

**MINUTES
VILLAGE OF HINSDALE
PLAN COMMISSION
MARCH 12, 2014
MEMORIAL HALL
7:30 P.M.**

Chairman Byrnes called the meeting to order at 7:30 p.m., Wednesday, March 12, 2014 in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

PRESENT: Chairman Byrnes, Commissioner Crnovich, Commissioner McMahon, Commissioner Cashman, Commissioner Johnson and Commissioner Stifflear

ABSENT: None

ALSO PRESENT: Sean Gascoigne, Village Planner

Approval of Minutes

The Plan Commission reviewed the minutes from the February 12, 2014 meeting. Commissioner Cashman motioned to approve the minutes of February 12, 2014. Commissioner Crnovich seconded. The motion passed unanimously.

Findings and Recommendations

901 N. Elm Street – Med Properties - Site Plan/Exterior Appearance Approval for Façade and Exterior Improvements.

Chairman Byrnes provided a brief summary of the discussion that took place on this agenda item at the last Plan Commission meeting and highlighted the findings and recommendations that were included based on these discussions. Commissioner McMahon motioned to approve the findings and recommendations for Site Plan/Exterior Appearance Approval at 901 N. Elm for Façade and Exterior Improvements. Commissioner Cashman seconded. The motion passed unanimously.

40 S. Clay Street - Site Plan/Exterior Appearance Approval for Screening of Rooftop Mechanical Equipment.

Chairman Byrnes provided a brief summary of the discussion that took place on this agenda item at the last Plan Commission meeting and highlighted the findings and recommendations that were included based on these discussions. Commissioner McMahon motioned to approve the findings and recommendations for Site Plan/Exterior Appearance Approval at 40 S. Clay for the Screening of the Rooftop Mechanical Equipment. Commissioner Cashman seconded. The motion passed unanimously.

A-01-2014 – 35 E. First Street – Special Use Permit to Allow a Personal Training Facility on the Second Floor.

Chairman Byrnes provided a brief summary of the discussion that took place on this agenda item at the last Plan Commission meeting and highlighted the findings and

Plan Commission Minutes

March 12, 2014

recommendations that were included based on these discussions. Commissioner Crnovich motioned to approve the findings and recommendations for the Special Use Permit at 35 E. First Street to allow a Personal Training Facility on the Second Floor. Commissioner Stifflear seconded. The motion passed unanimously.

Adjournment

Commissioner Cashman moved to adjourn. Commissioner Stifflear seconded and the meeting adjourned at 7:32 p.m. on March 12, 2014.

Respectfully Submitted,

Sean Gascoigne
Village Planner

Memorandum

To: Chairman Byrnes and Plan Commissioners
From: Sean Gascoigne, Village Planner 
Cc: Kathleen A. Gargano, Village Manager
Robert McGinnis, Director of Community Development/Building Commissioner
Date: April 8, 2014
Re: 901 N. Elm Street – Med Properties – Exterior Appearance and Site Plan Review Approval for Exterior Modifications and Façade Improvements.

REQUEST

The applicant, Med Properties, is requesting approval of exterior appearance and site plans to allow for exterior improvements, of the existing building's façade, as well as the installation of a decorative aluminum fence for a children's play area at the existing office building at 901 N. Elm Street. The site is improved with a multi-story commercial building in the O-3 General Office District that will be home to both Village Children's Academy who will be relocating to this location from 40 S. Clay, as well as general medical offices to occupy the remainder of the building.

BACKGROUND

This request was originally heard by the Plan Commission and recommended for approval (4-1, with one absent) on February 12th, 2014, and was remanded back by the Board of Trustees at their meeting of March 18th, 2014 to consider changes to the children's play area for Village Children's Academy, as well as concerns expressed regarding the architectural changes to the building's façade. The Board requested that the applicant review the current parking situation on the site to determine if they had the flexibility to rearrange the proposed play area. The applicant has calculated the required parking spaces for the proposed uses and determined that they are able to eliminate six (6) additional parking spaces, thereby freeing up additional land to push the play area further to the north and away from Ogden Avenue and minimizing visibility.

Due to the relocation of the children's play area, the applicant had to revisit the proposed landscape plan and has made amendments to this as well. The original plan proposed the removal of 15 trees (12 of these were affected by the Emerald Ash Borer (EAB)) replacing 5 of those, resulting in a net loss of 10 trees. The applicant's revised plan proposes to remove 31 trees (including the same 12 affected by the EAB), but proposes to replace 23 of those resulting in a net loss of 8 trees, or two less than the previous plan.

In addition to the relocated play area and subsequent landscaping changes, the applicant has also proposed two other substantial changes as a result of the comments made at both the Plan Commission and the Village Board. Certain Plan Commissioners expressed safety concerns with access to the play area from the main entrance of the facility, given its proximity to both Ogden Avenue and Elm Street. In response to this concern, the applicant is proposing to extend the fence that currently terminates at the southern edge of the children's play area, and extend that north to meet up with the existing fence along Ogden Avenue, thus enclosing the front yard of the site. A new gate will also be provided to allow restricted access to and from the property. Lastly, the applicant has included changes to the proposed canopy on the north elevation of the building. They have provided two options in response to concerns raised regarding its contrast to the remaining features of the building. The original canopy was a natural unpainted steel element while the two

new options have been redesigned slightly, with one option being painted black to match the railings and other components in the vicinity, and the other option has been painted white to match the window surrounds and façade features.

Attached you will find the applicant's revisions as described above, as well as any documents relative to the applicant's progress up to this point. In keeping with the Board's request to expedite this process, staff is requesting that the Commission read the findings into the record immediately following the vote, to allow the applicant to remain on the Board's agenda for Tuesday evening.

Other

In review of the application submitted the Commission must review the following criteria as stated in the Zoning Code:

1. Subsection 11-604F pertaining to Standards for site plan approval; and
2. Subsection 11-606E pertaining to Standards for building permits (exterior appearance review), which refers to Subsection 11-605E Standards and considerations for design review permit.

attachment

Cc: President Cauley and Village Board of Trustees



**VILLAGE
OF HINSDALE** FOUNDED IN 1873

**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT**

**PLAN COMMISSION APPLICATION
FOR OFFICE DISTRICTS**

I. GENERAL INFORMATION

Applicant

Name: Med.Properties - Anthony Davidson
Address: 40 Skokie Blvd, Suite 410
City/Zip: Northbrook, IL 60062
Phone/Fax: (847) 897-7308 / 897-7333
E-Mail: adavidson@medpropertiesgroup.com

Owner

Name: Salt Creek Campus LLC
Address: 40 Skokie Blvd, Suite 410
City/Zip: Northbrook, IL 60062
Phone/Fax: (847) 897-7310 / 897-7333
E-Mail: bdvorak@medpropertiesgroup.com

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

Name: Fitzgerald APD - Daniela Fitzgerald
Title: Architect
Address: 156 N Jefferson St, Suite 111
City/Zip: Chicago, IL 60661
Phone/Fax: (312) 724-7400 / 724-4444
E-Mail: dfitzgerald@fitzgeraldapd.com

Name: Trippiedi Design - Michael Trippiedi
Title: Landscape Architect
Address: 902 Sundew Court
City/Zip: Aurora, IL 60504
Phone/Fax: (630) 375-9400 / 375-9497
E-Mail: michael@trippiedidesign.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

Address of subject property: 901 Elm Street

Property identification number (P.I.N. or tax number): 09 - 01 - 207 - 008
06 - 36 - 405 - 018

Brief description of proposed project: Renovation of existing parking lot entrance by adding new
ADA ramp, new canopy, new entry doors, new curb ramp, and new landscaping; Addition of
fenced in children's play area on Southwest side of building with new fence and landscaping.

General description or characteristics of the site: The site is in the Salt Creek Medical Campus and
includes the center line of Elm St to the West. It is adjacent to Ogden on the South. Site includes
a variety of mature trees, including Pear and Spruce.

Existing zoning and land use: O-3/Med. Office

Surrounding zoning and existing land uses:

North: 907 Elm - O-3/Med. Office

South: B-3/Car Dealership

East: 2 Salt Creek - O-3/Vacant

West: 908 Elm - O-3/Med. Office

Proposed zoning and land use: O-3/Med. Office

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

☒ Site Plan Disapproval 11-604

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

☐ Design Review Permit 11-605E

☒ Exterior Appearance 11-606E

☐ Planned Development 11-603E

☐ Special Use Permit 11-602E

Special Use Requested: _____

☐ Development in the B-2 Central Business
District Questionnaire

TABLE OF COMPLIANCE

Address of subject property: 901 Elm Street

The following table is based on the O-3 Zoning District.

	Minimum Code Requirements			Proposed/Existing Development
	O-1	O-2	O-3	
Minimum Lot Area (s.f.)	8,500	25,000	20,000	95,903
Minimum Lot Depth	125	125	125	300'
Minimum Lot Width	60	100	80	322'
Building Height	30	40	60	33.4'
Number of Stories	2.5	3	5	2
Front Yard Setback	35	25	25	43.41'
Corner Side Yard Setback	35	25	25	58.59'
Interior Side Yard Setback	10	10	10	N/A
Rear Yard Setback	25	20	20	69.02'
Maximum Floor Area Ratio (F.A.R.)*	.40	.50	.35	34,835 SF / 95,903 SF = .36 (existing non-conforming)
Maximum Total Building Coverage*	80%	80%	50%	N/A
Maximum Total Lot Coverage*			50%	69.4% (proposed) 66.6% (existing)
Parking Requirements	~~1/275 NSF~~ ~~Village Children's Academy~~ 53 ~~23,484 NSF / 275 = 85~~ ~~Remaining~~ → 40 ~~@ 1175 SF (NOT)~~ 93			~~99 (proposed)~~ 93 proposed ~~98 (existing)~~ ~~AD 4.2.14~~
Parking front yard setback			25'	11' Ogden side (existing)
Parking corner side yard setback			25'	40.5'
Parking interior side yard setback			10'	N/A
Parking rear yard setback			20'	28.7'
Loading Requirements			1	1
Accessory Structure Information				N/A

* Must provide actual square footage number and percentage.

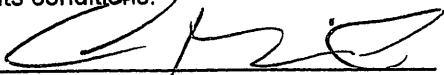
Where any lack of compliance is shown, state the reason and explain the Village's authority, if any, to approve the application despite such lack of compliance: _____

CERTIFICATION

The Applicant certifies and acknowledges and agrees that:

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

On the _____, day of _____, 2_____, I/We have read the above certification, understand it, and agree to abide by its conditions.


