

**MINUTES
VILLAGE OF HINSDALE
SPECIAL MEETING - PLAN COMMISSION
JUNE 10, 2014
MEMORIAL HALL
6:00 P.M.**

Chairman Byrnes called the meeting to order at 6:00 p.m., Tuesday, June 10, 2014 in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

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

ABSENT: None

ALSO PRESENT: Sean Gascoigne, Village Planner

Approval of Minutes

The Plan Commission reviewed the minutes from the April 8, 2014 meeting. Commissioner Johnson motioned to approve the minutes of April 8, 2014. Commissioner Crnovich seconded. The motion passed unanimously.

Scheduling of Public Hearings

A-13-2014 – 230 Ogden Avenue – Shred415 – Special Use Permit to Allow a Physical Fitness Facility

Chairman Byrnes stated this public hearing would be scheduled for July 9, 2014.

Signage

901 N. Elm Street – Village Children's Academy – One Wall Sign

Chairman Byrnes explained why he had chosen to bring this request in front of the entire Commission and then asked if the applicant was present.

Dawn Sprong, owner of Village Children's Academy, introduced herself and summarized the request. She indicated that the plans had been revised slightly from the photos the Commission had in their packet. She explained that when the sign company came out to take pictures of the building for a design, the contractors had removed two downspouts that would be replaced and as a result, the sign would have to be shifted to avoid a conflict with the downspouts. She also stated that as a result, they would also reduce the proposed letter height from 20" to 15".

Discussion ensued regarding the proposed location of the sign.

The Commission confirmed the orientation and location of the proposed sign and generally agreed that the new location and size was actually more favorable.

Plan Commission Minutes

June 10, 2014

Mr. Gascoigne suggested that due to all the changes, the applicant revise the drawing and application, and resubmit to the Village for approval by the Chairman.

Commissioner Stifflear motioned for approval of a single wall sign at 901 N. Elm – Village Children's Academy, subject to the sign being 15" in height and centered between the downspouts on the southeast façade. Additionally the applicant would resubmit a revised application and drawing reflecting the changes discussed tonight and resubmit for administrative approval by the Plan Commission Chairman. Commissioner Crnovich seconded. The motion was approved unanimously.

Exterior Appearance/Site Plan Review

330 Chestnut Street - Site Plan/Exterior Appearance Approval for the Construction of a New Two-Story Commercial Building and Associated Site Improvements.

Chairman Byrnes introduced the case and asked if the applicant was present.

David Habiger, owner of the property, introduced himself and summarized his request.

Bernie Bartelli, architect from Culligan Abraham, introduced himself and summarized the proposal, including the design process that led to the footprint location and the differing elevations. He then went on to explain the materials being used and how consideration of the single-family homes on the south side of the tracks, led to several of the design concepts and changes made to the original elevations.

Commissioner Crnovich questioned whether staff had received any comments from the neighbors.

Mr. Gascoigne indicated that he couldn't confirm whether the neighbors that showed up at the previous meeting knew about the change of date and time for the special meeting, but that he had advised them after the meeting to keep an eye on the website. He also confirmed that those same two neighbors were those that had written letters of support that were included in the Commissioner's packet.

Mr. Habiger indicated that he has had ongoing conversations with all the neighbors to keep them up to speed and also stated that several of the elevation and design changes were a direct response to the concerns that the neighbors had throughout the process. He then indicated that there were some initial concerns when they first began the project, but that based on the feedback he'd received and letters provided to the Commission, he was confident that everyone was supportive of this request and the changes that were made to the original proposal to accommodate the concerns of the surrounding neighbors.

General discussion ensued and the Commission was extremely complementary of all aspects of this proposal and the willingness of the applicant to work with the neighbors and community to arrive at a design that everyone was happy with.

Plan Commission Minutes

June 10, 2014

Commissioner Cashman requested that the applicant expand on the design and explain the reasoning behind the differences of the north and south elevations. He indicated that he felt it was done very well and thought it should be part of the record for Trustees to understand how it was arrived at.

Mr. Bartelli elaborated on the distinctions and transition between the two elevations and explained that many of the changes were a result of conversations with the neighbors in an effort to eliminate any concerns they may have had.

Commissioner Cashman motioned for Exterior Appearance Approval for the Construction of a New Two-Story Commercial Building and Associated Site Improvements at 330 Chestnut Street. Commissioner Johnson seconded. The motion passed unanimously.

Commissioner Cashman motioned for Site Plan Approval for the Construction of a New Two-Story Commercial Building and Associated Site Improvements at 330 Chestnut Street. Commissioner Crnovich seconded. The motion passed unanimously.

Adjournment

Commissioner McMahon moved to adjourn. Commissioner Cashman seconded and the meeting adjourned at 6:25 p.m. on June 10, 2014.

Respectfully Submitted,

Sean Gascoigne
Village Planner

HINSDALE PLAN COMMISSION

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

DATE OF PLAN COMMISSION REVIEW: February 12, 2014 and April 8th, 2014

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

FINDINGS AND RECOMMENDATION ON REMAND FROM THE BOARD OF TRUSTEES

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 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..
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 at the February 12, 2014 Plan Commission meeting 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 at the February 12, 2014 Plan Commission meeting 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. At the February 12, 2014 Plan Commission meeting, the site plan and exterior appearance plans were recommended for approval on a vote of four (4) Ayes, one (1) Nay and one (1) Absent.
7. On March 18th, 2014, the Village Board heard a presentation from the applicant and remanded the matter back to the Plan Commission to consider possible revisions to the location of the children's play area for Village Children's Academy, and to consider concerns expressed regarding the architectural changes to the building's façade. Regarding the location of the proposed play area, the Board suggested the applicant consider analyzing the current parking demand and determine if all of the existing parking was required by code for the proposed uses, with the goal of potentially freeing up additional space elsewhere on the site for the play area.
8. At a special Plan Commission meeting on April 8th, 2014, the applicant made a presentation which included the following changes to the site/landscape plan and elevations from the original proposal:
 - a. The required parking spaces were calculated for the proposed uses and the applicant 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 its visibility.
 - b. Due to the relocation of the children's play area, the applicant revisited the proposed landscape plan and has made several adjustments. 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.
 - c. As a result of safety concerns raised by certain Commissioners, the applicant has extended the fence that currently terminates at the southern edge of the children's play area, and now extends 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.
 - d. The applicant 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.
9. At the April 8th, 2014 Plan Commission special meeting, the Commission offered the following thoughts regarding Exterior Appearance:
 - a. Certain Commissioners felt that the per Section 11-606E, proposed changes to the canopy on the north elevation were not consistent with the other buildings

in the office park, while others felt that the proposed changes offered slight distinctions to the façade and welcomed the changes. In addition, a Commissioner also expressed concern with the removal of the shutters and its impact on the overall appearance of the building. In any event, the Commission agreed that if approved, any future development by this property owner attempt to maintain consistency.

- b. While concerns were raised regarding appearance of the entrance gate between the pillars on the south entrance, most Commissioners recognized and agreed that it provided a necessary safety measure consistent with the use and found it acceptable.
10. At the April 8th, 2014 Plan Commission special meeting, the Commission offered the following thoughts regarding Site Plan: The entire Commission was complimentary of the site plan, specifically as it related to the changes to the playground and the reduction of overall lot coverage, which they felt were extremely positive.
11. The Plan Commission generally finds that based on the Application and the evidence presented at the public meetings, and based on the Applicant's plan revisions and efforts to address concerns raised, 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 revised site plans and various plans submitted and considered for the April 8th, 2014, Plan Commission meeting, prepared by Trippiedi Design.

II. RECOMMENDATIONS

Following a motion to recommend approval of the proposed revised exterior appearance plans, the Village of Hinsdale Plan Commission, on a vote of three (3) "Ayes," two (2) "Nayes," and one (1) "Absent," recommends on remand that the President and Board of Trustees approve the exterior appearance plans for 901 N. Elm Street subject to the condition that the applicant use "Option 1" for the canopy as included in Exhibit "B" of the attached ordinance.

Following a motion to recommend approval of the proposed revised site plan and exterior appearance plans, the Village of Hinsdale Plan Commission, on a vote of five (5) "Ayes," zero (0) "Nay," and one (1) "Absent," recommends on remand that the President and Board of Trustees approve the site plan plans for 901 N. Elm Street.

THE HINSDALE PLAN COMMISSION

By: _____
Chairman

Dated this _____ day of _____, 2014.

HINSDALE PLAN COMMISSION

RE: 330 Chestnut Street – Exterior Appearance and Site Plan Review

DATE OF PLAN COMMISSION REVIEW: June 10, 2014

DATE OF ZONING AND PUBLIC SAFETY REVIEW: June 23, 2014

FINDINGS AND RECOMMENDATION

I. FINDINGS

1. David Habiger (the “Applicant”) submitted an application to the Village of Hinsdale for exterior appearance and site plan review at 330 Chestnut Street (the “Subject Property”).
2. The Subject Property is located in the B-3, General Business District, is unimproved and is currently being utilized as storage for the Burlington Northwestern Santa Fe Railroad.
3. The applicant is proposing the construction of a new two-story office building, with a surface parking lot, on the existing site.
4. The Plan Commission heard a presentation from the applicant on June 10, 2014 regarding the proposed changes to the site. The Commission was extremely complimentary of the site plans, exterior appearance and general site improvements, as well as the applicant’s willingness to minimize the various impacts on the site.
5. The Subject Property presents challenges for development, including its unique geometry and proximity to the adjacent railroad tracks. The Commission was impressed by the manner in which the Applicant had met those challenges and worked with nearby neighbors.
6. The Commission was very impressed with the architecture and details, specifically the north and south elevations, and as such certain Commissioner’s requested that the applicant touch on certain aspects of their design thought process to simply memorialize it on the record.
7. The Plan Commission specifically 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, provided the applicant satisfy the requested conditions prior to final Board approval. Among the evidence relied upon by the Plan Commission were the elevations and various plans submitted and considered for the March 13, 2013 Plan Commission meeting, the challenges inherent

in development of the Subject Property, and the Commission's approval of the manner in which the Applicant had met those design challenges.

II. RECOMMENDATION

The Village of Hinsdale Plan Commission, on a vote of six (6) "Ayes," and zero (0) "Nays," recommends that the President and Board of Trustees approve the site plan and exterior appearance plans for the site improvements at 330 Chestnut Street.

THE HINSDALE PLAN COMMISSION

By: _____
Chairman

Dated this _____ day of _____, 2014.

Memorandum

To: Chairman Byrnes and Plan Commissioners

From: Sean Gascoigne, Village Planner 

Cc: Kathleen A. Gargano, Village Manager

Robb McGinnis, Director of Community Development/Building Commissioner

Date: July 9, 2014

Re: Scheduling of Public Hearings for Cases A-17-2014 and A-18-2014

Applicant: Kathy Napleton – Nourished Table and Home, LLC. (formerly Kitchen Nutrition, LLC.)

Request: Text Amendment to Section 6-106, to allow Cooking Schools, in the O-1 District as Special Uses and a Special Use to Allow a Cooking School, with Ancillary Cleaning Classes at 111 S. Vine.

The Applicant, Kathy Napleton, has submitted an application to amend Article VI (Office Districts), Section 6-106 (Special Uses), of the Village of Hinsdale Zoning Code, to allow Cooking Schools, in the O-1 Specialty Office District as a Special Use. In addition to the text amendment, the applicant is also requesting the necessary special use to allow a cooking school, with a maximum of 10 students, at 111 S. Vine Street. The property is zoned O-1, Specialty Office District and contains a two-story home that was most recently utilized for a builder's office. The site also contains a surface parking lot containing 6 parking spaces. Pursuant to Section 6-101 of the Village's Zoning Code, the O-1, Specialty Office District is intended to provide for small offices in the older areas of the village adjacent to the central business areas where it is possible to retain the residential character and appearance of the village and at the same time promote limited business activity.

As stated in their attached application, the applicant is interested in operating a small cooking school, with classes no larger than 10 students, out of the existing facility at 111 S. Vine Street. In addition to the cooking school, the applicant has indicated that the classes would also include instruction on nutrition, as well as how to properly clean and sanitize a cooking area and kitchen using toxic-free cleaning. She feels that this type of instruction would be a welcome fit for not only Hinsdale, but most appropriate for the O-1, Office District, given the size and nature of the classes and the convenience of a residentially sized kitchen.

Below is draft language proposed by the applicant that would amend the Zoning Code so that Cooking Schools would be established as Special Uses in the O-1, Specialty Office District:

Section 6-106 Special Uses

B. Services:

9. Cooking Schools (8299)

O-1

O-2

O-3

S

It should be noted that as requested above, this text amendment, if approved, would allow the specific use to be requested on any O-1 property within the Village and does not make it specific to this property. The request to make cooking schools a Special Use was intentional so as to not permit it as of right within the O-1 District, but to require review and consideration on a case-by-case basis and

allow for thoughtful consideration of future uses at this location. Therefore it is the concurrent Special Use application that would make this request specific to the property at 111 S. Vine.

When considering the Special Use application, the following surrounding land uses should also be considered:

North: O-1, Specialty Office District

South: O-1, Specialty Office District

East: O-1, Specialty Office District and O-2, Limited Office District

West: R-4, Single-Family Residential District

When an application contains a request for a text amendment to allow a practice as a Special Use, and also has a concurrent application for that Special Use, the process would be as follows:

1. Appearance before the Zoning and Public Safety Committee for a referral of the Text Amendment.
2. Appearance before the Board of Trustees for a referral of the Text Amendment.

Should the applicant receive a favorable referral from both of these bodies, the application would continue as follows:

3. Appearance before the Plan Commission to schedule the public hearing for both the Text Amendment AND the Special Use.
4. Appearance before the Plan Commission for the public hearings for both the Text Amendment and the Special Use.
5. Appearance before the Zoning and Public Safety Committee to consider the referral from the Plan Commission for both the Text Amendment and the Special Use.
6. Appearance before the Plan Commission to consider the Findings and Recommendations for both the Text Amendment and Special Use.
7. Appearance before the Board of Trustees for final consideration of both the Text Amendment and the Special Use.

Due to the fact that Board of Trustees and the Plan Commission both meet in the same week (steps 2 and 3 above), packets and reports must go out for both meetings prior to having a final decision rendered from the Board of Trustees regarding the referral of the Text Amendment. However since a decision will be rendered on July 7th, prior to the Plan Commission officially scheduling the public hearing, staff has placed the item on the Plan Commission agenda for July 9th. This practice has been historically accepted, particularly considering the fact that the text amendment referral received a unanimous recommendation at the June 23rd Zoning and Public Safety Committee, and will appear on the Consent Agenda for the July 7th Village Board. Should the referral not receive a favorable recommendation from the Village Board on July 7th, both cases will be removed from the July 9th Plan Commission meeting and will not be scheduled.

It is requested that **both** public hearings for the text amendment and the associated Special Use be scheduled for September 10, 2014.

Attachment(s)

Cc: President Cauley and Village Board of Trustees



COMMUNITY DEVELOPMENT
DEPARTMENT
**ZONING CODE TEXT AND MAP
AMENDMENT APPLICATION**

Must be accompanied by completed Plan Commission Application

Address of the subject property or description of the proposed request: 111 South Vine Street, Hinsdale, IL 60521

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.

According to Code, the purpose of the 0-1 specialty office district is intended to provide for small offices in older areas

of the village, while maintaining the residential character and appearance of the area. The change to add a cooking school with auxiliary classes in nutrition and toxic free cleaning fully complies with the intent for this district.

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

The existing uses and zoning classifications are 0-1 and 0-2 Office Districts and residential across the street. The term to

be added as Sub-Paragraph 9 to 6-106 (B) "Special Use" is for cooking classes and auxiliary personal development classes as they are uses directly out of the "Standard Industrial Classification Manual" which is utilized by the Village as a guide.

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

The proposed addition of the requested addition to Section 6-106(B) for cooking classes serves the community and fits the O-1 specialty office district.

4. The extent, if any, to which the value of the subject property is diminished by the existing zoning classification applicable to it. The building has been on the market for a while and the special use will have a positive impact on the community and meets the spirit of the O-1 district.
5. The extent to which any such diminution in value is offset by an increase in the public health, safety, and welfare. Not applicable as this will not impact the public health, safety, or welfare.
6. The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment. None.
7. The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment. If anything, there will be a positive impact on the surrounding areas as the property will only be utilized for classes inside and for providing a service not presently offered in Hinsdale.
8. The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment. None.
9. The suitability of the subject property for uses permitted or permissible under its present zoning classification. While the building is suitable for O-1, the requested change for an addition to Section 6-106(B) "Special Use" and will be a positive addition to the district. It is a service that was not contemplated when the Code was created and is not more intensive than current uses allowed in O-1.
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. Not an issue.

-
-
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.

No changes are necessary.

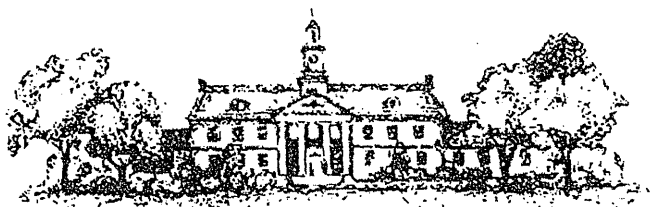
12. The length of time, if any, that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property. Not applicable.
-
-

13. The community need for the proposed amendment and for the uses and development it would allow. The community will greatly benefit from having the business in the area. The intent is for there to be classes

of up to 10 persons at a time learning to cook simply and to live naturally (toxic free). The farm house

structure on the property fits with the spirit of what is being taught.

