, 245-unit senior living building with 135 units for independent living, 70 units for assisted living, and 40 units for memory care services on a 16.8-acre site. 17 independent living units within 8 duplex villa buildings and 1 single villa building off of Cheval Drive were also proposed in both the Village of Hinsdale and Oak Brook. Ryan Companies withdrew their application on August 27, 2020 following several public hearings at the Plan Commission.

<u>Case A-24-2020</u> – On September 15 and October 6, 2020, the Board reviewed a new application submittal for a Map Amendment, Planned Development Concept Plan, and Special Use Permit for a referral to Plan Commission. The project included a 325,000 square foot, 240-unit senior living building with 130 independent living units, 70 assisted living units, and 40 memory care units on a 32.45-acre site. The 8 duplex villa buildings and 1 single villa building on Cheval Drive were removed from the plans and were replaced with 27 senior living villas on the site east of Adams Street. Due to the increase to the overall site size, a Text Amendment to Section 3-106(B)(1) was no longer requested. The applicant withdrew their application and the project did not move forward.



<u>Case A-11-2021 (Current Case)</u> – On July 13, 2021, the Village Board reviewed an application submittal proposing a revised site plan with a 285,000 square foot, 225-unit senior living facility and 20-units of senior living duplex villas on a 32.6-acre site. Compared to the previous application submitted under Case A-24-2020, the total number of units had been reduced from 267 to 245. The one-story villas on the east side of Adams Street were reduced from 27 units in 11 buildings to 20 units in 10 buildings. The senior living facility was reduced by 40,000 square feet and the number of units from 240 to 225.

Since the July 13, 2021 meeting, the applicant has made the following changes to the proposed plans:

- <u>Decrease to Overall Site Size</u>. The overall size of the development has decreased slightly by 0.22acres, from 32.67-acres to 32.45-acres, which appears to be due to the relocation of the north lot line of the proposed park site to be dedicated to the Village.
- <u>Increase to Park Site.</u> The park site has been expanded from 11.9-acres to 12.57-acres (excluding the Adams Street right-of-way dedication area) by reconfiguring the north lot line of the park and the shared lot line between the duplex villas lot to the south. The lot containing the duplex villas was reduced from 9.11-acres to 8.0-acres.
- <u>Reduction to the Number of Units / Density</u>. The total number of units have been reduced from 245 to 200. In the prior application, Ryan Companies proposed a 285,000 square foot, 225-unit senior living facility on the west side of Adams with 113 units for independent living, 72 units for assisted living, and 40 units for memory care. Under the current submittal, the senior living facility has been reduced in size by 45,000 square feet to 240,000 square feet and will contain 180 units, which includes 94 units for independent living, 60 units for assisted living, and 26 units for memory care.

On the east side of Adams, there are no proposed changes to the number of units or buildings. The size of the villa units has increased slightly by 200 square feet per unit (4,000 square feet total). All 10 buildings collectively will measure 49,000 square feet in size, which amounts to approximately 2,450 square feet per unit, not including the floor area of basements.

In regards to density, 6.2 dwelling units per acre is proposed over the gross area of the site when including park land and land to be dedicated for right-of-way (200 units on 32.45-acres). Under the previous submittal, 7.5 dwelling units per acre was proposed (245 units on 32.6-acres).

- <u>Site Plan Changes.</u> The primary change to the site plan is to the senior living facility building. The west side of the building now includes two separate building wings instead of two courtyards interior to the building. The building wing closest to Ogden Avenue will measure one story tall and the other wing will measure three stories tall. One of the courtyard areas will now be surrounded by a fence and the other courtyard will remain open and potentially may be used as detention. There has also been a reduction to the number of parking spaces, although the overall configuration of the parking lots is similar to the previous submittal.
- <u>Building Setbacks</u>. Buildings setbacks have been slightly modified. For example, in the previous submittal, the senior living facility was setback 113.9 to 181.9 feet from the south property line along Ogden Avenue. The building is now proposed to be setback between 93.3 to 190.7 feet from Ogden Avenue. Minor changes are also proposed to the north, east, and west building setbacks. For the duplex villas, the buildings were previously setback 90.2 feet from Ogden Avenue and are now proposed to be setback 75.9 feet from the new right-of-way line post dedication to IDOT. From Adams Street, the nearest building was setback 81.4 feet and is now setback 78.7 feet. There are also minor changes in building separate distances and from the internal private drive.
- <u>Building Elevations</u>. The southwest corner of the building near Ogden Avenue and Route 83 has been reduced to one-story tall. There are no changes to overall building height or building elevation.



<u>Ogden Avenue and Adams Street Intersection Improvements.</u> The proposed site plan includes a
dedicated turn lane from Ogden Avenue to Adams Street. The applicant is also showing two 8 foot
wide strips of land along Ogden Avenue to be dedicated to IDOT. Road improvements will require
IDOT approval. Ryan Companies requests that any zoning approvals, building permits, and
occupancy not be contingent on obtaining approval from IDOT. <u>It is recommended that a condition
of approval be added that IDOT approval is required prior to the issuance of any building permits.</u>

Map Amendment (Rezoning)

At the northwest corner of Ogden Avenue and Adams Street, approximately 7.5-acres of the subject property is zoned IB District and currently includes the IBLP regional office building. The remainder of the site is currently zoned R-2 District. Ryan Companies is proposing to rezone the 7.5-acres from IB District to the R-2 District. In the case that the Village approves the requested project and accepts the dedication of 12.57-acres of public park space, it is recommended that the park land be rezoned to the OS Open Space District to be consistent with the zoning of other parks in the Village.

Detailed Project Description

The proposed site plan contains three (3) separate lots in the Village of Hinsdale:

Senior Living Facility – Northwest Corner of Ogden Avenue and Adams Street

Site Plan – The existing two to three story tall IBLP regional office building and parking lot will be demolished to accommodate a new site layout. The proposed site plan consists of a 240,000 square foot senior living facility on an 11.45-acre site. A total of 180 senior living units are proposed, with 94 units for independent living, 60 units for assisted living, and 26 units for memory care. The building will also include various amenity spaces for residents, such as a bistro, dining area, art studio, fitness center, movie room, beauty salon, and multi-purpose room.

The site is currently accessible via two curb cuts off of Adams Street. Access via the north driveway will largely remain in the same location as the existing driveway. The south driveway will be shifted north to increase the distance from Ogden Avenue. Parking is proposed on the north, south, and west sides of the building and, due to the sloping grade of the site [roughly 32 feet of elevation changes across the property], 30 underground parking spaces will be located beneath the building. A drop-off area is proposed on the south elevation visible from Ogden Avenue and a 60-foot wide loading area for truck deliveries is located on the north elevation.

The proposed building will be setback between 93.3 feet to 190.7 feet from Ogden Street and 84.9 feet from Adams Street. These proposed setbacks exceed the 35 foot front and corner side setback required in both the IB District and the R-2 District. The proposed setbacks are also larger than the existing setbacks of the two-story tall building, which is located approximately 85 feet from Ogden Avenue and 50 feet from Adams Street.

As shown on the proposed site plan, the existing landscaped berms along the south and west property lines will be preserved. Existing floodplain, floodway, and wetland buffer areas account for approximately 20% of the property. A stormwater culvert currently runs underneath the existing building and will be re-routed to flow around the new building. Stormwater detention will be located along the north side of the property. The applicant is now also indicating possible detention to be provided at the northeast corner of the site in a former courtyard area.



A sidewalk along the perimeter of the building will tie into to a proposed crosswalk connecting to the east side of Adams Street and the larger walking path network proposed as part of the public park space. There is also a connection to the existing bridge across the Bronzewood Tributary, which leads to private property under separate ownership to the north.

Building Elevations - The majority of the proposed building will measure three stories tall, with one wing of the building at the southwest corner of the building measuring one story tall. The exterior will be constructed primarily of brick with white fiber cement board and trim.

Senior Living Duplex Villas – Northeast Corner of Ogden Avenue and Adams Street

Site Plan - The 8.0-acre portion of the site at the northeast corner of Ogden Avenue and Adams Street is currently undeveloped open space and would be 10 senior living duplex buildings consisted of a total of 20 units. All 10 duplex buildings will be located on a single lot and will be accessible from a 28 foot wide private driveway off of Adams Street. The private driveway will loop around a small open space area that includes a walking path, gazebo, and 10 shared parking spaces. Each unit in the duplex buildings will have their own separate driveway and two-car garage.

The applicant has submitted a conceptual floor plan for the duplex villas, which shows two bedrooms in each unit. The applicant has indicated that each unit will have a basement, which have been excluded from the floor area calculations and will need to be included in a future submittal for review.

The nearest building to Ogden Avenue will be setback 75.9 feet from the south lot line post dedication of right-of-way to IDOT. The buildings will be screened by an existing berm that measures about 4 feet tall. The building closest to Adams Street will be setback 78.7 feet from the road. The setbacks exceed the 35 foot front and side yards required in the R-2 District. The buildings will also be setback 20-25 feet from the internal private drive and have a separation of at least 18 feet between each building.

Two ponds for stormwater detention are proposed on the north portion of the lot. Per the preliminary tree removal plan, trees along the east property line will be preserved to provide a buffer to the single-family homes and vacant land to the east. A sidewalk will be constructed through the site to provide a connection between the senior living facility, Bonnie Brae Road, and the proposed park to the north.

Building Elevations – The proposed one-story tall duplex buildings will primarily be constructed of brick and white fiber cement siding. The front elevations include dormers, fiber cement accent areas within the gables, covered porches, and decorative garage doors. A building height of 16 feet and elevation of 23 feet is currently estimated, both of which are code compliant in the R-2 District (34 foot maximum building height and 44 foot building elevation allowed).

Parks & Open Space

The applicant proposes to dedicate 12.57-acres of the site on the east side of Adams Street to the Village for use as a public park. The park includes walking paths, benches, and 10 public parking spaces along Adams Street. The western property line jogs out into Adams Street where there is an existing roadway easement. When including the existing roadway easement, the park lot measures approximately 13-acres in size (formerly 12.1-acres). The 0.43-acre easement should be dedicated as roadway right-of-way (most likely to the Village of Oak Brook) and will be discussed further during the Detailed Plan submittal. The applicant will need to provide additional information on the right-of-way dedication and any improvements in the future if the project is referred to Plan Commission. Open space and park land dedication requirements must be calculated and verified during the Detailed Plan review stage in accordance with Title 11 of the Village Code.



Parking Requirements

Per Section 9-104, Nursing and personal care facilities are required to provide 1 parking space for each 3 beds plus 1 space for each licensed practitioner, not including nurses and assistants, plus 1 space for each additional 2 employees. Senior citizen housing is required to provide 1 parking space for each dwelling unit plus 1 space for each 2 employees. Based on the code requirements and the information provided by the applicant, a total of 223 parking spaces are required and a total of 269 parking spaces are proposed, which exceeds code requirements.

For public parks, the Village's Zoning Code requires zero parking spaces for the first acre, 5 spaces for each additional acre, plus 1 space for each 5 persons of design capacity of any structure or facility located in the park. Based on these calculations, the proposed public park would require 58 spaces, which would be difficult to achieve due to the existing floodplain / floodway limits and would significantly hinder efforts for preserving existing open space. As a result, the applicant proposes to provide 10 parking spaces. During the Detailed Plan review, it should be determined if these 10 spaces will be able to accommodate parking demand and future development on the property to the north.

Traffic and Intersection Improvements

Preliminary traffic information is included in the project narrative for review. Per the applicant, a limited number of senior independent living residents will drive and few assisted living and memory care residents will drive or need to park a vehicle on site. The impact to peak traffic flow will be limited.

Ryan Companies is proposing intersection improvements to address community concerns. The intersection at Adams Street and Ogden Avenue will be widened to incorporated designated left and right turn lanes onto Ogden Avenue. A left turn lane is also proposed on Ogden to allow vehicles to turn north onto Adams Street. To accommodate the proposed improvements, the applicant is showing that two 8 foot strips of land along Ogden Avenue that would be dedicated to IDOT. The proposed intersection and roadway improvement are subject to approval by IDOT. Ryan Companies has included a request that all Village zoning and permit approvals are not contingent on IDOT approval. <u>It is recommended that a condition of approval be added that IDOT approval is required prior to the issuance of any building permits</u>.

Zoning Code Compliance & Proposed Modifications to Code Requirements

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

- Increase to the construction work hours allowed by the Village [Allowed construction hours Monday to Friday: 8am-8pm / Saturday: 8am-4pm / Sunday: No construction work]
- Decrease to the minimum lot area required per unit in the R-2 District
- Decrease to the required rear yard for the lot containing the duplex villa buildings at the northeast corner of Adams and Ogden Avenue
- Increase allowable floor area ratio (FAR)
- Increase maximum building height and maximum elevation allowed in the R-2 District for the senior living facility building
- Reduction to the required number of public parking spaces for public parks
- Reduction to perimeter landscaping required in the rear yards
- Allow for park land and open space requirements to be met as shown on the submitted plans
- Allow for site improvements and building architecture as shown on the submitted plans
- Allow to not be required to adhere to any Village code updates after the date of this application.



Due to the level of detail provided at 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 such as floor area ratio, elevations, and building height, will be verified during the Detailed Plan submittal. The applicant has provided preliminary estimates for review by the Board of Trustees as part of the current submittal. Additional modifications to the code may be identified in the future for items such as landscaping, sidewalks, and bulk requirements.

It should be noted that the existing bulk regulations for the R-2 District are challenging to apply to the proposed development. The development includes two large lots that contain either a large senior living building or multiple duplex buildings, while the R-2 District provides regulations that are intended to apply to much smaller individual lots for single-family detached homes. Also, of note, several of the requested modifications would likely not be required under the IB District (the currently zoning for a portion of the subject property) or the R-5 District (the zoning district for ManorCare / ProMedica to the south across Ogden Avenue and other assisted living facilities in the Village).

Process

This application has been submitted for preliminary consideration by the Board of Trustees for a determination as to whether the application packet merits a hearing and consideration by the Plan Commission. This phase of the project would include approval of a Planned Development Concept Plan, a Special Use Permit to allow for a Planned Development in the R-2 District, and a Map Amendment to rezone 7.5-acres from IB District to the R-2 District and 12.57-acres from the R-2 District to the OS Open Space District.

<u>Planned Development Concept Plan</u> – 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. This review serves as an *initial* step prior to scheduling any public hearings for the applicant to present the plan and allow for changes based on the input received throughout the process of approval. Approval of a Concept Plan 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 current requests, a subsequent Detailed Plan shall be submitted to refine the elements of the Concept Plan, in accordance with Section 11-603 of the Zoning Code. A Tentative / Final Plat reflecting the proposed subdivision would also be submitted in accordance with Title 11 of the Village Code and Section 11-603 of the Zoning Code.

<u>Map Amendment</u> – Pursuant to Section 11-601 of the Zoning Code, every properly filed and completed application for an amendment to this code, before being processed in any other manner, shall be referred to the Board for a determination as to whether the application merits a public hearing and consideration by the Plan Commission or should be summarily denied.

<u>Special Use Permit</u> – In the R-2 District, Planned Developments within a minimum lot area of twenty (20) acres require approval via a Special Use Permit and are subject to the requirements of Section 11-602 of the Zoning Code.



<u>Future Approvals</u> – The applicant will be required to obtain future approvals through a separate review process for an Exterior Appearance and Site Plan Review, Detailed Plan and Final Plan for a Planned Development, Tentative Plat of Subdivision / Final Plat of Subdivision.

Village Board and/or Committee Action

On July 13, 2021, the Village Board reviewed the application request for a referral to Plan Commission. Dave Erickson from Ryan Companies provided an overview of the project and noted changes to the number of units, size and design of the building, and setbacks.

The Village Board expressed concerns primarily over density and traffic. Several Trustees commented that the proposed senior living use may be appropriate for the site, but the number of units must be decreased and the traffic issues need to be addressed, particularly at the intersection of Ogden Avenue and Adams Street. Several Trustees noted that Ogden and Adams is a dangerous intersection and a left turn lane is needed. Several Trustees noted that reducing the number of units could assist with traffic issues. President Cauley recommended the number of units should be reduced to 200 and noted that the cost of the IBLP property appears to drive density. Other developments by Ryan Companies with less than 200 units were discussed. Mr. Erickson stated that the cost of the land is market driven, and the number of units is regulated by area zoning. He stated that this is a larger property than most and senior housing is a low traffic use, and that the number of units will not impact traffic.

Four members of the public spoke at the meeting and concerns were stated over parking and traffic, intersection issues at Ogden Avenue and Adams Street, the large number of units, and lack of public benefits proposed. Mr. Rich Kozarits, Marcus & Millichap, also addressed the Board and stated he was retained to market the IBLP property and suggested the property was not overpriced and his company will actively pursue a buyer for the property.

Discussion & Recommendation

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

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

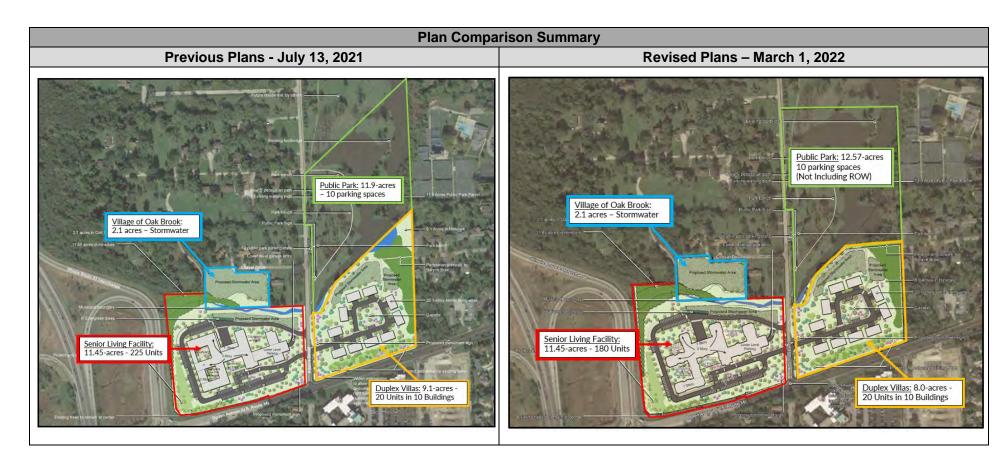
Documents Attached

- 1. Zoning Map
- 2. Aerial Map
- 3. Project Application Packet and Exhibits
- 4. Previous Site Plan Submitted Under Case A-40-2019 Presented at the July 8, 2020 Plan Commission Meeting
- 5. Previous Site Plan Submitted Under Case A-24-2020 Presented at the September 8, 2020 Board Meeting
- 6. Previous Site Plan Submitted Under Case A-11-2021 Presented at the July 13, 2021 Board Meeting