Signature of applicant or authorized agent

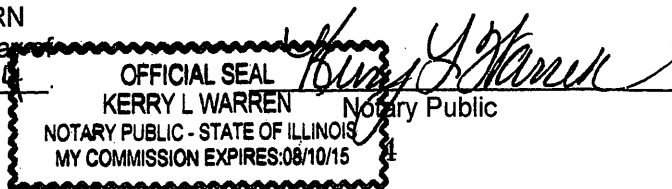
ANTHONY DAVIDSON
Name of applicant or authorized agent

Signature of applicant or authorized agent

Name of applicant or authorized agent

SUBSCRIBED AND SWORN
to before me this and day of _____

April, 2014





EXP. DATE 6-31-2015

**MED PROPERTIES
BUILDING RENOVATION**
901 N. ELM ST.
HINSDALE, IL 60521

ORIGINAL SITE/LANDSCAPE PLAN

REV	DATE	ISSUED FOR:
	20 JAN 2014	APPARATUS & CITY PLANNING

MATERIAL SCHEDULE

Food Material List	Common Name	Size	Qty	Remarks
1. <u>Vegetables</u>				
1.1. <u>Leafy Vegetables</u>				
1.1.1. <u>Spinach</u>	Spinach	5.0 x 6"	1	Whole Traypack
1.1.2. <u>Chard</u>	Chard	5.0 x 6"	1	Whole Traypack
1.1.3. <u>Butter Beans</u>	Butter Beans	5.0 x 6"	1	Whole Traypack
1.1.4. <u>Peas</u>	Peas	5.0 x 6"	1	Whole Traypack
1.1.5. <u>Carrots</u>	Carrots	5.0 x 6"	1	Whole Traypack
1.1.6. <u>Onions</u>	Onions	5.0 x 6"	1	Whole Traypack
1.1.7. <u>Potatoes</u>	Potatoes	5.0 x 6"	1	Whole Traypack
1.1.8. <u>Tomatoes</u>	Tomatoes	5.0 x 6"	1	Whole Traypack
1.1.9. <u>Cucumbers</u>	Cucumbers	5.0 x 6"	1	Whole Traypack
1.1.10. <u>Eggplants</u>	Eggplants	5.0 x 6"	1	Whole Traypack
1.1.11. <u>Peppers</u>	Peppers	5.0 x 6"	1	Whole Traypack
1.1.12. <u>Garlic</u>	Garlic	5.0 x 6"	1	Whole Traypack
1.1.13. <u>Herbs</u>	Herbs	5.0 x 6"	1	Whole Traypack
1.1.14. <u>Others</u>	Others	5.0 x 6"	1	Whole Traypack
1.2. <u>Root Vegetables</u>				
1.2.1. <u>Carrots</u>	Carrots	5.0 x 6"	1	Whole Traypack
1.2.2. <u>Onions</u>	Onions	5.0 x 6"	1	Whole Traypack
1.2.3. <u>Potatoes</u>	Potatoes	5.0 x 6"	1	Whole Traypack
1.2.4. <u>Beets</u>	Beets	5.0 x 6"	1	Whole Traypack
1.2.5. <u>Turnips</u>	Turnips	5.0 x 6"	1	Whole Traypack
1.2.6. <u>Others</u>	Others	5.0 x 6"	1	Whole Traypack
1.3. <u>Starchy Vegetables</u>				
1.3.1. <u>Potatoes</u>	Potatoes	5.0 x 6"	1	Whole Traypack
1.3.2. <u>Onions</u>	Onions	5.0 x 6"	1	Whole Traypack
1.3.3. <u>Garlic</u>	Garlic	5.0 x 6"	1	Whole Traypack
1.3.4. <u>Others</u>	Others	5.0 x 6"	1	Whole Traypack
1.4. <u>Others</u>				
1.4.1. <u>Others</u>	Others	5.0 x 6"	1	Whole Traypack
2. <u>Fruits</u>				
2.1. <u>Citrus Fruits</u>				
2.1.1. <u>Oranges</u>	Oranges	5.0 x 6"	1	Whole Traypack
2.1.2. <u>Lemons</u>	Lemons	5.0 x 6"	1	Whole Traypack
2.1.3. <u>Limes</u>	Limes	5.0 x 6"	1	Whole Traypack
2.1.4. <u>Others</u>	Others	5.0 x 6"	1	Whole Traypack
2.2. <u>Non-Citrus Fruits</u>				
2.2.1. <u>Apples</u>	Apples	5.0 x 6"	1	Whole Traypack
2.2.2. <u>Bananas</u>	Bananas	5.0 x 6"	1	Whole Traypack
2.2.3. <u>Grapes</u>	Grapes	5.0 x 6"	1	Whole Traypack
2.2.4. <u>Pineapples</u>	Pineapples	5.0 x 6"	1	Whole Traypack
2.2.5. <u>Others</u>	Others	5.0 x 6"	1	Whole Traypack
3. <u>Grains</u>				
3.1. <u>Wheat</u>	Wheat	5.0 x 6"	1	Whole Traypack
3.2. <u>Rice</u>	Rice	5.0 x 6"	1	Whole Traypack
3.3. <u>Others</u>	Others	5.0 x 6"	1	Whole Traypack
4. <u>Proteins</u>				
4.1. <u>Beans</u>	Beans	5.0 x 6"	1	Whole Traypack
4.2. <u>Others</u>	Others	5.0 x 6"	1	Whole Traypack
5. <u>Others</u>				
5.1. <u>Others</u>	Others	5.0 x 6"	1	Whole Traypack

LANDSCAPE RENOVATION PLAN

SCALE: 1" = 20'-0"

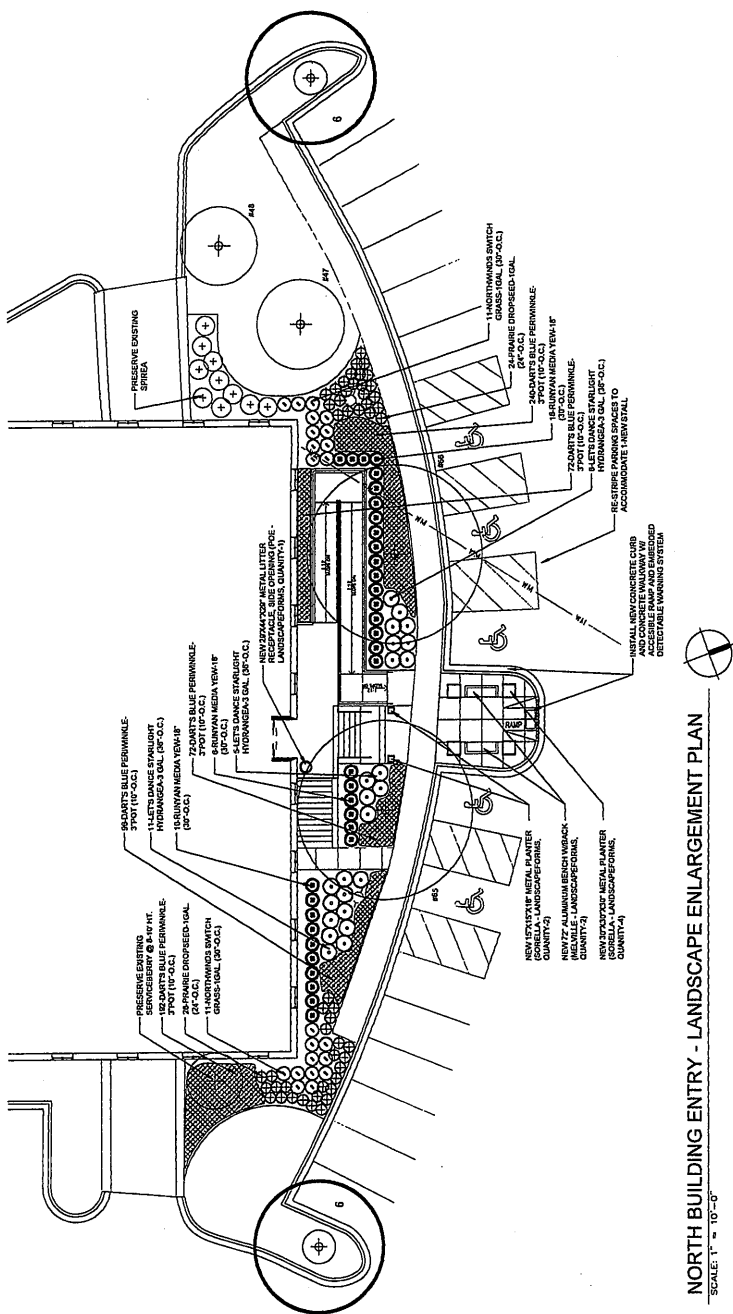


EXP. DATE 8-31-2015

**MED PROPERTIES
BUILDING RENOVATION**
901 N. ELM ST.
HINSDALE, IL 60521

REV	DATE	ISSUED FOR:
	10 JAN 2014	APPEARANCE & SITE PLAN REVIEW

ORIGINAL SITE/LANDSCAPE PLAN

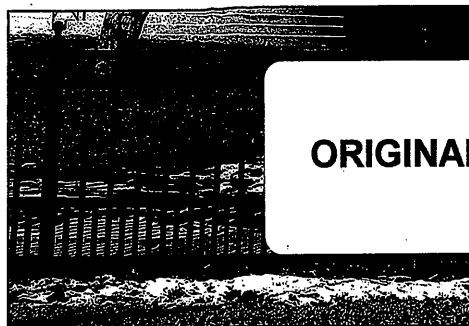


NORTH BUILDING ENTRY - LANDSCAPE ENLARGEMENT PLAN

SCALE: 1" = 10'-0"

GENERAL NOTES

- [illegible]



ORIGINAL PLAY AREA

PROPOSED FENCE TO ENCLOSE PLAY AREA:
5'-0" H BLACK METAL TO MATCH EXISTING.