14. The reasons, where relevant, why the subject property should be established as part of an overlay district and the positive and negative effects such establishment could be expected to have on persons residing in the area. Not applicable.
-
-



**VILLAGE
OF HINSDALE** FOUNDED IN 1873

**COMMUNITY DEVELOPMENT DEPARTMENT
SPECIAL USE PERMIT CRITERIA**

Must be accompanied by completed Plan Commission Application

Address of proposed request: 111 South Vine Street, Hinsdale, IL 60521

Proposed Special Use request: Cooking, nutrition, and natural living classes

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

REVIEW CRITERIA

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

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

1. *Code and Plan Purposes.* The proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established.
The use of the property by Kitchen Nutrition, LLC fits into the purpose of the 0 - 1 specialty office district as they
will be providing cooking classes and auxilliary classes on nutrition and toxic free cleaning. It will not negatively
impact the O-1 district nor its neighbors.

2. *No Undue Adverse Impact.* The proposed use and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area, or the public health, safety, and general welfare.
The proposed special use is for classes of up to 10 people (most will be 6 -8) and therefore 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. The proposed use will meet all of the ordinances of the Village, including but not limited to the noise ordinance. Also, since the classes are small there will be no effect on the area. As regards congestion, there are even six (6) on site parking spaces.
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. Not an issue with the requested use.
5. *No Traffic Congestion.* The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets. There will be no impact as there will not be that many additional people utilizing the property.
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. No change.
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. It will comply with all standards.
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. There are none, as the applicant is not asking for any variances from any current ordinances.

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. It will bring tutoring for cooking and living naturally to the Village and this is a new

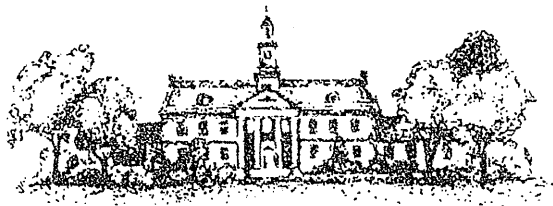
enterprise. Further, as the property is a "farm house" it fits the spirit of living simply and live naturally, which is what the cooking classes are based on.

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. This use is best in 0 -1 as a residential structure fits best for

cooking classes and the class sizes are small (10 at most) .

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. As stated, the exterior

of the building will not change, nor will the site plan.



**VILLAGE
OF HINSDALE** FOUNDED IN 1873

**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT**

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant

Name: Kitchen Nutrition, LLC (contract purchaser)
Address: 441 E. 4th Street
City/Zip: Hinsdale, IL 60521
Phone/Fax: (630) 968- 9355 /
E-Mail: kathy.napleton@kitchennutrition.com

Owner

Name: Tim Thompson, Inc.
Address: 215 West Ayres
City/Zip: Hinsdale, IL 60521
Phone/Fax: () /
E-Mail:

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

Name: Peter Coules, Jr.
Title: Attorney
Address: 15 Salt Creek Lane, Suite 312
City/Zip: Hinsdale, IL 60521
Phone/Fax: (630) 920 - 0406 / (630) 920 - 1338
E-Mail: peter@donatellcoules.com

Name:
Title:
Address:
City/Zip:
Phone/Fax: () /
E-Mail:

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

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

II. SITE INFORMATION

Address of subject property: 111 S. Vine Street, Hinsdale, IL 60521

Property identification number (P.I.N. or tax number): 09 - 12 - 110 - 003

Brief description of proposed project: To create a text amendment to allow a cooking school (with auxiliary toxic-free cleaning classes) to be a special use in the 0-1 zoning district. The use is directly out of the "Standard Industrial Classification Manual" which is utilized by the Village as a guide. Then this use will be granted a special use to perform same at 111 S. Vine Street, Hinsdale, IL 60521.

General description or characteristics of the site: The property has been utilized by Tim Thompson Builders

Neither the current structure nor the property set back will change, as no new structures will be built. Only the inside will be changed as the kitchen will be cosmetically enhanced.

Existing zoning and land use: 0 - 1

Surrounding zoning and existing land uses:

North: 0-1

South: 0-1

East: 0-2

West: R-4

Proposed zoning and land use: The existing 0 - 1 with a special use for whole living and cooking classes.

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

☐ Site Plan Disapproval 11-604

☐ Design Review Permit 11-605E

☐ Exterior Appearance 11-606E

☒ Special Use Permit 11-602E

Special Use Requested: For a cooking school (classes) and whole living classes (toxic-free) will be offered to the public.

☒ Map and Text Amendments 11-601E

Amendment Requested: A subparagraph 9 to be added to 6-106(B) to allow a special use for cooking classes and auxiliary healthy living classes.

☐ Planned Development 11-603E

☐ Development in the B-2 Central Business District Questionnaire

TABLE OF COMPLIANCE

Address of subject property: 111 S. Vine

The following table is based on the O-1 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	N/A
Minimum Lot Depth	125'	125'	125'	N/A
Minimum Lot Width	60'	100'	80'	N/A
Building Height	30'	40'	60'	N/A
Number of Stories	2.5	3	5	N/A
Front Yard Setback	35'	25'	25'	N/A
Corner Side Yard Setback	35'	25'	25'	N/A
Interior Side Yard Setback	10'	10'	10'	N/A
Rear Yard Setback	25'	20'	20'	N/A
Maximum Floor Area Ratio (F.A.R.)*	.40	.50	.35	N/A
Maximum Total Building Coverage*	35%	N/A	N/A	N/A
Maximum Total Lot Coverage*	80%	80%	50%	N/A
Parking Requirements				N/A
Parking front yard setback	35'	25'	25'	N/A
Parking corner side yard setback	35'	25'	25'	N/A
Parking interior side yard setback	10'	10'	10'	N/A
Parking rear yard setback	25'	20'	20'	N/A
Loading Requirements				N/A
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 22nd day of May, 2014, I/We have read the above certification, understand it, and agree to abide by its conditions.

Signature of applicant or authorized agent

Kathleen Napleton

Name of applicant or authorized agent

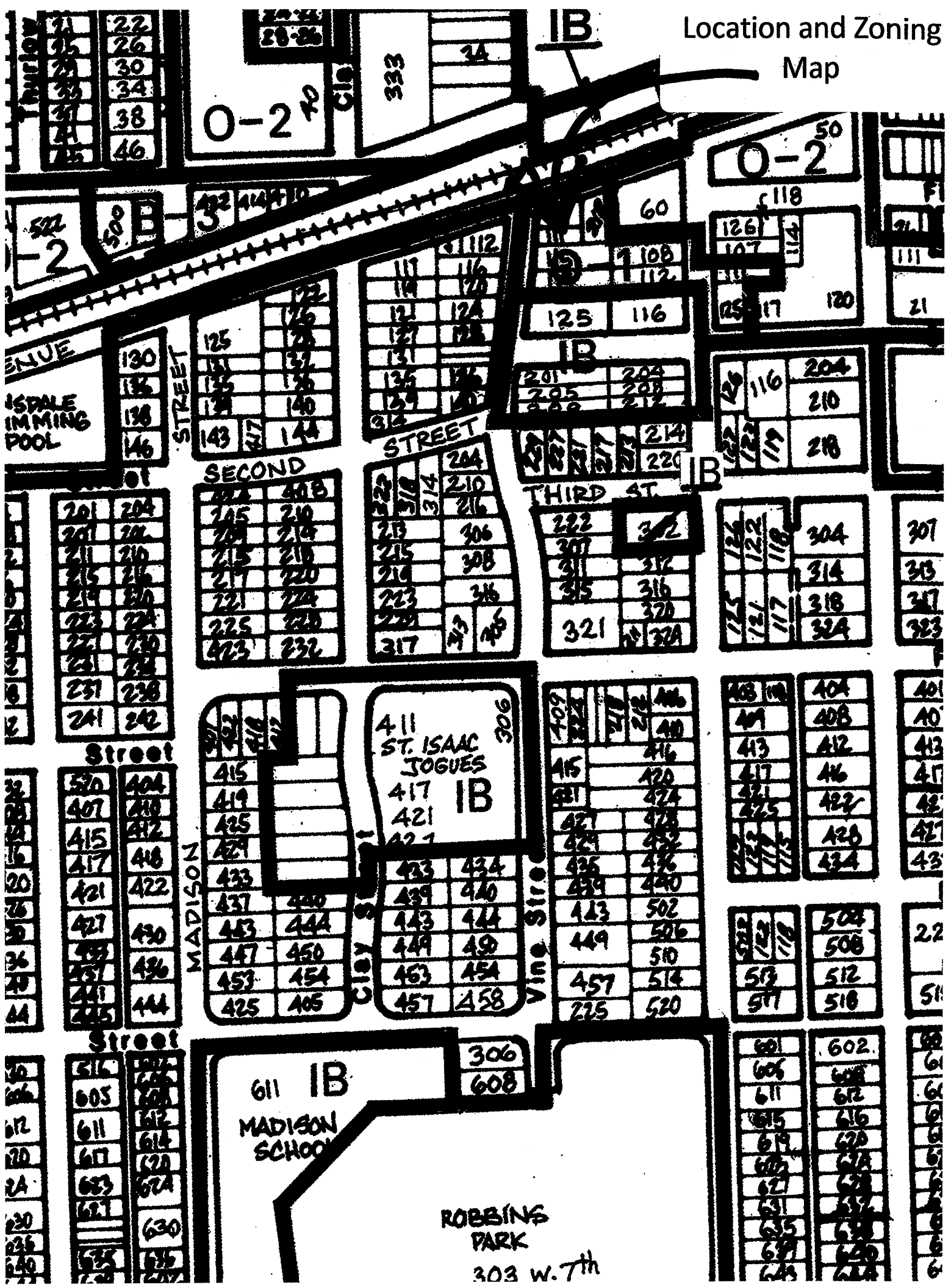
Signature of applicant or authorized agent

Name of applicant or authorized agent

SUBSCRIBED AND SWORN
to before me this 22nd day of
May, 2014.

Notary Public
"OFFICIAL SEAL"
4 PETER COULES JR.
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 9/11/2017

Location and Zoning
Map



Aerial Map



111 S Vine St, Hinsdale, IL 60521, USA

© 2014 Google


Google earth

Google earth

feet 300
meters 100



Memorandum

To: Chairman Byrnes and Plan Commissioners
From: Sean Gascoigne, Village Planner 
Cc: Kathleen A. Gargano, Village Manager
Robb McGinnis, Director of Community Development/Building Commissioner
Date: July 9, 2014
Re: Scheduling of a Public Hearing for Case A-23-2014
Applicant: Med Properties
Request: Special Use Permit for a Planned Development at 10, 11 and 12 Salt Creek, and 901 and 907 N. Elm Street

BACKGROUND

Application

The Village of Hinsdale has received an application from Med Properties of Northbrook Illinois on behalf of Salt Creek Campus LLC and 11 Salt Creek Campus LLC requesting a special use permit authorizing a planned development for the properties located at 10,11,& 12 Salt Creek Lane and 901 and 907 North Elm Street. The Village Board may grant special use permits authorizing the development of planned developments, but only in districts where such developments are listed as an authorized special use. Section 6-106E1 provides for planned developments in the O-3 district.

In addition, MedProperties is concurrently requesting Exterior Appearance and Site Plan Review Application for the property located at 10 Salt Creek Lane.

Planned Development Application

Process

The Village Code sets forth the process for which an application for special use is to be filed and considered in Sections 11-603-C and D1. Applications for approval of a Development Concept Plan shall be filed in accordance with the requirements of Section 11-301 of Article XI. Due to the nature of the request, this application would require a public hearing. Section 11-303C requires the Village Manager to refer every application for which the Code requires a hearing to the Plan Commission, Zoning Board of Appeals or the Historic Preservation Commission, whichever is applicable no later than 60 days following the submission of the application. The applicant filed its submission on June 6, 2014. Per Section 11-301H, the applicant has the capacity to file the Planned Development application concurrent with the exterior appearance and site plan approval application for 10 Salt Creek, which is included in this request. Due

to the fact that the Planned Development request must be scheduled for a public hearing, the request for the exterior appearance and site plan review for 10 Salt Creek will begin discussions with that on September 10, 2014. The two processes will then continue concurrently through the remainder of the process.

As a Planned Development, if approved, a property (or group of properties) would be ratified with an adopting ordinance containing any waivers and conditions that may be afforded or attached to the property. Any future requests for changes would require the applicant to reappear before the Committee and Board to determine if the requested changes are in substantial conformity with the originally approved Planned Development. If it is determined that it is, another ordinance is adopted identifying the approved changes. Should the Board determine it is not, the applicant would be back before the Plan Commission for full consideration of the proposed changes. On the contrary, if the Planned Development was not approved and the applicant were to secure all of the necessary variations from the Zoning Board of Appeals required to construct the same request, any future development would be subject to the applicable zoning processes required to accomplish their proposed changes (i.e. Zoning Board of Appeals for additional variations or Plan Commission for exterior appearance/site plan review). In either case, additional process would be required.

Description of property and existing use

The site is in the Salt Creek Medical Campus and includes five buildings with four existing professional office buildings and one proposed professional office building that is adjacent to the pond to the northwest. The property is currently zoned O-3 which is a general office district intended to accommodate the needs of business and professional offices and related business uses requiring a somewhat wider range of office space with a somewhat higher intensity of pedestrian and vehicular traffic movements, bulk and height regulations are consistent with a moderate amount of development. The O-3 district shall be mapped only on property lying north of Ogden Avenue and east of York Road.

Section 6-103E16 provides that offices and clinics of doctors of medicine, dentists are a permitted use in the O-3 district.

The surrounding zoning and land uses are as follows:

North: O-3, General Office District, R-5, Multi-Family and IB, Institutional Buildings

East: O-3, General Office District as well as vacant property

South (across Ogden): B-3, General Business District

West: O-3, General Office District

The applicant has been before the Plan Commission and the Village Board for two of the five properties. The property at 12 Salt Creek received approval in July 2013 for exterior modifications and site plan improvements and most recently, the property located at 901 N. Elm received the same approvals in April of 2014.

The attached Hinsdale Zoning map highlights the properties that are proposed to be included in the planned development.

Request

The table included in the applicant's submittal (identified with a green tab) compares the existing zoning with the request made by the applicant. Immediately following is a comparison of the properties to the east that recently received approval by the Village's Plan Commission and the Village Board.

Med Properties is proposing a planned development to provide an integrated campus feel that is currently not achievable through the existing zoning. The applicant does maintain the alternative of requesting site plan and exterior appearance approval for 10 Salt Creek through the Plan Commission, as well as requesting the necessary variations for that site, including a comprehensive sign package for the overall campus through the Zoning Board of Appeals. The applicant however, has indicated that the Planned Development route was selected as they felt it would encapsulate the properties and allow them to function as an integrated medical campus with several amenities, including walking paths, bike lanes, public pavilions and plazas that encourage, connect and suggest a campus feel. As noted above, the request would include several waivers, including several for the comprehensive sign package, however most of the requested waivers are related to existing buildings and would not be affected by the development of 10 Salt Creek. The waivers would be as follows:

New Waiver Requests as a Result of Proposal

- Increase the permitted total lot coverage from 50% to 59% (New waiver request as a result of the new proposal)
- Various waivers for the approval of a comprehensive campus sign package (actual total square footages for waiver request to be provided as part of the public hearing)
- Increase the maximum building wall signage from 100 square feet to 300 square feet

Waivers for Existing Conditions that Will Not Change as a Result of the Proposal

- Decrease the required parking interior side yard of 10'-0" to 5'-0"
- Decrease the required parking corner side yard of 25'-0" to 17'-0"
- Decrease the required parking rear yard of 20'-0" to 0'-0"
- Decrease the required setback to the centerline of Ogden Avenue of 200'-0" to 94'-4"
- Decrease the required number of loading spaces from 2 spaces to 0 spaces

The Village's Zoning Code states that through the flexibility of the of the planned development technique, the Village seeks to achieve the following specific objectives. When considering this application for the Salt Creek Medical Campus, the Commission should consider the following standards and how each were addressed by the applicant's submittal.

1. Creation of a more desirable environment than would be possible through strict application of other Village land use regulations
2. Promotion of creative approach to the use of land and related physical facilities resulting in better design and development including aesthetic amenities

3. Combination and coordination of architectural styles, building forms and building relationships
4. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features, the provision of screening or other facilities that benefit neighboring properties and the prevention of soil erosion
5. Provision for the preservation and beneficial use of open space
6. An increase in the amount of open space over that which would result from the application of convention subdivision and zoning regulations
7. Encouragement of land uses that promote the public health, safety and general welfare.

As part of the planned development requirement the applicant has identified and proposes that the following public benefits meet the standard (locations of each identified within the applicant's submittal):

- Walking paths throughout the campus
- Bike lanes to connect with those to the north
- Campus Pavillion
- Increased Landscaping
- Oak Grove and Clocktower Plazas
- On-site Stormwater Detention

Property History

A review of the zoning maps finds that the property has been zoned O-3 since at least 1989.