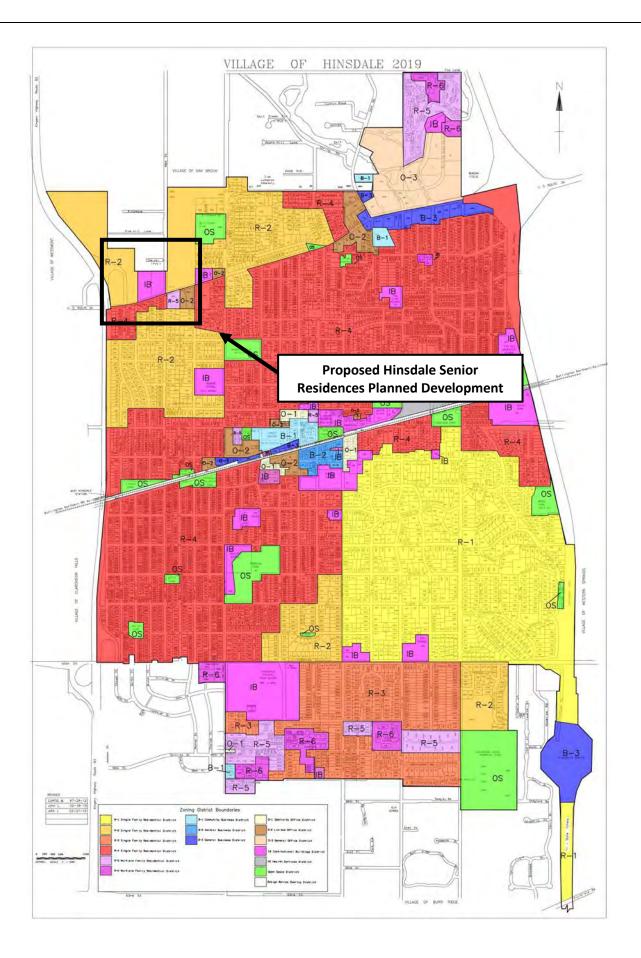


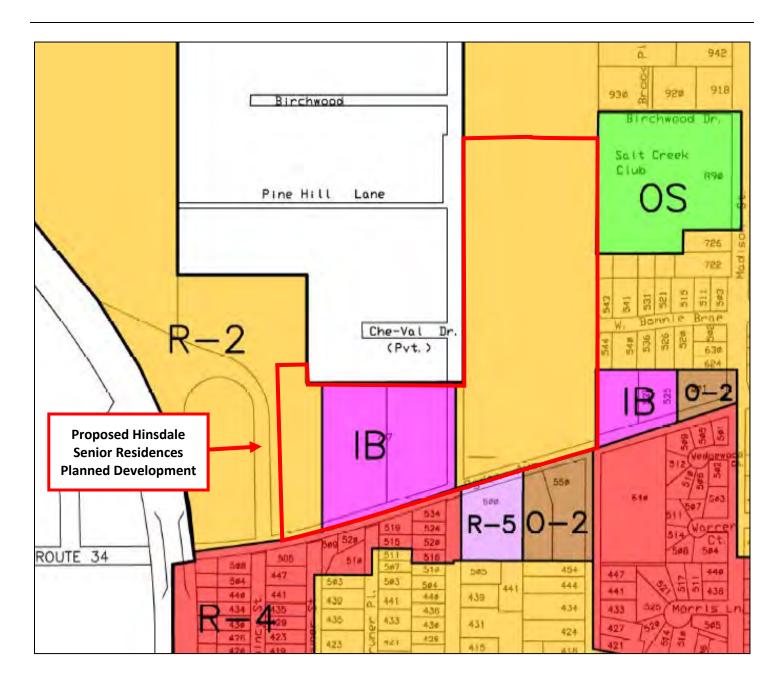
<u>Previous Attachments</u>: The following related materials for this case were provided for the Board of Trustees for a First Reading on July 13, 2021, and can be found on the Village website at: https://cms1files.revize.com/revize/hinsdaleil/document_center/VillageBoard/2021/07%20JUL/VBOT%20J07%20J3%2021.pdf

- Zoning Map
- Aerial Map
- Project Application Packet and Exhibits
- Previous Site Plans for Case A-40-2019 & Case A-24-2020



	Previous Plans - July 13, 2021	Proposed Plans – March 1, 2022
Overall Development Site Size	32.6 acres	32.45 acres
Park Size	11.9 acres (12.1 acres including future Adams Street right-of-way dedication	12.57 acres (13 acres including future Adams Street right-of-way dedication)
Duplex Villas Lot	9.11 acres	8.0 acres
Senior Living Facility Lot	11.45 acres	11.45 acres
Number of Units	245 units	200 units
Senior Living Facility	285,000 square foot, 225-unit facility with 113 units for independent living, 72 units for assisted living, and 40 units for memory care	240,000 square foot, 180-unit facility with 94 units for independent living, 60 units for assisted living, and 26 units for memory care
Duplex Villas	10 senior living duplex buildings with a total of 20 units 45,000 square feet combined (excluding basements)	10 senior living duplex buildings with a total of 20 units 49,000 square feet combined (excluding basements)







Aerial View – Hinsdale Senior Residences Planned Development



HINSDALE SENIOR RESIDENCES HINSDALE, ILLINOIS PROJECT NARRATIVE





May 19, 2021 Rev. June 24, 2021; February 18, 2022

I. PROJECT DESCRIPTION

An updated redevelopment plan for the Institute of Basic Life Principles (IBLP) property was presented to the Village Board in July 2021 by Ryan Companies US, Inc. (Ryan). The Board provided clear feedback that the proposed senior housing use was acceptable, but 245 units was too many - a maximum of 200 units would be acceptable for referral to Plan Commission. After 28 months of listening and adjusting, Ryan is now pleased to present this updated 200 unit \$95M development plan. Shown below are a few notable items about the development.

- 32.45 acres within Village limits along Ogden Avenue & Route 83 at the northwest corner of the Village.
- 12.6 acres of scenic private property dedicated to the Village as public park space north of Ogden Avenue. Ryan has heard consistent feedback from the community that there is a lack of public park space north of Ogden Avenue. Ryan will improve the 12.6 acres with additional walking paths, public parking, and benches.
- 200 units total: 94 independent living senior units, 60 assisted living units, 26 memory care units and 20 independent living senior villas.
- Since IBLP is not-for-profit organization, the property is not currently a tax generator for the Village. This development will generate approximately \$19M of additional tax revenue to School District 86 and 181 over 20 years, with no additional kids. In addition, the Village will receive approximately \$1M over the same period.
- The property is currently zoned R2 residential and IB Institutional. It is proposed to rezone 19.45 acre of the property from R2/IB to R2-PD. An additional 12.6 acres of private property is planned to be converted to public park space and rezoned from R2 to OS (Open Space), similar to other parks within the Village.
- The traffic generated from the proposed development will be less than what is allowed per current zoning (7.5 acres of institutional & 24.95 of residential).
- The proposed building height is 1 to 3 stories, which is at or less stories than current zoning (3story maximum height).
- The number of proposed parking stalls exceeds code minimum.
- The development will replace the existing IBLP building with an upscale senior living community that offers a full continuum housing choice not currently available in the community. There is market demand for this type of housing option in Hinsdale.

Shown below are a few notable items that changed since our application last fall:

- 1. <u>Less Units/Density:</u> The plan has been updated to reduce the total unis from 245 units to 200 units total. The main building size has been reduced by 45,000 square feet. The villas were increased by 4,000 square feet (200 square feet per villa) to better meet the market. Current code allows for total building size for the overall property of 271,458 square feet. Proposed overall building size is 289,000 square feet (including villas east of Adams), which includes villa garages and underground parking. Portions of these areas may be excluded from this calculation and therefore reduce the 289,000 square feet amount. The applicant will coordinate final calculations with the Village staff during Final Plan review.
- 2. <u>Improved Building Height along Ogden Avenue</u>: The western portion of the proposed building that is closest to Ogden was 3 stories in the previous plan version. Now it is 1-story at this location.
- 3. <u>Roadway Widening along Ogden Avenue:</u> Ryan is now showing on the plan a dedicated left turn lane from Ogden Avenue to Adams Street. Ryan has confirmed from IDOT that this plan seems reasonable, but obviously needs to go through the permitting process. <u>This</u>

roadway improvement is subject to IDOT approval and Ryan is requesting from the Village that rezoning, permits and occupancy permit is not contingent on Ryan getting approval from IDOT.

- 4. <u>Public Benefit</u>: The property to be dedicated to the Village for park space has been increased from 11.9 acres to 12.6 acres. The usable space between the water and the Adams Street property line was increased from 3.9 acres to 4.1 acres. The scenic water/landscape area was increased from 8.0 acres to 8.5 acres.
- 5. <u>Increased setbacks</u>: The building setback in the same area of the existing building has been increased from 182 feet to 197 feet (190 feet to proposed property line after land dedication to IDOT). For reference, the existing building is 85 feet away from the current property line at this location.

Show below is a timeline of the process to-date:

3/10/2020Submit updated concept plan, supporting documents & applications to Villag6/10/2020Village Plan Commission meeting - concept plan presentation & feedback7/1/2020Submit updated concept plan, supporting documents & applications to Villag7/8/2020Village Plan Commission meeting - request continuation8/4/2020Community Open House hosted by Ryan to gather community feedback8/12/2020Ryan withdraws zoning applications for 16.8 acres9/8/2020Ryan submits new application for 32.5 acres9/15/2020Village Board meeting - concept plan presentation & feedback10/6/2020Village Board meeting - concept plan presentation & feedback10/12/2020Village Board meeting - concept plan presentation & feedback11/2020-5/2021Ryan negotiating with IBLP, redesigning site plan, redesigning building	6/10/2020 7/1/2020 7/8/2020 8/4/2020 8/12/2020 8/27/2020 9/8/2020 9/15/2020 10/6/2020 10/12/2020 11/2020-5/2021 5/2021 7/13/2021	Submit updated concept plan, supporting documents & applications to Village Village Plan Commission meeting – request continuation Community Open House hosted by Ryan to gather community feedback Village Plan Commission meeting – request continuation Ryan withdraws zoning applications for 16.8 acres Ryan submits new application for 32.5 acres Village Board meeting – concept plan presentation & feedback Village Board meeting – concept plan presentation & feedback Community Open House hosted by Ryan to gather community feedback Ryan negotiating with IBLP, redesigning site plan, redesigning building Ryan submits concept plan, supporting documents & applications to Village Village Board meeting – concept plan presentation & feedback
	8/2021-1/2022	Ryan negotiating with IBLP, redesigning site plan, redesigning building

II. OWNERSHIP

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

III. DAY-TO-DAY OPERATIONS

The proposed development will provide housing and amenities for independent seniors, as well as seniors in need of assisted living care and memory care. Life Care Services, a national leader in senior housing management, will be the building operator as well as ownership partner. Included in the monthly rate are meals for independent residents, while the assisted living and memory care residents

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

IV. BUILDING DESCRIPTION

The IBLP regional office is located at the northwest corner of Ogden Avenue and Adams Street. This existing maximum 3-story building consists of 28,000 square feet over the top two floors and an additional 63,680 over the first floor. The entire building will be removed as part of the development. The proposed maximum 3-story senior living community will consist of 180 units (94 independent living, 60 assisted living and 25 memory care), along with an additional 20 villas at the east side of Adams Street. The building and surrounding berms/landscaping have been purposefully designed so that the building height is 3-story maximum height with large setbacks. The proposed 1-3 story building varies 93-197 feet from the current Ogden Avenue property line. This is significantly more than the 35-foot setback that current zoning requires and more from the 85-foot setback where the existing building is positioned. The exterior of the new senior living building will consist primarily of brick, cement fiber board and decorative trim. It is important that the building has the proper mix of materials that result in an inviting residential pallet. Hinsdale Senior Residences accomplishes this residential pallet and material mix. The senior residences will range in size between 300 square feet and 1,900 square feet. Beneath the building includes 30 garage spaces for residents. Approximately 35% of the building is non-rentable space and amenity space for the residents. Amenities include bistro serving coffee and sandwiches, separate dining venues, art studio, wellness and fitness center, movie room, beauty salon, large multipurpose room that is available to the public for meetings with management approval, pub, and ample living room space for socializing. Upon entering the building during normal business hours, a concierge will welcome residents within the main lobby and direct visitors. The memory care area has been thoughtfully designed to give quality service to each of the residents. This controlled area includes an interior courtyard and ample interior common space with lots of outside light for the residents.

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

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

V. SITE DESIGN

The 32.45-acre property in Hinsdale is located at the northwest and northeast corner of Ogden Avenue and west of Adams Street. The 11.45 acres west of Adams Street currently includes a building with an existing footprint of 63,680 square foot. A notable site restriction is that floodplain/floodway/wetland buffers include approximately 20% of the 11.45 acres. In addition, the site topography varies from 715 elevation to 683 elevation, which creates engineering challenges.

The subject property does not incorporate any intentional stormwater detention under existing conditions. The proposed development will include stormwater best management practices and detention, which will reduce and improve the water quality runoff. The plan includes an additional 2.1

acres in Oak Brook, which will be used for floodplain compensatory storage which will further improve the stormwater management in the area. Additionally, currently there is a stormwater culvert with flowing water beneath the building. The plan includes improving this by re-routing the stormwater around the proposed building. As part of the permitting process, the site will be engineered to have no negative upstream or downstream impacts.

Based on our experience, sufficient parking is being proposed for the senior residents, visitors, and staff. Shown below is the detail of what Village code requires compared to what is being proposed. There will be approximately 110 full and part time employees that work during different times of the three shifts. The parking calculations show a maximum of 84 employees (about 75% of the total) during the two morning shifts. There may be some overlap at times, but all 84 employees wouldn't be onsite at the same time, as they are two separate shifts. In addition, not all part-time employees are onsite every day. Nonetheless, these are the shifts with the greatest number of employees, which is why it was chosen for the parking calculations. The amount of proposed parking exceeds Village code requirements.

Parking Per Section 9-104(J)(1) Village Zoning Code:

Independent Living: "Senior Citizen Housing"

- 130 1 for each dwelling unit (94+20) plus 1 for each 2 employees (32 1st & 2nd shift employees including part-time)
 Assisted Living/Memory Care: "Nursing & Personal Care Facilities"
- 63 1 for each 3 beds (110 beds) plus 1 for each licensed practitioner, not including nurses and assistants (0), plus 1 for each additional 2 employees (52 1st & 2nd shift employees including part-time)

193 Total Parking Spaces Required Per Village Code

- 149 Parking Spaces Provided West of Adams
- 70 Parking Spaces Provided Near/In Villas

219 Total Parking Spaces Provided

In addition, 10 public parking spaces are being provided within the 12.6-acre park parcel. Village code requires the following for park vehicular spaces: "*None for the first acre; plus 5 for each additional acre up to 5 acres; plus 5 for each acre in excess of 5 acres; plus 1 for each 5 persons of design capacity of any structure or facility located in the park"*. The 12.6 acres of park would require 60 parking stalls, which seems very excessive. There is 4.1 acres of future park space between the pond and Adams Street. The 4.1 acres calculates at about 16 public parking spaces. The plan shows 10 public parking spaces along Adams Street, which seems appropriate, especially since the plan includes pedestrian connectivity to Bonnie Brae and future development to the north.

There are currently two curb cuts along Adams Street for the 11.45 property west of Adams and no curb cuts for the 21-acre property east of Adams. The northern curb cut along the west side of Adams Street will used, and the southern curb cut will be shifted further from Ogden Avenue. A new curb cut will be provided along the east side of Adams Street. Very few assisted living residents will drive, and memory care residents do not drive. Many of the independent seniors do not drive during peak traffic hours and tend to carpool with other residents. The traffic count and peak traffic flow from the development should have very limited impacts. It was determined by a traffic engineer V3, a local professional engineering firm, that the peak hour in the morning is 7:45am to 8:45am and the peak hour in the afternoon is 4:30pm to 5:30pm. V3 has concluded that the proposed development does not warrant any improvements per the Illinois Department of Transportation (IDOT) manual. Nonetheless, it is Ryan's intention to widen the intersection and incorporate a designated left and right turn lane from Adams Street to Ogden Avenue. In addition, it is planned to widen Ogden Avenue and incorporate a left turn lane along Ogden Avenue for vehicles turning north onto Adams Street. This is all subject to Illinois Department of Transportation (IDOT) approval and Village zoning/permits shall not be contingent on this approval (meaning, if IDOT does not approve, the Village still provides approvals/permits). We have heard some concern from the Fullersburg residents to the northeast that the proposed development

will increase traffic along Madison Street. Even though the Madison Street and Ogden Avenue intersection includes a traffic signal, it is Ryan's opinion that it is unlikely residents/staff/guests will routinely drive north on Adams Street to Spring Road, east on Spring Road, and south on Madison Street to the Madison/Ogden signalized intersection (total of 2.3 miles).

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

	Land Use	Size		Weekday AM Peak Hour			Weekday PM Peak Hour		
LUC	Land Use			In	Out	Total	In	Out	Total
710	General Office	164,215	SF	156	25	181	29	153	182
210	Single Family Detached Housing (East of Adams Street)	6	Units	2	7	9	4	3	7
210	Single Family Detached Housing (West of Adams Street)		Units	3	9	12	7	4	11
	Total Trips Generated		161	41	202	40	160	200	

As-of-Right Zoning Trip Generation

Proposed Senior Living

LUC	Land Use	fizo	Weekday AM Peak Hour			Weekday PM Peak Hour		
LUC	Land Ose	Size	In	Out	Total	In	Out	Total
252	Senior Adult Living - Attached	94 Dwelling Units	7	12	19	14	11	25
254	Assisted Living	110 Beds	13	8	21	11	18	29
Sub-Total:		20	20	40	25	29	54	
252	Senior Adult Living - Attached	20 Dwelling Units	1	3	4	4	3	7
Sub-Total:			1	3	4	4	3	7
Total Trips Generated		21	23	44	29	32	61	

VI. ZONING

Ryan will be purchasing approximately 32.45 acres within the Village of Hinsdale. Approximately 7.5 acres west of Adams street is currently zoned I-B institutional building, 3.95 acres west of Adams is zoned R-2 single-family residential and 21 acres east of Adams Street is zoned R-2 single-family residential (of which 13.0 acres will be dedicated to the Village for park). The plan is to provide a senior living community with villas within the 19.45 acres (8.0 acres east of Adams & 11.45 acres west

of Adams). It is proposed to rezone the 19.45 senior living property from R2/IB to R2-PD. The 13.0 acres to the Village would be rezone from R2 to OS (Open Space), similar to other parks within the Village.

Please see the attached Bulk Regs Table for the requested concept modifications. Shown below are a list of modifications with explanation of each:

- Minimum Lot Area Per Unit: The property is currently a mix of IB zoning and R2 zoning classification. There is not a minimum lot area per unit requirement in the Village code for IB zoning. There is minimum of 20,000sf lot size per unit for R2 zoning. So there technically isn't a required minimum lot area per unit requirement. Nonetheless, the applicant is showing that the property will be 4,236sf per unit. For perspective, R5 zoning allows 3,000sf per unit Senior Citizen/Indepdent Living use (57% of the unit mix) and 2,000sf per unit for Nursing Care/Assisted Living/Memory Care (43% of the unit mix). This calculates at 2,570sf per unit, which is less than the proposed 4,236sf per unit. A density of 4,236sf per unit seems reasonable to the applicant.
- 2. Minimum Rear Yard Setback: R2 zoning requires rear yard building setback of the greater of 25 feet or 15% of the lot depth. 1-story villas are being proposed east of Adams, and the plan is to keep all villas within one lot and not subdivide. Subdividing is not necessary since all the villas are under one ownership. Since the applicant is not subdividing the villas east of Adams Street into separate lots, the one larger lot results in a larger rear yard building setback of 94 feet. The plan shows a villa rear yard setback of 57 feet to the east property line. This seems reasonable to the applicant since the villas are only 1-story and the eastern property line is heavily wooded.
- 3. Maximum FAR: The existing IB zoning portion of the property allows for 163,350 square feet of buildable area. The existing R2 zoning portion of the property (excluding the land to be dedicated as a park) allows for 108,108 square feet of buildable area. Blending the two zoning districts together allows for a total of 271,458 square feet of buildable area (0.32 FAR). The total proposed gross buildable area is 289,000 square feet (0.34 FAR). The 289,000 square feet includes villa garage area and underground parking. Portions of these areas may be excluded from this calculation and therefore reduce the 289,000 square feet amount. The applicant will coordinate final calculations with the Village staff during Final Plan review. The difference between 271,458 square feet and 289,000 square feet seems reasonable to the applicant based on the sizeable setbacks, and that the 289,000 square feet includes 9,000 square feet of villa garage space and 15,000 square feet of underground parking.
- 4. Maximum Height (measured to maximum mean roof height) and Maximum Elevation (measured to roof peak). The Maximum Height of the main building west of Adams is proposed to be at 39 feet, which is 5 feet above R2 code (below the 40 feet Maximum Height in IB zoning). In addition, the Maximum Elevation of the main building west of Adams is proposed to be at 46 feet, which is 2 feet above code. The applicant believes these are reasonable modifications within the planned development due the amount of setback from the property lines and the variation in building Dogden Avenue is 155 feet. This is significantly more than the 35-foot setback that code requires. From a land planning perspective, the applicant believes the height is appropriate adjacent to Route 83 & Ogden Avenue, with less height to the east (villas). Since there is a significant building setback from Ogden Avenue and Adams Street, the Maximum Height and Maximum Elevation modification seems reasonable to the applicant.
- 5. Perimeter Landscaped Open Space: Village Code requires that open space should be provided "the depth of the yard required along the lot line in question". This landscaping depth can be provided adjacent to Ogden Avenue, Adams Street, and north property line.