EXISTING
2 STORY BRICK BUILDING

EXIT
ONLY
MODULAR PLAY
STRUCTURE
CONTINUOUS GALVANIZED
STEEL W-BEAM TRAFFIC
GUARDRAIL, CENTER OF
BEAM AT 21" ABOVE GRADE

5'-0" HIGH BLACK METAL
FENCE TO MATCH EXISTING
ADJACENT FENCE

OUTDOOR PLAY
AREA: 4356 SF

EXISTING CONC. PORCH

GRASS

CONCRETE APRON

OUTDOOR PLAY
ENTRANCE

GRASS

5'-0" HIGH BLACK METAL
FENCE TO MATCH EXISTING
ADJACENT FENCE

EXISTING FENCE

SYNTHETIC TURF
SURFACING

CONC. WALK

EXISTING CONC. WALK

OCDEN AVENUE

CENTER LINE OF OCEDEN AVENUE

NOTE:
REFER TO OTHER DRAWINGS
FOR LANDSCAPING PROPOSALS



ARCHITECT:
**BYRNE
DESIGN LLC**
230 WEST OHIO STREET - SUITE 200
CHICAGO, ILLINOIS 60604
TEL: (312) 644-9000

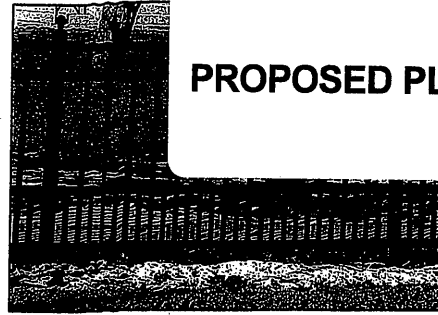
PROJECT:
901 NORTH ELM STREET, HINSDALE IL
VILLAGE CHILDREN'S ACADEMY

DOCUMENT:
ENLARGED PLAN
OUTDOOR PLAY AREA

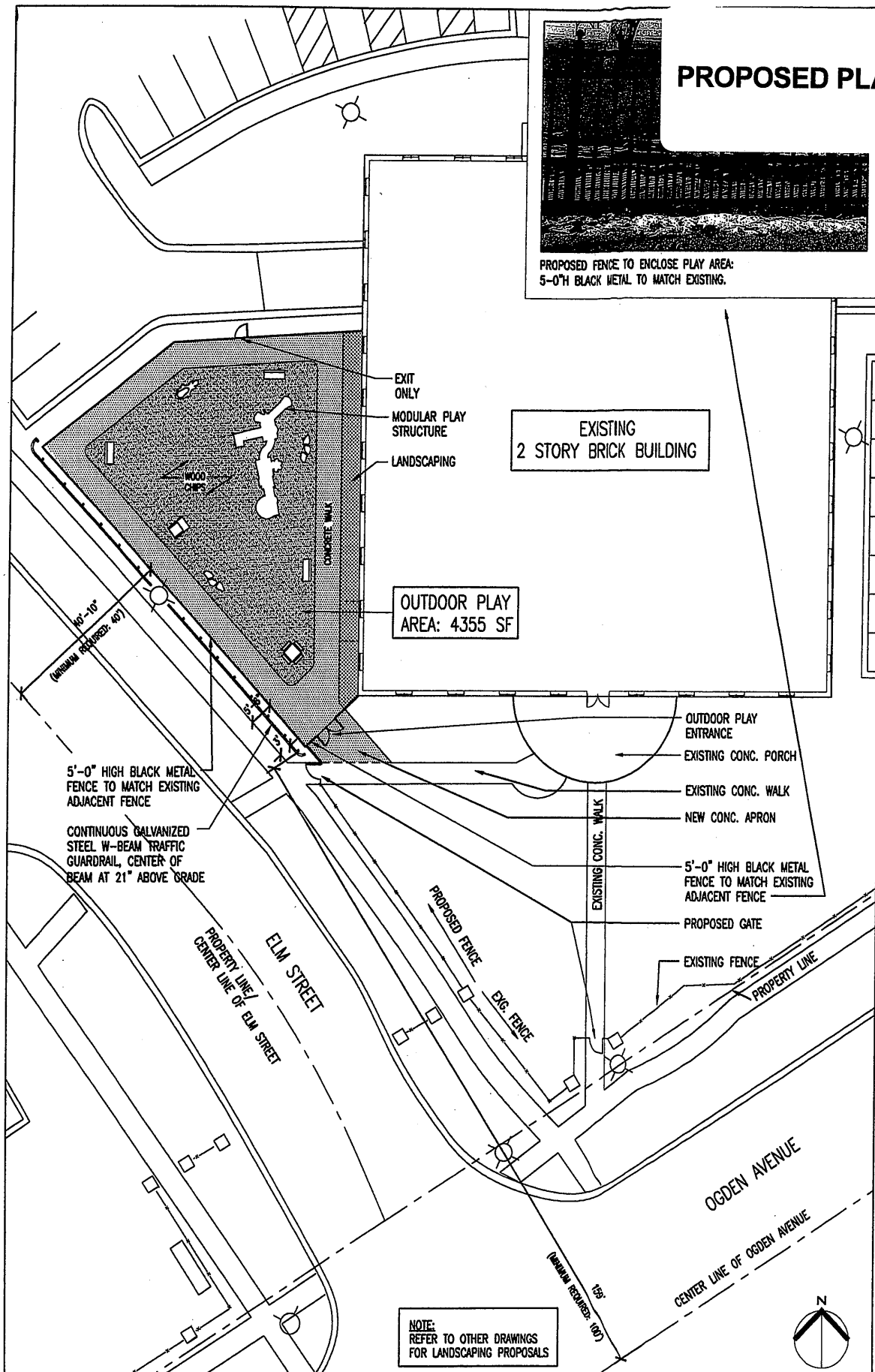
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PROJECT REFERENCE:
1309.1

DOCUMENT NUMBER:
SK02

PROPOSED PLAY AREA



PROPOSED FENCE TO ENCLOSE PLAY AREA:
5'-0" H BLACK METAL TO MATCH EXISTING.



NOTE:
REFER TO OTHER DRAWINGS
FOR LANDSCAPING PROPOSALS



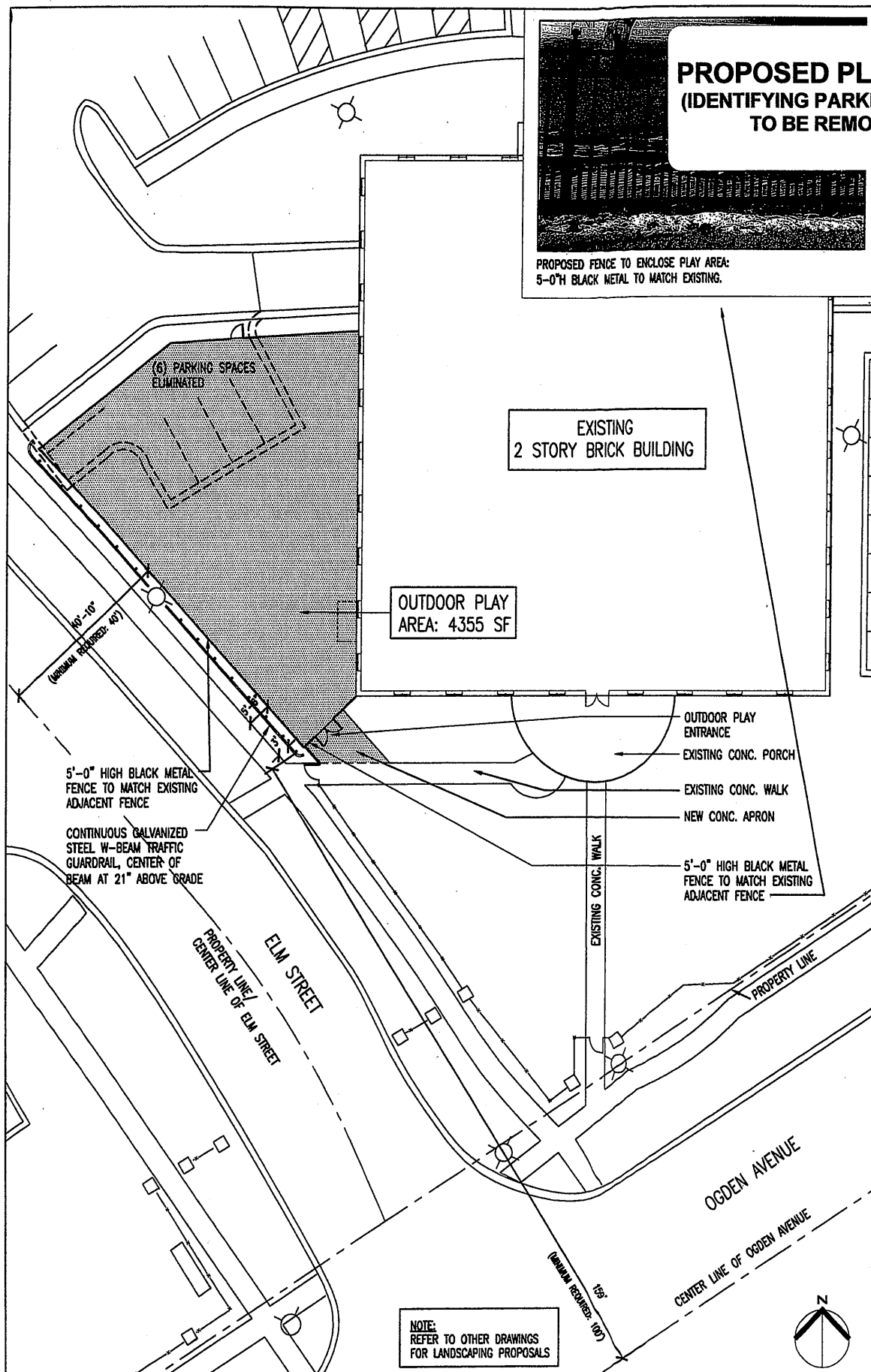
ARCHITECT:
**BYRNE
DESIGN LLC**
330 WEST OHIO STREET SUITE 300
CHICAGO, ILLINOIS 60606
TEL: (312) 444-1000