The property immediately adjacent to the east is the Cancer Treatment Center and was recently approved by the Board of Trustees on September 17, 2013. This proposal was not eligible for a Planned Development application due to the fact that it was only a single building however the following is a reference comparison of key bulk standards for the immediate area.

Address	Square Footage of Structure	Height	Stories
10 Salt Creek – Proposed	43,065 square feet	44 ft.	3
11 Salt Creek – Existing	57,520 square feet	50 ft.	3
12 Salt Creek – Existing	68,000 square feet	55 ft.	4

901 N. Elm St. – Existing	34,835 square feet	33 ft.	2
907 N. Elm St. – Existing	32,000 square feet	42 ft.	3
421 E. Ogden (Cancer Treatment Ctr) – Under Construction	54,000	45 ft.	2

Exterior Appearance and Site Plan Review Application

Process

The applicant Med Properties is proposing the construction is a new three story professional building at 10 Salt Creek Lane, within the Salt Creek Medical Campus which is a permitted use in the O-3 District. The proposal also includes a surface parking lot containing 162 spaces. 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 the code was enacted unless careful consideration is given is given to critical design elements. As such, site plan review is required in this case due to the following provisions:

1. Section 11-604 C1
2. Section 11-604 C2
3. Section 11-604-C3
4. Section 11-604-C4
5. Section 11-606E

Due to the nature of the request, this application would require a meeting before the Plan Commission. The Village Board has 90 days from receiving the recommendation of the Plan Commission to act on its recommendation. Failure by the Board to act within 90 days is considered a denial of the Plan Commission's recommendation. Section 11-604F of the Zoning Code details the standards for site plan approval. The applicant provides its response to the Site Plan Review criteria on pages 3 and 4 of its application. The applicant filed its submission on June 6, 2014. Per Section 11-301H, the applicant has the capacity to file this request, concurrently with the Planned Development application which is included in this request. Due to the fact that the Planned Development request must be scheduled for a public hearing, the request for the exterior appearance and site plan review for 10 Salt Creek will begin discussions with that on September 10, 2014. The two processes will then continue concurrently through the remainder of the process.

Description of property and existing use

The site is in the Salt Creek Medical Campus and is proposed to be built at 10 Salt Creek Lane and become part of the four existing professional office buildings. The property is currently zoned O-3 which is a general office district intended to accommodate the needs of business and professional offices and related business uses requiring a somewhat wider range of office space with a somewhat higher intensity of pedestrian and vehicular traffic movements, Bulk and height regulations are consistent with a moderate amount of development. The O-3 district shall be mapped only on property lying north of Ogden Avenue and east of York Road.

Section 6-103E16 provides that offices and clinics of doctors of medicine, dentists are a permitted use in the O-3 district.

The 10 Salt Creek Lane location is bordered in all directions to properties zoned O-3 Professional Office.

The applicant has been before the Plan Commission and the Village Board for two of the five properties. The property at 12 Salt Creek received approval in July 2013 for exterior modifications and site plan improvements and most recently, the property located at 901 N. Elm received the same approvals in April of 2014.

The attached Hinsdale Zoning map highlights the specific subject property.

Request

The applicant is requesting approval of site plan/exterior appearance approval, to construct a new 3-story office building, with a surface parking lot containing 162 spaces, on the vacant site at 10 Salt Creek Lane. The applicant has provided elevations in their submittal that indicate the materials proposed for the new structure consist of precast limestone, thin brick on precast panels, aluminum window elements and an entrance canopy and doors similar to those recently approved at 12 Salt Creek (July 2013), 901 N. Elm (April 2014), and currently being proposed at 907 N. Elm. The proposed building is identified as 3-stories and 44 feet tall. This can be compared to other structures in the immediate area using the chart detailed above in the Planned Development section.

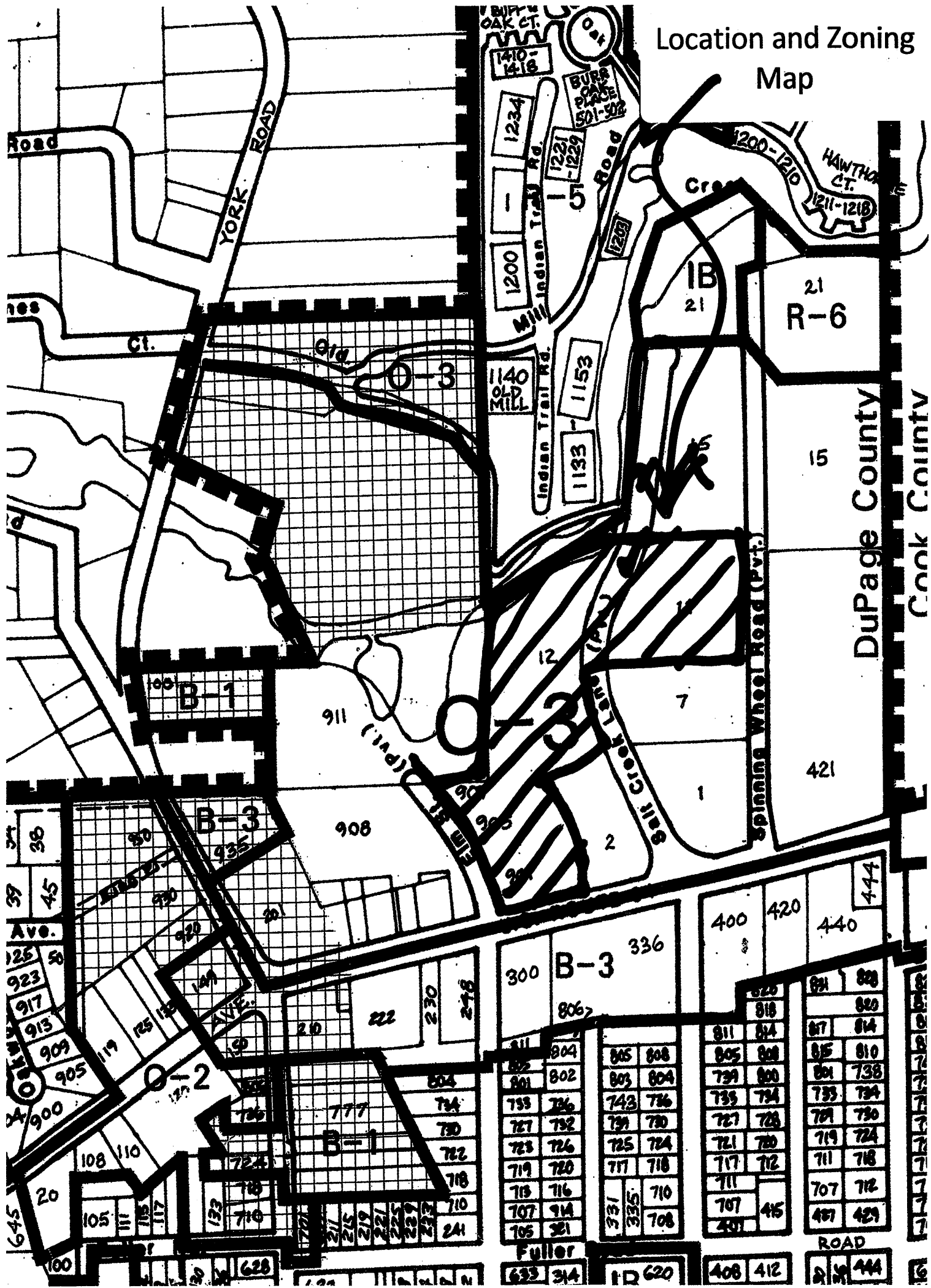
Property History

A review of the zoning maps finds that the property has been zoned O-3 since at least 1989.

	<u>Existing Requirement</u>	<u>Proposed Development</u>
Lot Area	20,000 s.f.	108,859 s.f.
Lot Width	80'	241'
Front Yard	25'	57'
Int. Side Yard	10'	15'
Corner Side Yard	25'	42.5'
Height	60'	44'
Number of Stories	5	3
Total Bldg. Coverage	N/A	13.3%
Total Lot Coverage	50%	78%**

**Reflects Total Lot Coverage as it relates to 10 Salt Creek independently.

Location and Zoning Map



Med Properties Salt Creek Medical Campus

**Village of Hinsdale, IL
Salt Creek Medical Campus Planned Development
and
10 Salt Creek Exterior Appearance and
Site Plan Review Application**

June 6, 2014

Landscape Architect
Trippiedi Design, P.C.
902 Sundew Court
Aurora, IL 60504
630.375.9400

Civil Engineer
Mackie Consultants, LLC
9575 W. Higgins Rd., Suite 500
Rosemont, IL 60018
847.696.1400



ECKENHOFF SAUNDERS ARCHITECTS

700 South Clinton Chicago, IL 60607
(312) 786 1204 p (312) 786 1838 f
www.esadesign.com

ESA Project Number 14061

Med Properties Salt Creek Medical Campus Planned Development

**Village of Hinsdale, IL
Planned Development Application**

June 6, 2014

Landscape Architect
Trippiedi Design, P.C.
902 Sundew Court
Aurora, IL 60504
630.375.9400

Civil Engineer
Mackie Consultants, LLC
9575 W. Higgins Rd., Suite 500
Rosemont, IL 60018
847.696.1400



ECKENHOFF SAUNDERS ARCHITECTS

700 South Clinton Chicago, IL 60607
(312) 786 1204 p (312) 786 1838 f
www.esadesign.com

ESA Project Number 14061



**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT**

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant

Name: Med Properties - Bill Dvorak
Address: 40 Skokie Blvd., Suite 410
City/Zip: Northbrook, IL 60062
Phone/Fax: (847) 897-7310 / 897-7333
E-Mail: bdvorak@medpropertiesgroup.com

Owner

Name: Salt Creek Campus LLC & 11 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: Eckenhoff Saunders Architects-Steve Saunders
Title: Architect
Address: 700 S. Clinton Suite 200
City/Zip: Chicago, IL 60607
Phone/Fax: (312) 786-1204 / 786-1838
E-Mail: ssaunders@esa-inc.com

Name: Schuyler, Roche & Crisham, P.C. - John J. George
Title: Attorney
Address: 180 N. Stetson Avenue, Suite 3700
City/Zip: Chicago, IL 60601
Phone/Fax: (312) 565-8439 / (312) 565-8300
E-Mail: jgeorge@srcattorneys.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) Not Applicable
- 2) _____
- 3) _____

II. SITE INFORMATION

Address of subject property: 10, 11 & 12 Salt Creek Lane and 901 & 907 N. Elm Street

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

Brief description of proposed project: Assemblage of 5 lots within the Office Park of Hinsdale as one
zoning lot for Planned Development purposes.

General description or characteristics of the site: The site is in the Salt Creek Medical Campus and includes
five building sites with four existing professional office buildings and one proposed professional office building and is adjacent
to a pond to the northwest.

Existing zoning and land use: 0-3 / Prof. Office/vacant

Surrounding zoning and existing land uses:

North: 0-3, R-5 & 1B/Prof. Office and Multifamily Residential

South: B-3 / Retail Banking and Commercial

East: 0-3 / Prof. Office and vacant

West: 0-3 / Prof. Office

Proposed zoning and land use: 0-3 / Prof. Office

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

☐ Site Plan Approval 11-604

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

☐ Design Review Permit 11-605E

☐ Exterior Appearance 11-606E

☒ Planned Development 11-603E

☒ Special Use Permit 11-602E

Special Use Requested: Planned Development

☐ Development in the B-2 Central Business
District Questionnaire

TABLE OF COMPLIANCE

Address of subject property: 10, 11 and 12 Salt Creek Lane and 901 and 907 N. Elm Street

The following table is based on the 0-3 Zoning District.

	Minimum Code Requirements	Proposed/Existing Development
Minimum Lot Area (s.f.)	20,000 SF	697,976 SF
Minimum Lot Depth	125'	1,885'
Minimum Lot Width	80'	626'
Building Height	60'	55'
Number of Stories	5	4
Front Yard Setback	40'	56.5'
Corner Side Yard Setback	40'	44.5'
Interior Side Yard Setback	10'	90'
Rear Yard Setback	40'	70'
Maximum Floor Area Ratio (F.A.R.)*	.35	.34
Maximum Total Building Coverage*	N/A	N/A
Maximum Total Lot Coverage*	50%	59%
Parking Requirements	1/335 NSF for entire PD = 610 Parking spaces	745 parking spaces proposed
Parking front yard setback	25'	39'
Parking corner side yard setback	25'	17' (Existing)
Parking interior side yard setback	10'	5' (Existing)
Parking rear yard setback	20'	0' (Existing)
Loading Requirements	2	0 (Existing)
Accessory Structure Information	N/A	N/A

* Must provide actual square footage number and percentage.

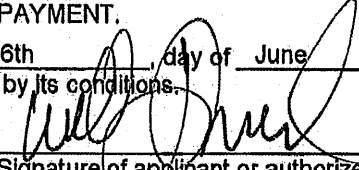
Where any lack of compliance is shown, state the reason and explain the Village's authority, if any, to approve the application despite such lack of compliance: The proposed planned development is non-compliant with respect to lot coverage, parking yard requirements, the Ogden Avenue Center set back requirement, the required number of loading spaces and the number of ground signs and the square footage of wall signs. The Village is authorized to grant a special use permitting a planned development which is intended to relax the code regulations which would be inappropriate upon the development or redevelopment of parcels that and themselves to the planned development approach.

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 6th day of June, 2014, I/We have read the above certification, understand it, and agree to abide by its conditions.


Signature of applicant or authorized agent

William Dvorak

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 10th day of
June, 2014.


Notary Public

OFFICIAL SEAL
KARIN J WALTER
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 09/21/14



**VILLAGE
OF HINSDALE** FOUNDED IN 1873

**COMMUNITY DEVELOPMENT DEPARTMENT
SPECIAL USE PERMIT CRITERIA**

Must be accompanied by completed Plan Commission Application

Address of proposed request: 10, 11 and 12 Salt Creek Lane and 901 and 907 N. Elm Street

Proposed Special Use request: Planned Development

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

REVIEW CRITERIA

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

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

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

The proposed planned development with a proposed new office building is in harmony with Hinsdale Zoning Code and with all regulations of the 0-3 general office district with allowable waivers.

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

The proposed office building and planned 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

The proposed office building will be constructed and the existing office buildings are within the boundaries of the proposed planned development and will not interfere with the use or development of neighboring property.

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

The proposed planned development will be adequately served by existing streets, utilities, drainage structures, as well new detention vaults for the new building, police and fire.

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

Streets are adequate for expected traffic and the proposed development will not cause undue traffic congestion. Main routes to site do not pass 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.

Existing features will be preserved to the greatest extent possible, and the proposed development does not result in the destruction, loss or damage of any natural, scenic or historic features 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.

Development complies with the zoning code except for those items specifically identified for waivers.

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.

Applicant proposes to meet all special standards imposed by the Hinsdale Zoning Code authorizing the existing and proposed use of the planned development.

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.

The proposed new office building and planned development is in the interest of public convenience and will contribute to the general welfare of the community. In addition to those benefits highlighted on the attached Public Benefits map, the development of 10 Salt Lake Creek is expected to create many new professional jobs.

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

The proposed development of 10 Salt Creek Lane and the planned developments fit well with the existing buildings and the subject site is located within the only 0-3 General Office District therefore eliminating any other alternative locations within the Village of Hinsdale.

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.

The applicant has taken all reasonable steps possible to minimize any adverse effects on the immediate vicinity. The building, site and landscaping are designed to be compatible with existing development. Detention vault at 10 Salt Creek is designed to detain all water collected by the 10 Salt Creek roof and parking lot for a 100 year, 24 hour event.



**VILLAGE
OF HINSDALE** FOUNDED IN 1873

PLANNED DEVELOPMENT CRITERIA

Community Development Department

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

Address of proposed request: 10, 11 and 12 Salt Creek Lane and 901 and 907 N. Elm Street

Proposed Planned Development request: Assemblage of 5 building sites as one zoning lot for proposed professional office campus

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.

The applicant proposes to meet all standards applicable for the granting of a planned development special use permit.

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

- a. *Unified ownership required.* Applicant meets this requirement.
- b. *Minimum area.* Applicant meets this requirement.
- c. *Covenants and restrictions to be enforceable by village.* Applicable covenants and restrictions will be enforceable by the Village.
- d. *Public open space and contributions.* Applicant is providing walking paths, bike lanes, a pavilion,

- 1 -

two plazas, increased landscaping, storm water detention and will bring more job opportunities to the proposed development.

- e. *Common open space.* The subject site shares a clock tower plaza and Oak Grove Plaza as well as a pavilion overlooking a pond and provides walking and bike paths.

Amount, location, and use. See Public Benefits map.

Preservation. Existing Oak Grove is being preserved and enhanced with the addition of a pavilion and benches.

Ownership and maintenance. Ownership is unified in an affiliate of the Applicant, which will manage and maintain the property as well as the Owner's Association of the Office Park of Hinsdale.

Property owners' association. Office Park of Hinsdale Owner's Association.

- f. *Landscaping and perimeter treatment.* See attached landscape plans.
- g. *Building and spacing.* Each of the existing four office buildings and the proposed office building are positioned within the planned development to provide adequate spacing between buildings and to take advantage of shared common space.
- h. *Private streets.* The planned development contains three connecting private streets consisting of Salt Creek Lane, Elm Street and Tower Lane.
- i. *Sidewalks.* Sidewalks along the streets and within the planned development site are provided.
- j. *Utilities.* Adequate utilities are available to serve the existing and proposed office building.