But there is a large rear yard setback for reasons stated above, and parking/drive aisles will be within the rear yard setback to the west along Route 83 and parking/drive aisles/villas within the rear yard setback to the east adjacent to the heavily wooded area. This modification seems reasonable to the applicant for the same reasons as rear yard setback explanation shown above. A detailed landscape plan will be provided to staff during final plan review.

6. Public Parking Spaces within a Park: Ten public parking spaces are being provided within the 12.6-acre park parcel. Village code requires the following for park vehicular spaces: "None for the first acre; plus 5 for each additional acre up to 5 acres; plus 5 for each acre in excess of 5 acres; plus 1 for each 5 persons of design capacity of any structure or facility located in the park". The 12.6 acres of park would require 60 parking stalls, which seems very excessive. There is 4.1 acres of future park space between the pond and Adams Street. The 4.1 acres calculates at about 16 public parking spaces. The plan shows 10 public parking spaces along Adams Street, which seems appropriate, especially since the plan includes pedestrian connectivity to Bonnie Brae and future development to the north.

VII. FISCAL IMPACT

Since IBLP is a not-for-profit organization, the property is not currently generating any tax generating value to the local jurisdictions. Because of the senior living use, the development adds revenue to the Village/schools without increased kids in schools. Shown below are estimated increase in real estate tax revenue that the development will generate.

- 1. Approx. \$8M additional to School District 86 over 20 years
- 2. Approx. \$11M additional to School District 181 over 20 years
- 3. Approx. \$1M additional to Village of 20 years

In addition, the development will bring about 110 new full and part time jobs, along with about 360 jobs during construction.

VIII. PUBLIC BENEFIT

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

- 1. Dedicate 12.6 acres of scenic private property to public park space. There currently is not a Village park north of Ogden Avenue for Village residents to enjoy. This beautiful park setting will provide a meaningful public benefit. The new plan includes improvements to the dedicated Village land, which include 10 new public parking stalls, new walking paths and park benches.
- 2. The senior living community will provide priority to Hinsdale residents by waiving the community fee (\$4,000-\$10,000) to Hinsdale residents for any pre-opening reservations and during the 1st year of opening.
- 3. Adds approximately 360 construction jobs and a variety of 110 full and part time jobs.
- 4. Provides a continuum of care housing stock not currently available in Hinsdale to meet market demand of aging population.
- 5. Improves stormwater management in the area. Currently, the property does not have any intentional stormwater management in-place and includes an undersized stormwater pipe beneath the existing building.
- 6. Replaces the current building with substantially improved architecture from Ogden Avenue.
- 7. Invests \$95M into a property with development challenges.
- 8. Since IBLP is not-for-profit organization, the property is not currently a tax generator for the Village. This development will generate approximately \$19M of additional tax revenue to

School District 86 and 181 over 20 years, with no additional kids. In addition, the Village will receive approximately \$1M over the same period.

IX. PARK PARCEL-LAND CONTRIBUTION

Ryan has heard consistent feedback from the community that there is a lack of public park space north of Ogden Avenue. The plan shows 12.6 acres of scenic private property to be dedicated to the Village as public park space north of Ogden Avenue. Ryan will improve the space with additional walking paths, public parking, and benches as shown on the plans. Shown below is the number of anticipated residents once fully occupied based on other Ryan owned nearby senior living communities. Also shown is the land contribution required per Village code and the private open space amount, along with space being dedicated. This satisfies any Village Park Impact Fee and Land Contribution/Open Space requirement. Also shown is an exhibit showing the private and public areas calculated.

				Anticipated
	No. Units	% of 1	% of 2	Residents at
	NO. OIIIt3	Residents	Residents	100%
				Occupancy
1-Bed: Independent Living Suites	40	95%	5%	42
2-Bed: Independent Living Suites	49	67%	33%	65
2-Bed: Independent Living Villas	20	0%	100%	40
Studio: Assisted Living Suites	6	100%	0%	6
1-Bed: Assisted Living Suites	39	95%	5%	41
2-Bed: Assisted Living Suites	20	83%	17%	23
Studio: Memory Care Suites (1-Bed)	24	100%	0%	24
Semi-Private: Memory Care Suites (2-Bed)	2	0%	100%	4
	200	-		245

Per Section G.3(a) of Village Zoning Code:

The required amount of land shall be based on 15 acres of land per 1,000 net increase in population

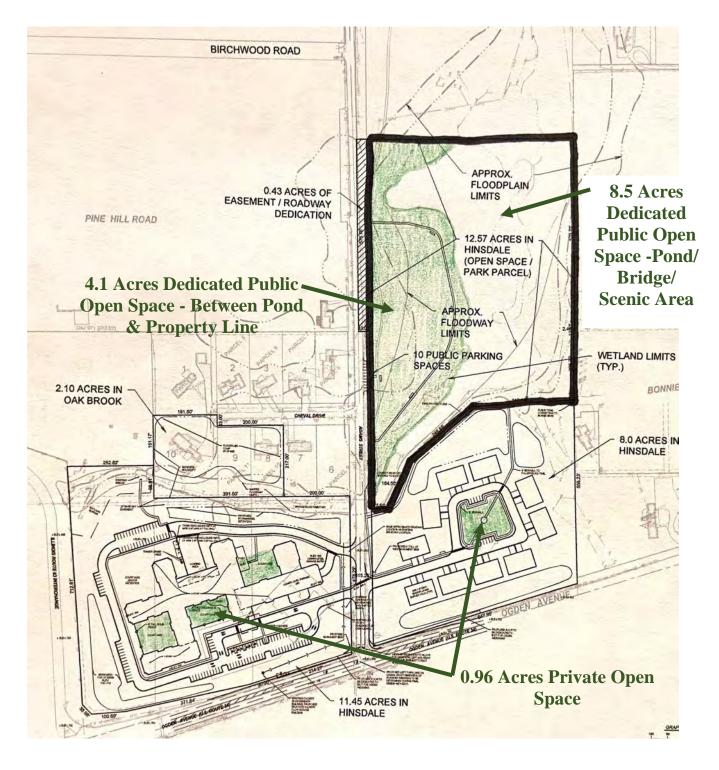
# of lots per current residential zoning	16
average residents per household	3
# of residents per current zoning	48
# of residents at 100% occupancy	245
Net increase of residents	197
Park Land Dedication Required (Acre):	3.0

Per Section G.3(f) of Village Zoning Code:

"When private open space is made permanently available for use on an equal and common basis to every resident in the proposed subdivision at a proportionate share of cost of maintenance and such open space is specifically intended and designed to meet the recreational needs of the subdivision and is depicted on the final plat for the proposed subdivision and recorded against the subject property ("private common open space"), then a 100% credit toward the park land dedication requirement of this subsection shall be allowed to the extent of such private common open space"

Shown below is land area calculated to satisfy the Village Land Contribution/Open Space Requirement & any Park Impact Fee:

Onsite Private Open Space:	0.96 Acres
Pond Area For Fishing & Passive Enjoyment:	8.5 Acres
Area Between Pond and Adams Street:	4.1 Acres
Total Park Land Dedicated:	12.6 Acres



X. CONCLUSION

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



Elevated View of Proposed Building from Ogden Avenue

View of Existing Compared to Proposed – Ogden Avenue & Route 83 Interchange





View of Existing Compared to Proposed – Ogden Avenue Approx. 600 feet east of Ogden/Adams Intersection





Hinsdale Senior Residences: Bulk Regs. Concept Level Modifications

Revised 2/18/2022

	CURRENT/REC	UIRED: IB & R2	REZONE TO R2-PD				
	7.5 Acres of IB Zoning West of Adams St.	11.95 Acres of R-2 Zoning (3.95 Acres West of Adams St, 8.0 Acres East of Adams St)	Shown on Plan East & West Side of Adams St. Separately West of Adams East of Adams		Shown on Plan Senior Living Property as <u>R2-PD (Modifications in Red)⁽¹⁾</u> East & West Side of Adams		
Minimum Lot Area	50,000sf	20,000sf	498,792sf (11.45 acres)	348,480sf (8.0 acres)	847,272sf (19.45 acres)		
Minimum Lot Area Per Unit	-	20,000sf	2,771sf/unit (498,792sf/180 units)	17,424sf/unit (348,480sf/20 units)	Modification Compared to R2: 4,236sf/unit (847,272sf)/200 units) ⁽¹¹⁾		
Minimum Lot Width-Corner Lot ⁽²⁾	200'	100'	489'	405'	405'		
Minimum Lot Depth ⁽³⁾	250'	125'	838'	621'	621'		
Minimum Front Yard (Along Adams St.)	35'	35'	85'	78'	78'		
Minimum Corner Lot Side Yard (Along Ogden Ave.)	35'	35'	93'	83' to current ROW, 75' to Proposed ROW	83' to current ROW, 75' to Proposed ROW		
Interior Side Yard For Corner Lot (North Property Line)	25'	50' West of Adams; 42' East of Adams ⁽⁴⁾	124'	81'	81'		
Minimum Rear Yard-Corner Lot (Along Route 83 West of Adams, Along East Property Line East of Adams)	25'	126' West of Adams; 94' East of Adams ⁽⁵⁾	140'	57	Modification East of Adams: 57' (37' less than code)		
Maximum FAR	163,350sf: 0.50 FAR	108,108sf: 0.20 of Lot Area FAR + 2,000sf per lot (2) ⁽⁶⁾	0.48 FAR (240,000sf/498,792sf)	0.14 FAR (49,000sf/348,480sf)	0.34 FAR (289,000sf/847,272sf) Compared to 0.32 FAR or 271,458 Per Current Code ⁽⁷⁾		
Maximum Building Coverage	-	25%	16%	11%	14%		
Maximum Lot Coverage	-	50%	37%	23%	32%		
Maximum Height (Max Mean Roof Height)	40'	34' ⁽⁸⁾	39' height w/155' setback from 3-story section to Ogden Ave ROW & 124' setback to north property line	16'	Modification Compared to R2 West of Adams: 39' (5' Above Code), within 40' IB Max. Height.		
Maximum Stories	-	3	3	1	3		
Maximum Elevation	-	44' ⁽⁹⁾	46' height w/155' setback from 3-story section to Ogden Ave ROW & 124' setback to north property line	23'	Modification Compared to R2 West of Adams: 46' (2' Above Code)		
Perimeter Landscaped Open Space (for Planned Development)	question and shall have width equa yard required along the lot line i	ng the entire length of the lot line in I to ten feet (10') or the depth of the n question, whichever is greater. all be broken only by required access res."	setbacks to the far west (along		n property line. Modification within rear cent to woods). Parking, drive aisles and setback. ⁽¹⁰⁾		
Private Parking	193 Total Parkin	g Stalls Required	219 Total Parking Stalls Proposed				
Public Parking	60 Parking Stalls Required for 13 Par Park outsic	k, 18 Stalls Required for 4.5 Acres of de of Pond.	Modification: 10 Total Parking Stalls Proposed				

Revised 2/18/2022

Footnotes:

- (1) Calculations in this column east and west of Adams Street excludes land being dedicated north of the villas. See Project Narrative for Modifications reasoning.
- (2) Per Village Code, measures as "The shortest distance between side lot lines measured by a line passing through the point of the required front yard line equidistant from the points where the front yard line intersects the side yard lines (measured along the front yard line); provided, however, that the length of the front lot line shall not be less than eighty percent (80%) of the required minimum lot width except for curved front lot lines of legal nonconforming lots of record abutting a cul-de-sac which shall be not less than fifty percent (50%) of the required minimum lot width." Measured alonga 35' front yard setback line adjacent to Adams Street.
- (3) Per Village Code, measures as "The maximum straight line distance between the front (along Adams) and rear lot lines."
- (4) Per Village Code: 10', or 6' plus 10% of lot width in excess of 50', whichever is more. West of Adams: 6'+(10%*489'-50')=50'. East of Adams: 6'+(10%*405'-50')=42'
- (5) Per Village Code: 15% of lot depth for R2, min. 25' for IB West of Adams. West of Adams: Conservatively calculated 15% of total IB &R2 portion west of Adams (838'x15%=126'); this would be less if IB/R2 setbacks were blended. East of Adams: 621' Depth, therefore 94' Rear Setback.
- (6) 16 R2 lots are within current code in the R2 area (6 R2 lots west of Adams, 10 R2 lots east of Adams), but showing 2 lots for this calculation (1 west of Adams & 1 east of Adams).
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 - The exact height will be confirmed during Final Plan review. Per Village Code for R2:
 - (i) If smallest side yard provided of 14' or less: 30'
 - (ii) If smallest side yard provided of not less than 14' and not more than 24': 30' plus 20% of the difference between the smallest side yard provided and 14'...
 - (iii) If smallest side yard of more than 24'; 32' plus 10% of the difference between the smallest side yard provided and 24', but not to exceed 34'

(9) Per Village Code, Height is defined as "the vertical distance measured from top of foundation to the highest point of a building or structure. For the purposes of this definition:

A. "Top of foundation" shall mean a point one foot (1') above the lowest point of the foundation of a building or structure that is either: 1) above grade or 2) visible from the exterior of the building or structure; provided, however, that if the top of the lowest floor joist of the first full story of such building or structure is lower than said lowest point of the foundation; and

B. "Highest point of a building or structure" shall mean the point of said building or structure that is located at the highest vertical distance above the top of foundation. Notwithstanding the foregoing, the following shall not be included in determining said highest point: chimneys and railings, and any turrets, widow walks, and cupolas having no exterior length, width, or diameter in excess of nine feet (9')."

The exact height will be confirmed during Final Plan review. Per Village Code for R2:

- (i) If smallest side yard provided of 14' or less: 37' plus 0.75' for each foot of side yard provided in excess of 10' and not more than 14', but not to exceed 40'
- (ii) If smallest side yard provided of more than 14' and not more than 24': 40' plus 20% of the difference between the smallest side yard provided and 14'
- (iii) If smallest side yard of more than 24': 42' plus 10% of the difference between the smallest side yard provided and 24', but not to exceed 44'
- (10) No modification for 35' setback adjacent to Ogden Avenue, 35' setback adjacent to Adams Street & 50' (west of Adams) and 42' (east of Adams) adjacent to North property line. Modification within rear setbacks to the far west (along Route 83) and far east (adjacent to woods). Parking, drive aisles and building (far east) within rear setback. Sidewalks, stormwater detention, utility structures & monument structures allowed within Perimeter Landscaped Open Space.
- (11) For perspective, R5 zoning allows 3,000sf per unit Senior Citizen/Indepdent Living use (57% of the unit mix) and 2,000sf per unit for Nursing Care/Assisted Living/Memory Care (43% of the unit mix). This calculates at 2,570sf per unit, which is less than the proposed 4,236sf per unit.



COMMUNITY DEVELOPMENT DEPARTMENT ZONING CODE TEXT AND MAP AMENDMENT APPLICATION

Must be accompanied by completed Plan Commission Application

Is this a: Map Amendment • Text Amendment

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

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

REVIEW CRITERIA

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

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

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

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

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

Hinsdale Senior Residences Map Amendment Responses

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

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

The existing uses and zoning classifications for properties in the vicinity of the subject property: The vast majority of the existing land uses in north, northwest and northeast Hinsdale are residential. The adjacent property to the north is Oak Brook.

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

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

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

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

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

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

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

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

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

The amendment would result in public park space and a high quality new senior housing asset/investment into the community, in lieu of IB uses. The amendment should not negatively affect the value of the adjacent properties.

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

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

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

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

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

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

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

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

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

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

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

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

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

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:		
Owner's name (if different):		
Property address:		
Property legal description:	attach to this form]	
Present zoning classification	1:	
Square footage of property:		
Lot area per dwelling:		
Lot dimensions:	X	
Current use of property:		
Proposed use:	Single-family detached Other:	dwelling
Approval sought:	Building Permit Special Use Permit Site Plan Design Review Other:	Variation Planned Development Exterior Appearance

Brief description of request and proposal:

Plans & Specifications:	[submit with t	his form]
	Provided:	Required by Code:
Yards:		
front: interior side(s)	/	/

Provided:

Required by Code:

corner side rear		
Setbacks (businesses and of front:	offices):	
interior side(s)	/	/
corner side 💙		
rear		
others:		
Ogden Ave. Center: York Rd. Center:		
Forest Preserve:		
Building heights:		
principal building(s):		
accessory building(s):		
Maximum Elevations:		
principal building(s):		
accessory building(s):	<u> </u>	
Dwelling unit size(s):		
Total building coverage:		
Total lot coverage:		
Floor area ratio:		
Accessory building(s):		
Spacing between buildings	:[depict on attached	plans]
principal building(s): accessory building(s):	<u></u>	
Number of off-street parkin Number of loading spaces		

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.

AU By:

Applicant's signature

Applicant's printed name

Dated: _____, 20____.

-2-

Hinsdale Senior Residences R2 PD Requested Concept Level Modifications (Revised 2-18-2022) Final Modifications to be Determined at Detail Final Plan Approval

- 1. Work hours during construction adjusted so that work can commence starting at 7:00AM Monday-Saturday.
- 2. Work hours during construction shall be added for Sundays commencing at 8:00AM and ending at 5:00PM.
- 3. Site improvements and architecture per submitted plans.
- 4. Bulk regulation modifications per attached table:
 - 1) Minimum Lot Area Per Unit compared to R2 zoning
 - 2) Minimum Rear Yard Compared to R2 zoning
 - 3) Maximum FAR Compared to IB/R2 zoning
 - 4) Maximum Height Compared to R2 zoning (OK per IB zoning)
 - 5) Maximum Elevation Compared to R2 zoning
 - 6) Perimeter Landscaped Open Space Along Route 83 (far west) and wooded lot (far east)
 - 7) Public Parking Amount
- 5. The applicant shall not be required to adhere to any Village code updates after the date of this application.
- 6. The Village public open space/park requirements, any park impact fee, and public benefit requirements shall be met by:
 - a. Dedicating to the Village approximately 12.6 acres of scenic public open space along the east side of Adams Street. There currently is not a park north of Ogden Avenue for Village residents to enjoy. Improvements to this area shown on plans.
 - b. Property owner will maintain the three large courtyard spaces and other open space on private property that are being created for the residents to enjoy outdoor spaces.