PROJECT:
901 NORTH ELM STREET, HINSDALE IL
VILLAGE CHILDREN'S ACADEMY

DOCUMENT:
ENLARGED PLAN
OUTDOOR PLAY AREA

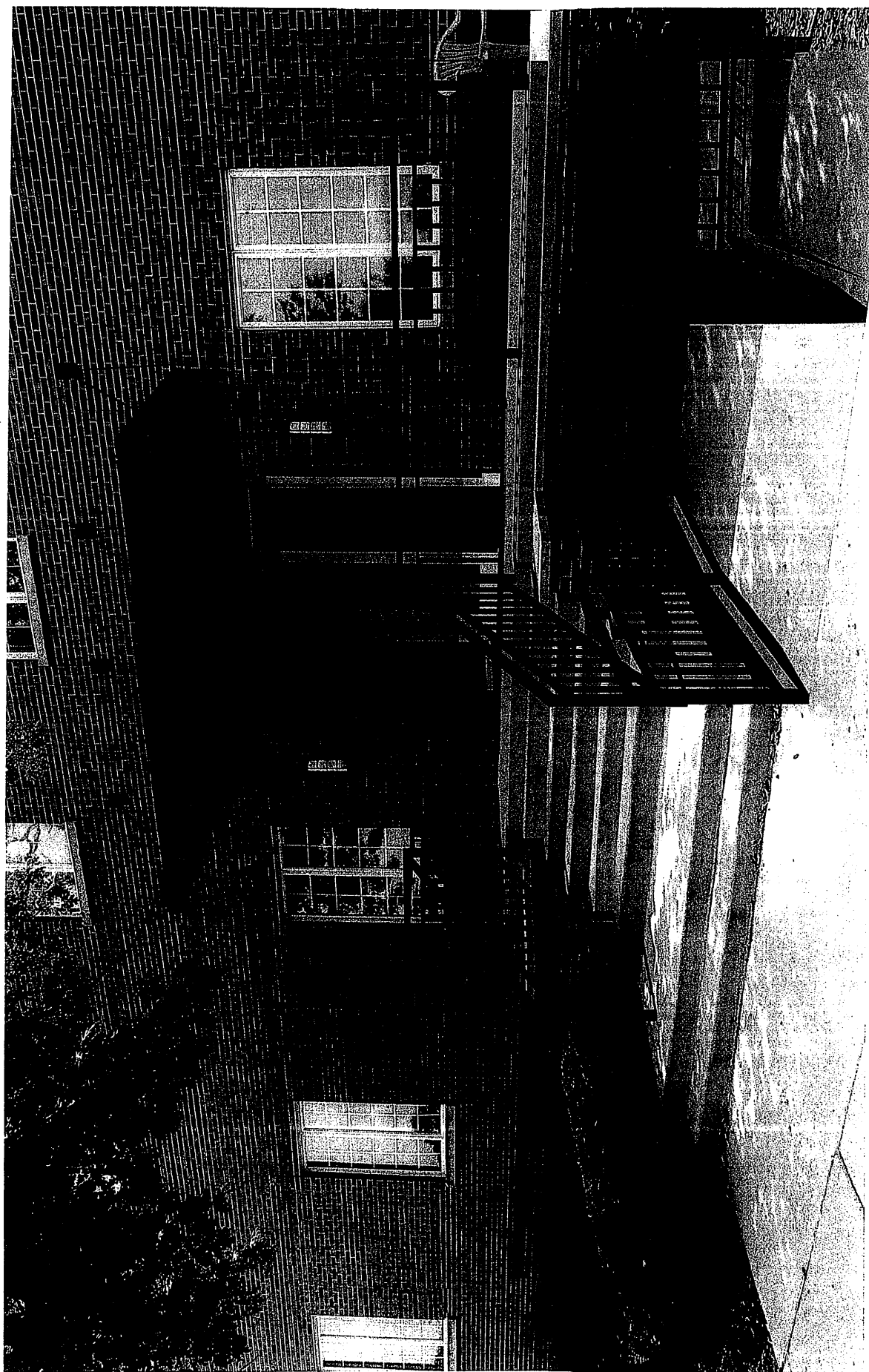
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PROJECT REFERENCE:
1309.1

DOCUMENT NUMBER:
SK2
032414-01

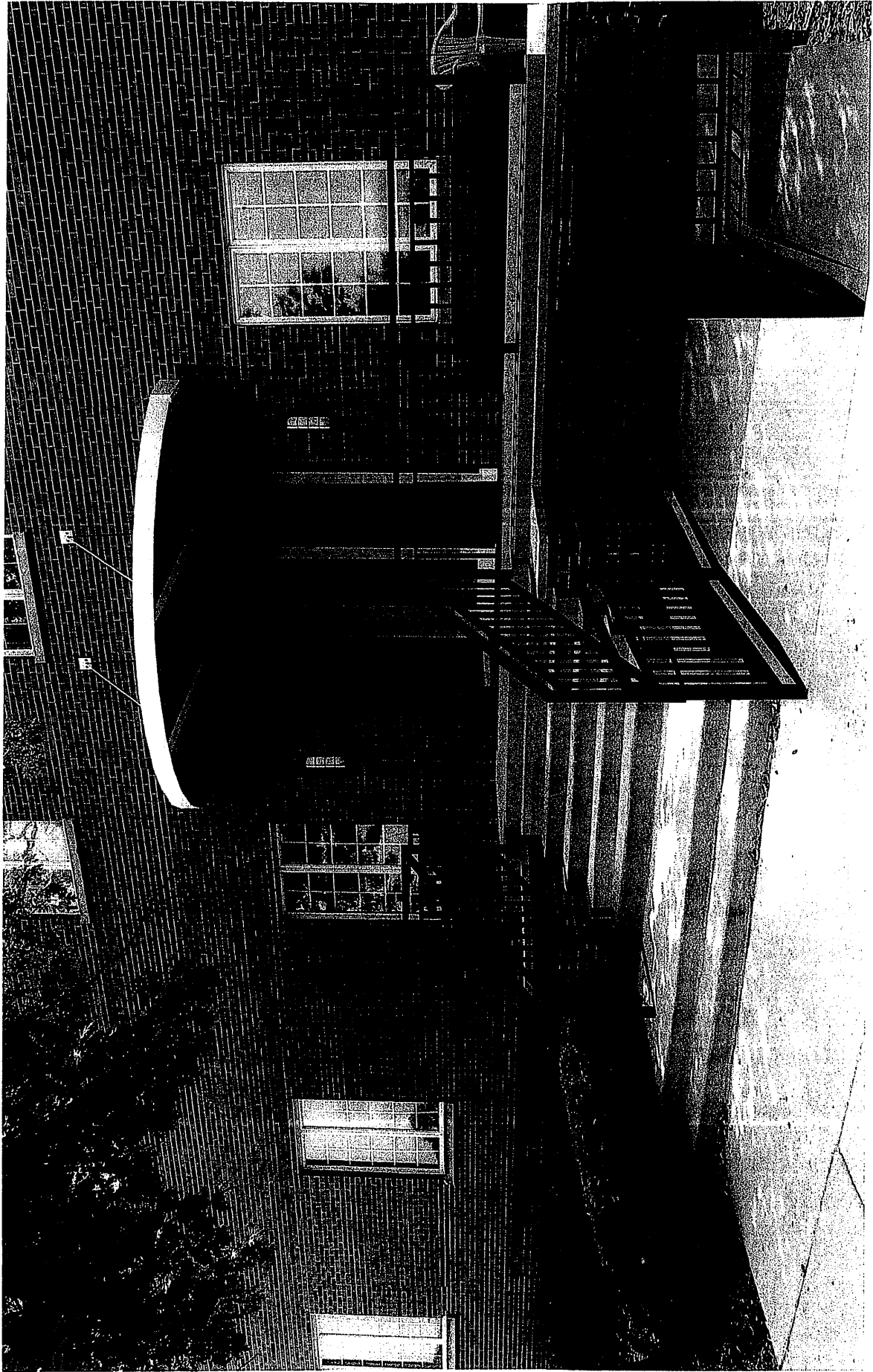


ARCHITECT BYRNE DESIGN LLC 330 WEST OHIO STREET, SUITE 300 CHICAGO, ILLINOIS 60604 TEL: 312.754.1800	PROJECT: 901 NORTH ELM STREET, HINSDALE IL VILLAGE CHILDREN'S ACADEMY	DOCUMENT: OUTDOOR PLAY AREA & REMOVAL OF PARKING SPACES	SCALE: 1"=20'-0" PROJECT REFERENCE 1309.1	DOCUMENT NUMBER SK 032414-02
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901 Elm – North Entry Option 1



901 Elm – North Entry Option 2



Plan Commission Minutes

February 12, 2014

The applicant explained that the top illustration was the preferred option, but provided the second as an alternative, based on the requirement for number of colors. They then indicated that they had spoken with staff previously and had agreed that the background color would be black which didn't pose a color limitation issue, if the Commission was supportive of this option.

The Commission questioned the size and location of the existing sign and the applicant confirmed that the proposed sign would be the same general size and location as the one that exists there today.

Commissioner Cashman motioned to approve the monument sign at 218 W. Ogden – Hinsdale Animal Hospital. Commissioner Crnovich seconded. The motion passed unanimously.

Exterior Appearance/Site Plan Review

901 N. Elm Street – Med Properties - Site Plan/Exterior Appearance Approval for Façade and Exterior Improvements.

Bill Dvorak introduced himself and provided a history of the proposal, which included a new play area for the relocated Village Children's Academy and various façade improvements to the existing building.

Dani Fitzgerald, introduced herself as the architect for the general building improvements and indicated that Village Children's Academy had their own architect to present the playground proposal. She went on to summarize the improvements which included ADA upgrades as well as architectural changes to the façade of the building.

Shamus Burns introduced himself as the architect for the Village Children's Academy and summarized the proposal for the playground proposal, which he indicated was basically a direct replica of what existed over at 40 S. Clay, including a fence surrounding the area.

General discussion ensued regarding the play area proposal, including access from the building to the play area.

Mike Trippedi, Landscape Architect for the project, introduced himself and summarized the proposed site plan and landscaping changes. He indicated that a large number of trees were affected by the Emerald Ash Borer and as such, those would have to be removed. He continued with his presentation on the changes which included improvements to ADA accessibility, a protective fence for the play area along Elm and the general landscaping and screening provided.

General discussion ensued regarding the circulation for drop offs on the site and the use of the building. The applicant explained that there was a symbiotic relationship between the daycare facility and the medical uses, in that several of the employees in the medical offices, utilize the daycare.

**Plan Commission Minutes
February 12, 2014**

Commissioner McMahon questioned the applicant about addressing and signage.

The applicant indicated that they were working on a package for wayfinding and general signage to bring back to the Commission at a later date.

Commissioner Cashman asked the applicant to explain the reasoning for the architectural changes to the building's façade.

General discussion ensued regarding the location of the play equipment and the play surface. The applicant explained that the proposed location was the best option without reducing or eliminating parking spaces. Commissioner Cashman indicated that from Ogden, you would never see the play equipment based on how it was laid out.

Discussion continued and Commissioner Crnovich expressed regarding the number of trees being removed.

The applicant explained that while there was a large number of trees infected and being removed, the site was fairly overgrown currently and didn't necessarily support replacing all of them.

Commissioner Cashman indicated that he was personally ok with the replacement amount and that it would be a large improvement to the site given how overgrown the landscaping currently is.

Discussion continued and the remaining Commissioners agreed with Commissioner Cashman's comments.

Commissioner Cashman motioned for Exterior Appearance Approval for Facade Modifications and Exterior Improvements at 901 N. Elm Street. Commissioner McMahon seconded. The motion passed with the following vote:

Ayes: Chairman Byrnes, Commissioner Stifflear, Commissioner McMahon and Commissioner Cashman. Nays: Commissioner Crnovich

Commissioner McMahon motioned for Site Plan Approval for Facade Modifications and Exterior Improvements at 901 N. Elm Street. Commissioner Cashman seconded. The motion passed with the following vote:

Ayes: Chairman Byrnes, Commissioner Stifflear, Commissioner McMahon and Commissioner Cashman. Nays: Commissioner Crnovich

40 S. Clay Street - Site Plan/Exterior Appearance Approval for Screening of Rooftop Mechanical Equipment.

Bill Dawes, Architect for the project, introduced himself and summarized the proposal, which included the screening of the mechanical equipment at 40 S. Clay. He then proceeded through the elevations to illustrate the location and appearance of the mechanical equipment, as well as the proposed screening.