Additional standards for specific planned developments.

Applicant proposed to meet any applicable additional standards for the proposed planned development.

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

1. Increase the permitted total lot coverage from 50% to 59%.
2. Decrease the required parking interior side yard of 10' to 5' (Existing).
3. Decrease the required parking corner side yard of 25' to 17' (Existing).
4. Decrease the required parking rear yard of 20' to 0' (Existing).
5. Decrease the required Ogden Avenue Center setback of 200' to 94'-4" (Existing).
6. Decrease the required number of loading spaces from 2 spaces to 0 spaces (Existing).
7. Increase the maximum building wall signage from 2 100 sf to 300 sf.
8. Approve 1 Joint identification sign and 8 on site informational ground signs and 5 name plate signs as part of the planned development.

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: MedProperties

Owner's name (if different): Salt Creek Campus LLC and 11 Salt Creek Campus LLC

Property address: 10, 11 & 12 Salt Creek Lane and 901 & 907 N. Elm Street

Property legal description: [attach to this form]

Present zoning classification: O-3, General Office District

Square footage of property: 697,976 sf.

Lot area per dwelling: N/A

Lot dimensions: x See Site Plan

Current use of property: Professional Office

Proposed use:
☐ Single-family detached dwelling
☒ Other: Professional Office

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

Brief description of request and proposal:

Planned development for five professional office buildings.

Plans & Specifications: [submit with this form]

Provided: Required by Code:

Parking Yards:

front:	varies	<u>39'</u>	<u>25'</u>
interior side(s)	varies	<u>5' / 55'</u>	<u>10' / 10'</u>

Provided:

Required by Code:

corner side	<u>17'</u>	<u>25'</u>
rear	<u>0'</u>	<u>20'</u>

Building Setbacks (businesses and offices):

front:	<u>56.5'</u>	<u>40'</u>
interior side(s)	<u>90' /</u>	<u>10' / 10'</u>
corner side	<u>44.5'</u>	<u>40'</u>
rear	<u>70'</u>	<u>40'</u>
others:	<u>N/A</u>	<u>N/A</u>
Ogden Ave. Center:	<u>94'-4"</u>	<u>200'</u>
York Rd. Center:	<u>N/A</u>	<u>N/A</u>
Forest Preserve:	<u>N/A</u>	<u>N/A</u>

Building heights:

principal building(s):	<u>55'</u>	<u>60'</u>
accessory building(s):	<u>N/A</u>	<u>N/A</u>

Maximum Elevations:

principal building(s):	<u>N/A</u>	<u>N/A</u>
accessory building(s):	<u>N/A</u>	<u>N/A</u>

Dwelling unit size(s):	<u>N/A</u>	<u>N/A</u>
------------------------	------------	------------

Total building coverage:	<u>N/A</u>	<u>N/A</u>
--------------------------	------------	------------

Total lot coverage:	<u>59%</u>	<u>50%</u>
---------------------	------------	------------

Floor area ratio:	<u>.34</u>	<u>.35</u>
-------------------	------------	------------

Accessory building(s):	<u>N/A</u>
------------------------	------------

Spacing between buildings:[depict on attached plans]

principal building(s):	<u>varies</u>	<u>168' - 222'</u>	<u></u>
accessory building(s):	<u>N/A</u>	<u>N/A</u>	<u></u>

Number of off-street parking spaces required: 610

Number of loading spaces required: 2

Statement of applicant:

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

By:

Applicant's signature

William Dvorak

Applicant's printed name

Dated: June 6, 2014.

EXHIBIT "A"

LEGAL DESCRIPTION

LOTS 3, 4, 5, 6 AND 10 IN OFFICE PARK OF HINSDALE, BEING A SUBDIVISION OF PART OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11, EAST TO THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 20, 2002, AS DOCUMENT R2002-243817, IN DUPAGE COUNTY, ILLINOIS.

PINS:

09-01-207-009	06-36-405-019
09-01-207-010	06-36-405-020
09-01-207-011	06-36-405-021
	06-36-405-022

ZONING CONFIRMATION OF AUTHORITY

TO WHOM IT MAY CONCERN:

The undersigned, 11 Salt Creek Campus LLC, the property owner of the property commonly known as 11 Salt Creek Lane, Hinsdale, Illinois, hereby confirms that the Zoning Applicant, MedProperties, is authorized by the undersigned to file a Planned Development Application for 11 Salt Creek Lane, Hinsdale, Illinois.

Dated this 4TH day of June, 2014.

PROPERTY OWNER:

11 SALT CREEK CAMPUS LLC

Paul Kopicki

By: PAUL KOPICKI

Title: AUTHORIZED SIGNATORY

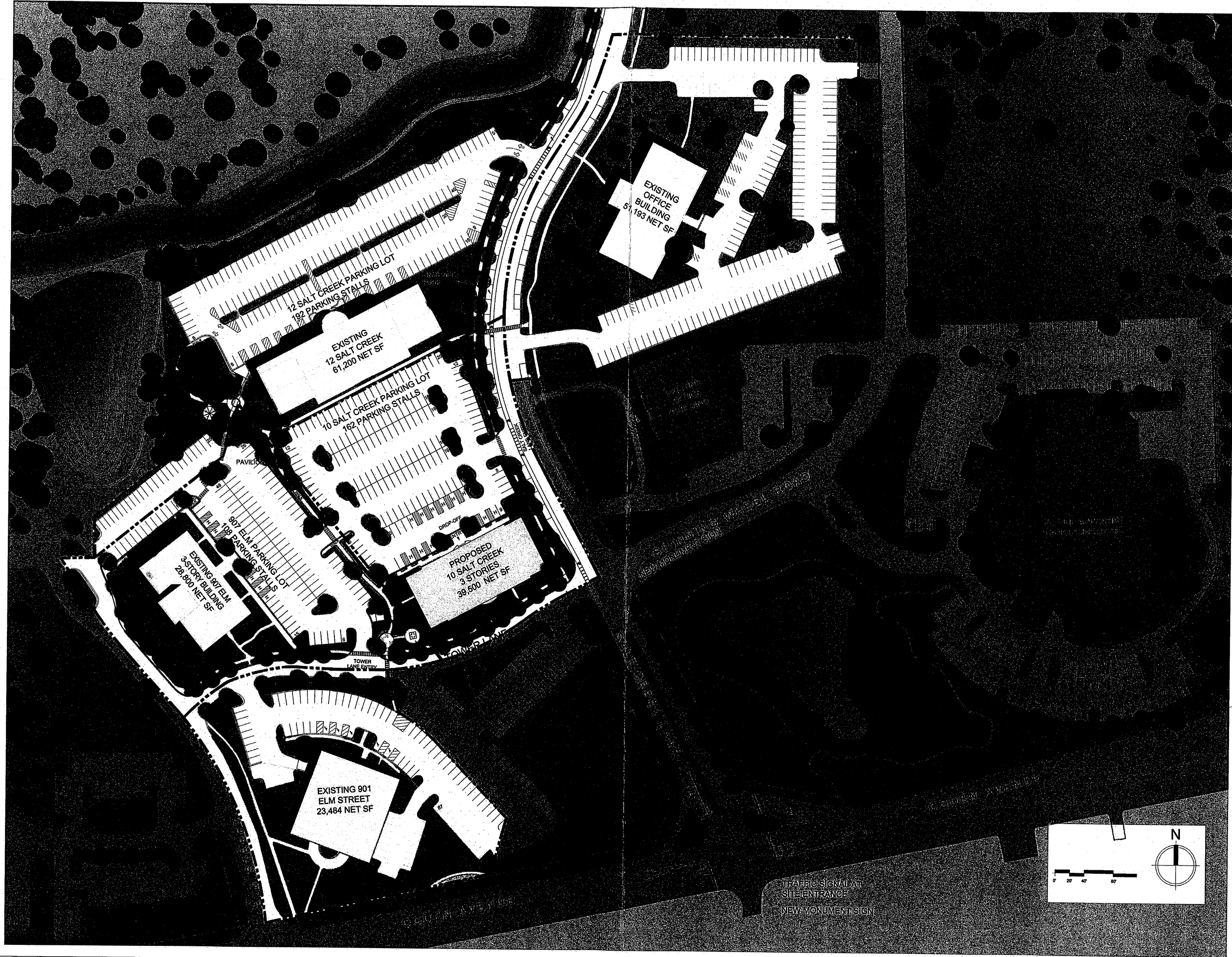
EXHIBIT "A"

LEGAL DESCRIPTION

LOTS 3, 4, 5, 6 AND 10 IN OFFICE PARK OF HINSDALE, BEING A SUBDIVISION OF PART OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11, EAST TO THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 20, 2002, AS DOCUMENT R2002-243817, IN DUPAGE COUNTY, ILLINOIS.

PINS:

09-01-207-009	06-36-405-019
09-01-207-010	06-36-405-020
09-01-207-011	06-36-405-021
	06-36-405-022



Salt Creek Medical Campus Comprehensive Zoning Analysis

Hinsdale, IL 60521
2014.06.06
ESA # 12075



Category	Zoning Requirements	Individual Lots					Planned Development: 10 SC, 12 SC, 907 Elm	
	"O3"	10 Salt Creek	12 Salt Creek	907 Elm	901 Elm	11 Salt Creek	P.D. ⁶ 10 SC+ 11 SC+ 12 SC +907 Elm+ 901 Elm	
Site Area (SF)	20,000 Min.	108,854	224,808	97,600	95,903	170,811		697,976
Gross Area (SF)	-	43,065	68,000	32,000	34,835	57,520		235,420
Net Area (SF)	-	39,500	61,200	28,800	23,484	51,193		204,177
Foot Print Area (SF)	-	14,450	17,800	10,670	13,370	14,380		70,670
Parking Area (SF)	-	70,688	107,010	43,844	42,914	73,636		338,092
FAR	0.35	0.40	0.30	0.33	0.36	0.34		0.34
Lot Coverage	50% Max	78%	56%	55%	59%	52%		59%
Parking Spaces ¹ + Street Parking	(Req'd ²) Actual	(144) 162 + 9 Street= 171	(204) 192 + 29 street=221	(105) 108	(87)90	(171)171		(610 ⁷) 761 ⁸
ADA Spaces ³	(Req'd) Actual	(6) 10 ⁴	(6) 12 ⁴	(5) 6 ⁴	(4)5 ⁴	(6)6 ⁴		(27) 51 ⁴
Parking / 1000 Net SF	3.33 / 1000 SF Min	4.33	3.61	3.75	3.78	3.34		3.6
Height ⁵	60'	44'	55'	42'	33'	50'		55'
Building Front Setback	40'	44.5'	84.5'	75'	58'	96'		N/A
Building Corner Side Setback	40'	56.5'	N/A	52'	48', 109.5'	N/A		N/A
Building Side Setback	10'	14.5'	201', 11'	49'	N/A	142', 90'		N/A
Building Rear Setback	40'	245'	120.5'	161'	70'	205'		N/A
Front Yard	25'	140'	47'	60'	39'	82'		N/A
Corner Side Yard	25'	47'	N/A	51.5'	17', 31'	N/A		N/A
Side Yard	10'	0'	0', 67'	0'	N/A	15.5', 5'		N/A
Rear Yard	20'	0'	5.5'	21'	0'	14'		N/A

¹Floor Area for determining off street parking: "The gross floor area of a building minus floor space devoted to washrooms intended for general public use; elevator shafts and stairwells at each floor; floor space and shafts used for mechanical, electrical, and plumbing equipment; public foyers and atria intended for general public use; exterior building walls; floor space devoted to off street parking and loading; and basement floor space used only for bulk storage."

²Required number of spaces per Hinsdale Zoning Code (10,001 to 50,000 SF= 1/275 SF, 50,001 to 100,000 SF= 1/300 SF, 100,001+ SF= 1/335 SF)

³Required ADA parking spaces per Illinois Accessibility Code

⁴Total number of actual spaces determined by averaging requirements of IAC + 5% of all parking lot spaces

⁵Height measured from "average level of ground" to top of parapet wall. Mechanical screens / penthouses are not applicable.

⁶Planned Developments "offer benefits to the general public welfare beyond those required by this code or other law and will contain or provide amenities in addition to amenities otherwise required by law"

⁷Total required parking spaces based on 1/335 SF

⁸Total actual parking spaces include 28 street parking spaces

SURVEYOR'S NOTES:

1. THIS SURVEY IS BASED IN PART ON INFORMATION CONTAINED IN CHICAGO TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE NO. 1410 020124822 WITH AN EFFECTIVE DATE OF OCTOBER 24, 2012, AND HAS BEEN USED FOR LEGAL DESCRIPTION AND APPLICABLE EXCEPTIONS TO TITLE.

A. TITLE EXCEPTION NO. E 16, (PROPERTY SUBJECT TO TERMS AND PROVISIONS OF EASEMENT BETWEEN HINSDALE SANITARY DISTRICT AND OFFICE PARK OF HINSDALE RECORDED FEBRUARY 24, 1972 AS DOCUMENT R73-9137, HINSDALE SANITARY DISTRICT CONVEYED ITS INTEREST IN SAID EASEMENT TO THE VILLAGE OF OAK BROOK BY QUIT CLAIM DEED RECORDED MAY 27, 1981 AS DOCUMENT R81-27229, AFFECTS PARCELS 1 AND 2, PLOTTED HEREON. SEE DOCUMENTS FOR PARTICULARS.)

B. TITLE EXCEPTION NO. F 17, (PROPERTY SUBJECT TO GRANT OF EASEMENT MADE BY HINSDALE SANITARY DISTRICT RECORDED NOVEMBER 6, 1973 AS DOCUMENT R73-89216, HINSDALE SANITARY DISTRICT CONVEYED ITS INTEREST IN SAID EASEMENT TO THE VILLAGE OF OAK BROOK BY QUIT CLAIM DEED RECORDED MAY 27, 1981 AS DOCUMENT R81-27229, AFFECTS PARCELS 1 AND 2, PLOTTED HEREON. SEE DOCUMENTS FOR PARTICULARS.)

C. TITLE EXCEPTION NO. G 18, (PROPERTY SUBJECT TO GRANT OF EASEMENT MADE BY OFFICE PARK OF HINSDALE TO THE VILLAGE OF HINSDALE RECORDED NOVEMBER 6, 1973 AS DOCUMENT R73-89217, HINSDALE SANITARY DISTRICT CONVEYED ITS INTEREST IN SAID EASEMENT TO THE VILLAGE OF OAK BROOK BY QUIT CLAIM DEED RECORDED MAY 27, 1981 AS DOCUMENT R81-27229, AFFECTS PARCELS 1 AND 2, PLOTTED HEREON. SEE DOCUMENTS FOR PARTICULARS.)

D. TITLE EXCEPTION NO. H 19, (PROPERTY SUBJECT TO GRANT OF EASEMENT RECORDED SEPTEMBER 23, 1980 AS DOCUMENT R80-57058, AFFECTS PARCELS 1 AND 2, NOT PLOTTABLE; EXCEPTION IS BLANKET IN NATURE. SEE DOCUMENT FOR PARTICULARS.)

E. TITLE EXCEPTION NO. J 20, (PROPERTY SUBJECT TO NON-EXCLUSIVE, PERPETUAL EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY AGREEMENT RECORDED JUNE 11, 1973 AS DOCUMENT R73-33823 AS AMENDED BY DOCUMENTS R73-33331, R81-2365 AND R2001-197280, DESCRIBED IN RIDER DESCRIPTIONS 2, 4 AND 6 ATTACHED THERETO, AND BY EASEMENT GRANT RECORDED JANUARY 18, 1989 AS DOCUMENT R89-02897, DESCRIBED IN EXHIBITS C1 THROUGH C5 ATTACHED THERETO, FOR THE PURPOSES OF INGRESS AND EGRESS OVER, UPON AND ACROSS EASEMENT PREMISES. AFFECTS PARCEL 2, PLOTTED HEREON. SEE DOCUMENTS FOR PARTICULARS.)

F. TITLE EXCEPTION NO. K 21, (PROPERTY SUBJECT TO EASEMENT GRANT RECORDED JANUARY 11, 1985 AS DOCUMENT R85-00821 AND AMENDED BY DOCUMENT R89-072896, AND DOCUMENT R89-072897, RECORDED JUNE 20, 1989 FOR THE PURPOSES OF INGRESS AND EGRESS OVER, UPON AND ACROSS EASEMENT PREMISES. AFFECTS PARCEL 2, PLOTTED HEREON. SEE DOCUMENTS FOR PARTICULARS.)

G. TITLE EXCEPTION NO. L 22, (PROPERTY SUBJECT TO LICENSE AGREEMENT MADE BY AND BETWEEN OFFICE PARK OF HINSDALE AND DROVERS NATIONAL BANK OF CHICAGO RECORDED JUNE 11, 1973 AS DOCUMENT NO. R73-33822 AND SUPPLEMENTAL DECLARATION RECORDED AS DOCUMENT R78-107022 AND SUPPLEMENTARY DECLARATION OF LICENSE RECORDED AS DOCUMENT NO. R77-117083, AFFECTS PARCELS 1 AND 2, PLOTTED HEREON. SEE DOCUMENTS FOR PARTICULARS.)