Hinsdale Senior Residences: Bulk Regs. Concept Level Modifications

Revised 2/18/2022

	CURRENT/REC	UIRED: IB & R2		REZONE TO R2-PD	
	7.5 Acres of IB Zoning West of Adams St.	11.95 Acres of R-2 Zoning (3.95 Acres West of Adams St, 8.0 Acres East of Adams St)	Shown on Plan East & West Sic West of Adams	le of Adams St. Separately East of Adams	Shown on Plan Senior Living Property as <u>R2-PD (Modifications in Red)⁽¹⁾</u> East & West Side of Adams
Minimum Lot Area	50,000sf	20,000sf	498,792sf (11.45 acres)	348,480sf (8.0 acres)	847,272sf (19.45 acres)
Minimum Lot Area Per Unit	-	20,000sf	2,771sf/unit (498,792sf/180 units)	17,424sf/unit (348,480sf/20 units)	Modification Compared to R2: 4,236sf/unit (847,272sf)/200 units) ⁽¹¹⁾
Minimum Lot Width-Corner Lot ⁽²⁾	200'	100'	489'	405'	405'
Minimum Lot Depth ⁽³⁾	250'	125'	838'	621'	621'
Minimum Front Yard (Along Adams St.)	35'	35'	85'	78'	78'
Minimum Corner Lot Side Yard (Along Ogden Ave.)	35'	35'	93'	83' to current ROW, 75' to Proposed ROW	83' to current ROW, 75' to Proposed ROW
Interior Side Yard For Corner Lot (North Property Line)	25'	50' West of Adams; 42' East of Adams ⁽⁴⁾	124'	81'	81'
Minimum Rear Yard-Corner Lot (Along Route 83 West of Adams, Along East Property Line East of Adams)	25'	126' West of Adams; 94' East of Adams ⁽⁵⁾	140'	57	Modification East of Adams: 57' (37' less than code)
Maximum FAR	163,350sf: 0.50 FAR	108,108sf: 0.20 of Lot Area FAR + 2,000sf per lot (2) ⁽⁶⁾	0.48 FAR (240,000sf/498,792sf)	0.14 FAR (49,000sf/348,480sf)	0.34 FAR (289,000sf/847,272sf) Compared to 0.32 FAR or 271,458 Per Current Code ⁽⁷⁾
Maximum Building Coverage	-	25%	16%	11%	14%
Maximum Lot Coverage	-	50%	37%	23%	32%
Maximum Height (Max Mean Roof Height)	40'	34' ⁽⁸⁾	39' height w/155' setback from 3-story section to Ogden Ave ROW & 124' setback to north property line	16'	Modification Compared to R2 West of Adams: 39' (5' Above Code), within 40' IB Max. Height.
Maximum Stories	-	3	3	1	3
Maximum Elevation	-	44' ⁽⁹⁾	46' height w/155' setback from 3-story section to Ogden Ave ROW & 124' setback to north property line	23'	Modification Compared to R2 West of Adams: 46' (2' Above Code)
Perimeter Landscaped Open Space (for Planned Development)	question and shall have width equa yard required along the lot line i	ng the entire length of the lot line in I to ten feet (10') or the depth of the n question, whichever is greater. all be broken only by required access res."	setbacks to the far west (along		n property line. Modification within rear cent to woods). Parking, drive aisles and setback. ⁽¹⁰⁾
Private Parking	193 Total Parkin	g Stalls Required		219 Total Parking Stalls Pro	pposed
Public Parking	60 Parking Stalls Required for 13 Par Park outsic	k, 18 Stalls Required for 4.5 Acres of de of Pond.	Мо	dification: 10 Total Parking St	alls Proposed

Revised 2/18/2022

Footnotes:

- (1) Calculations in this column east and west of Adams Street excludes land being dedicated north of the villas. See Project Narrative for Modifications reasoning.
- (2) Per Village Code, measures as "The shortest distance between side lot lines measured by a line passing through the point of the required front yard line equidistant from the points where the front yard line intersects the side yard lines (measured along the front yard line); provided, however, that the length of the front lot line shall not be less than eighty percent (80%) of the required minimum lot width except for curved front lot lines of legal nonconforming lots of record abutting a cul-de-sac which shall be not less than fifty percent (50%) of the required minimum lot width." Measured alonga 35' front yard setback line adjacent to Adams Street.
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B. "Highest point of a building or structure" shall mean the point of said building or structure that is located at the highest vertical distance above the top of foundation. Notwithstanding the foregoing, the following shall not be included in determining said highest point: chimneys and railings, and any turrets, widow walks, and cupolas having no exterior length, width, or diameter in excess of nine feet (9')."

The exact height will be confirmed during Final Plan review. Per Village Code for R2:

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

Plan Commission Application Directions

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

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

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

General Information

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

*In the case of any application being filed less than two years after the denial of an application seeking essentially the same relief, submit with this application a statement as required by Subsection 11-302-B of the Hinsdale Zoning Ordinance.

Important Boards and Commission meeting dates

Plan Commission 2 nd Wednesday of each month. Consists of 9 members recommending to the Board of Trustees.	Board of Trustees 1 st and 3 rd Tuesday of each month. Consists of the Village President and 6 Trustees.	Please note, the Board of Trustees typically meets on the 2 nd Tuesday in December and January.
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Please note that a representative familiar with the application must be present at all meetings to present the application.



VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant	Owner
Name: SEE ATTACHED Address:	Name: Address: City/Zip: _
Phone/Fax: () / E-Mail:	Phone/Fax E-Mail:

Owner		man and a
Name:	SEE	ATTACHED
Address:		
City/Zip:		
Phone/Fax: (_)	1
E-Mail:	_	

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

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

II. SITE INFORMATION

Address of subject property:
Property identification number (P.I.N. or tax number):
Brief description of proposed project: Residential PD with special
uses à modifications. Uses include serior
living suites & villas
General description or characteristics of the site: Primarily vacant
with an existing institutional building
5
Existing zoning and land use: R-2 4, IB
Surrounding zoning and existing land uses:
North: Oak Brook R-2 South: Hingdale R-4
East: Hinsdale R-2 West: Route 83 onramp
Proposed zoning and land use: <u>R-2 PD & OS</u>

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

 Image: Site Plan Approval 11-604

 Image: Design Review Permit 11-605E

 Image: Design Review Permit 11-602E

 Image: Design Review Permit 11-602E</t

TABLE OF COMPLIANCE

Address of subject property: _

SEE ATTACHED

The following table is based on the \mathbb{R} - \mathbb{A} Zoning District.

You may write "N/A" if the application does NOT affect the building/subject property.	Minimum Code Requirements	Existing Development	Proposed Development
Lot Area (SF)			
Lot Depth			
Lot Width			
Building Height			1
Number of Stories			
Front Yard Setback			
Corner Side Yard Setback			
Interior Side Yard Setback			-
Rear Yard Setback			
Maximum Floor Area Ratio (F.A.R.)*			
Maximum Total Building Coverage*			
Maximum Total Lot Coverage*			
Parking Requirements			
Parking front yard setback			
Parking corner side yard setback			
Parking interior side yard setback			
Parking rear yard setback			
Loading Requirements			
Accessory Structure Information			

* Must provide actual square footage number and percentage.

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

Hinsdale Senior Residences Plan Commission Application Addendum Rev. February 18, 2022

General Information:

Applicant:

Ryan Companies US, Inc. Dave Erickson 700 Oakmont Ln., Suite 100 Westmont, Illinois 60559 Office: 630-328-1104; Email: <u>david.erickson@ryancompanies.com</u>

Owner:

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

Project Consultants:

Engineering, Survey, Wetlands, Environmental & Traffic V3 Companies Ryan Wagner 7325 Janes Avenue

7325 Janes Avenue Woodridge, Illinois 60517 Office: 630-729-6261; Email: <u>rwagner@v3co.com</u>

Land Planning & Landscape Architecture: Hitchcock Design Group Geoff Roehll 22 E Chicago Avenue, Suite 200A Naperville, Illinois 60540 Office: 630-961-1787; Email: groehll@hitchcockdesigngroup.com

Architecture:

West of Adams: PFB Architects, LLC Brian Pugh 33 N LaSalle St., Suite 3600 Chicago, Illinois 60602 Office: 312-376-3100; Email: <u>bpugh@pfbchicago.com</u>

East of Adams:

OKW Architects, Inc. Jon Talty 600 W. Jackson Blvd., Suite 250 Chicago, Illinois 60661 Office: 312-798-7702; Email: <u>jtalty@okwarchitects.com</u>

Fiscal Impact Study:

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

Market Study:

MDS Research Company, Inc. Lynne Moore P.O. Box 100578 Fort Worth, TX 76185 Office: 847-731-4266; Email: <u>mdsresearch@m-d-s.com</u>

Subject Property Addresses & PIN: IBLP Properties

Northwest Corner of Ogden Ave & Adams St: 707 W Ogden Avenue 09-02-204-011 09-02-204-010

RT 83 09-02-203-004

Northeast Corner of Ogden Ave & Adams St: 4S010 Madison Street 09-02-205-001 (South 21 acres)

Hinsdale Senior Residences R2 PD Requested Concept Level Modifications (Revised 2-18-2022) Final Modifications to be Determined at Detail Final Plan Approval

- 1. Work hours during construction adjusted so that work can commence starting at 7:00AM Monday-Saturday.
- 2. Work hours during construction shall be added for Sundays commencing at 8:00AM and ending at 5:00PM.
- 3. Site improvements and architecture per submitted plans.
- 4. Bulk regulation modifications per attached table:
 - 1) Minimum Lot Area Per Unit compared to R2 zoning
 - 2) Minimum Rear Yard Compared to R2 zoning
 - 3) Maximum FAR Compared to IB/R2 zoning
 - 4) Maximum Height Compared to R2 zoning (OK per IB zoning)
 - 5) Maximum Elevation Compared to R2 zoning
 - 6) Perimeter Landscaped Open Space Along Route 83 (far west) and wooded lot (far east)
 - 7) Public Parking Amount
- 5. The applicant shall not be required to adhere to any Village code updates after the date of this application.
- 6. The Village public open space/park requirements, any park impact fee, and public benefit requirements shall be met by:
 - a. Dedicating to the Village approximately 12.6 acres of scenic public open space along the east side of Adams Street. There currently is not a park north of Ogden Avenue for Village residents to enjoy. Improvements to this area shown on plans.
 - b. Property owner will maintain the three large courtyard spaces and other open space on private property that are being created for the residents to enjoy outdoor spaces.

Hinsdale Senior Residences: Bulk Regs. Concept Level Modifications

Revised 2/18/2022

	CURRENT/REC	UIRED: IB & R2		REZONE TO R2-PD	
	7.5 Acres of IB Zoning West of Adams St.	11.95 Acres of R-2 Zoning (3.95 Acres West of Adams St, 8.0 Acres East of Adams St)	Shown on Plan East & West Sic West of Adams	le of Adams St. Separately East of Adams	Shown on Plan Senior Living Property as <u>R2-PD (Modifications in Red)⁽¹⁾</u> East & West Side of Adams
Minimum Lot Area	50,000sf	20,000sf	498,792sf (11.45 acres)	348,480sf (8.0 acres)	847,272sf (19.45 acres)
Minimum Lot Area Per Unit	-	20,000sf	2,771sf/unit (498,792sf/180 units)	17,424sf/unit (348,480sf/20 units)	Modification Compared to R2: 4,236sf/unit (847,272sf)/200 units) ⁽¹¹⁾
Minimum Lot Width-Corner Lot ⁽²⁾	200'	100'	489'	405'	405'
Minimum Lot Depth ⁽³⁾	250'	125'	838'	621'	621'
Minimum Front Yard (Along Adams St.)	35'	35'	85'	78'	78'
Minimum Corner Lot Side Yard (Along Ogden Ave.)	35'	35'	93'	83' to current ROW, 75' to Proposed ROW	83' to current ROW, 75' to Proposed ROW
Interior Side Yard For Corner Lot (North Property Line)	25'	50' West of Adams; 42' East of Adams ⁽⁴⁾	124'	81'	81'
Minimum Rear Yard-Corner Lot (Along Route 83 West of Adams, Along East Property Line East of Adams)	25'	126' West of Adams; 94' East of Adams ⁽⁵⁾	140'	57	Modification East of Adams: 57' (37' less than code)
Maximum FAR	163,350sf: 0.50 FAR	108,108sf: 0.20 of Lot Area FAR + 2,000sf per lot (2) ⁽⁶⁾	0.48 FAR (240,000sf/498,792sf)	0.14 FAR (49,000sf/348,480sf)	0.34 FAR (289,000sf/847,272sf) Compared to 0.32 FAR or 271,458 Per Current Code ⁽⁷⁾
Maximum Building Coverage	-	25%	16%	11%	14%
Maximum Lot Coverage	-	50%	37%	23%	32%
Maximum Height (Max Mean Roof Height)	40'	34' ⁽⁸⁾	39' height w/155' setback from 3-story section to Ogden Ave ROW & 124' setback to north property line	16'	Modification Compared to R2 West of Adams: 39' (5' Above Code), within 40' IB Max. Height.
Maximum Stories	-	3	3	1	3
Maximum Elevation	-	44' ⁽⁹⁾	46' height w/155' setback from 3-story section to Ogden Ave ROW & 124' setback to north property line	23'	Modification Compared to R2 West of Adams: 46' (2' Above Code)
Perimeter Landscaped Open Space (for Planned Development)	question and shall have width equa yard required along the lot line i	ng the entire length of the lot line in I to ten feet (10') or the depth of the n question, whichever is greater. all be broken only by required access res."	setbacks to the far west (along		n property line. Modification within rear cent to woods). Parking, drive aisles and setback. ⁽¹⁰⁾
Private Parking	193 Total Parkin	g Stalls Required		219 Total Parking Stalls Pro	pposed
Public Parking	60 Parking Stalls Required for 13 Par Park outsic	k, 18 Stalls Required for 4.5 Acres of de of Pond.	Мо	dification: 10 Total Parking St	alls Proposed

Revised 2/18/2022

Footnotes:

- (1) Calculations in this column east and west of Adams Street excludes land being dedicated north of the villas. See Project Narrative for Modifications reasoning.
- (2) Per Village Code, measures as "The shortest distance between side lot lines measured by a line passing through the point of the required front yard line equidistant from the points where the front yard line intersects the side yard lines (measured along the front yard line); provided, however, that the length of the front lot line shall not be less than eighty percent (80%) of the required minimum lot width except for curved front lot lines of legal nonconforming lots of record abutting a cul-de-sac which shall be not less than fifty percent (50%) of the required minimum lot width." Measured alonga 35' front yard setback line adjacent to Adams Street.
- (3) Per Village Code, measures as "The maximum straight line distance between the front (along Adams) and rear lot lines."
- (4) Per Village Code: 10', or 6' plus 10% of lot width in excess of 50', whichever is more. West of Adams: 6'+(10%*489'-50')=50'. East of Adams: 6'+(10%*405'-50')=42'
- (5) Per Village Code: 15% of lot depth for R2, min. 25' for IB West of Adams. West of Adams: Conservatively calculated 15% of total IB &R2 portion west of Adams (838'x15%=126'); this would be less if IB/R2 setbacks were blended. East of Adams: 621' Depth, therefore 94' Rear Setback.
- (6) 16 R2 lots are within current code in the R2 area (6 R2 lots west of Adams, 10 R2 lots east of Adams), but showing 2 lots for this calculation (1 west of Adams & 1 east of Adams).
- (7) The gross lot area was used to calculate FAR, and included the villa garages and the underground parking. Village Code refers to Net Lot Area and excludes underground parking in certain circumstances. Applicant will coordinate with Village staff during Final Plan review any lot area to exclude and parking areas to exclude from the calculation.
- (8) Per Village Code, Height is defined as "The vertical distance measured from grade to the highest point of the roof for flat roofs, or to the deck line for mansard roofs, or to the mean height between the principal eave and the highest ridge or point for gable, hip, and gambrel roofs, or to the highest point of a structure without a roof. When a parapet wall, a penthouse, or any similar structure is located on the roof of a building with a flat or mansard roof, the building height shall be measured to the highest point of said structure if any part of it extends above the height as measured pursuant to the first sentence of this definition. Notwithstanding the foregoing, the following shall not be considered in determining the height of a building: mechanical equipment; walls or similar structure designed exclusively for the purpose of screening mechanical equipment from view; chimneys and railings; and turrets, widow walks, or cupolas having no exterior length, width, or diameter in excess of nine feet (9')."
 - The exact height will be confirmed during Final Plan review. Per Village Code for R2:
 - (i) If smallest side yard provided of 14' or less: 30'
 - (ii) If smallest side yard provided of not less than 14' and not more than 24': 30' plus 20% of the difference between the smallest side yard provided and 14'...
 - (iii) If smallest side yard of more than 24'; 32' plus 10% of the difference between the smallest side yard provided and 24', but not to exceed 34'

(9) Per Village Code, Height is defined as "the vertical distance measured from top of foundation to the highest point of a building or structure. For the purposes of this definition:

A. "Top of foundation" shall mean a point one foot (1') above the lowest point of the foundation of a building or structure that is either: 1) above grade or 2) visible from the exterior of the building or structure; provided, however, that if the top of the lowest floor joist of the first full story of such building or structure is lower than said lowest point of the foundation; and

B. "Highest point of a building or structure" shall mean the point of said building or structure that is located at the highest vertical distance above the top of foundation. Notwithstanding the foregoing, the following shall not be included in determining said highest point: chimneys and railings, and any turrets, widow walks, and cupolas having no exterior length, width, or diameter in excess of nine feet (9')."

The exact height will be confirmed during Final Plan review. Per Village Code for R2:

- (i) If smallest side yard provided of 14' or less: 37' plus 0.75' for each foot of side yard provided in excess of 10' and not more than 14', but not to exceed 40'
- (ii) If smallest side yard provided of more than 14' and not more than 24': 40' plus 20% of the difference between the smallest side yard provided and 14'
- (iii) If smallest side yard of more than 24': 42' plus 10% of the difference between the smallest side yard provided and 24', but not to exceed 44'
- (10) No modification for 35' setback adjacent to Ogden Avenue, 35' setback adjacent to Adams Street & 50' (west of Adams) and 42' (east of Adams) adjacent to North property line. Modification within rear setbacks to the far west (along Route 83) and far east (adjacent to woods). Parking, drive aisles and building (far east) within rear setback. Sidewalks, stormwater detention, utility structures & monument structures allowed within Perimeter Landscaped Open Space.
- (11) For perspective, R5 zoning allows 3,000sf per unit Senior Citizen/Indepdent Living use (57% of the unit mix) and 2,000sf per unit for Nursing Care/Assisted Living/Memory Care (43% of the unit mix). This calculates at 2,570sf per unit, which is less than the proposed 4,236sf per unit.

Hinsdale Senior Residences Special Use Standards

Introduction

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

1. R-2 Planned Development & Modifications

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

Special Use Standards

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

The special uses do not alter any of the purposes, goals and objectives and standards of the Comprehensive Plan, any adopted overlay plan or Village Codes. The Planned Development is consistent with the Comprehensive Plan, residential uses on the properties. Petitioner proposes 200 seniors housing units (94 independent, 60 assisted, 26 memory care and 20 independent living senior villas). The modifications that petitioner proposes at this concept level are attached.

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

The Planned Development is planned and designed so that there are no impacts to adjacent properties. The independent, assisted and memory care building is positioned along Ogden Avenue between Adams Street and an access ramp from Route 83 with the villas along Ogden Avenue on the east side of Adams Street adjacent to natural open space. Existing homeowners on adjacent properties are not impacted adversely by any of the uses, visually or otherwise. Setbacks greater than code are generally being provided adjacent to existing any residential. The requested modifications do not adversely effect, visually or otherwise, adjacent properties.

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

The Planned Development will not negatively affect value of the adjacent property because it will continue to consist of high quality, new construction. The development

will add a much needed product to the village, and the high quality, visually aesthetic architecture and luxury finishes will be a benefit to values in the area. The requested modifications do not impact value.

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

Based on conversations with the Village, the Planned Development can be adequately served by government and emergency services. The existing roadway configuration is sufficient for the proposed uses. The existing public utilities and drainage structures are sufficient. Overall drainage patterns will be improved with new stormwater management areas. School Districts are not impacted due to the proposed use being senior living.

5. The development will not cause traffic congestion.

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

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

This is not applicable – there are no known archaeological, historical, or cultural resources onsite or on neighboring properties.

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

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



COMMUNITY DEVELOPMENT DEPARTMENT SPECIAL USE PERMIT CRITERIA

SEE ATTACHED

Must be accompanied by completed Plan Commission Application

Address of proposed request:

Proposed Special Use request:

Is this a Special Use for a Planned Development? ONo • Yes (If so this submittal also requires a <u>completed</u> 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 guestions if needed.

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

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

SEE ATTACHED

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

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

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

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

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

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

Hinsdale Senior Residences Special Use Standards

Introduction

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

1. R-2 Planned Development & Modifications

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Special Use Standards

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

The special uses do not alter any of the purposes, goals and objectives and standards of the Comprehensive Plan, any adopted overlay plan or Village Codes. The Planned Development is consistent with the Comprehensive Plan, residential uses on the properties. Petitioner proposes 200 seniors housing units (94 independent, 60 assisted, 26 memory care and 20 independent living senior villas). The modifications that petitioner proposes at this concept level are attached.

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

The Planned Development is planned and designed so that there are no impacts to adjacent properties. The independent, assisted and memory care building is positioned along Ogden Avenue between Adams Street and an access ramp from Route 83 with the villas along Ogden Avenue on the east side of Adams Street adjacent to natural open space. Existing homeowners on adjacent properties are not impacted adversely by any of the uses, visually or otherwise. Setbacks greater than code are generally being provided adjacent to existing any residential. The requested modifications do not adversely effect, visually or otherwise, adjacent properties.

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will add a much needed product to the village, and the high quality, visually aesthetic architecture and luxury finishes will be a benefit to values in the area. The requested modifications do not impact value.

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

Based on conversations with the Village, the Planned Development can be adequately served by government and emergency services. The existing roadway configuration is sufficient for the proposed uses. The existing public utilities and drainage structures are sufficient. Overall drainage patterns will be improved with new stormwater management areas. School Districts are not impacted due to the proposed use being senior living.

5. The development will not cause traffic congestion.

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

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

This is not applicable – there are no known archaeological, historical, or cultural resources onsite or on neighboring properties.