Plan Commission Minutes
February 12, 2014

General discussion ensued regarding the size and location of the mechanical equipment and the reasoning for why it is located on the roof. They then discussed the history of the mechanical equipment and how much of it was previously located on the roof.

Discussion continued regarding the amount of screening being proposed and why, even though they were screening the views from residential, they weren't screening the additional views as discussed in the code.

Mr. Gascoigne indicated that because this is an existing building that existed before the adoption of the code, the applicant was technically not required to provide screening at all, but because they were willing to install it, exterior appearance approval was required.

Discussion continued and the Commission offered some thoughts regarding how the proposed screening could be improved, including the shielding or painting of the duct work as well.

The applicant proceeded with his presentation and explained the visual and physical changes to the existing rooftop mechanical equipment.

Commissioner Crnovich expressed her concern with the size and appearance of the equipment.

The applicant explained why the mechanical equipment was on the roof and explained that while there were other options, the rooftop was the best option.

Commissioner Stifflear indicated that while he too would like to see the mechanical equipment in another location, the code does not require it and they were really only there to consider the screening. He then commended the applicant for their willingness to provide the screening.

General discussion ensued regarding how the neighbors were impacted and Diane Menza indicated that they had only heard concerns from one neighbor and that in fact, the screening was a response to those concerns. She then indicated that she had received positive feedback from the closest neighbor in the townhomes.

Janice Murray, introduced herself and expressed her concerns regarding the mechanical equipment. She indicated that while the appearance was a concern, the bigger issue for them was the sound.

Don Moritz introduced himself as a resident of the townhome closest to the building. He explained that he had conversations with Ms. Menza and was in support of the changes as he felt the new technology would be an improvement from what exists currently.

General discussion ensued regarding the proposal and Commissioner Crnovich referenced an area of the code she felt applied to this proposal.

Plan Commission Minutes

February 12, 2014

Mr. Marrs indicated that the sections referenced were not applicable to this application.

General discussion ensued regarding the sound and whether the screening would have any impact on the noise.

Mr. Marrs indicated that sound is a separate issue and is not something the Commission was considering this evening.

Commissioner Cashman indicated that the screens would definitely be an aesthetic improvement and it would be nice if they also provided sound attenuation.

General discussion ensued regarding the screening and the applicant responded to the concern regarding noise throughout the night. He indicated that once they became aware of the issue, they made arrangements to have that checked and believe that they can resolve the issue with tweaking the building automation system so that it turns off at night.

Commissioner Crnovich offered some final thoughts and reiterated some of her concerns.

Ms. Menza indicated that sound studies were performed and the systems operated at or below the normal levels for that type of equipment. She also indicated that at times, the sound company even had trouble obtaining a reading given the amount of other noises in the area, including the trains.

Bill Murray introduced himself and summarized his concerns regarding the noise and questioned when it would be appropriate to discuss.

Chairman Byrnes recommended that the applicant attend the Zoning and Public Safety or Village Board meeting to generally address the noise concerns.

Commissioner Stifflear summarized his final thoughts and commended the applicant for being willing to install the screening.

Commissioner McMahon motioned for Exterior Appearance Approval for the Screening of Mechanical Equipment at 40 S. Clay Street. Commissioner Cashman seconded. The motion passed with the following vote:

Ayes: Chairman Byrnes, Commissioner Stifflear, Commissioner McMahon and Commissioner Cashman. Nays: Commissioner Crnovich

Commissioner Cashman motioned for Site Plan Approval for the Screening of Mechanical Equipment at 40 S. Clay Street. Commissioner McMahon seconded. The motion passed with the following vote:

Ayes: Chairman Byrnes, Commissioner Stifflear, Commissioner McMahon and Commissioner Cashman. Nays: Commissioner Crnovich

Public Hearings

A-01-2014 – 35 E. First Street – Special Use Permit to Allow a Personal Training Facility on the Second Floor (Transcript of the following Public Hearing on file).

HINSDALE PLAN COMMISSION

RE: 901 N. Elm Street – Exterior Appearance and Site Plan Review

DATE OF PLAN COMMISSION REVIEW: February 12, 2014

DATE OF ZONING AND PUBLIC SAFETY REVIEW: February 24, 2014

FINDINGS AND RECOMMENDATION

I. FINDINGS

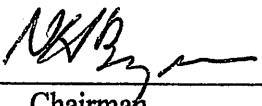
1. Med Properties (the “Applicant”) submitted an application to the Village of Hinsdale for exterior appearance and site plan review at 901 N. Elm Street (the “Subject Property”).
2. The Subject Property is located in the O-3 General Office District and is improved with a multiple-story office building.
3. At the February 12th Plan Commission meeting, the Plan Commission reviewed the applicant’s site plan and exterior appearance plans relative to redevelopment of the site, which included:
 - a. Installation of a new 5’-0” tall, decorative protective fence surrounding the children’s play area required for the daycare.
 - b. Several modifications to provide improved accessibility, including the installation of new handicap accessible ramps and railings, reconfigured curbs, ramp access and stairways, all on the north entry.
 - c. Installation of a new canopy above the north entry.
 - d. Removal of the existing white shutters from all windows.
 - e. New sconce lighting for north entrance.
 - f. New recessed aluminum and glass bi-parting automatic doors.
 - g. Provide additional landscaping throughout the site and parking lot to enhance and improve the appearance of the site.
4. Certain Commissioners expressed concern with the location, appearance and size of the proposed play equipment but were ultimately satisfied with this given the inability to locate it anywhere else on the site and the limited visibility from Ogden.
5. Certain Commissioners expressed interest in seeing additional trees on the site to offset those being removed due to the Emerald Ash Borer, however most Commissioners agreed that the remaining and proposed plantings were sufficient given the layout of the site and the existing landscaping.
6. The Plan Commission generally finds that based on the Application and the evidence presented at the public meeting, the Applicant has satisfied the standards in Sections

11-604 and 11-606 of the Zoning Code applicable to approval of site plan and exterior appearance approval, respectively. Among the evidence relied upon by the Plan Commission were the site plans and various plans submitted and considered for the January 8th, Plan Commission meeting, as well as comments from a nearby neighbor.

II. RECOMMENDATION

Following a motion to recommend approval of the proposed site plan and exterior appearance plans, the Village of Hinsdale Plan Commission, on a vote of four (4) "Ayes," one (1) "Nay," and one (1) "Absent," recommends that the President and Board of Trustees approve the site plan and exterior appearance plans for 901 N. Elm Street.

THE HINSDALE PLAN COMMISSION

By: 
Chairman

Dated this 12th day of March, 2014.



Date: March 31, 2014

TO: Sean Gascoigne – Village Planner, Village of Hinsdale

From: Anthony Davidson – Director, Construction

Subject: 901 N. Elm St. - Appearance Review – Revision #1

In response to the feedback we received at the March 18, 2014 Village of Hinsdale Board of Trustees meeting regarding our 901 N. Elm Appearance Review submittal we have made significant revisions to the following: (1) north entry including canopy and entry doors, (2) play area location, and (3) landscaping. While we were initially approved through the Plan Commission with a 4-1 vote and the Zoning and Public Safety Committee with a 3-1 vote for our design, we have revised it to reflect comments that were made throughout the Appearance Review process by various committee members. We have done our best to accommodate as many comments as we received while still maintaining our overall concept for the site. The following is a brief explanation of the changes made to each:

North Entry

The Board of Trustees brought to our attention at the March 18th meeting that they felt the north entry doors and canopy made the building look too “modern” in an office park that was predominately Georgian or Colonial architecture and that the design would not have aesthetic coherence with the remainder of the buildings. As discussed in the meeting MedProperties is the owner of four (4) buildings in the park including 12 Salt Creek, 11 Salt Creek, 907 Elm, 901 Elm, and a development site located at 10 Salt Creek (see attached Salt Creek Medical Campus Overview). It is our intent to update the entries to most of the buildings for several reasons including aesthetics, tenant/client experience (such as auto operated doors), and ADA compliance. We are currently finishing up a project at 12 Salt Creek that includes all of these design features while complimenting the existing architecture; I have included a current progress photo of the atrium we have added to the building. Please also note that this north entry faces the center of the office park and is surrounded by buildings owned by MedProperties, the south entry that can be seen from Ogden Ave. remains unchanged. Here is a list of proposed features we changed at the north entry based upon feedback we received at the Village meetings:

Option 1

- 1) Canopy – changed the canopy steel framing members to black to make them less prominent and to match the new railings at the ADA ramp and existing railings located throughout the site
- 2) Doors – changed the framing of the doors and storefront framing from clear anodized aluminum to white to match the existing windows and white trim used throughout the building and office park – we used white framing members at the doors and atrium at the 12 Salt Creek project (see attached progress photo)

Option 2

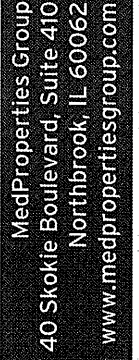
- 1) Canopy – changed the canopy shape from rectangular to round with white framing which is similar to the shape of the south entry (Ogden Ave.)
- 2) Doors – changed the framing of the doors and storefront framing from clear anodized aluminum to white to match the existing windows and white trim used throughout the building and office park

Play Area

- 1) Location - The main concern of the original play area design was the portion of the play area that was south of the building – in our new design we have eliminated six (6) parking spaces to accommodate moving the play area to the north as seen on the attached Landscape Drawings, Sht. L2.1
- 2) Play surface – The Board was concerned with the synthetic turf surface - please note that the play surface is now wood mulch in lieu of the synthetic turf surfacing that was previously shown in the southern portion of the play area
- 3) Fencing – to address safety concerns we have added fencing and gates along the entire southwest elevation of the site along Elm St. from the southwest corner of the play area enclosure to the existing fencing at the southwest corner of the site and have added a gate at the sidewalk opening at the sidewalk exit along Ogden Ave (directly south of our south exit door)

Landscaping

We have made significant revisions to the proposed landscaping renovations to the site. In general we are removing Ash trees that have been infected with the Emerald Ash Borer, plantings in conflict with the new improvements including the play area and ADA entry ramp, and plantings that are in declining condition or are overgrown or overcrowded. Along with the removal of the existing trees and plantings we are also providing new landscaping that we feel will significantly update the design. We have attached the revised landscape drawings dated March 31, 2014 issued for Appearance & Site Plan Review and we have also provided a couple of renderings showing the existing view and the proposed view from (1) Ogden Ave looking NW and (2) from Clocktower Dr. looking SW. We feel that removing some of the overgrown trees and replacing them with lower plantings provides a much better looking site and opens up views of the building.