H. TITLE EXCEPTION NO. M 23, (PROPERTY SUBJECT TO SANITARY SEWER AND WATER LINE EASEMENTS AS ESTABLISHED BY DOCUMENT R73-33823, RECORDED JUNE 11, 1973, AFFECTS PARCEL 2, PLOTTED HEREON. SEE DOCUMENT FOR PARTICULARS.)

I. TITLE EXCEPTION NO. N 24, (PROPERTY SUBJECT TO RIGHTS OF THE UNITED STATES OF AMERICA, THE MUNICIPALITY AND THE PUBLIC IN AND TO THAT PART OF THE LAND LYING WITHIN THE BED OF SALT CREEK, AND THE RIGHTS OF OTHER OWNERS OF LAND BORDERING ON THE CREEK BY RESPECT TO THE WATER OF SAID CREEK, SALT CREEK SHOWN ON PLAT OF SURVEY OF LOT 5.)

J. TITLE EXCEPTION NO. O 25, (PROPERTY SUBJECT TO EASEMENT GRANT TO ILLINOIS BELL TELEPHONE COMPANY RECORDED OCTOBER 6, 1978 AS DOCUMENT R78-96676, AFFECTS PARCELS 1 AND 2, PLOTTED HEREON. SEE DOCUMENT FOR PARTICULARS.)

K. TITLE EXCEPTION NO. P 26, (PROPERTY SUBJECT TO EASEMENT GRANT TO COMMONWEALTH EDISON COMPANY AND ILLINOIS BELL TELEPHONE COMPANY RECORDED JUNE 16, 1970 AS DOCUMENT R70-19379, AFFECTS PARCELS 1 AND 2, PLOTTED HEREON. SEE DOCUMENT FOR PARTICULARS.)

L. TITLE EXCEPTION NO. Q 27, (PROPERTY SUBJECT TO GAS MAIN EASEMENT MADE BY PAUL SCHMIDNER TO NORTHERN ILLINOIS GAS COMPANY RECORDED APRIL 1, 1970 AS DOCUMENT R70-10262, AFFECTS PARCELS 1 AND 2, PLOTTED HEREON. SEE DOCUMENT FOR PARTICULARS.)

M. TITLE EXCEPTION NO. R 28, (PROPERTY SUBJECT TO TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THAT CERTAIN CROSS EASEMENT AGREEMENT RECORDED MAY 27, 1981 AS DOCUMENT R81-27229, AFFECTS PARCELS 1 AND 2, NOT PLOTTABLE; EXCEPTION IS BLANKET IN NATURE. SEE DOCUMENTS FOR PARTICULARS.)

N. TITLE EXCEPTION NO. S 29, (PROPERTY SUBJECT TO OFFICE PARK OF HINSDALE DECLARATION OF EASEMENTS AND OPERATING COVENANTS RECORDED MAY 24, 2003 AS DOCUMENT R2003-200111 AND RE-RECORDED JANUARY 10, 2008 AS DOCUMENT R2008-00865, AND AMENDED BY DOCUMENT R2012-024784, AFFECTS PARCELS 1 AND 2, NOT PLOTTABLE; EXCEPTION IS BLANKET IN NATURE. SEE DOCUMENTS FOR PARTICULARS.)

P. TITLE EXCEPTION NO. T 30, (PROPERTY SUBJECT TO TERMS, PROVISIONS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN AMENDED AND RE-ESTATED DEVELOPMENT AGREEMENT RECORDED AUGUST 1, 2008 AS DOCUMENT R2008-120545, AFFECTS PARCELS 1 AND 2, NOT PLOTTABLE; EXCEPTION IS BLANKET IN NATURE. SEE DOCUMENT FOR PARTICULARS.)

Q. TITLE EXCEPTION NO. U 31, (PROPERTY SUBJECT TO EASEMENT GRANT TO COMMONWEALTH EDISON COMPANY AS CONTAINED IN THE PLAT RECORDED FEBRUARY 6, 1980 AS DOCUMENT R80-08980, DOES NOT AFFECT PARCEL 1 OR 2, PLOTTED HEREON. SEE DOCUMENT FOR PARTICULARS.)

R. TITLE EXCEPTION NO. V 32, (PROPERTY SUBJECT TO EASEMENT GRANT TO COMMONWEALTH EDISON COMPANY AND ILLINOIS BELL TELEPHONE COMPANY RECORDED JULY 8, 1969 AS DOCUMENT R69-30060, DOES NOT AFFECT PARCEL 1 OR PARCEL 2, PLOTTED HEREON. SEE DOCUMENT FOR PARTICULARS.)

2. THE EASEMENTS SHOWN ARE A GRAPHICAL REPRESENTATION OF THE RECORD DOCUMENTS AS NOTED.

3. BEARINGS BASED ON THE ILLINOIS EAST STATE PLANE COORDINATE SYSTEM.

4. OBSERVABLE ABOVE GROUND UTILITIES AND ABOVE GROUND EVIDENCE OF UNDERGROUND UTILITIES LOCATED AND SHOWN HEREON.

5. SURVEY WAS BASED ON FIELD WORK COMPLETED ON 6-18-12 AND 11-16-12 (BUILDING HEIGHTS ONLY, AS OF THAT DATE, THERE DOES NOT APPEAR TO BE SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL, HOWEVER, SINCE THIS IS NOT OUR AREA OF EXPERTISE, AN ENVIRONMENTAL REPORT (BY OTHERS) SHOULD BE PERFORMED FOR THE SITE, TO HAVE THIS DETERMINED, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING OR BUILDING CONSTRUCTION).

6. CONTACT J.U.L.L.E. AT 1-800-892-0123 FOR EXACT LOCATION OF BURIED CABLES PRIOR TO DIGGING.

7. A TOTAL OF 186 STANDARD PARKING STALLS AND 7 HANDICAP STALLS WERE COUNTED ON 5-18-12 AS STRIPED.

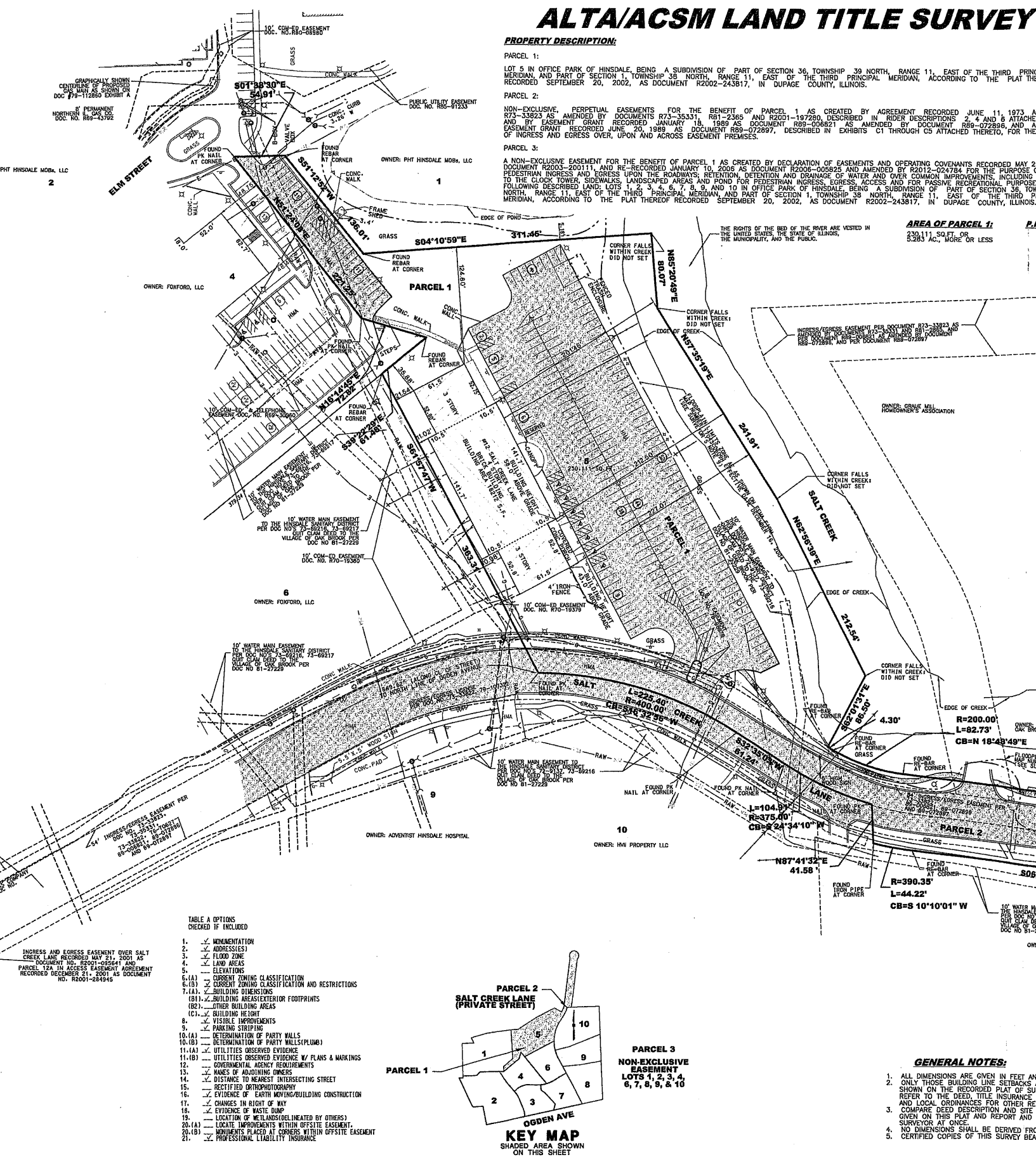
8. STREETS FALLING WITHIN THE OFFICE PARK OF HINSDALE, PER DOC. NO. R2002-243817 ARE PRIVATE STREETS. THERE ARE NO KNOWN CHANGES IN RIGHT OF WAY.

9. ACCORDING TO OUR INTERPRETATION OF THE FLOOD INSURANCE RATE MAPS THAT COVER THE AREA, SAID DETERMINED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2 % ANNUAL CHANCE FLOODPLAIN. A PORTION OF THE PROPERTY IS WITHIN ZONE "X", SHOWN, DEFINED AS AREAS OF 0.2 % ANNUAL CHANCE FLOOD, AREAS OF 1 % ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1 % ANNUAL CHANCE FLOOD.

10. A PORTION OF THE PROPERTY IS WITHIN ZONE "A", DEFINED AS SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1 % ANNUAL FLOOD (100-YEAR FLOOD) WITH BASE FLOOD ELEVATIONS DETERMINED (SUBJECT TO MAP INTERPRETATION AND SCALING AT 1" = 500'), SAID DESIGNATIONS BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 17043000SH, WITH AN EFFECTIVE DATE OF DECEMBER 16, 2004, FOR COMMUNITY NUMBER 17043, IN DUPAGE COUNTY, STATE OF ILLINOIS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS LOCATED.

NOTE: THE SETBACKS CANNOT BE PLOTTED HEREON AS THE LOCATION IS SUBJECT TO INTERPRETATION BY THE VILLAGE OF HINSDALE.

ZONING:
ACCORDING TO THE VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT, THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAT IS ZONED O-3 AS PROVIDED IN THE ZONING ORDINANCE OF HINSDALE, THE TABLE OF COMPLIANCE FOR ZONE O-3 IS AS FOLLOWS:
MINIMUM LOT AREA (SF) 20,000
MINIMUM LOT DEPTH 125 FEET
MINIMUM LOT WIDTH 50 FEET
BUILDING HEIGHT 60 FEET
NUMBER OF STORIES 3
FRONT YARD SETBACK 25 FEET
CORNER SIDE YARD SETBACK 25 FEET
INTERIOR YARD SETBACK 10 FEET
REAR YARD SETBACK 20 FEET
MAXIMUM FLOOR AREA RATIO (F.A.R.) 35
MAXIMUM TOTAL BUILDING COVERAGE 50%
NOTE: THE SETBACKS CANNOT BE PLOTTED HEREON AS THE LOCATION IS SUBJECT TO INTERPRETATION BY THE VILLAGE OF HINSDALE.



ALTA/ACSM LAND TITLE SURVEY

PROPERTY DESCRIPTION:

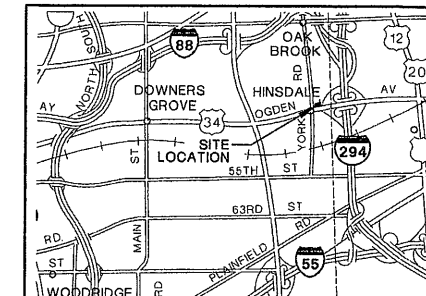
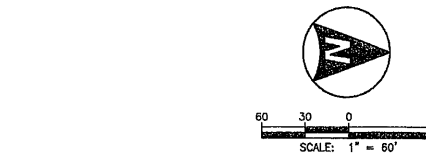
PARCEL 1:
LOT 5 IN OFFICE PARK OF HINSDALE, BEING A SUBDIVISION OF PART OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 20, 2002, AS DOCUMENT R2002-243817, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:
NON-EXCLUSIVE, PERPETUAL EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY AGREEMENT RECORDED JUNE 11, 1973 AS DOCUMENT R73-33823 AS AMENDED BY DOCUMENTS R73-33331, R81-2365 AND R2001-197280, DESCRIBED IN RIDER DESCRIPTIONS 2, 4 AND 6 ATTACHED THERETO, AND BY EASEMENT GRANT RECORDED JANUARY 18, 1989 AS DOCUMENT R89-02897, DESCRIBED IN EXHIBITS C1 THROUGH C5 ATTACHED THERETO, FOR THE PURPOSES OF INGRESS AND EGRESS OVER, UPON AND ACROSS EASEMENT PREMISES.

PARCEL 3:
A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF EASEMENTS AND OPERATING COVENANTS RECORDED MAY 28, 2003, AS DOCUMENT R2003-200111, AND RE-RECORDED JANUARY 10, 2008 AS DOCUMENT R2008-00865 AND AMENDED BY R2012-024784 FOR THE PURPOSE OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS UPON THE ROADWAYS, RETENTION, DETENTION AND DRAINAGE OF WATER AND OVER COMMON IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO THE CLOCK TOWER, SIDEWALKS, LANDSCAPED AREAS AND POND FOR PEDESTRIAN INGRESS, EGRESS, ACCESS AND FOR PASSIVE RECREATIONAL PURPOSES OVER THE FOLLOWING DESCRIBED LAND: LOTS 1, 2, 3, 4, 6, 7, 8, 9, AND 10 IN OFFICE PARK OF HINSDALE, BEING A SUBDIVISION OF PART OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 20, 2002, AS DOCUMENT R2002-243817, IN DUPAGE COUNTY, ILLINOIS.

AREA OF PARCEL 1:
230.111 SQ. FT. OR
5.283 AC., MORE OR LESS

P.L.N. OF PARCEL 1:
06-36-405-020



LEGEND:

- | | |
|---|---------------------------|
| —S—S— | SANITARY SEWER |
| —S—S— | STORM SEWER |
| —W—W— | COMBINED SEWER |
| —FM—FM— | FORCE MAIN |
| —UD—UD— | UNDERDRAIN |
| —C—C— | CABLE TV LINE |
| —E—E— | ELECTRIC LINE |
| —FO—FO— | FIBER OPTIC LINE |
| —G—G— | GAS LINE |
| —T—T— | TELEPHONE LINE |
| —OH—OH— | OVERHEAD WIRE |
| —F—F— | FENCE |
| —G—G— | GUARDRAIL |
| —B—B— | BUSH LINE |
| —T—T— | TREE LINE |
| —R—R— | RAILROAD |
| —E—E— | EDGE OF WATER |
| —M—M— | MANHOLE (STMH/SAMH) |
| —C—C— | CATCH BASIN (CB) |
| —I—I— | INLET (IN) |
| —F—F— | FLARED END SECTION (FES) |
| —V—V— | VALVE VAULT (VV) |
| —B—B— | VALVE BOX (VB) |
| —B—B— | BUFFALO BOX (BB) |
| —F—F— | FIRE HYDRANT (FH) |
| —A—A— | AUXILIARY VALVE (AV) |
| —C—C— | CLEANOUT (CO) |
| —B—B— | BOLLARD (BOL) |
| —G—G— | GAS VALVE (GV) |
| —E—E— | ELECTRIC MANHOLE (EMH) |
| —M—M— | TELEPHONE MANHOLE (TMH) |
| —H—H— | HANDHOLE (HH) |
| —T—T— | TRAFFIC SIGNAL BOX (TSB) |
| —L—L— | LIGHT (LHT) |
| —G—G— | GROUND LIGHT (GLHT) |
| —P—P— | POWER POLE (PP) |
| —G—G— | GUY WIRE (GW) |
| —C—C— | CABLE PEDESTAL (PEDC) |
| —E—E— | ELECTRIC PEDESTAL (PEDE) |
| —T—T— | TELEPHONE PEDESTAL (PEDT) |
| —S—S— | SIGN |
| —M—M— | MAILBOX (MB) |
| —C—C— | CHAIN LINK FENCE |
| —A—A— | AIR CONDITIONER UNIT |
| —B—B— | BOTTOM OF WALL |
| —(D)—(D)— | DEED |
| —DP—DP— | DUCTILE IRON PIPE |
| —EM—EM— | ELECTRIC METER |
| —FF—FF— | FINISHED FLOOR |
| —GAR/F—GAR/F— | GARAGE FLOOR |
| —GF—GF— | GRADE AT FOUNDATION |
| —GM—GM— | GAS METER |
| —INV—INV— | INVERT |
| —(M)—(M)— | MEASURED |
| —PVC—PVC— | POLYVINYL CHLORIDE PIPE |
| —(R)—(R)— | RECORD |
| —RCP—RCP— | REINFORCED CONCRETE PIPE |
| —RW—RW— | RETAINING WALL |
| —SS—SS— | SANITARY |
| —ST—ST— | STORM |
| —T/F—T/F— | TOP OF FOUNDATION |
| —T/P—T/P— | TOP OF PIPE |
| —T/W—T/W— | TOP OF WALL |
| —TRANS—TRANS— | TRANSFORMER |
| —CONC (CONC)—CONC (CONC)— | CONCRETE (CONC) |
| —GRAVEL—GRAVEL— | GRAVEL |
| —HOT MIX ASPHALT (HMA)—HOT MIX ASPHALT (HMA)— | HOT MIX ASPHALT (HMA) |
| —BUILDING—BUILDING— | BUILDING |
| —BARRIER CURB—BARRIER CURB— | BARRIER CURB |
| —B 6.12 CURB & GUTTER—B 6.12 CURB & GUTTER— | B 6.12 CURB & GUTTER |
| —DEPRESSED CURB—DEPRESSED CURB— | DEPRESSED CURB |

LEGEND (CONT.):

GENERAL NOTES:

- ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
- ONLY THOSE BUILDING LINE SETBACKS AND EASEMENTS WHICH ARE SHOWN ON THE RECORDED PLAT OF SUBDIVISION ARE SHOWN HEREON. REFER TO THE DEED, TITLE INSURANCE POLICY AND LOCAL ORDINANCES FOR OTHER RESTRICTIONS.
- COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT AND REPORT AND DISCREPANCIES TO THE SURVEYOR AT ONCE.
- NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENTS.
- CERTIFIED COPIES OF THIS SURVEY BEAR AN IMPRESSED SEAL.