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

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

VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT PLANNED DEVELOPMENT CRITERIA

Must be accompanied by completed Plan Commission Application

SEE ATTACHED

R-2 PD

Address of proposed request:

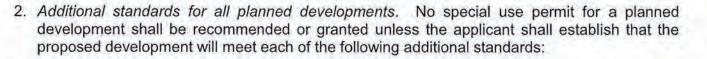
Proposed Planned Development request:

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



a.	Unified ownership I		- 1
b.	Minimum area	19.45 acres outside open space parcel	_
с.	Covenants and res	trictions to be enforceable by village	
d	Public open space	and contributions TBD	

e.	Common open space.
	Amount, location, and use.
	Preservation.
	Ownership and maintenance. Serior Living Owner Operator
	Property owners' association.
f.	Landscaping and perimeter treatment.
g.	Ho be provided Building and spacing. per Bulk & Modification
h.	Private streets. <u>Ves</u>
i.	Sidewalks. Provided
j.	Utilities. Public Sewert, Water Private Stormwater
Addi	tional standards for specific planned developments.
	SEE ATTACHED
all waiv	ers being requested as part of the planned development. SEE ATTACHED
	2

Hinsdale Senior Residences Special Use Standards

Introduction

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

1. R-2 Planned Development & Modifications

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Special Use Standards

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will add a much needed product to the village, and the high quality, visually aesthetic architecture and luxury finishes will be a benefit to values in the area. The requested modifications do not impact value.

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

Based on conversations with the Village, the Planned Development can be adequately served by government and emergency services. The existing roadway configuration is sufficient for the proposed uses. The existing public utilities and drainage structures are sufficient. Overall drainage patterns will be improved with new stormwater management areas. School Districts are not impacted due to the proposed use being senior living.

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

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

This is not applicable – there are no known archaeological, historical, or cultural resources onsite or on neighboring properties.

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

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

Hinsdale Senior Residences Planned Development Objectives & Applicant Responses

Shown below are objectives of a Planned Development per Section 11-603 of the Village of Hinsdale zoning code, along with the applicant's response to each.

1. Creation of a more desirable environment than would be possible through strict application of other Village land use regulations.

The current zoning at the northwest corner of Adams Street and Ogden Avenue is zoned IB Institutional Zoning, which allows for a building up to 40-ft in height along with 35-foot building setbacks from the property line adjacent to Ogden & Adams. The proposed Planned Development west of Adams shows a building 93-190+ feet set back from Ogden Avenue property line, and 85 feet from Adams Street property line. Other than adjacent to the wooded area to the east, the Planned Development also shows building setbacks east of Adams greater than current code. This allows for a more aesthetically pleasing environment and more greenspace compared to what current code allows. The Planned Development preserves and provides more open space than what is otherwise required by Code.

In addition, the Planned Development will allow for senior housing on the property, which results in a visually pleasing residential architecture pallet and generates significant less traffic (and therefore better for the environment) than the use that is allowed per code.

2. Promotion of a creative approach to the use of land and related physical facilities resulting in better design and development, including aesthetic amenities.

As stated above, the buildings have been set back from Ogden Avenue and Adams Street more than double and in down cases five times more than what code allows, which results in a more visually pleasant experience from the roadways and more greenspace. Another creative approach to the land is preserving and activating approximately 12.6 acres north of Ogden for public park space. The plan shows a balance of preserving the land and providing additional walking paths, benches, and public parking. The pedestrian path has been extended to Bonnie Brae, which will promote the eastern neighborhood to enjoy the park space. The design includes three private courtyard spaces for the senior living residents to enjoy the outdoors west of Adams. The villas were designed around a centralized green space for the residents to enjoy.

3. Combination and coordination of architectural styles, building forms, and building relationships:

The exterior of the new senior living building will consist primarily of brick, cement fiber board and decorative trim. It is important that the building has the proper mix of materials that result in an inviting residential pallet. Hinsdale Senior Residences accomplishes this residential pallet and material mix both west and east of Adams.

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.

The building and surrounding berms/landscaping have been purposefully designed so that the building height is 3-story maximum height with large setbacks. The existing trees at the corner

of Ogden Avenue and Route 83 will remain and the berm will be protected and enhanced. The berm along Ogden Avenue east of Adams Street will also be protected and enhanced. The proposed development will include soil erosion best management practices. A detailed landscape plan will be provided to staff during final plan review.

5. Provision for the preservation and beneficial use of open space.

A park dedicated to the Village for public use will be improved with additional walking paths, public parking, and benches as shown on the plans. In addition, private outdoor courtyards are being provided for the residents, which will all encourage the residents to enjoy the outdoor 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.

The project narrative provides the detail of 0.96 acres of private open space, and an additional 12.6 acres (4.1 acres of space between pond and Adams Street property line) of scenic park open space north of Ogden Avenue to be dedicated to the Village. The project narrative shows a required 3.0 acres of open space. The acreage shown above does not include the additional green space shown on the plans because of increased setbacks compared to Village Code.

7. Encouragement of land uses that promote the public health, safety, and general welfare. The Planned Development land use provides for a product that complements and enhances the surrounding area while also providing a housing stock not currently available in the Village to meet market demand of the aging population. A new public park is an added benefit, as there is not a Village park north of Ogden Avenue for Village residents to enjoy. The Planned Development does not have an adverse effect on the overall public health, safety, or welfare of the community.

Hinsdale Senior Residences R2 PD Requested Concept Level Modifications (Revised 2-18-2022) Final Modifications to be Determined at Detail Final Plan Approval

- 1. Work hours during construction adjusted so that work can commence starting at 7:00AM Monday-Saturday.
- 2. Work hours during construction shall be added for Sundays commencing at 8:00AM and ending at 5:00PM.
- 3. Site improvements and architecture per submitted plans.
- 4. Bulk regulation modifications per attached table:
 - 1) Minimum Lot Area Per Unit compared to R2 zoning
 - 2) Minimum Rear Yard Compared to R2 zoning
 - 3) Maximum FAR Compared to IB/R2 zoning
 - 4) Maximum Height Compared to R2 zoning (OK per IB zoning)
 - 5) Maximum Elevation Compared to R2 zoning
 - 6) Perimeter Landscaped Open Space Along Route 83 (far west) and wooded lot (far east)
 - 7) Public Parking Amount
- 5. The applicant shall not be required to adhere to any Village code updates after the date of this application.
- 6. The Village public open space/park requirements, any park impact fee, and public benefit requirements shall be met by:
 - a. Dedicating to the Village approximately 12.6 acres of scenic public open space along the east side of Adams Street. There currently is not a park north of Ogden Avenue for Village residents to enjoy. Improvements to this area shown on plans.
 - b. Property owner will maintain the three large courtyard spaces and other open space on private property that are being created for the residents to enjoy outdoor spaces.

Hinsdale Senior Residences: Bulk Regs. Concept Level Modifications

Revised 2/18/2022

	CURRENT/REC	UIRED: IB & R2	REZONE TO R2-PD		
	7.5 Acres of IB Zoning West of Adams St.	11.95 Acres of R-2 Zoning (3.95 Acres West of Adams St, 8.0 Acres East of Adams St)	Shown on Plan East & West Sic West of Adams	le of Adams St. Separately East of Adams	Shown on Plan Senior Living Property as <u>R2-PD (Modifications in Red)⁽¹⁾</u> East & West Side of Adams
Minimum Lot Area	50,000sf	20,000sf	498,792sf (11.45 acres)	348,480sf (8.0 acres)	847,272sf (19.45 acres)
Minimum Lot Area Per Unit	-	20,000sf	2,771sf/unit (498,792sf/180 units)	17,424sf/unit (348,480sf/20 units)	Modification Compared to R2: 4,236sf/unit (847,272sf)/200 units) ⁽¹¹⁾
Minimum Lot Width-Corner Lot ⁽²⁾	200'	100'	489'	405'	405'
Minimum Lot Depth ⁽³⁾	250'	125'	838'	621'	621'
Minimum Front Yard (Along Adams St.)	35'	35'	85'	78'	78'
Minimum Corner Lot Side Yard (Along Ogden Ave.)	35'	35'	93'	83' to current ROW, 75' to Proposed ROW	83' to current ROW, 75' to Proposed ROW
Interior Side Yard For Corner Lot (North Property Line)	25'	50' West of Adams; 42' East of Adams ⁽⁴⁾	124'	81'	81'
Minimum Rear Yard-Corner Lot (Along Route 83 West of Adams, Along East Property Line East of Adams)	25'	126' West of Adams; 94' East of Adams ⁽⁵⁾	140'	57	Modification East of Adams: 57' (37' less than code)
Maximum FAR	163,350sf: 0.50 FAR	108,108sf: 0.20 of Lot Area FAR + 2,000sf per lot (2) ⁽⁶⁾	0.48 FAR (240,000sf/498,792sf)	0.14 FAR (49,000sf/348,480sf)	0.34 FAR (289,000sf/847,272sf) Compared to 0.32 FAR or 271,458 Per Current Code ⁽⁷⁾
Maximum Building Coverage	-	25%	16%	11%	14%
Maximum Lot Coverage	-	50%	37%	23%	32%
Maximum Height (Max Mean Roof Height)	40'	34' ⁽⁸⁾	39' height w/155' setback from 3-story section to Ogden Ave ROW & 124' setback to north property line	16'	Modification Compared to R2 West of Adams: 39' (5' Above Code), within 40' IB Max. Height.
Maximum Stories	-	3	3	1	3
Maximum Elevation	-	44' ⁽⁹⁾	46' height w/155' setback from 3-story section to Ogden Ave ROW & 124' setback to north property line	23'	Modification Compared to R2 West of Adams: 46' (2' Above Code)
Perimeter Landscaped Open Space (for Planned Development)	"such open space shall extend along the entire length of the lot line in question and shall have width equal to ten feet (10') or the depth of the yard required along the lot line in question, whichever is greater. Perimeter landscaped open space shall be broken only by required access drives."		No modification along Ogden Avenue, Adams Street & North property line. Modification within rear setbacks to the far west (along Route 83) and far east (adjacent to woods). Parking, drive aisles and building (far east) within rear setback. ⁽¹⁰⁾		
Private Parking	193 Total Parking Stalls Required		219 Total Parking Stalls Proposed		
Public Parking	60 Parking Stalls Required for 13 Park, 18 Stalls Required for 4.5 Acres of Park outside of Pond.		Modification: 10 Total Parking Stalls Proposed		

Revised 2/18/2022

Footnotes:

- (1) Calculations in this column east and west of Adams Street excludes land being dedicated north of the villas. See Project Narrative for Modifications reasoning.
- (2) Per Village Code, measures as "The shortest distance between side lot lines measured by a line passing through the point of the required front yard line equidistant from the points where the front yard line intersects the side yard lines (measured along the front yard line); provided, however, that the length of the front lot line shall not be less than eighty percent (80%) of the required minimum lot width except for curved front lot lines of legal nonconforming lots of record abutting a cul-de-sac which shall be not less than fifty percent (50%) of the required minimum lot width." Measured alonga 35' front yard setback line adjacent to Adams Street.
- (3) Per Village Code, measures as "The maximum straight line distance between the front (along Adams) and rear lot lines."
- (4) Per Village Code: 10', or 6' plus 10% of lot width in excess of 50', whichever is more. West of Adams: 6'+(10%*489'-50')=50'. East of Adams: 6'+(10%*405'-50')=42'
- (5) Per Village Code: 15% of lot depth for R2, min. 25' for IB West of Adams. West of Adams: Conservatively calculated 15% of total IB &R2 portion west of Adams (838'x15%=126'); this would be less if IB/R2 setbacks were blended. East of Adams: 621' Depth, therefore 94' Rear Setback.
- (6) 16 R2 lots are within current code in the R2 area (6 R2 lots west of Adams, 10 R2 lots east of Adams), but showing 2 lots for this calculation (1 west of Adams & 1 east of Adams).
- (7) The gross lot area was used to calculate FAR, and included the villa garages and the underground parking. Village Code refers to Net Lot Area and excludes underground parking in certain circumstances. Applicant will coordinate with Village staff during Final Plan review any lot area to exclude and parking areas to exclude from the calculation.
- (8) Per Village Code, Height is defined as "The vertical distance measured from grade to the highest point of the roof for flat roofs, or to the deck line for mansard roofs, or to the mean height between the principal eave and the highest ridge or point for gable, hip, and gambrel roofs, or to the highest point of a structure without a roof. When a parapet wall, a penthouse, or any similar structure is located on the roof of a building with a flat or mansard roof, the building height shall be measured to the highest point of said structure if any part of it extends above the height as measured pursuant to the first sentence of this definition. Notwithstanding the foregoing, the following shall not be considered in determining the height of a building: mechanical equipment; walls or similar structure designed exclusively for the purpose of screening mechanical equipment from view; chimneys and railings; and turrets, widow walks, or cupolas having no exterior length, width, or diameter in excess of nine feet (9')."
 - The exact height will be confirmed during Final Plan review. Per Village Code for R2:
 - (i) If smallest side yard provided of 14' or less: 30'
 - (ii) If smallest side yard provided of not less than 14' and not more than 24': 30' plus 20% of the difference between the smallest side yard provided and 14'...
 - (iii) If smallest side yard of more than 24'; 32' plus 10% of the difference between the smallest side yard provided and 24', but not to exceed 34'

(9) Per Village Code, Height is defined as "the vertical distance measured from top of foundation to the highest point of a building or structure. For the purposes of this definition:

A. "Top of foundation" shall mean a point one foot (1') above the lowest point of the foundation of a building or structure that is either: 1) above grade or 2) visible from the exterior of the building or structure; provided, however, that if the top of the lowest floor joist of the first full story of such building or structure is lower than said lowest point of the foundation; and

B. "Highest point of a building or structure" shall mean the point of said building or structure that is located at the highest vertical distance above the top of foundation. Notwithstanding the foregoing, the following shall not be included in determining said highest point: chimneys and railings, and any turrets, widow walks, and cupolas having no exterior length, width, or diameter in excess of nine feet (9')."

The exact height will be confirmed during Final Plan review. Per Village Code for R2:

- (i) If smallest side yard provided of 14' or less: 37' plus 0.75' for each foot of side yard provided in excess of 10' and not more than 14', but not to exceed 40'
- (ii) If smallest side yard provided of more than 14' and not more than 24': 40' plus 20% of the difference between the smallest side yard provided and 14'
- (iii) If smallest side yard of more than 24': 42' plus 10% of the difference between the smallest side yard provided and 24', but not to exceed 44'
- (10) No modification for 35' setback adjacent to Ogden Avenue, 35' setback adjacent to Adams Street & 50' (west of Adams) and 42' (east of Adams) adjacent to North property line. Modification within rear setbacks to the far west (along Route 83) and far east (adjacent to woods). Parking, drive aisles and building (far east) within rear setback. Sidewalks, stormwater detention, utility structures & monument structures allowed within Perimeter Landscaped Open Space.
- (11) For perspective, R5 zoning allows 3,000sf per unit Senior Citizen/Indepdent Living use (57% of the unit mix) and 2,000sf per unit for Nursing Care/Assisted Living/Memory Care (43% of the unit mix). This calculates at 2,570sf per unit, which is less than the proposed 4,236sf per unit.



COMMUNITY DEVELOPMENT DEPARTMENT EXTERIOR APPEARANCE AND SITE PLAN REVIEW CRITERIA

Address of proposed request:

See Attached Addendum

REVIEW CRITERIA

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

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

<u>FEES for Exterior Appearance/Site Plan Review:</u> Standard Application: \$600.00 Within 250 feet of a Single-Family Residential District: \$800

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Architectural grade asphalt shinges will complientent the natural materials on the structures.

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

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

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

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

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

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

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

N/A

REVIEW CRITERIA – Site Plan Review

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

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

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

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

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

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

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

The plan preserves and enhances the existing features of the property

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

The site plan causes no harm to surrounding properties.

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

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

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

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

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

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

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

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

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

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

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

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

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

The plan provides for both private and public uses

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

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

2.1 acres in Oak Brook -11.45 acres in Hinsdale -Illinois Route 83 Interchange Municipal boundary -6' Evergreen trees . Protect and enhance existing berm Existing trees to remain at corner

Hinsdale Senior Residences Conceptual Site Landscape Plan Hinsdale / Oak Brook, Illinois



Issue Date: February 04, 2022



DEVELOPER: RYAN COMPANIES US INC. 700 Oakmont Lane, Suit 100 Westmont, IL 60559-5551 T: (630) 328-1100 www.ryancompanies.com

13.0 Acres Public Park Parcel

Park bench

Pedestrian sidewalk to Bonnie Brae

- 8.0 Acres in Hinsdale

- 20 1-story senior living villas

- Gazebo

Proposed monument sign

Protect and enhance existing berm

NORT

SSUE DATE: June 30th 20

SCALE: 1" = 100'

300'

RYAN COMPANIES

SENIOR LIVING **OGDEN AVENUE & ADAMS STREET** HINSDALE, IL



ARCHITECT: PFB ARCHITECTS, LLC - CHICAGO 33 N. LASALLE ST., STE. 3600 CHICAGO, ILLINOIS 60602 T: (312) 376-3100 www.pfbchicago.com



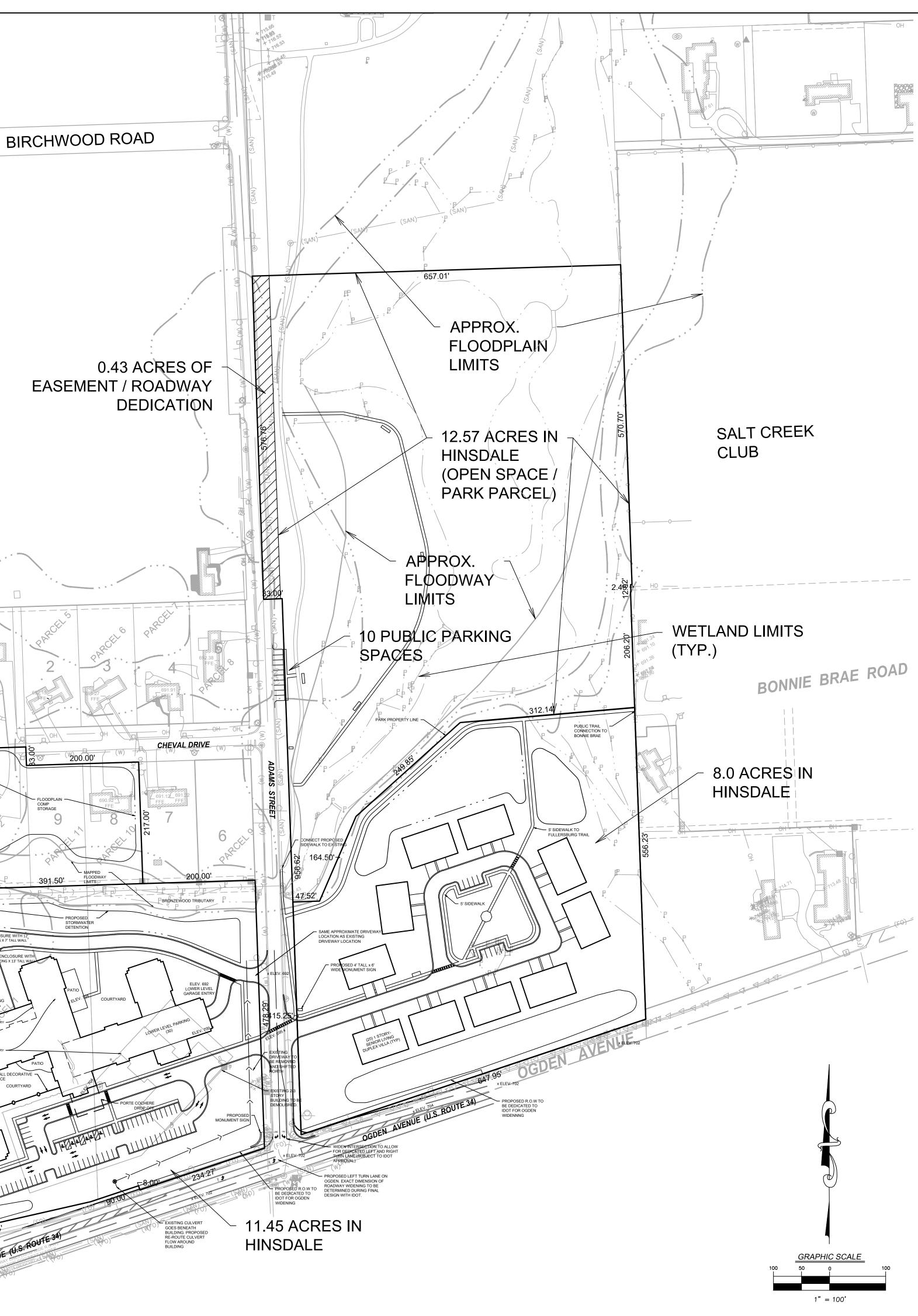
STRUCTURAL ENGINEER: IMEG CORP. 1100 WARRENVILLE RD., STE. 400W NAPERVILLE, IL 60563 T: (630) 527-2320 F: (630) 527-2321 www.IMEGcorp.com