[illegible]

901 Elm – North Entry Option 1

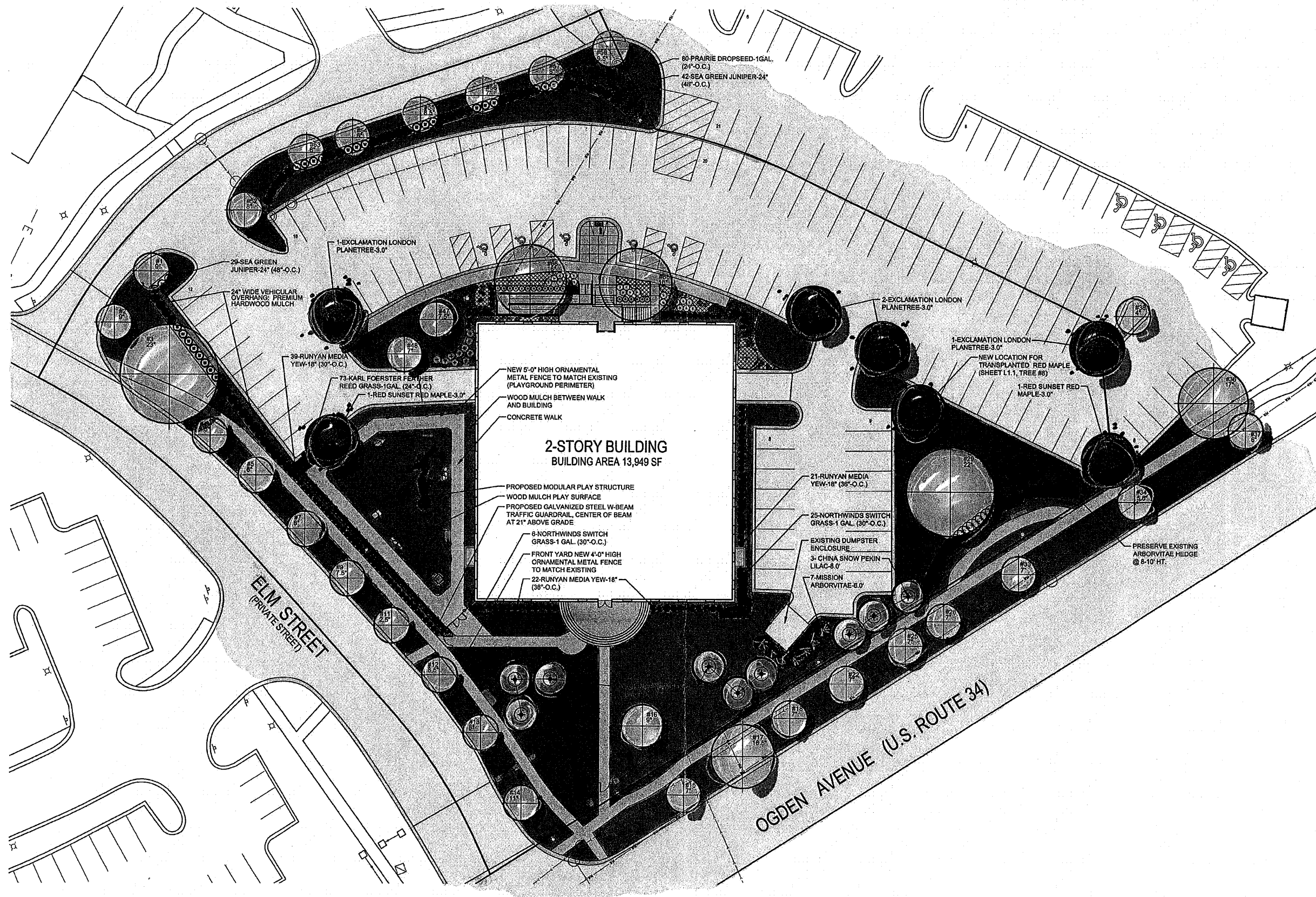


901 Elm – North Entry Option 2



12 Salt Creek – Atrium Progress Photo





Landscape Renovation Plan

Building and Landscape Renovation

TRIPEDI
design
p.c.

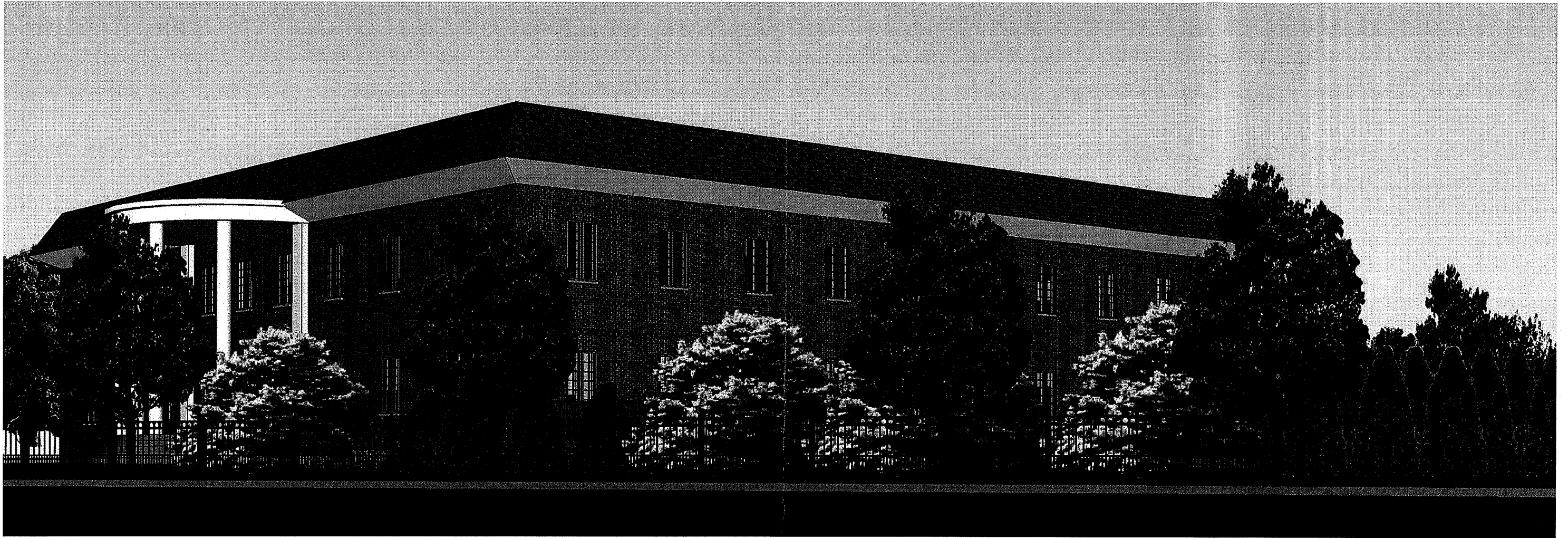
Landscape Architecture
902 Sundew Court
Aurora, IL 60504
p. 630 375 9400 f. 630 375 9497

MP
MedProperties

901 Elm Street

Hinsdale, IL

Date: 2014/03/31



Proposed View from Ogden Avenue



Existing View from Ogden Avenue

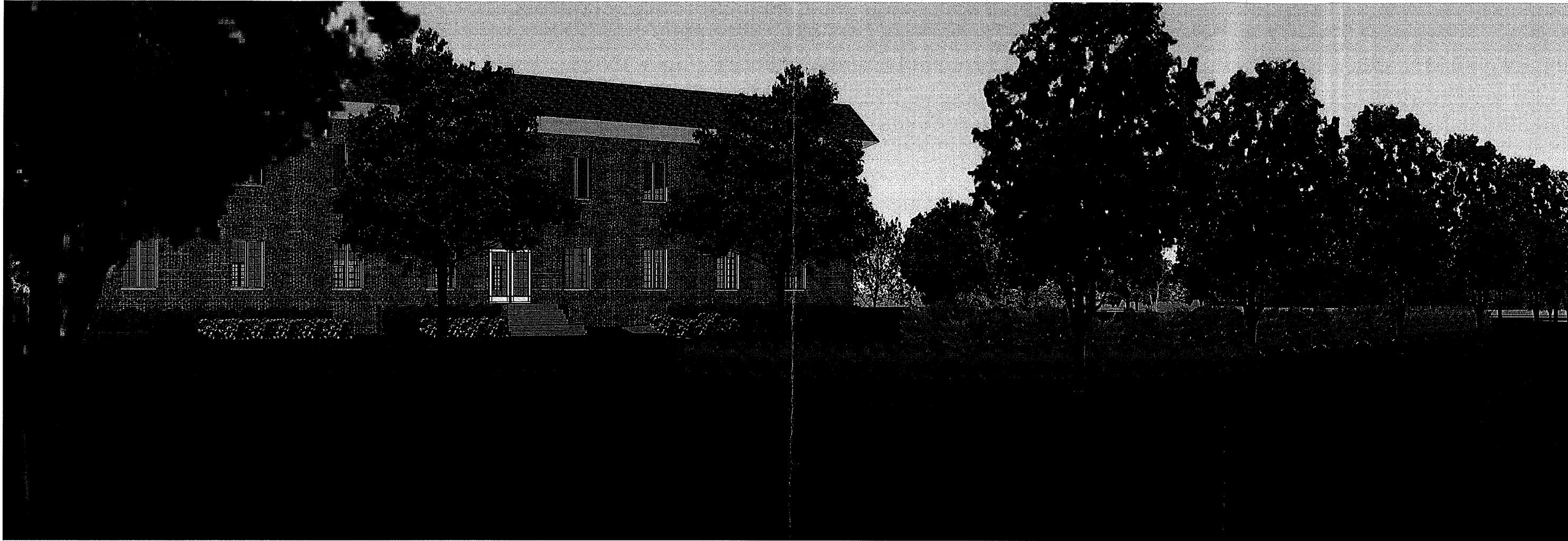
Building and Landscape Renovation

TRIPEDI
design
p.c.