STATE OF ILLINOIS
COUNTY OF COOK J.S.S.
- SALT CREEK CAMPUS LLC
- FIRST MORTGAGE BANK, N.A. AS SUCCESSOR TRUSTEE TO MIDWEST BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 8, 2001, AND KNOWN AS TRUST NUMBER 01-1-7733
- CHICAGO TITLE INSURANCE COMPANY
- GENERAL ELECTRIC CAPITAL CORPORATION, AS ADMINISTRATIVE AGENT FOR THE LENDERS AND THEIR SUCCESSORS AND/OR ASSIGNS

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 05-18-2012 AND 11-16-2012 (BUILDING HEIGHTS ONLY).

DATE OF PLAT OR MAP: NOVEMBER 20, 2012.
RUSSELL W. OLSEN
EMAIL: rolsen@rwoconsult.com
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-002718
LICENSE EXPIRES: NOVEMBER 30, 2014
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.



Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

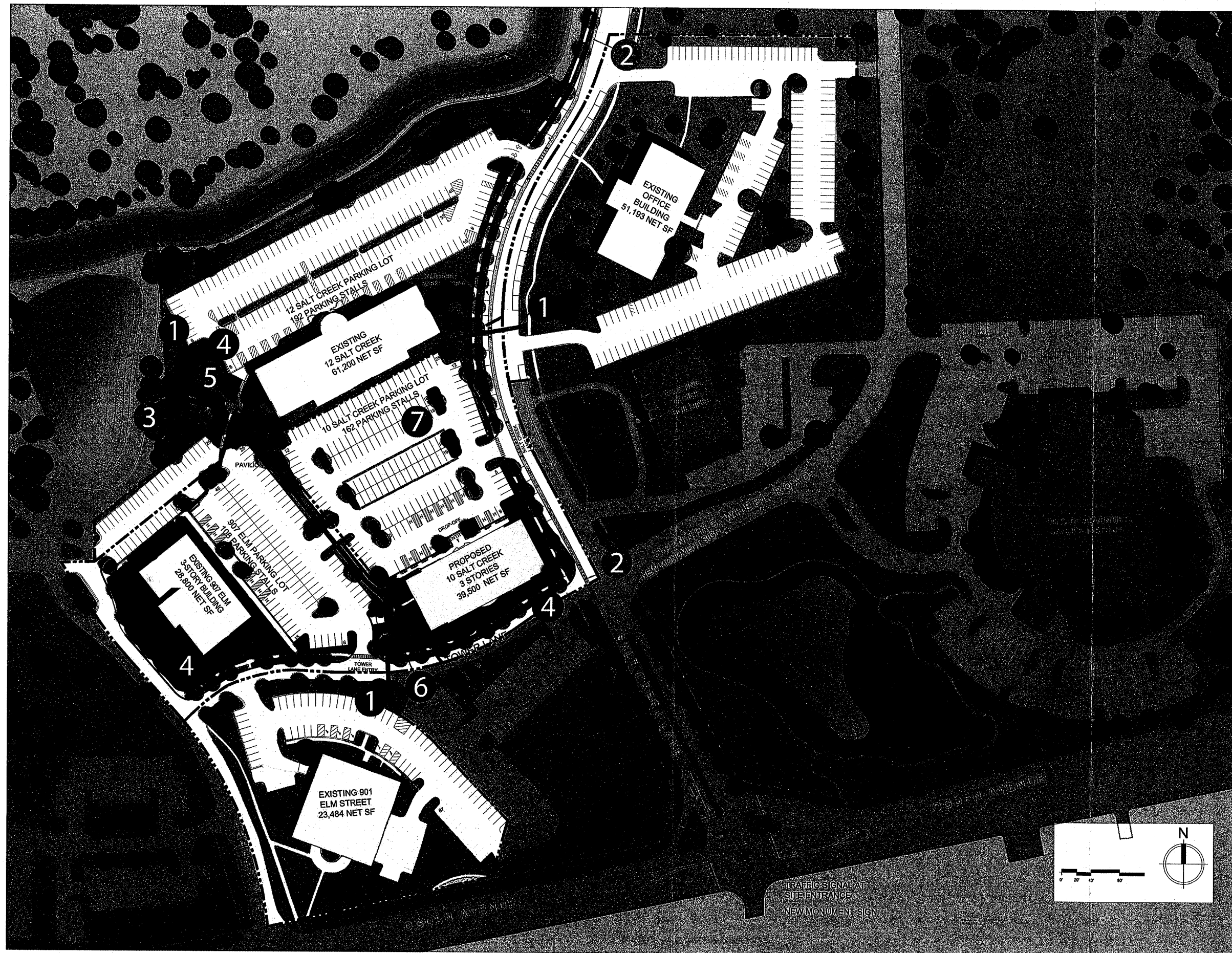
FOXORD, LLC
12 SALT CREEK LANE, SUITE 200
HINSDALE, ILLINOIS 60521
(630)-887-1705

DESIGNED	
DRAWN	RWO
APPROVED	DAG
DATE	06-30-12
BY	SCALE 1" = 60'
11-20-12	REVISE PER UPDATED TITLE COMMITMENT
DATE	DESCRIPTION OF REVISION

ALTA/ACSM LAND TITLE SURVEY
LOT 5 - OFFICE PARK OF HINSDALE
HINSDALE, ILLINOIS

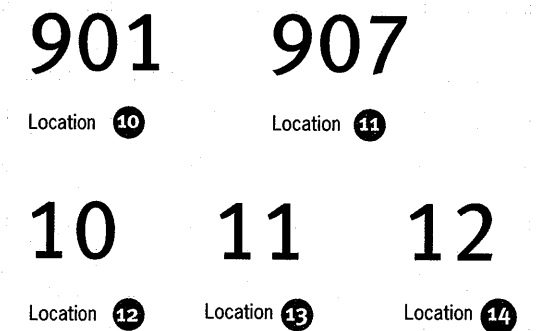
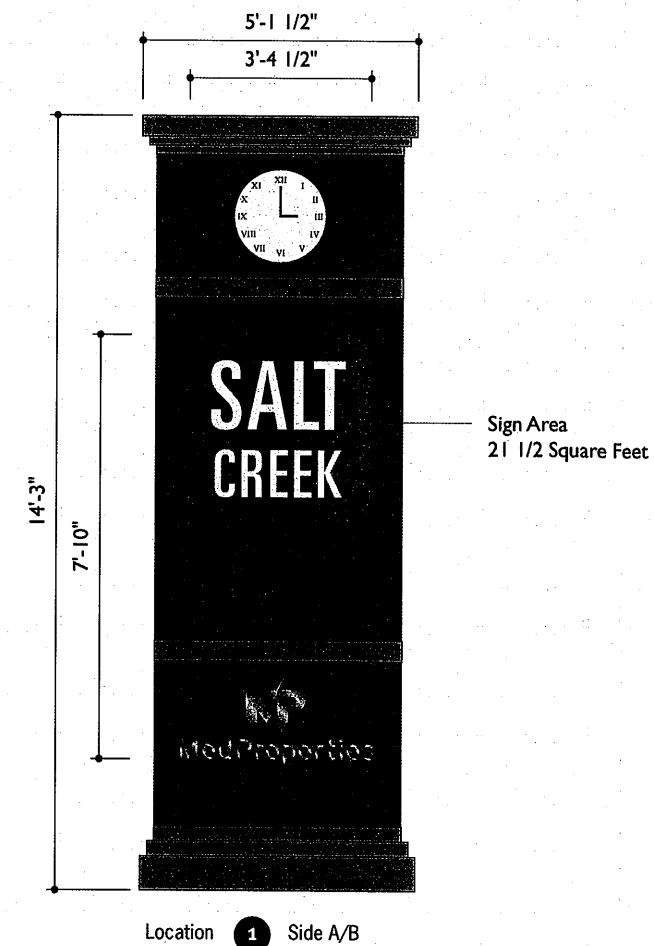
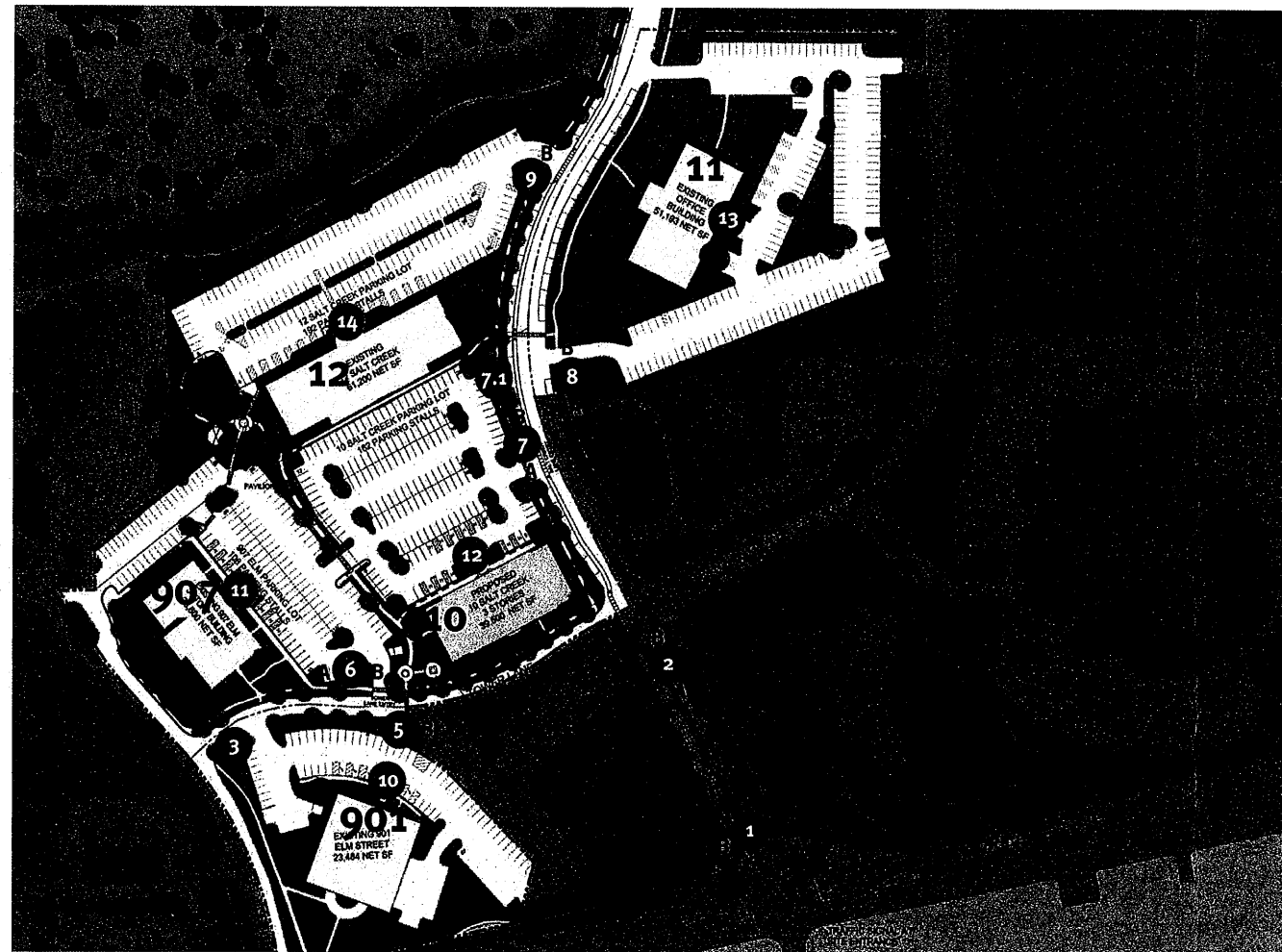
SHEET
1 OF 1
PROJECT NUMBER: 2147
© MACKIE CONSULTANTS LLC, 2012
ILLINOIS FIRM LICENSE 184-002684

10/9/2013 2:39:14 PM \\2363\Survey\Exhibit\2363-All Survey of

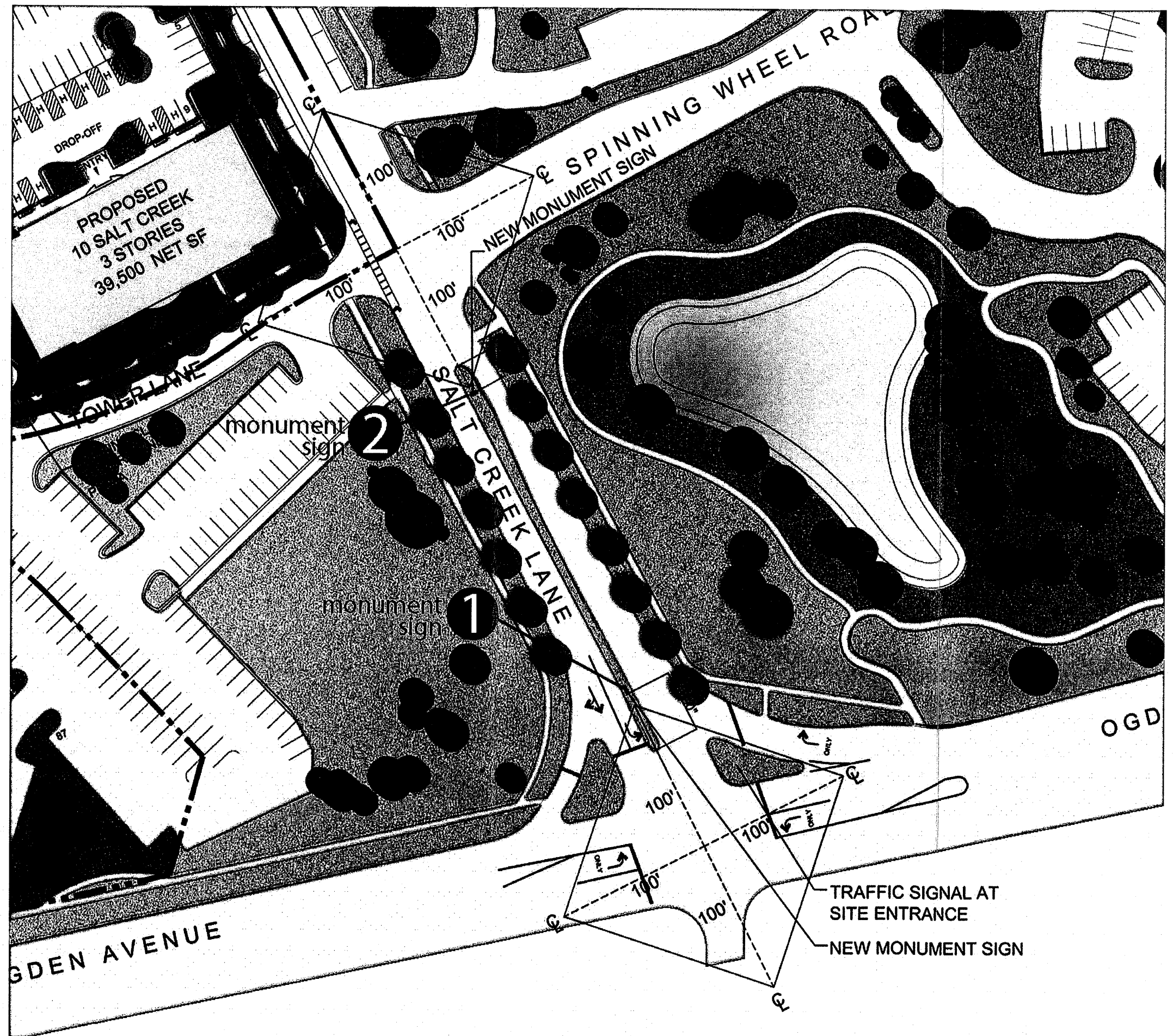


Public Benefits

- 1 walking paths
- 2 bike lanes
- 3 pavillion
- 4 increased landscaping
- 5 oak grove plaza
- 6 clocktower plaza
- 7 storm water detention