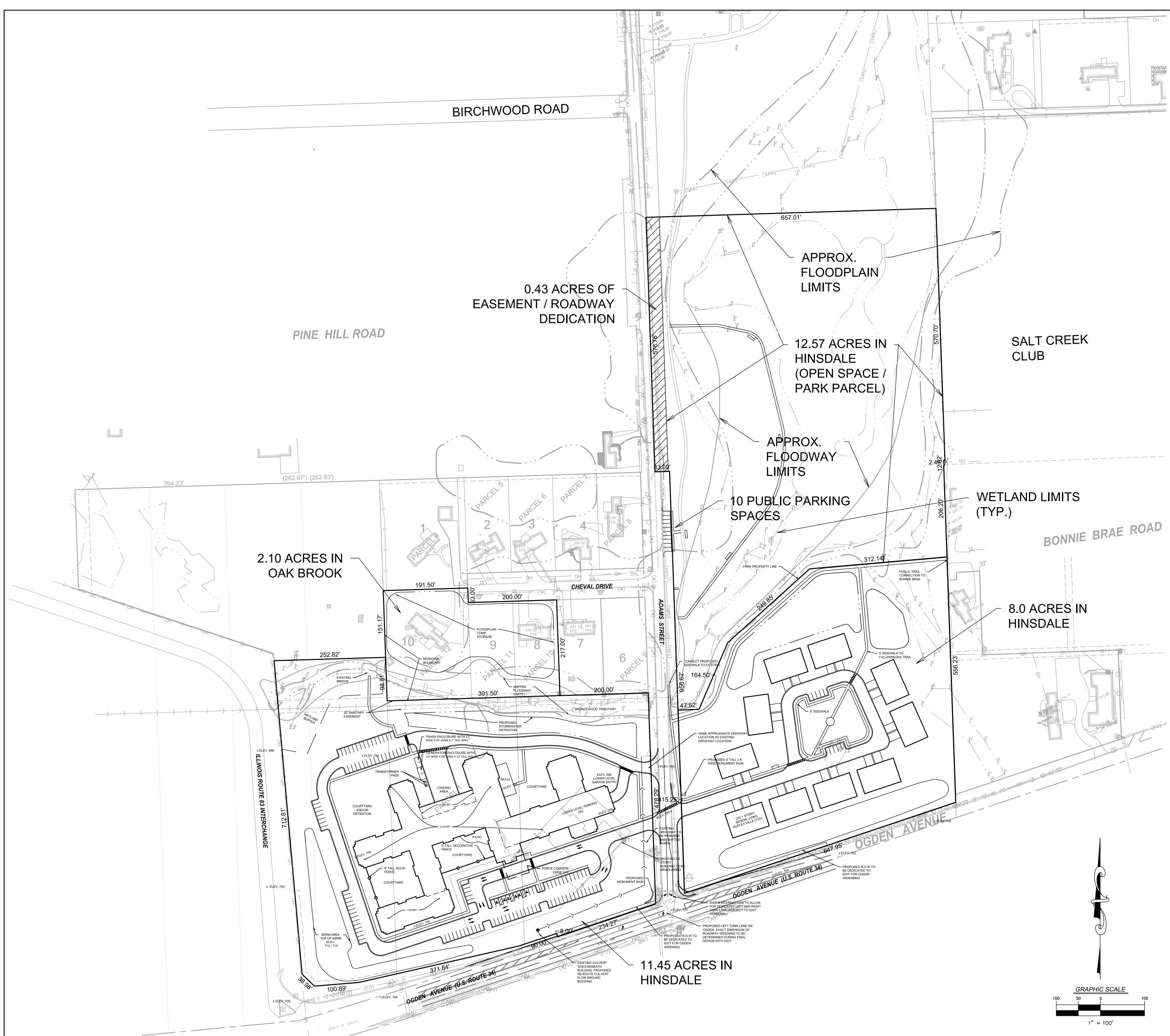


CIVIL ENGINEER: V3 COMPANIES 7325 JANES AVE. WOODRIDGE, IL 60517 T: (630) 724-9200 www.v3co.com



LANDSCAPE ARCHITECT: HITCHCOCK DESIGN GROUP 22 E CHICAGO AVE., STE. 200A NAPERVILLE, IL 60540 T: (630) 961-1787 www.hitchcockdesigngroup.com







DEVELOPER: RYAN COMPANIES INC. 700 OAKMONT LANE, SUITE 100 WESTMONT, IL 60559 T: (630) 328-1100 www.ryancompanies.com

RYAN COMPANIES DEVELOPMENT

SENIOR LIVING **OGDEN AVENUE & ADAMS STREET** HINSDALE, IL



hitecture | interiors | planning

ARCHITECT:

PFB ARCHITECTS, LLC - CHICAGO 33 N. LASALLE ST., STE. 3600 CHICAGO, ILLINOIS 60602 T: (312) 376-3100 www.pfbchicago.com



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BRAE	ROAD

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INDEPENDENT LIVING ASSISTED LIVING <u>MEMORY CARE</u> TOTAL MAIN BUILDING UNITS	= = =	<u>26 (28</u> 180	BEDS) BEDS)	
SENIOR LIVING VILLAS	=	20		
TOTAL UNITS IN PROPERTY	=	200		J
PARKING SUM	MA	١RY		
PARKING STALLS PROVIDED (9' : WEST OF ADAMS	x 18.0	<u>)')</u>		•
STANDARD SURFACE STALLS ACCESSIBLE STALLS <u>PARKING GARAGE</u> SUBTOTAL	=	113 6 <u>30</u> 149		
<u>EAST OF ADAMS</u> STANDARD SURFACE STALLS GARAGE PARKING IN END VILLA (2 CAR GARAGE)	AS	= =	10 40	
VILLA DRIVEWAY PARKING SUBTOTAL		=	20 70	
TOTAL PROJECT PARKING				
TOTAL PARKING PROVIDED(14 TOTAL PARKING REQUIRED(13			= 219 = 193	
PER VILLAGE CODE: 223 (SECTI INDEPENDENT LIVING "SENIOR 1 FOR EACH DWELLING UNIT (94 EACH 2 EMPLOYEES (32 1ST & 2 <u>ASSISTED LIVING/MEMORY CAR</u> & PERSONAL CARE FACILITIES"	HOU: 4+20) 2ND S RE: "N	SING" - PLUS HIFT E IURSING	<u>130 REQ'E</u> 1 FOR MPLOYEE	-

SITE SUMMARY

(OUTSIDE FLOODPLAIN POST DEVELOPMENT)

GREENSPACE RATIO EXCLUDING PARK PARCEL

= 32.45 ACRES

=19.45 ACRES

= 18.68 ACRES

= 3.20 ACRES

= 83.5%

= 6.13 ACRES

= 68.5%

= 240,000 SF

= 225,000 SF

= 49,000 SF

= 40,000 SF

= 289,000 SF

= 265,000 SF

= 0.34

= 13.32 ACRES

= 16.25 ACRES

EXISTING PROPERTY AREA

(OUTSIDE PARK PARCEL)

EXISTING IMPERVIOUS AREA

PROPOSED IMPERVIOUS AREA

GROSS FLOOR SIZE W/ GARAGE

GROSS FLOOR SIZE W/O GARAGE

GROSS FLOOR SIZE W/ GARAGE

GROSS FLOOR SIZE W/O GARAGE

GROSS FLOOR SIZE W/ GARAGE

GROSS FLOOR SIZE W/O GARAGE

GROSS FLOOR AREA / GROSS PROPERTY OUTSIDE

UNDERGROUND PARKING, WHICH PORTIONS MAY BE EXCLUDED AND LOWER FAR AMOUNT: FINAL FAR

PARK PARCEL (289,000 SF / 19.45 ACRES = 0.34)

CALC TO BE VERIFIED DURING FINAL APPROVALS.

*FAR CALC INCLUDES VILLA GARAGES AND

PROPERTY AREA

PROPERTY AREA

PERVIOUS AREA

PERVIOUS AREA

MAIN BUILDING

GREEN SPACE RATIO

GREEN SPACE RATIO

SENIOR LIVING VILLA

TOTAL BUILDINGS

UNIT BREAKDOWN

MAIN BUILDING UNITS

(EXCLUDING BASEMENTS)

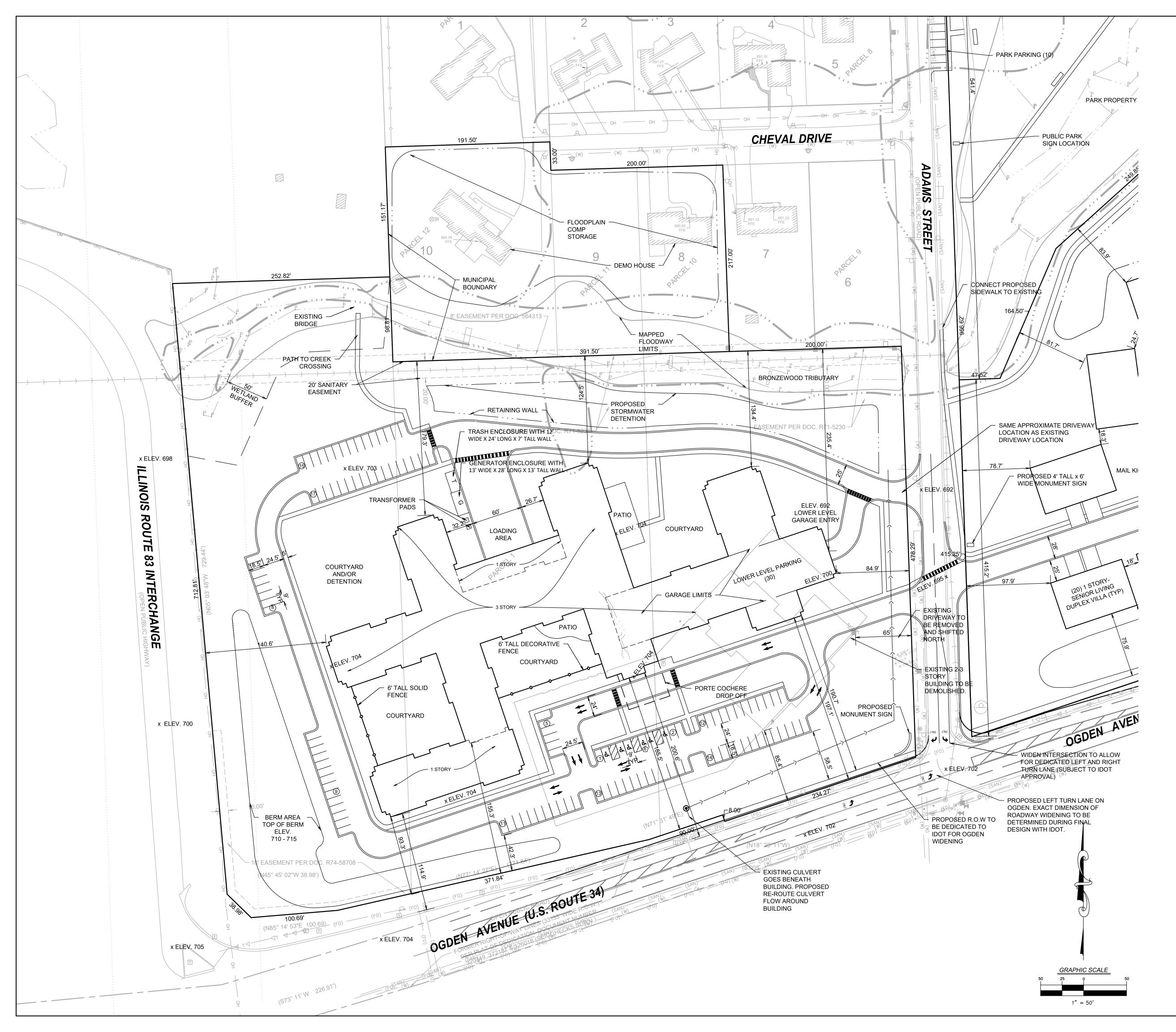
(EXCLUDING BASEMENTS)

FLOOR AREA RATIO (F.A.R.)

OYEES 1 FOR EACH 3 BEDS (110 BEDS IN 86 UNITS) PLUS 1 FOR EACH LICENSED PRACTITIONER, NOT INCLUDING NURSES & ASSISTANCE (0), PLUS 1 FOR EACH ADD. 2 EMPLOYEES (52 1ST & 2ND SHIFT EMPLOYEES)

IN ADDITION, 10 PUBLIC STALLS ALONG ADAMS

CONCEPTUAL SITE PLAN OVERALL JANUARY 27, 2022





DEVELOPER: RYAN COMPANIES INC. 700 OAKMONT LANE, SUITE 100 WESTMONT, IL 60559 T: (630) 328-1100 www.ryancompanies.com

RYAN COMPANIES DEVELOPMENT

SENIOR LIVING OGDEN AVENUE & ADAMS STREET HINSDALE, IL



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STRUCTURAL ENGINEER: IMEG CORP. 1100 WARRENVILLE RD., STE. 400W NAPERVILLE, IL 60563 T: (630) 527-2320 F: (630) 527-2321 www.IMEGcorp.com

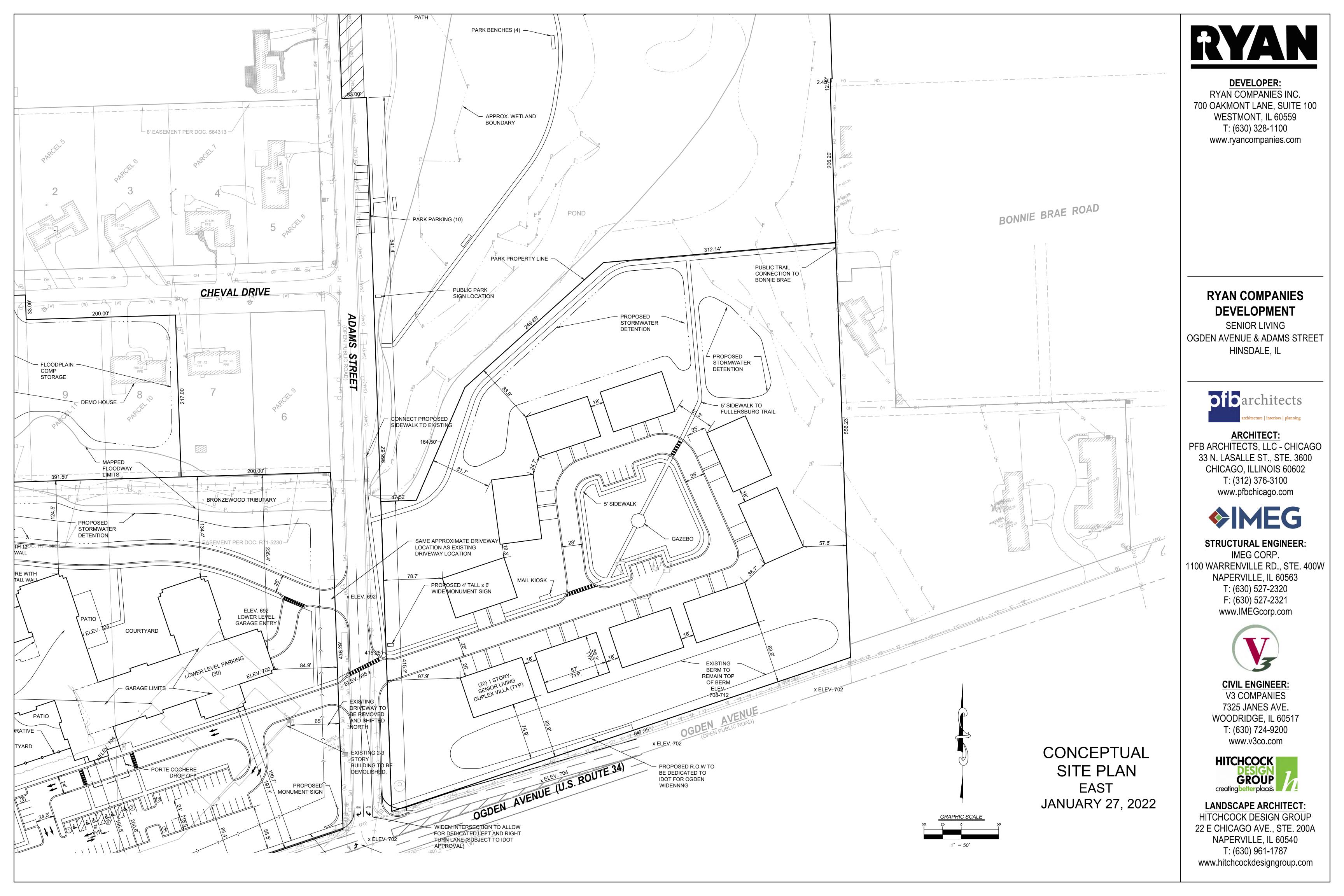


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LANDSCAPE ARCHITECT: HITCHCOCK DESIGN GROUP 22 E CHICAGO AVE., STE. 200A NAPERVILLE, IL 60540 T: (630) 961-1787 www.hitchcockdesigngroup.com

CONCEPTUAL SITE PLAN WEST JANUARY 27, 2022







DEVELOPER: RYAN COMPANIES INC. 700 OAKMONT LANE, SUITE 100 WESTMONT, IL 60559 T: (630) 328-1100 www.ryancompanies.com

RYAN COMPANIES DEVELOPMENT

SENIOR LIVING OGDEN AVENUE & ADAMS STREET HINSDALE, IL



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ARCHITECT: PFB ARCHITECTS, LLC - CHICAGO 33 N. LASALLE ST., STE. 3600 CHICAGO, ILLINOIS 60602 T: (312) 376-3100 www.pfbchicago.com