Landscape Architecture
902 Sundew Court
Aurora, IL 60504
p. 630 375 9400 f. 630 375 9497

MP
MedProperties

901 Elm Street
Hinsdale, IL
Date: 2014/03/31



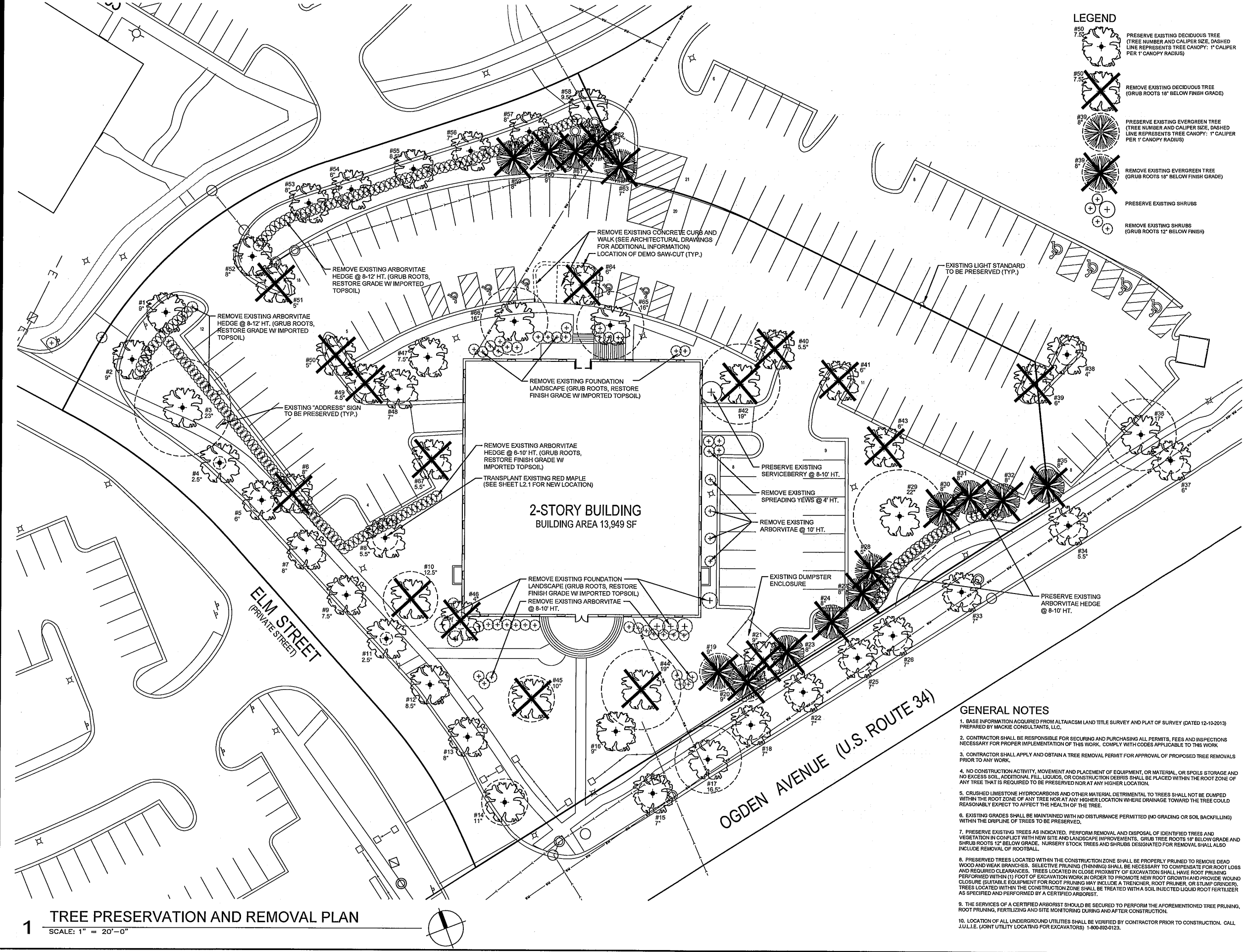
Proposed View from Clock Tower Drive



Existing View from Clock Tower Drive

Building and Landscape Renovation

- LEGEND**
- #50 7.5' PRESERVE EXISTING DECIDUOUS TREE (TREE NUMBER AND CALIPER SIZE, DASHED LINE REPRESENTS TREE CANOPY; 1" CALIPER PER 1' CANOPY RADIUS)
 - #50 7.5' REMOVE EXISTING DECIDUOUS TREE (GRUB ROOTS 18" BELOW FINISH GRADE)
 - #39 8' PRESERVE EXISTING EVERGREEN TREE (TREE NUMBER AND CALIPER SIZE, DASHED LINE REPRESENTS TREE CANOPY; 1" CALIPER PER 1' CANOPY RADIUS)
 - #39 8' REMOVE EXISTING EVERGREEN TREE (GRUB ROOTS 18" BELOW FINISH GRADE)
 - + + PRESERVE EXISTING SHRUBS
 - + + REMOVE EXISTING SHRUBS (GRUB ROOTS 12" BELOW FINISH)



1 TREE PRESERVATION AND REMOVAL PLAN
SCALE: 1" = 20'-0"

GENERAL NOTES

1. BASE INFORMATION ACQUIRED FROM ALTA/ACSM LAND TITLE SURVEY AND PLAT OF SURVEY (DATED 12-10-2013) PREPARED BY MACKIE CONSULTANTS, LLC.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING AND PURCHASING ALL PERMITS, FEES AND INSPECTIONS NECESSARY FOR PROPER IMPLEMENTATION OF THIS WORK. COMPLY WITH CODES APPLICABLE TO THIS WORK.
3. CONTRACTOR SHALL APPLY AND OBTAIN A TREE REMOVAL PERMIT FOR APPROVAL OF PROPOSED TREE REMOVALS PRIOR TO ANY WORK.
4. NO CONSTRUCTION ACTIVITY, MOVEMENT AND PLACEMENT OF EQUIPMENT, OR MATERIAL, OR SPOILS STORAGE AND NO EXCESS SOIL, ADDITIONAL FILL, LIQUIDS, OR CONSTRUCTION DEBRIS SHALL BE PLACED WITHIN THE ROOT ZONE OF ANY TREE THAT IS REQUIRED TO BE PRESERVED NOR AT ANY HIGHER LOCATION.
5. CRUSHED LIMESTONE HYDROCARBONS AND OTHER MATERIAL DETRIMENTAL TO TREES SHALL NOT BE DUMPED WITHIN THE ROOT ZONE OF ANY TREE NOR AT ANY HIGHER LOCATION WHERE DRAINAGE TOWARD THE TREE COULD REASONABLY EXPECT TO AFFECT THE HEALTH OF THE TREE.
6. EXISTING GRADES SHALL BE MAINTAINED WITH NO DISTURBANCE PERMITTED (NO GRADING OR SOIL BACKFILLING) WITHIN THE DRIPLINE OF TREES TO BE PRESERVED.
7. PRESERVE EXISTING TREES AS INDICATED. PERFORM REMOVAL AND DISPOSAL OF IDENTIFIED TREES AND VEGETATION IN CONFLICT WITH NEW SITE AND LANDSCAPE IMPROVEMENTS. GRUB TREE ROOTS 18" BELOW GRADE AND SHRUB ROOTS 12" BELOW GRADE. NURSERY STOCK TREES AND SHRUBS DESIGNATED FOR REMOVAL SHALL ALSO INCLUDE REMOVAL OF ROOTBALL.
8. PRESERVED TREES LOCATED WITHIN THE CONSTRUCTION ZONE SHALL BE PROPERLY PRUNED TO REMOVE DEAD WOOD AND WEAK BRANCHES. SELECTIVE PRUNING (THINNING) SHALL BE NECESSARY TO COMPENSATE FOR ROOT LOSS AND REQUIRED CLEARANCES. TREES LOCATED IN CLOSE PROXIMITY OF EXCAVATION SHALL HAVE ROOT PRUNING PERFORMED WITHIN (1) FOOT OF EXCAVATION WORK IN ORDER TO PROMOTE NEW ROOT GROWTH AND PROVIDE WOUND CLOSURE (SUITABLE EQUIPMENT FOR ROOT PRUNING MAY INCLUDE A TRENNER, ROOT PRUNER, OR STUMP GRINDER). TREES LOCATED WITHIN THE CONSTRUCTION ZONE SHALL BE TREATED WITH A SOIL INJECTED LIQUID ROOT FERTILIZER AS SPECIFIED AND PERFORMED BY A CERTIFIED ARBORIST.
9. THE SERVICES OF A CERTIFIED ARBORIST SHOULD BE SECURED TO PERFORM THE AFOREMENTIONED TREE PRUNING, ROOT PRUNING, FERTILIZING AND SITE MONITORING DURING AND AFTER CONSTRUCTION.
10. LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. CALL J.U.L.I.E. (JOINT UTILITY LOCATING FOR EXCAVATORS) 1-800-892-0123.

**MED PROPERTIES
BUILDING RENOVATION**
901 N. ELM ST.
HINSDALE, IL 60521

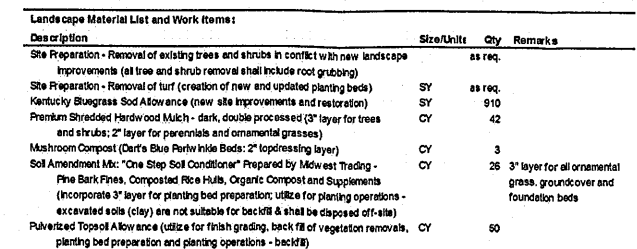
REV	DATE	ISSUED FOR:
10	JAN 2014	APPEARANCE & SITE PLAN REVIEW
12	FEB 2014	ISSUE FOR PERMIT
31	MAR 2014	APPEARANCE & SITE PLAN REVIEW