- M- Monument Sign
- W - Wayfinding Directional Sign
- S - Site Signs
- B- Building Entrance Signs



**Med Properties
Salt Creek Medical Campus
10 Salt Creek Lane
Medical Office Building**

**Village of Hinsdale, IL
Exterior Appearance and Site Plan Review Application**

June 6, 2014

Landscape Architect
Trippiedi Design, P.C.
902 Sundew Court
Aurora, IL 60504
630.375.9400

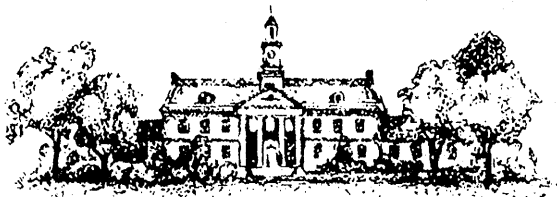
Civil Engineer
Mackie Consultants, LLC
9575 W. Higgins Rd., Suite 500
Rosemont, IL 60018
847.696.1400



ECKENHOFF SAUNDERS ARCHITECTS

700 South Clinton Chicago, IL 60607
(312) 786 1204 p (312) 786 1838 f
www.esadesign.com

ESA Project Number 12075



**VILLAGE
OF HINSDALE** FOUNDED IN 1873

**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT**

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant

Name: Med Properties - Bill Dvorak
Address: 40 Skokie Blvd., Suite 410
City/Zip: Northbrook, IL 60062
Phone/Fax: (847) 897-7310 / 897-7333
E-Mail: bdvorak@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: Eckenhoff Saunders Architects-Steve Saunders
Title: Architect
Address: 700 S. Clinton Suite 200
City/Zip: Chicago, IL 60607
Phone/Fax: (312) 786-1204 / 786-1838
E-Mail: ssaunders@esa-inc.com

Name: Schuyler, Roche & Crisham, P.C. - John J. George
Title: Attorney
Address: 180 N. Stetson Avenue, Suite 3700
City/Zip: Chicago, IL 60601
Phone/Fax: (312) 565-8439 / (312) 565-8300
E-Mail: jgeorge@srcattorneys.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) Not Applicable
- 2) _____
- 3) _____

II. SITE INFORMATION

Address of subject property: 10 Salt Creek Lane

Property identification number (P.I.N. or tax number): 06 - 36 - 405 - 022

Brief description of proposed project: Construction of a new three story professional office building containing 43,065 gsf and 162 parking spaces.

General description or characteristics of the site: The site is in the Salt Creek Medical Campus and includes the center line of Salt Creek to the east and is adjacent to a pond to the northwest.

Existing zoning and land use: 0-3 / vacant

Surrounding zoning and existing land uses:

North: 0-3 / Prof. Office

South: 0-3 / Prof. Office

East: 0-3 / Prof. Office

West: 0-3 / Prof. Office

Proposed zoning and land use: 0-3 / Prof. Office

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

☒ Site Plan Approval 11-604

☐ Design Review Permit 11-605E

☒ Exterior Appearance 11-606E

☐ Special Use Permit 11-602E

Special Use Requested: ff

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

☐ Planned Development 11-603E

☐ Development in the B-2 Central Business District Questionnaire

TABLE OF COMPLIANCE

Address of subject property: 10 Salt Creek Lane

The following table is based on the 0-3 Zoning District.

	Minimum Code Requirements	Proposed/Existing Development
Minimum Lot Area (s.f.)	20,000 SF	108,859 SF
Minimum Lot Depth	125'	372.5
Minimum Lot Width	80'	241
Building Height	60'	44'
Number of Stories	5	3
Front Yard Setback	25'	57'
Corner Side Yard Setback	25'	42.5'
Interior Side Yard Setback	10'	15'
Rear Yard Setback	20'	245'
Maximum Floor Area Ratio (F.A.R.)*	.35	43,065 SF / 108,854 SF = .40
Maximum Total Building Coverage*	N/A	14,450 SF / 108,854 SF = 13.3%
Maximum Total Lot Coverage*	50%	53,950 SF / 108,854 SF = 78%
Parking Requirements	1/250 NSF 39,500 / 250 = 144	162 Proposed Stalls
Parking front yard setback	25'	47'
Parking corner side yard setback	25'	N/A
Parking interior side yard setback	10'	0'
Parking rear yard setback	20'	0'
Loading Requirements	1	0
Accessory Structure Information	N/A	N/A

* Must provide actual square footage number and percentage.

Where any lack of compliance is shown, state the reason and explain the Village's authority, if any, to approve the application despite such lack of compliance: Loading Zone - Owner requests waiver of this requirement as only

deliveries during business hours will be via small truck (UPS/FEDEX). Rear yard and side yard parking encroaches on

adjacent properties within proposed PD F.A.R. of 10 Salt Creek exceeds requirements but all 5 properties within the PD have

an F.A.R. of .34 which meets the requirement. Lot coverage of 10 Salt Creek exceeds requirements. A waiver of this requirement is included in the P.D.

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 6th day of June, 2014, I/We have read the above certification, understand it, and agree to abide by its conditions.


Signature of applicant or authorized agent

William Dvorak

Name of applicant or authorized agent

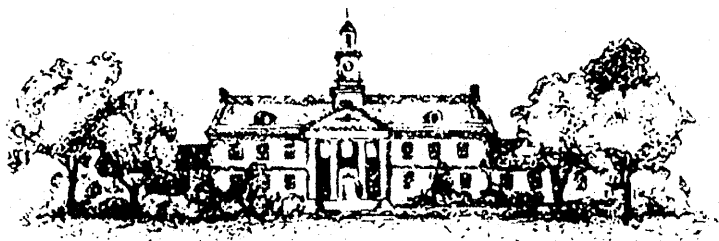
Signature of applicant or authorized agent

Name of applicant or authorized agent

SUBSCRIBED AND SWORN
to before me this 6th day of
June, 2014.


Notary Public

OFFICIAL SEAL
KARIN J WALTER
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 09/21/14



VILLAGE OF HINSDALE

FOUNDED IN 1873

COMMUNITY DEVELOPMENT DEPARTMENT EXTERIOR APPEARANCE AND SITE PLAN REVIEW CRITERIA

Address of proposed request: 10 Salt Creek, Hinsdale, Illinois

REVIEW CRITERIA

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

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

FEES for Exterior Appearance/Site Plan Review:

Standard Application: \$600.00

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

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

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

Landscaping, plazas, and walking paths are included to provide quality open space on all sides of the building and throughout the campus.

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

The brick and painted white trim will be similar to existing buildings within the campus. Cast stone has been selected to compliment the brick.

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

The quality of design will be equal to existing buildings within the campus.

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 clock tower plaza is reconfigured to provide tables and chairs. A new path is added to connect to a plaza and pavilion within the existing oak tree grove which over looks the pond. New paths are also included to provide access to on site amenities to the neighboring community.

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

The building is equal to or shorter than the adjacent existing buildings on the campus.

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 is designed to have similar proportions to adjacent existing buildings on the campus.

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.

Windows are punched openings similar to those on adjacent existing buildings on campus.

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

The rhythm or the window openings and solids is similar to that on adjacent existing buildings on campus.

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.

Existing buildings have appearance of random placement following curved streets with vast open space between. The new building is similar.

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.

Curved glass features on south and north facades are designed to be a modern interpretation of porte cocheres on adjacent existing buildings.

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 materials and textures, and their relationship to each other, are similar to that on adjacent existing buildings on campus.

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

The building has a flat roof like the majority of nearby buildings.

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.

Landscaping is designed to blend the building facade with the site. Retaining wall, while unjoined from the building; are designed to be compatible with the building and landscaping.

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 scale of the building and all of its components are designed to be compatible and balanced with each other.

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 building and site has similar expressions as the adjacent existing buildings on campus.

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

See above comments.

REVIEW CRITERIA – Site Plan Review

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

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

1. The site plan fails to adequately meet specified standards required by the Zoning Code with respect to the proposed use or development, including special use standards where applicable.
Lot coverage for this site and each existing sites within the proposed PD exceed requirements. F.A.R. for this site exceeds the requirements. But when calculated with the entire proposed PD meets the requirements. The required loading berth is not included as frequent large deliveries will not be common.
2. The proposed site plan interferes with easements and rights-of-way.
Parking lot encroaches on rear side yards in common with other properties in the same proposed PD.
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.
Existing site amenities are being kept and improved. Improvements follow much of the existing topography.
4. The proposed site plan is unreasonably injurious or detrimental to the use and enjoyment of surrounding property.
Walking paths are added to allow neighbor's access to the site features such as The Clock Tower Plaza, Oak Grove and The Pond.
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 parking lot is connected to 907 Lot to minimize need to circulate on streets. Walk ways are included separate from parking to maximize pedestrian safety and enjoyment.
6. The screening of the site does not provide adequate shielding from or for nearby uses.
Nearby uses are similar to this site and do not require screening.
7. The proposed structures or landscaping are unreasonably lacking amenity in relation to, or are incompatible with, nearby structures and uses.
Structures and landscaping are designed to provide a comprehensive appearance throughout the entire campus including convenient access to on-site amenities.
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.
No special use is being requested.
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.
Underground retaining vault is designed to obtain all roof and parking lot run off for a 100 year 24 hour event.

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.

Nearby water, gas and electrical utility capacity is available to meet the needs of the building.

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

No modifications to public uses is proposed.

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

The new building is of similar use of nearby buildings and will not adversely affect public health, safety or welfare.

Application for Certificate of Zoning Compliance

- 1 -

Provided:**Required by Code:**

Building	corner side	N/A	25'
	rear	0	25'
	Setbacks (businesses and offices):		
	front:	57'	40'
	interior side(s)	15' /	10' / 10'
	corner side	42.5'	40'
	rear	245"	40'
	others:	N/A	N/A
	Ogden Ave. Center:	N/A	N/A
	York Rd. Center:	N/A	N/A
	Forest Preserve:	N/A	100'

Building heights:

principal building(s):	44'	60'
accessory building(s):	N/A	N/A

Maximum Elevations:

principal building(s):	N/A	N/A
accessory building(s):	N/A	N/A

Dwelling unit size(s):	N/A	N/A
------------------------	-----	-----

Total building coverage:	13.3%	N/A
--------------------------	-------	-----

Total lot coverage:	78%	50%
---------------------	-----	-----

Floor area ratio:	.40	.35
-------------------	-----	-----

Accessory building(s):	N/A
------------------------	-----

Spacing between buildings:[depict on attached plans]

principal building(s):	N/A		
accessory building(s):	N/A		

Number of off-street parking spaces required: 144

Number of loading spaces required: 1

Statement of applicant:

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

By:

Applicant's signature

William Dvorak

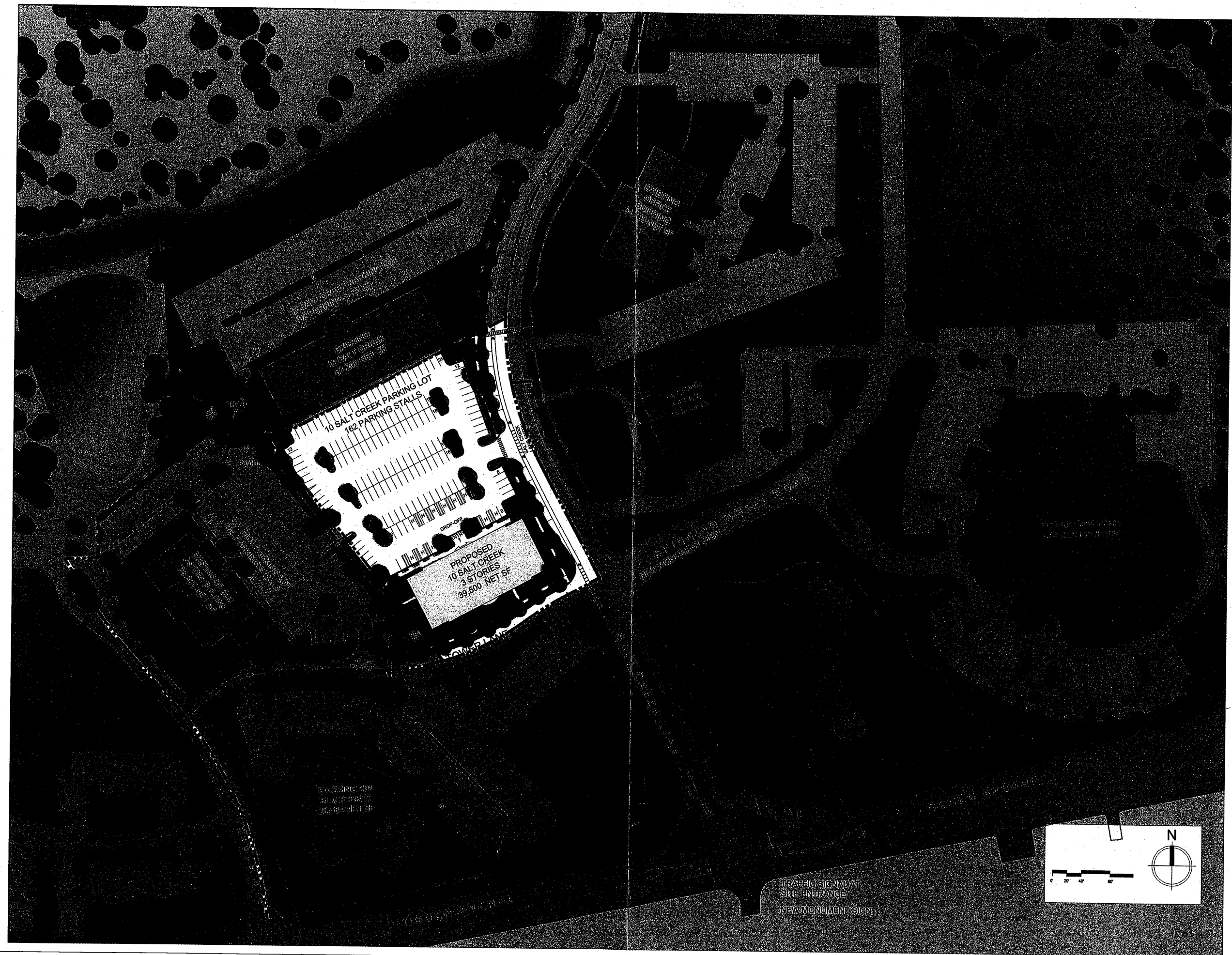
Applicant's printed name

Dated: June 6, 2014.

EXHIBIT "A"

LEGAL DESCRIPTION

LOT 6 IN OFFICE PARK OF HINSDALE, BEING A SUBDIVISION OF PART OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 20, 2002, AS DOCUMENT R2002-243817, IN DUPAGE COUNTY, ILLINOIS.



SURVEYOR'S NOTES:

1. THIS SURVEY IS BASED IN PART ON INFORMATION CONTAINED IN CHICAGO TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE NO. 1410 020124822 WITH AN EFFECTIVE DATE OF OCTOBER 24, 2012, AND HAS BEEN USED FOR LEGAL DESCRIPTION AND APPLICABLE EXCEPTIONS TO TITLE.

A. TITLE EXCEPTION NO. E 16. (PROPERTY SUBJECT TO TERMS AND PROVISIONS OF EASEMENT BETWEEN HINSDALE SANITARY DISTRICT AND OFFICE PARK OF HINSDALE RECORDED FEBRUARY 24, 1977 AS DOCUMENT R73-33823, HINSDALE SANITARY DISTRICT CONVEYED ITS INTEREST IN SAID EASEMENT TO THE VILLAGE OF OAK BROOK BY QUIT CLAIM DEED RECORDED MAY 27, 1981 AS DOCUMENT R81-27228. AFFECTS PARCELS 1 AND 2. PLOTTED HEREON. SEE DOCUMENTS FOR PARTICULARS.)

B. TITLE EXCEPTION NO. F 17. (PROPERTY SUBJECT TO GRANT OF EASEMENT MADE BY HINSDALE SANITARY DISTRICT RECORDED NOVEMBER 6, 1973 AS DOCUMENT R73-68216. HINSDALE SANITARY DISTRICT CONVEYED ITS INTEREST IN SAID EASEMENT TO THE VILLAGE OF OAK BROOK BY QUIT CLAIM DEED RECORDED MAY 27, 1981 AS DOCUMENT R81-27228. AFFECTS PARCELS 1 AND 2. PLOTTED HEREON. SEE DOCUMENTS FOR PARTICULARS.)