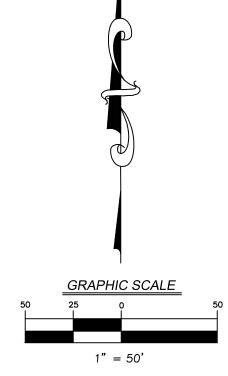
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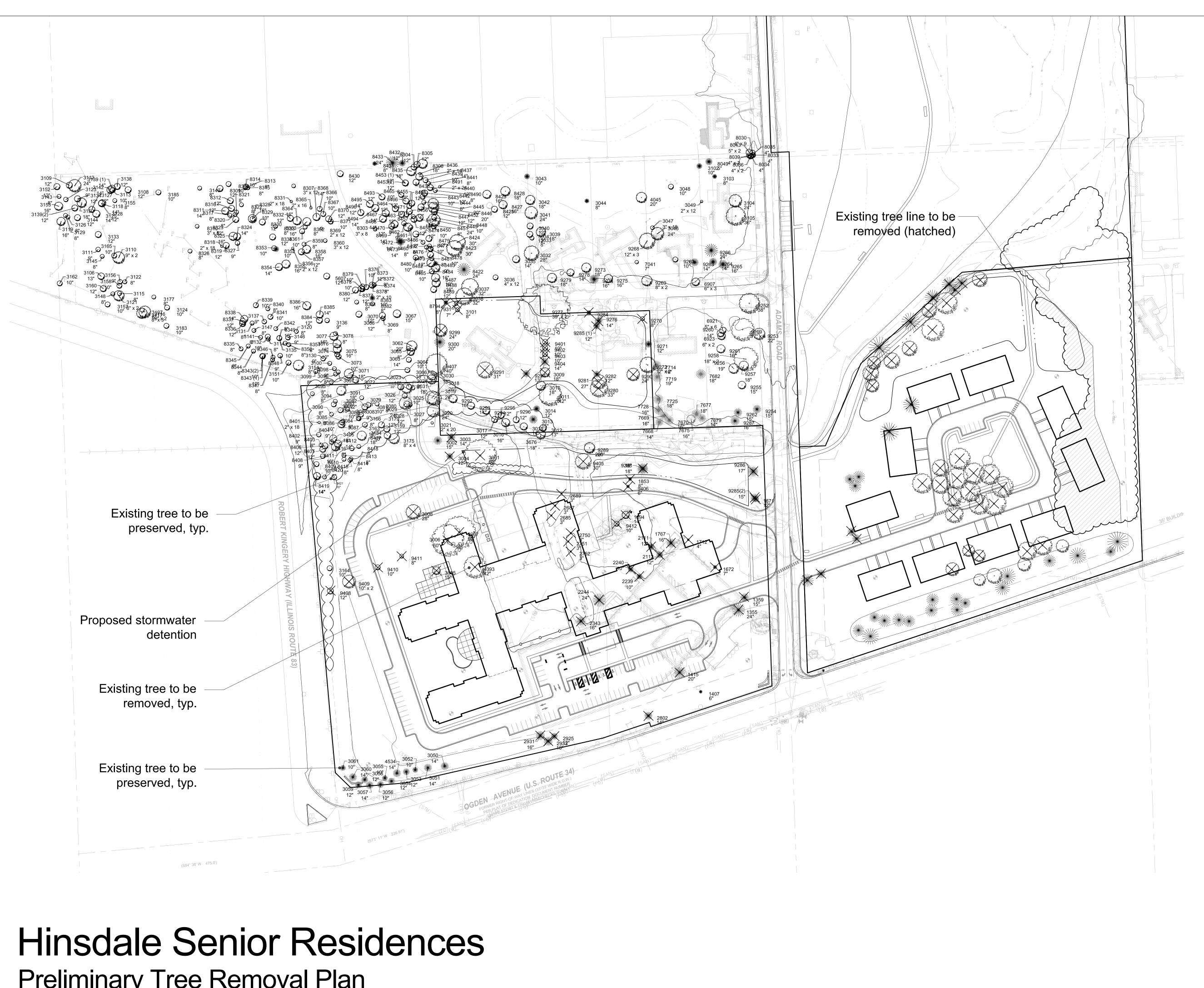
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CONCEPTUAL SITE PLAN OPEN SPACE / PARK JANUARY 27, 2022



Preliminary Tree Removal Plan

Hinsdale / Oak Brook, Illinois



DEVELOPER: RYAN COMPANIES US INC. 700 Oakmont Lane, Suit 100 Westmont, IL 60559-5551 T: (630) 328-1100 www.ryancompanies.com

RYAN COMPANIES

SENIOR LIVING **OGDEN AVENUE & ADAMS STREET** HINSDALE, IL



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STRUCTURAL ENGINEER: IMEG CORP. 1100 WARRENVILLE RD., STE. 400W NAPERVILLE, IL 60563 T: (630) 527-2320 F: (630) 527-2321 www.IMÉGcorp.com



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



LANDSCAPE ARCHITECT: HITCHCOCK DESIGN GROUP 22 E CHICAGO AVE., STE. 200A NAPERVILLE, IL 60540 T: (630) 961-1787 www.hitchcockdesigngroup.com

NORTH

SCALE: 1" = 80

0' 40' 80'

ISSUE DATE: February 18, 2022

240'

Hinsdale Senior Residences Preliminary Tree Removal Plan

Hinsdale / Oak Brook, Illinois

241	8312	12			289	8359	8			
242	8313	8			290	8360				
243	8314	10			291	8361	10			
244	8315	8			292	8362	8			
245	8316	12			293	8363	16			
246	8317	8			294	8364	16			
247	8318	2			295	8365				
248	8319	12			296	8366	10			
249	8320	8			297	8367	10			
250	8321	8			298	8368				
250	8322	8			299	8369				
251	8323	12			300	8370				
253	8323	14			301	8371	10			
253	8325	14			302	8372				
255	8326	8			303	8373				
255	8327	9			304	8374	8			
250	8328	9 16			305	8375				
257	8329	10			306	8376				
258	8330	10			307	8377				
259	8331	12		10 10	308	8378				
	8332	10		18,18	309	8379				
261		12			310	8380				
262	8333	8 12			311	8381	8			
263	8334				312	8382	8			
264	8335	8			313	8383	_			
265	8336	12			314	8384	12			
266	8337	12			315	8385				
267	8338	14			316	8386				
268	8339	10			317	8401				
269	8340	8 10			318	8402	9	Ulmus pumila	Siberian Elm	5
270	8341				319	8403		Ulmus pumila	Siberian Elm	4
271	8342	8			320	8404		Populus deltoides	Eastern Cottonwood	3
272	8343	10	 -		321	8406		Ulmus pumila	Siberian Elm	4
273	8343	10	 -		322	8407		Populus deltoides	Eastern Cottonwood	4
274	8344	8	 		323	8408		Ulmus pumila	Siberian Elm	4
275	8345	8	 		324	8409		Ulmus pumila	Siberian Elm	4
276	8346	8			325	8410		Ulmus pumila	Siberian Elm	3
277	8347	8			326	8411		Populus deltoides	Eastern Cottonwood	2
278	8348	9			327	8412		Populus deltoides	Eastern Cottonwood	2
279	8349	10	 		328	8413		Ulmus pumila	Siberian Elm	3
280	8350	8			329	8414		Ulmus americana	American Elm	3
281	8351	8	 		330	8415		Ulmus pumila	Siberian Elm	5
282	8352	10			331	8415		Ulmus pumila	Siberian Elm	5
283	8353	10	 		331	8416		Fraxinus pennsylvanica	Green Ash	6
284	8354	14			333	8417		Morus alba	White Mulberry	3
285	8355	16			334	8419		Ulmus pumila	Siberian Elm	3
286	8356		 	12,12	335	8419		Ulmus pumila	Siberian Elm	3
287	8357	12	 		336	8420		Ulmus americana	American Elm	3
288	8358	16			530	0421		onnus umericunu	American Eim	3

	1				Excellent (1),	Multi-	46	3017	12	Morus alba	White Mulberry	3
					Good (2), Fair (3),	stem	40	3017		Populus deltoides	Eastern Cottonwood	4
		DBH			Fair to Poor (4),	Sizes	47	3018		Populus deltoides	Eastern Cottonwood	3
`ount	Tag #	(inches)	Species Name*	Common Name	Poor (5), Dead (6)		48	3019		Dead	Dead	6
X 1	1355	· ·	Pinus nigra	Austrian Pine	5	(menes)						
$\frac{\mathbf{X}}{\mathbf{X}}$	1359		Juniperus virginiana	Eastern Red Cedar	3		50	3021		Prunus serotina	Black Cherry	3
<u>7</u> 2	1407		Picea pungens	Blue Spruce	3		51	3022	20			
V	1415		Picea glauca	White Spruce	4		52	3023	10			
$\overline{\mathbf{A}}$	1671	12			, , , , , , , , , , , , , , , , , , , 		53	3024	8			
$\frac{1}{2}$	1672		Juniperus virginiana	Eastern Red Cedar	3		54	3025	10			
2	1712		Picea pungens	Blue Spruce	3		55	3026	12			
\mathbf{A}'	1767		Juniperus virginiana	Eastern Red Cedar	3		56	3027		Morus alba	White Mulberry	4
∧⁰	1790				5		57	3028		Prunus serotina	Black Cherry	3
- 10		20	No Tree Double Ta	y with 9288			58	3029		Morus alba	White Mulberry	3
10	1839	18					59	3030		Ulmus pumila	Siberian Elm	4
X11	1853		Juniperus virginiana	Eastern Red Cedar	3		60	3031		Ulmus pumila	Siberian Elm	4
X 12	1894		Acer platanoides	Norway Maple	5		61	3032	28			
X 13	2111		Juniperus virginiana	Eastern Red Cedar	4		62	3033	8			
X^{14}	2112		Juniperus virginiana	Eastern Red Cedar	4		63	3034	12			
X 15	2239	6	Juniperus virginiana	Eastern Red Cedar	4		64	3035	14			
X 16	2240		Juniperus virginiana	Eastern Red Cedar		6,6	65	3036				
X 17	2244		Juniperus virginiana	Eastern Red Cedar	2		66	3037	32			
X 18	2343		Picea glauca	White Spruce	5		67	3038	32			
X 19	2685		Picea pungens	Blue Spruce	3		68	3039	18			
X 20 X 21	2687		Picea pungens	Blue Spruce	3		69	3040	12			
X 21	2689		Picea pungens	Blue Spruce	3		70	3041	24			
X 22	2750		Picea pungens	Blue Spruce	3		71	3042	18			
X 23	2751	3	Picea pungens	Blue Spruce	2		72	3043	10			
X 24	2752		Picea pungens	Blue Spruce	3		73	3044	8			
X 25	2802	14	Picea glauca	White Spruce	5		74	3046	24			
26	2852	2					75	3047				
X 27	2925		Picea glauca	White Spruce	5		76	3048	10			
X 28	2931		Picea glauca	White Spruce	5		77	3049				
X 29	2933	16	Picea glauca	White Spruce	5		78	3050	14	Picea pungens	Blue Spruce	2
X 30	3001	60	Salix babylonica	Weeping Willow	4		79	3051	14	Picea pungens	Blue Spruce	2
31	3002	15	Picea pungens	Blue Spruce	3		80	3052	10	Picea pungens	Blue Spruce	2
X 32	3003	14	Picea pungens	Blue Spruce	6		81	3053	12	Picea pungens	Blue Spruce	2
X 33	3004	12	Picea pungens	Blue Spruce	6		82	3054	12	Picea pungens	Blue Spruce	2
X 34	3005		Malis spp.	Apple Cultivar	4	12,12	83	3055	10	Picea pungens	Blue Spruce	2
X ₃₅	3006	60	Salix babylonica	Weeping Willow	4		84	3056		Picea pungens	Blue Spruce	2
X36 X37	3007	60	Salix babylonica	Weeping Willow	5		85	3057		Picea pungens	Blue Spruce	2
X 37	3008	28	Ulmus pumila	Siberian Elm	5		86	3058		Picea pungens	Blue Spruce	2
X 38	3009	18	Morus alba	White Mulberry	3		87	3059		Picea pungens	Blue Spruce	2
<u></u> β9	3010	18	Prunus serotina	Black Cherry	4		88	3060		Picea pungens	Blue Spruce	2
40	3011	42	Acer negundo	Box Elder	4		89	3061		Picea pungens	Blue Spruce	2
41	3012		Rhamnus cathartica	Common Buckthorn	4		90	3062	20			
42	3013		Picea pungens	Blue Spruce	5		91	3063	14			
43	3014		Picea pungens	Blue Spruce	5		92	3064	10			
44	3015		Ulmus americana	American Elm	3		93	3065	8			
45	3016		Ulmus pumila	Siberian Elm	6 (Fallen)		94	3066	10			
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DEVELOPER: RYAN COMPANIES US INC. 700 Oakmont Lane, Suit 100 Westmont, IL 60559-5551 T: (630) 328-1100 www.ryancompanies.com

RYAN COMPANIES

SENIOR LIVING **OGDEN AVENUE & ADAMS STREET** HINSDALE, IL



ARCHITECT: PFB ARCHITECTS, LLC - CHICAGO 33 N. LASALLE ST., STE. 3600 CHICAGO, ILLINOIS 60602 T: (312) 376-3100 www.pfbchicago.com



STRUCTURAL ENGINEER: IMEG CORP. 1100 WARRENVILLE RD., STE. 400W NAPERVILLE, IL 60563 T: (630) 527-2320 F: (630) 527-2321 www.IMEGcorp.com



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



LANDSCAPE ARCHITECT: HITCHCOCK DESIGN GROUP 22 E CHICAGO AVE., STE. 200A NAPERVILLE, IL 60540 T: (630) 961-1787 www.hitchcockdesigngroup.com

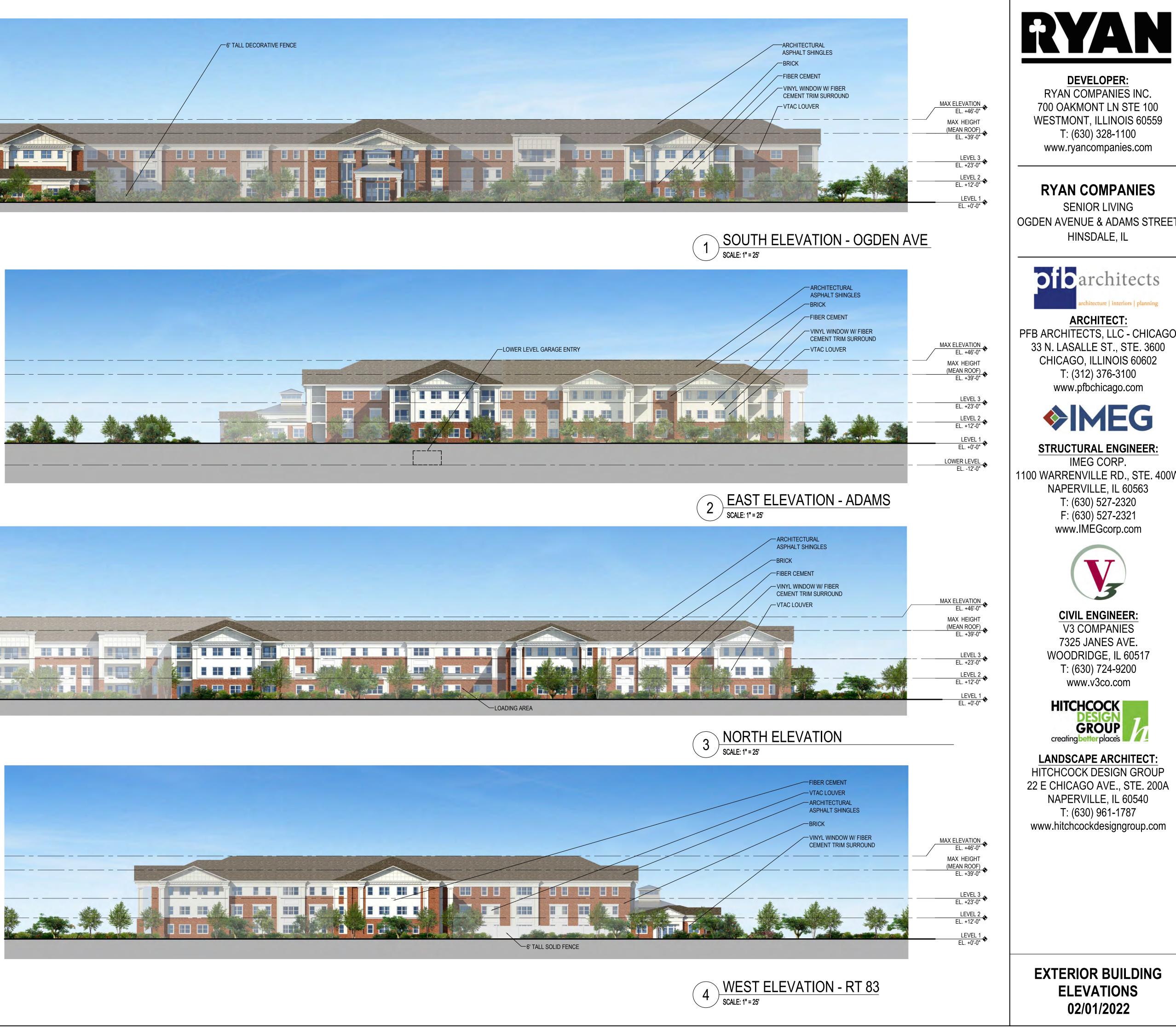
192	3165	10				
193	3166	8	Morus alba	Double Tag 3084	3	
194	3175	8	Ulmus pumila	Siberian Elm	4	
195	3177	8				
196	3179	12	Celtis occidentalis	Common Hackberry	1	
197	3183	10				
198	3184	13	Ulmus americana	American Elm	3	
199	3185	10				
200	3405	14	Populus deltoides	Eastern Cottonwood	3	
201	3676	18	Ulmus americana	American Elm	2	
202	4045	20				
X 203	4393	42	Salix babylonica	Weeping Willow	5	
204	4534		Picea pungens	Blue Spruce	2	
205	5607	12				
206	6907	6				
207	6921		Rhamnus cathartica	Common Buckthorn	4	5,5,5,5,5
208	6923		Rhamnus cathartica	Common Buckthorn	4	6,6,6
209	7021	10				
210	7041	7				
211	7668		Picea glauca	White Spruce	3	
212	7669		Picea glauca	White Spruce	3	
213	7670		Picea glauca	White Spruce	3	
214	7675		Picea glauca	White Spruce	3	
215	7677		Picea glauca	White Spruce	3	
216	7679		Picea glauca	White Spruce	3	
217	7682		Picea glauca	White Spruce	3	
218	7714		Picea glauca	White Spruce	4	
219	7719		picea glauca	White Spruce	3	
220	7725		picea glauca	White Spruce	4	
221	7728	16	picea glauca	White Spruce	6	
222	7916	6				
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239	8310	3				
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435	9275	16				
X 436	9276		Juniperus virginiana	Eastern Red Cedar	3	
437	9277		Populus deltoides	Eastern Cottonwood	2	
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438 439	9279	18				

	437	9277	39	Populus deltoides	Eastern Cottonwood	2	
	438	9278	14				
	439	9279	18				
	X 440	9280	33	Gleditsia tricanthos f. inermis	Honey Locust	1	
	X 441	9281	27	Gleditsia tricanthos f. inermis	Honey Locust	1	
	X 442	9282	12	Juniperus virginiana	Eastern Red Cedar	3	
	X 443	9284	8	Pinus nigra	Austrian Pine	6	
	X 444	9285	12	Picea pungens	Blue Spruce	4	
	X 445	9285	15	Juniperus virginiana	Eastern Red Cedar	3	
	X 446	9286	17	Picea pungens	Blue Spruce	3	
	447	9287	16	Picea glauca	White Spruce	5	
	X 448	9288	18	Picea pungens	Blue Spruce	3	
	449	9289	20	Salix babylonica	Weeping Willow	35	
	X 450	9290	24	Acer platanoides	Norway Maple	3	
	X 451	9291	31	Acer saccharinum	Silver Maple	2	
	452	9292	16	Acer platanoides	Norway Maple	3	
	453	9293	14	Acer platanoides	Norway Maple	2	
	454	9294	14	Acer platanoides	Norway Maple	3	
	455	9295	12	Acer platanoides	Norway Maple	2	
	456	9296	12	Acer platanoides	Norway Maple	3	
	X 457	9297	13	picea pungens	Blue Spruce	2	
	X458	9299	24				
	459	9300	20				
	X 460	9401	10	Picea pungens	Blue Spruce	4	
	\mathbf{X} 461	9402	10	Picea pungens	Blue Spruce	5	
	X 462	9403	10	Picea pungens	Blue Spruce	5	
	X 463	9404	14	Picea pungens	Blue Spruce	5	
	X464	9405		Salix babylonica	Weeping Willow	5	30,30,30
	\mathbf{X} 465	9406	6	Juniperus virginiana	Eastern Red Cedar	3	
	466	9407	40	Ulmus pumila	Siberian Elm	4	
	X 467	9408	12	Fraxinus pennsylvanica	Green Ash	6	
	X468	9409		Fraxinus pennsylvanica	Green Ash	6	8,10
20	X 469	9410	10	Ulmus pumila	Siberian Elm	4	
	X 470	9411	8	Ulmus pumila	Siberian Elm	4	
	X 471	9412	10	Acer platanoides	Norway Maple	5	