TREE PRESERVATION AND REMOVAL PLAN

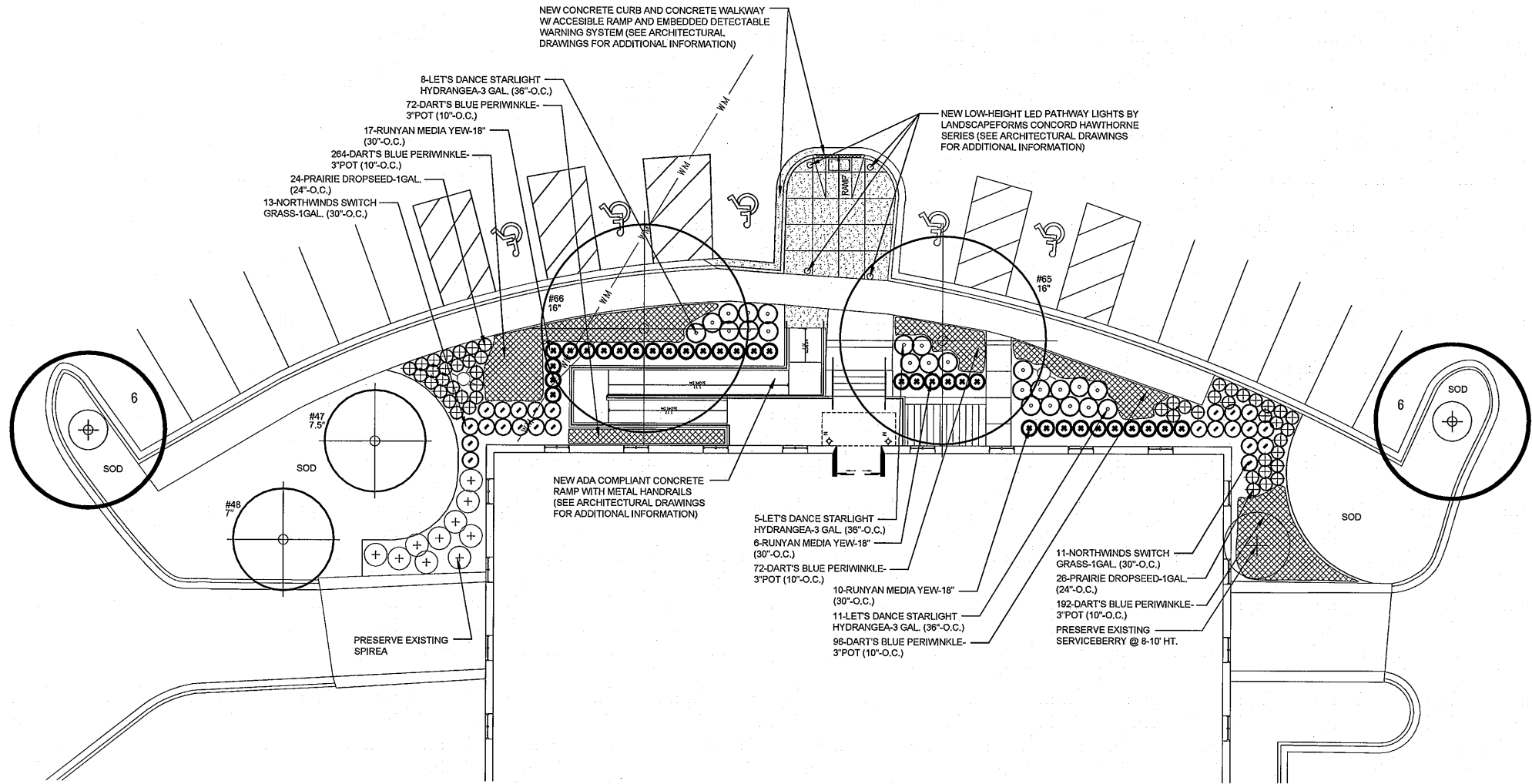
DRAWN BY: MRT | REVIEWED BY: MRT

PROJECT #: 13294.00

L1.1



L2.1



1 NORTH BUILDING ENTRY - LANDSCAPE ENLARGEMENT PLAN
SCALE: 1" = 10'-0"

GENERAL NOTES

1. BASE INFORMATION ACQUIRED FROM ALTA/ACSM LAND TITLE SURVEY AND PLAT OF SURVEY (DATED 12-10-2013) PREPARED BY MACKIE CONSULTANTS, LLC.
2. CONTRACTOR SHALL VERIFY SITE CONDITIONS AND INFORMATION ON DRAWINGS, AND REPORT ANY MISTAKES OR DISCREPANCIES TO THE INFORMATION SHOWN IN THE CONTRACT DOCUMENTS. THE OWNER IS NOT RESPONSIBLE FOR UNAUTHORIZED CHANGES OR EXTRA WORK REQUIRED TO CORRECT UNREPORTED DISCREPANCIES.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING AND PURCHASING ALL PERMITS, FEES AND INSPECTIONS NECESSARY FOR PROPER IMPLEMENTATION OF THIS WORK. COMPLY WITH CODES APPLICABLE TO THIS WORK.
4. QUANTITY LISTS ARE SHOWN FOR CONTRACTORS CONVENIENCE ONLY. THE CONTRACTOR MUST CONFIRM ALL MATERIAL AND SUPPLY SUFFICIENT MATERIAL TO COMPLETE THE PROJECT AS DRAWN. SHRUB HEDGE QUANTITIES ARE BASED ON LINEAR FOOTAGE AND SPECIFIED SPACING CALCULATIONS AND ARE ONLY GRAPHICALLY ILLUSTRATED TO INDICATE LOCATION.
5. ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY AND ACQUIRED FROM AN APPROVED NORTHERN ILLINOIS NURSERY WITH HEAVY CLAY SOILS. NO BARE ROOT PLANT MATERIAL SHALL BE ALLOWED. NURSERY STOCK SHALL BE EITHER BALLED AND BURLAPPED OR CONTAINER GROWN. MINIMUM SIZES AND SPREADS ARE SPECIFIED ON PLANT LIST. NO PLANT SUBSTITUTIONS SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
6. THE REQUIREMENTS FOR PLANT MATERIAL MEASUREMENT, BRANCHING AND BALL SIZE SHALL COMPLY WITH APPLICABLE REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD OF NURSERY STOCK" (CURRENT EDITION) BY THE AMERICAN ASSOCIATION OF NURSEYMEN, INC.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR IMPORTING SUPPLEMENTAL PULVERIZED TOPSOIL, MUSHROOM COMPOST, AND SOIL AMENDMENT MIXES FOR USE IN ALL PLANTING OPERATIONS. TREE AND SHRUB BACKFILL, PLANTING BED PREPARATION AND PLANTER BACKFILL, PLANTING BEDS CONTAINING SHRUB ROSES, PERENNIALS, VINES, ORNAMENTAL GRASSES AND GROUNDCOVERS SHALL BE CULTIVATED TO AN EIGHT INCH (8") DEPTH WITH A THREE INCH (3") LAYER OF "ONE STEP SOIL CONDITIONER" PREPARED BY MIDWEST TRADING. ANNUAL BEDS SHALL BE CULTIVATED TO AN EIGHT INCH (8") DEPTH WITH THREE INCHES (3") OF MUSHROOM COMPOST. ALL BEDS SHALL BE RAISED TWO INCHES (2") ABOVE FINISHED GRADE.
8. PLANTING BEDS CONTAINING SHRUB ROSES, PERENNIALS, VINES, AND ORNAMENTAL GRASSES SHALL BE MULCHED WITH A TWO INCH (2") LAYER OF PREMIUM SHREDDED HARDWOOD MULCH (DOUBLE PROCESSED). GROUNDCOVER AND ANNUAL BEDS SHALL BE TOPDRESSED WITH A TWO INCH (2") LAYER OF MULCH. ALL SHRUB BEDS AND TREE SAUCERS SHALL BE MULCHED WITH A THREE INCH (3") LAYER OF PREMIUM SHREDDED HARDWOOD MULCH (DOUBLE PROCESSED). ALL TREES UNDER A SEVEN INCH (7") CALIPER TO HAVE A MINIMUM SIX FOOT (6") DIAMETER MULCH SAUCER. ALL LARGE TREES OVER A SEVEN INCH (7") CALIPER TO HAVE A MINIMUM NINE FOOT (9") DIAMETER MULCH SAUCER. PLANTING BED EDGES AND TREE SAUCERS SHALL REQUIRE A SHADE CUT EDGE BETWEEN LAWN AND MULCHED AREAS.
9. TURF AREAS IDENTIFIED AS SOD SHALL BE SODDED WITH A PREMIUM KENTUCKY BLUEGRASS BLEND CONTAINING A SOIL MINERAL BASE (PEAT SOD IS UNACCEPTABLE). USE SOD ON SLOPES AS NECESSARY TO PREVENT SHIFTING OR SURFACE DEPRESSIONS CREATED BY VEGETATION REMOVAL. PLANTING OPERATIONS OF EXISTING TURF IN CONFLICT WITH THE NEW TURF ZONES AND TO RESTORE ANY DAMAGED TURF OUTSIDE OF THESE ZONES WITH SOD.
10. CONSTRUCTION OPERATIONS SHALL BE CONDUCTED IN SUCH A WAY AS TO PREVENT TRACKING OF MUD OR SOIL ON TO PAVEMENTS AND OFF SITE. AT THE END OF THE DAY, THE CONTRACTOR SHALL CLEAN UP ALL MUD OR SOIL WHICH HAS BEEN TRACKED ONTO AREAS OUTSIDE OF THE CONSTRUCTION ZONE.
11. PRESERVE EXISTING TREES AND LANDSCAPE AS INDICATED. REMOVE AND DISPOSE OF EXISTING VEGETATION IN CONFLICT WITH THE NEW LANDSCAPE IMPROVEMENTS SPECIFIED ON THE TREE PRESERVATION AND REMOVAL PLAN (SHEET L1.1). GRUB TREE ROOTS 18" BELOW GRADE AND SHRUBS ROOTS 12" BELOW GRADE. NURSERY STOCK TREES AND SHRUBS DESIGNATED FOR REMOVAL SHALL ALSO INCLUDE REMOVAL OF ROOTBALL. PLANT REMOVAL OPERATIONS SHALL REQUIRE THAT LANDSCAPE MATERIALS SPECIFIED FOR REMOVAL SHALL BE IMMEDIATELY LOADED ON TO TRUCKS FOR DISPOSAL OFF SITE.
12. LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. CALL J.U.L.I.E. (JOINT UTILITY LOCATING FOR EXCAVATORS) 1-800-892-0123.
13. CONTRACTOR SHALL PERFORM FINISH GRADING OPERATIONS FOR THOSE SITE AREAS THAT PERTAIN TO THE LANDSCAPE RENOVATION. CONTRACTOR SHALL BE RESPONSIBLE FOR IMPORTING AND SPREADING TOPSOIL FOR USE IN FILLING SURFACE DEPRESSIONS CREATED BY VEGETATION REMOVAL. PLANTING OPERATIONS AND FINISH GRADING OPERATIONS. FINISHED GRADES SHALL SLOPE TO DRAIN, BE FREE OF DEPRESSIONS OR OTHER IRREGULARITIES AFTER THOROUGH SETTLEMENT AND COMPACTION OF SOIL, AND SHALL BE UNIFORM IN BETWEEN GRADING CONTROLS.

**MED PROPERTIES
BUILDING RENOVATION**
901 N. ELM ST.
HINSDALE, IL 60521

REV	DATE	ISSUED FOR:
	10 JAN 2014	APPEARANCE & SITE PLAN REVIEW
	12 FEB 2014	ISSUE FOR PERMIT
	31 MAR 2014	APPEARANCE & SITE PLAN REVIEW

**NORTH BUILDING ENTRY -
LANDSCAPE ENLARGEMENT PLAN**

DRAWN BY: MRT | REVIEWED BY: MRT

PROJECT #: 13294.00

L2.2