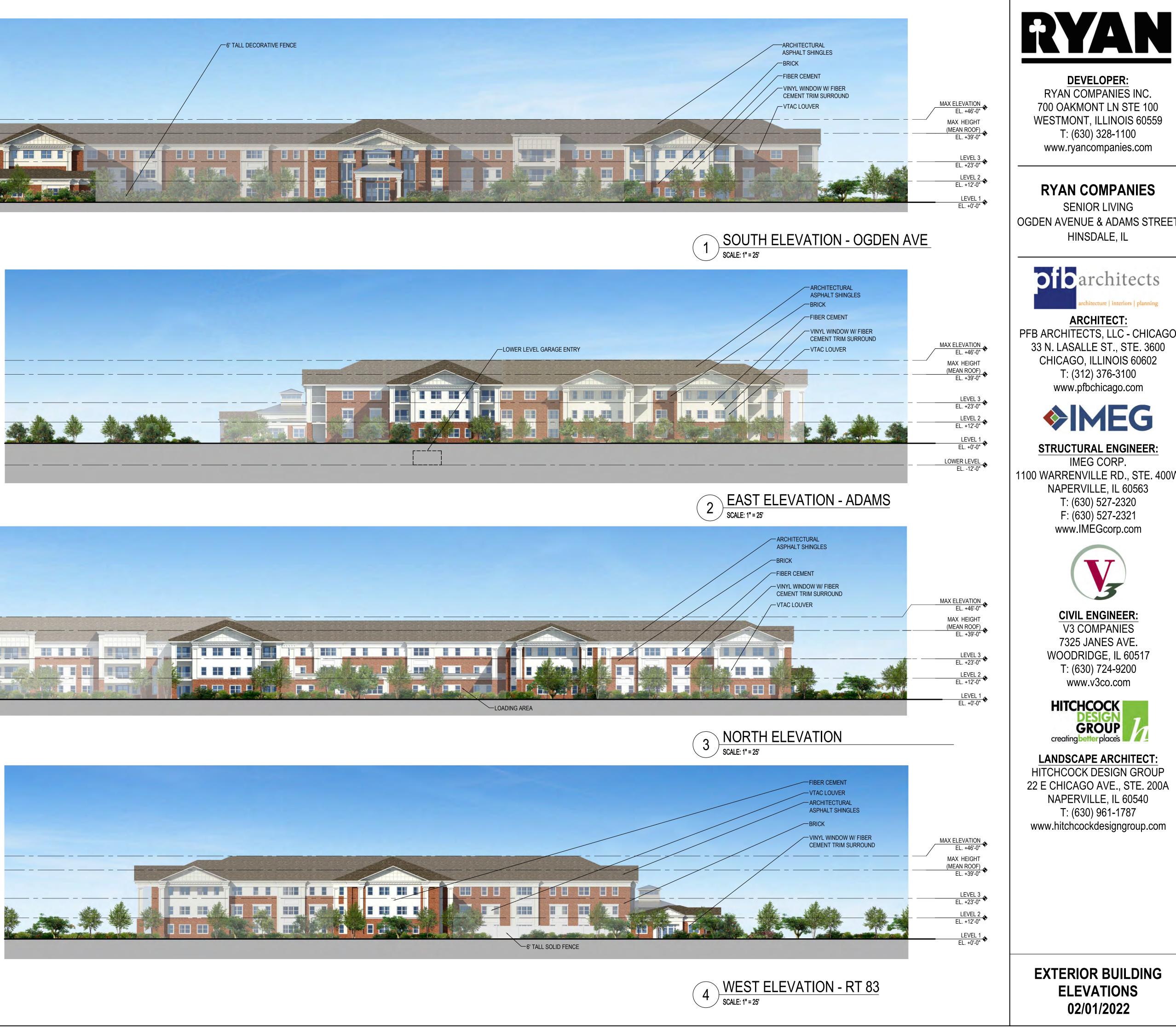
— Notes:

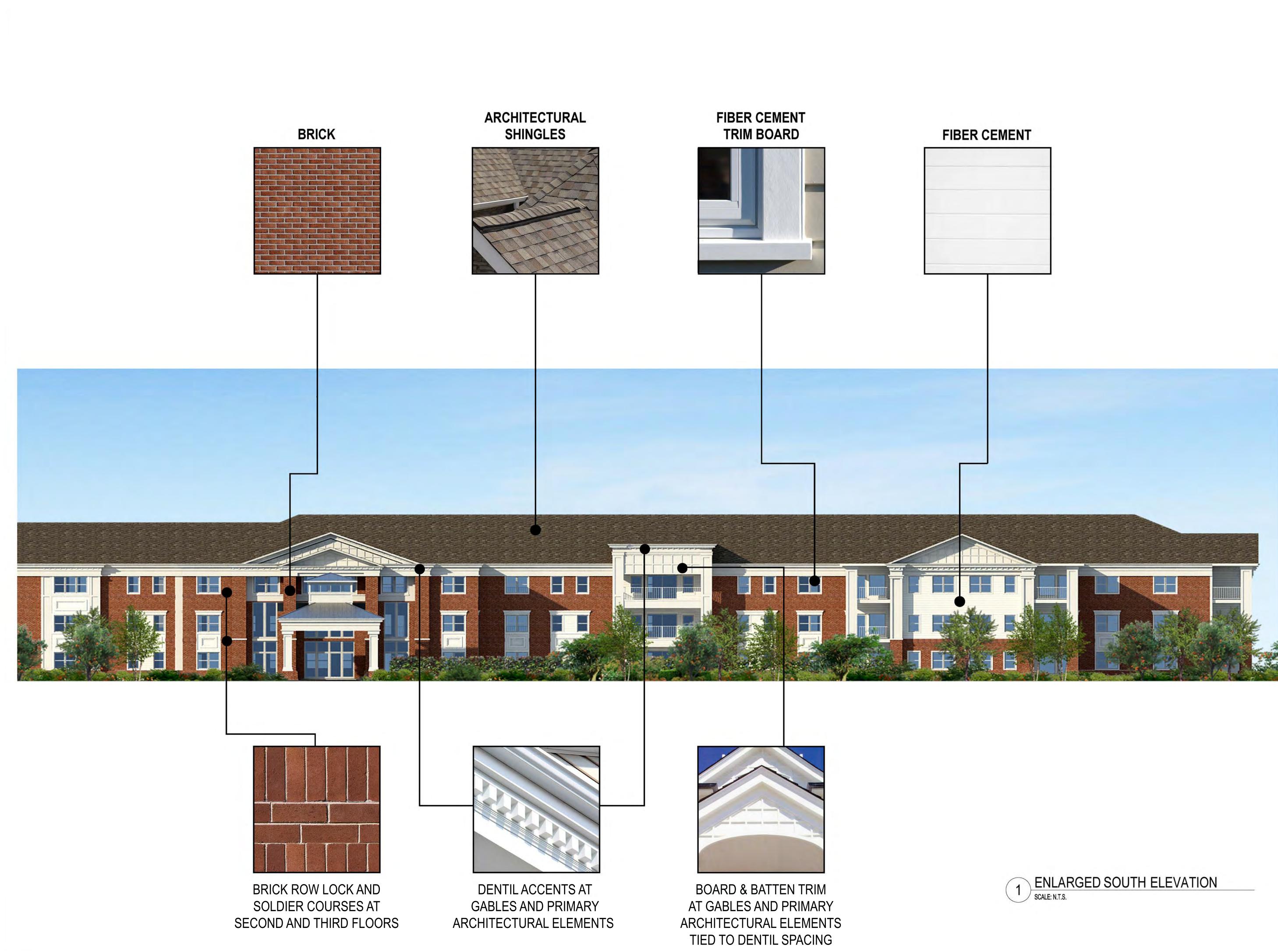
- Trees to be removed are marked with an "X" in the above list.
- There is not currently a detailed tree survey for 2. the property east of Adams Street. The tree symbols shown on the plan are approximate locations determined from an aerial image.













DEVELOPER: RYAN COMPANIES INC. 111 SHUMAN BLVD NAPERVILLE, ILLINOIS 60563 T: (630) 328-1100 www.ryancompanies.com

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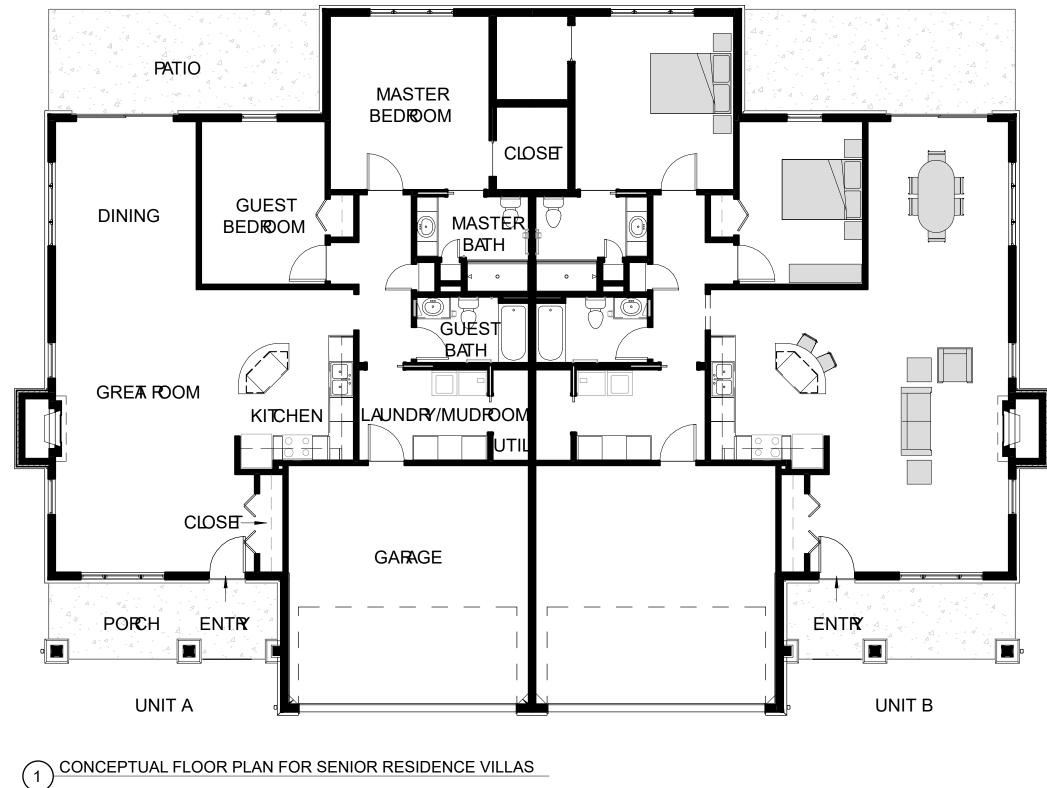


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HITCHCOCK GROUP creatingbetterplaces

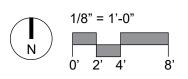
LANDSCAPE ARCHITECT: HITCHCOCK DESIGN GROUP 22 E CHICAGO AVE., STE. 200A NAPERVILLE, IL 60540 T: (630) 961-1787 www.hitchcockdesigngroup.com

> MATERIAL SELECTIONS 02/01/2022





OKW ARCHITECTS 600 W. Jackson, Suite 250 Chicago, IL 60661





HINSDALE SENIOR RESIDENCES Ogden Ave & Adams St. Hinsdale, IL

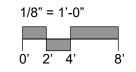
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June 04, 2021



OKK Architects

OKW ARCHITECTS 600 W. Jackson, Suite 250 Chicago, IL 60661

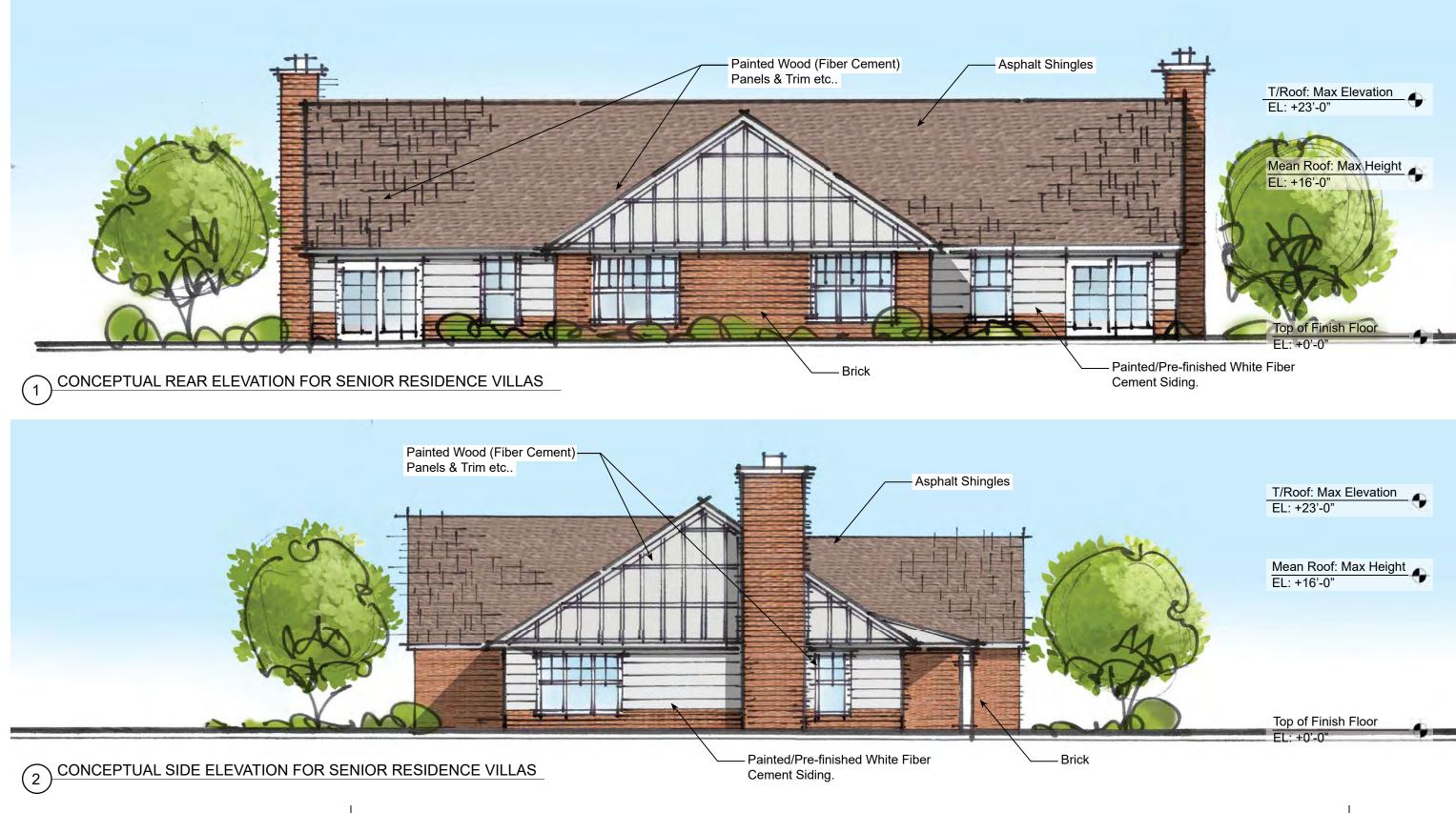




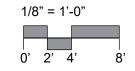
HINSDALE SENIOR RESIDENCES Ogden Ave & Adams St. Hinsdale, IL

June 04, 2021

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OKW ARCHITECTS 600 W. Jackson, Suite 250 Chicago, IL 60661





HINSDALE SENIOR RESIDENCES Ogden Ave & Adams St. Hinsdale, IL

June 04, 2021

03

CASE A-40-2019 - PREVIOUS SITE PLAN PRESENTED AT THE JULY 8, 2020 PLAN COMMISSION MEETING



Hinsdale Senior Residences Conceptual Site Landscape Plan

Hinsdale / Oak Brook, Illinois



DEVELOPER: RYAN COMPANIES INC. 111 SHUMAN BLVD NAPERVILLE, ILLINOIS 60563 T: (630) 328-1100 www.ryancompanies.com

RYAN COMPANIES SENIOR LIVING **OGDEN AVENUE & ADAMS STREET**

HINSDALE, IL



ARCHITECT: PFB ARCHITECTS, LLC - CHICAGO 33 N. LASALLE ST., STE. 3600 CHICAGO, ILLINOIS 60602 T: (312) 376-3100 www.pfbchicago.com



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LANDSCAPE ARCHITECT: HITCHCOCK DESIGN GROUP 22 E CHICAGO AVE., STE. 200A NAPERVILLE, IL 60540 T: (630) 961-1787 www.hitchcockdesigngroup.com



0' 40' 80' ISSUE DATE: July 1, 2020

240'

CASE A-24-2020 - PREVIOUS SITE PLAN PRESENTED AT THE SEPTEMBER 15, 2020 BOARD MEETING



2.1 acres in Oak Brook -

11.45 acres in Hinsdale

Municipal boundary -

6' Evergreen trees

Protect and enhance existing berm

Existing trees to remain at corner

Hinsdale Senior Residences

Conceptual Site Landscape Plan Hinsdale / Oak Brook, Illinois



Future residential, by others





DEVELOPER: RYAN COMPANIES US INC. 700 Oakmont Lane, Suit 100 Westmont, IL 60559-5551 T: (630) 328-1100 www.ryancompanies.com

11.9 Acres Public Park Parcel

- 9.1 Acres in Hinsdale

- Park bench

Pedestrian sidewalk to Bonnie Brae

20 1-story senior living villas

- Gazebo

Proposed monument sign

Protect and e nhance existing bei

NORTH

50' ISSUE DATE: June 23rd, 2021 SCALE: 1" = 100'

300'

RYAN COMPANIES SENIOR LIVING

OGDEN AVENUE & ADAMS STREET HINSDALE, IL



ARCHITECT: PFB ARCHITECTS, LLC - CHICAGO 33 N. LASALLE ST., STE. 3600 CHICAGO, ILLINOIS 60602 T: (312) 376-3100 www.pfbchicago.com



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HITCHCOCK GROUP creating better places

LANDSCAPE ARCHITECT: HITCHCOCK DESIGN GROUP 22 E CHICAGO AVE., STE. 200A NAPERVILLE, IL 60540 T: (630) 961-1787 www.hitchcockdesigngroup.com



MEMORANDUM

RE:	Community Development Department Monthly Report-January 2022
FROM:	Robert McGinnis, Community Development Director/Building Commissioner
CC:	Kathleen A. Gargano, Village Manager
то:	President Cauley and the Village Board of Trustees
DATE:	February 16, 2022

In the month of January, the department issued 64 permits including 5 new single family homes, 14 residential alterations, 6 commercial alterations, and 1 for demolition of a single family home. The department conducted 303 inspections and revenue for the month came in at just over \$63,500.

There are approximately 70 applications in house, including 13 single-family homes and 11 commercial alterations. There are 52 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, 56 engineering inspections were performed in the month of January 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 14 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 January 2022

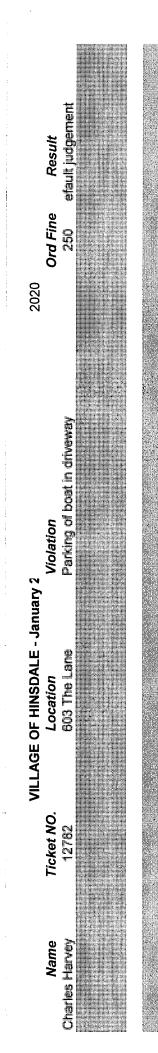
PERMITS	THIS MONTH	THIS MONTH LAST YEAR	FEES	FY TO DATE	TOTAL LAST YEAR TO DATE
New Single	5	5			e de la distriction d En la distriction de la
Family Homes					
New Multi Family	0	0			
Homes			·		
Residential	14	11			
Addns./Alts.					
Commercial	0	0			
New					
Commercial	6	4			
Addns./Alts.					
Miscellaneous	8	13			
Demolitions	1	2			
Total Building	34	35	\$ 51,536.00	\$51,536.00	\$76,846.00
Permits					
Total Electrical	17	14	\$ 4,112.00	\$ 4,112.00	\$6,676.00
Permits					
Total Plumbing	13	13	\$ 8,018.00	\$ 8,018.00	\$13,700.00
Permits			-		
TOTALS	64	62	\$ 63,666.00	\$63,666.00	\$ 97,222.00

Citations		 \$250		
Vacant	14		· · · · · · · · · · · · · · · · · · ·	
Properties				

INSPECTIONS	THIS MONTH	THIS MONTH LAST YEAR	
Bldg, Elec, HVAC	156	108	
Plumbing	42	33	
Property Maint./Site Mgmt.	49	42	
Engineering	56	35	
TOTALS	303	218	

REMARKS:

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TOTAL:

250.00