C. TITLE EXCEPTION NO. G 18. (PROPERTY SUBJECT TO GRANT OF EASEMENT MADE BY OFFICE PARK OF HINSDALE TO THE VILLAGE OF HINSDALE RECORDED FEBRUARY 24, 1977 AS DOCUMENT R73-33823, HINSDALE SANITARY DISTRICT CONVEYED ITS INTEREST IN SAID EASEMENT TO THE VILLAGE OF OAK BROOK BY QUIT CLAIM DEED RECORDED MAY 27, 1981 AS DOCUMENT R81-27228. AFFECTS PARCELS 1 AND 2. PLOTTED HEREON. SEE DOCUMENTS FOR PARTICULARS.)

D. TITLE EXCEPTION NO. H 19. (PROPERTY SUBJECT TO GRANT OF EASEMENT RECORDED SEPTEMBER 20, 2002 AS DOCUMENT R2002-243817. AFFECTS PARCELS 1 AND 2. NOT PLOTTABLE. EXCEPTION IS BLANKET IN NATURE. SEE DOCUMENTS FOR PARTICULARS.)

E. TITLE EXCEPTION NO. I 20. (PROPERTY SUBJECT TO NON-EXCLUSIVE, PERPETUAL EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY AGREEMENT RECORDED JUNE 11, 1973 AS DOCUMENT R73-33823 AS AMENDED BY DOCUMENTS R73-35331, R81-2365 AND R2001-197280, DESCRIBED IN RIDER DESCRIPTIONS 2, 4 AND 6 ATTACHED THERETO, AND BY EASEMENT GRANT RECORDED JANUARY 18, 1989 AS DOCUMENT R89-072897, DESCRIBED IN EXHIBITS C1 THROUGH C5 ATTACHED THERETO, FOR THE PURPOSES OF INGRESS AND EGRESS OVER, UPON AND ACROSS EASEMENT PREMISES. SEE DOCUMENTS FOR PARTICULARS.)

F. TITLE EXCEPTION NO. J 21. (PROPERTY SUBJECT TO EASEMENT GRANT RECORDED JANUARY 18, 1989 AS DOCUMENT R89-072897 AND AMENDED BY DOCUMENT R2001-197280, DESCRIBED IN RIDER DESCRIPTIONS 2, 4 AND 6 ATTACHED THERETO, AND BY EASEMENT GRANT RECORDED JANUARY 18, 1989 AS DOCUMENT R89-072897, DESCRIBED IN EXHIBITS C1 THROUGH C5 ATTACHED THERETO, FOR THE PURPOSES OF INGRESS AND EGRESS OVER, UPON AND ACROSS EASEMENT PREMISES. AFFECTS PARCEL 2. PLOTTED HEREON. SEE DOCUMENTS FOR PARTICULARS.)

G. TITLE EXCEPTION NO. K 22. (PROPERTY SUBJECT TO LICENSE AGREEMENT MADE BY AND BETWEEN OFFICE PARK OF HINSDALE AND DOWERS NATIONAL BANK OF CHICAGO RECORDED JUNE 11, 1973 AS DOCUMENT R73-33822 AND SUPPLEMENTARY DECLARATION RECORDED AS DOCUMENT R79-107322 AND SUPPLEMENTARY DECLARATION OF LICENSE RECORDED AS DOCUMENT NO. R77-117083. AFFECTS PARCELS 1 AND 2. PLOTTED HEREON. SEE DOCUMENTS FOR PARTICULARS.)

H. TITLE EXCEPTION NO. L 23. (PROPERTY SUBJECT TO SANITARY SEWER AND WATER LINE EASEMENTS AS ESTABLISHED BY DOCUMENT R73-33823, RECORDED JUNE 11, 1973. AFFECTS PARCEL 2. PLOTTED HEREON. SEE DOCUMENTS FOR PARTICULARS.)

I. TITLE EXCEPTION NO. M 24. (PROPERTY SUBJECT TO RIGHTS OF THE UNITED STATES OF AMERICA, STATE OF ILLINOIS, THE MUNICIPALITY AND THE PUBLIC IN AND TO THAT PART OF THE LAND LYING WITHIN THE BED OF SALT CREEK, AND THE RIGHTS OF OTHER OWNERS OF LAND BORDERING ON THE CREEK IN RESPECT TO THE WATER OF SAID CREEK. SALT CREEK SHOWN ON PLAT OF SURVEY OF LOT 5.)

J. TITLE EXCEPTION NO. N 25. (PROPERTY SUBJECT TO EASEMENT GRANT TO ILLINOIS BELL TELEPHONE COMPANY RECORDED OCTOBER 6, 1978 AS DOCUMENT R78-96678. AFFECTS PARCELS 1 AND 2. PLOTTED HEREON. SEE DOCUMENTS FOR PARTICULARS.)

K. TITLE EXCEPTION NO. O 26. (PROPERTY SUBJECT TO EASEMENT GRANT TO COMMONWEALTH EDISON COMPANY AND ILLINOIS BELL TELEPHONE COMPANY RECORDED JUNE 16, 1970 AS DOCUMENT R70-19379. AFFECTS PARCELS 1 AND 2. PLOTTED HEREON. SEE DOCUMENTS FOR PARTICULARS.)

L. TITLE EXCEPTION NO. P 27. (PROPERTY SUBJECT TO GAS MAIN EASEMENT MADE BY PAUL SCHWENDELER TO NORTHERN ILLINOIS GAS COMPANY RECORDED MAY 21, 2001 AS DOCUMENT R2001-05641. AFFECTS PARCELS 1 AND 2. PLOTTED HEREON. SEE DOCUMENTS FOR PARTICULARS.)

M. TITLE EXCEPTION NO. Q 28. (PROPERTY SUBJECT TO TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THAT CERTAIN CROSS EASEMENT AGREEMENT RECORDED MAY 21, 2001 AS DOCUMENT R2001-05641. AFFECTS PARCELS 1 AND 2. NOT PLOTTABLE. EXCEPTION IS BLANKET IN NATURE. SEE DOCUMENTS FOR PARTICULARS.)

N. TITLE EXCEPTION NO. R 29. (PROPERTY SUBJECT TO OFFICE PARK OF HINSDALE DECLARATION OF EASEMENTS AND OPERATING COVENANTS RECORDED MAY 29, 2003, AS DOCUMENT R2003-00111 AND RE-RECORDED JANUARY 10, 2006 AS DOCUMENT R2006-005825, AND AMENDED BY DOCUMENT R2012-024784. AFFECTS PARCELS 1 AND 2. NOT PLOTTABLE. EXCEPTION IS BLANKET IN NATURE. SEE DOCUMENTS FOR PARTICULARS.)

P. TITLE EXCEPTION NO. Y 36. (PROPERTY SUBJECT TO TERMS, PROVISIONS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN AMENDED AND RE-ESTABLISHED DEVELOPMENT AGREEMENT RECORDED AUGUST 1, 2000 AS DOCUMENT R2000-129848. AFFECTS PARCELS 1 AND 2. NOT PLOTTABLE. EXCEPTION IS BLANKET IN NATURE. SEE DOCUMENTS FOR PARTICULARS.)

Q. TITLE EXCEPTION NO. AD 37. (PROPERTY SUBJECT TO EASEMENT GRANT TO COMMONWEALTH EDISON COMPANY AS CONTAINED IN THE PLAT RECORDED FEBRUARY 8, 1980 AS DOCUMENT R80-0880. DOES NOT AFFECT PARCEL 1 OR 2. PLOTTED HEREON. SEE DOCUMENTS FOR PARTICULARS.)

R. TITLE EXCEPTION NO. AF 38. (PROPERTY SUBJECT TO EASEMENT GRANT TO COMMONWEALTH EDISON COMPANY AND ILLINOIS BELL TELEPHONE COMPANY RECORDED JULY 8, 1969 AS DOCUMENT R69-30060. DOES NOT AFFECT PARCEL 1 OR PARCEL 2. PLOTTED HEREON. SEE DOCUMENTS FOR PARTICULARS.)

2. THE EASEMENTS SHOWN ARE A GRAPHICAL REPRESENTATION OF THE RECORD DOCUMENTS AS NOTED.

3. BEARINGS BASED ON THE ILLINOIS EAST STATE PLANE COORDINATE SYSTEM.

4. OBSERVABLE ABOVE GROUND UTILITIES AND ABOVE GROUND EVIDENCE OF UNDERGROUND UTILITIES LOCATED AND SHOWN HEREON.

5. SURVEY WAS BASED ON FIELD WORK COMPLETED ON 10-08-12 AND 11-16-12 (BUILDING HEIGHTS ONLY). AS OF THAT DATE, THERE DOES NOT APPEAR TO BE SITE USE AS A SOLID WASTE DUMP, OR SANITARY LANDFILL. HOWEVER, SINCE THIS IS NOT OUR AREA OF EXPERTISE, AN ENVIRONMENTAL REPORT (BY OTHERS) SHOULD BE PERFORMED FOR THE SITE TO MAKE THIS DETERMINATION. THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING OR BUILDING CONSTRUCTION WITHIN RECENT MONTHS.

6. CONTACT JULLIE. AT 1-800-892-0123 FOR EXACT LOCATION OF BURIED CABLES PRIOR TO DIGGING.

7. THERE ARE NO PARKING STALLS WITHIN THE ABOVE DESCRIBED PROPERTY.

8. STREETS FALLING WITHIN THE OFFICE PARK OF HINSDALE, PER DOC. NO. R2002-243817 ARE PRIVATE STREETS. THERE ARE NO KNOWN CHANGES IN RIGHT OF WAY.

9. ACCORDING TO OUR INTERPRETATION OF THE FLOOD INSURANCE RATE MAPS THAT COVER THE AREA SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X". DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAINS AND DESIGNATION BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 170430060H, WITH AN EFFECTIVE DATE 2004. FOR COMMUNITY NUMBER 17043 IN DUPAGE COUNTY, STATE OF ILLINOIS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS LOCATED.

ZONING:

ACCORDING TO THE VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT, THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAT IS ZONED O-3. AS PROVIDED BY THE VILLAGE OF HINSDALE, THE TABLE OF COMPLIANCE FOR ZONING IS AS FOLLOWS:

MINIMUM LOT AREA (S.F.)	20,000
MINIMUM LOT DEPTH	125 FEET
MINIMUM LOT WIDTH	80 FEET
BUILDING HEIGHT	60 FEET
NUMBER OF STORIES	5
FRONT YARD SETBACK	25 FEET
CORNER SIDE YARD SETBACK	25 FEET
REAR YARD SETBACK	20 FEET
MAXIMUM FLOOR AREA RATIO (F.A.R.)	35
MAXIMUM TOTAL BUILDING COVERAGE	50%

NOTE: THE SETBACKS CANNOT BE PLOTTED HEREON AS THE LOCATION IS SUBJECT TO INTERPRETATION BY THE VILLAGE OF HINSDALE.

ALTA/ACSM LAND TITLE SURVEY

PROPERTY DESCRIPTION:

PARCEL 1:

LOT 6 IN OFFICE PARK OF HINSDALE, BEING A SUBDIVISION OF PART OF SECTION 38, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 20, 2002, AS DOCUMENT R2002-243817, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:

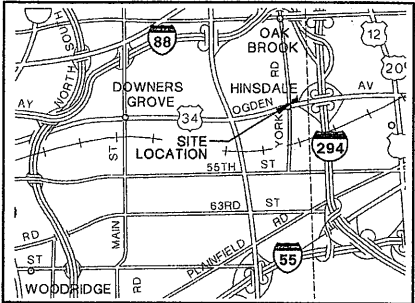
A NON-EXCLUSIVE, PERPETUAL EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY AGREEMENT RECORDED JUNE 11, 1973 AS DOCUMENT R73-33823 AS AMENDED BY DOCUMENTS R73-35331, R81-2365 AND R2001-197280, DESCRIBED IN RIDER DESCRIPTIONS 2, 4 AND 6 ATTACHED THERETO, AND BY EASEMENT GRANT RECORDED JANUARY 18, 1989 AS DOCUMENT R89-072897 AS AMENDED BY DOCUMENT R89-072898 AND AS CREATED BY EASEMENT GRANT RECORDED JUNE 20, 1989 AS DOCUMENT R89-072897, DESCRIBED IN EXHIBITS C1 THROUGH C5 ATTACHED THERETO, FOR THE PURPOSES OF INGRESS AND EGRESS OVER, UPON AND ACROSS EASEMENT PREMISES.

PARCEL 3:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF EASEMENTS AND OPERATING COVENANTS RECORDED MAY 29, 2003, AS DOCUMENT R2003-00111 AND RE-RECORDED JANUARY 10, 2006 AS DOCUMENT R2006-005825 AND AMENDED BY R2012-024784 FOR THE PURPOSE OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS UPON THE ROADWAYS, RETENTION, DETENTION AND DRAINAGE OF WATER AND OVER COMMON IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO THE CLOCK TOWER, SIDEWALKS, LANDSCAPED AREAS AND FOND FOR PEDESTRIAN INGRESS, EGRESS, ACCESS AND FOR PASSIVE RECREATIONAL PURPOSES OVER THE FOLLOWING DESCRIBED LAND: LOTS 1, 2, 3, 4, 6, 7, 8, 9, AND 10 IN OFFICE PARK OF HINSDALE, BEING A SUBDIVISION OF PART OF SECTION 38, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 20, 2002, AS DOCUMENT R2002-243817, IN DUPAGE COUNTY, ILLINOIS.

AREA OF PARCEL 1:
107,020 SQ. FT. +/-
2.4568 ACRES +/-

P.L.N. OF PARCEL 1:
06-36-405-021
09-01-207-010

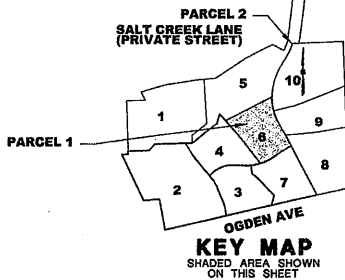


LEGEND:

—	SANITARY SEWER	—	ELECTRIC PEDESTAL (PEDE)
—	STORM SEWER	—	TELEPHONE PEDESTAL (PEDT)
—	COMBINED SEWER	—	SIGN
—	WATER MAIN	—	MAILBOX (MB)
—	FORCE MAIN	—	CHAIN LINK FENCE
—	UNDERDRAIN	—	AIR CONDITIONER UNIT
—	CABLE TV LINE	—	BOTTOM OF WALL
—	ELECTRIC LINE	—	DEED
—	FIBER OPTIC LINE	—	DUCTILE IRON PIPE
—	GAS LINE	—	ELECTRIC METER
—	TELEPHONE LINE	—	FINISHED FLOOR
—	OVERHEAD WIRE	—	GARAGE FLOOR
—	FENCE	—	GRADE AT FOUNDATION
—	GUARDRAIL	—	GAS METER
—	BUSH LINE	—	INVERT
—	TREE LINE	—	MEASURED
—	RAILROAD	—	PVC POLYVINYL CHLORIDE PIPE
—	EDGE OF WATER	—	RECORD
—	MANHOLE (STM/SAHH)	—	REINFORCED CONCRETE PIPE
—	CATCH BASIN (CB)	—	RETAINING WALL
—	INLET (INL)	—	SS SANITARY
—	FLARED END SECTION (FES)	—	STORM
—	VALVE VAULT (VV)	—	TOP OF FOUNDATION
—	VALVE BOX (VB)	—	TOP OF PIPE
—	BUFFALO BOX (BB)	—	TOP OF WALL
—	FIRE HYDRANT (FH)	—	TRANSFORMER
—	AUXILIARY VALVE (AV)	—	CONCRETE (CONC)
—	CLEANOUT (CO)	—	GRAVEL
—	BOLLARD (BOL)	—	HOT MIX ASPHALT (HMA)
—	GAS VALVE (GV)	—	LIGHT (LHT)
—	ELECTRIC MANHOLE (EMH)	—	GROUND LIGHT (GLHT)
—	TELEPHONE MANHOLE (TMH)	—	POWER POLE (PP)
—	HANDHOLE (HH)	—	GUY WIRE (GW)
—	TRAFFIC SIGNAL BOX (TSB)	—	CABLE PEDESTAL (PEDC)
—	TRAFFIC SIGNAL (TS)		
—	LIGHT (LHT)		
—	GROUND LIGHT (GLHT)		
—	POWER POLE (PP)		
—	GUY WIRE (GW)		
—	CABLE PEDESTAL (PEDC)		

LEGEND (CONT.):

—	ELECTRIC PEDESTAL (PEDE)
—	TELEPHONE PEDESTAL (PEDT)
—	SIGN
—	MAILBOX (MB)
—	CHAIN LINK FENCE
—	AIR CONDITIONER UNIT
—	BOTTOM OF WALL
—	DEED
—	DUCTILE IRON PIPE
—	ELECTRIC METER
—	FINISHED FLOOR
—	GARAGE FLOOR
—	GRADE AT FOUNDATION
—	GAS METER
—	INVERT
—	MEASURED
—	PVC POLYVINYL CHLORIDE PIPE
—	RECORD
—	REINFORCED CONCRETE PIPE
—	RETAINING WALL
—	SS SANITARY
—	STORM
—	TOP OF FOUNDATION
—	TOP OF PIPE
—	TOP OF WALL
—	TRANSFORMER
—	CONCRETE (CONC)
—	GRAVEL
—	HOT MIX ASPHALT (HMA)
—	LIGHT (LHT)
—	GROUND LIGHT (GLHT)
—	POWER POLE (PP)
—	GUY WIRE (GW)
—	CABLE PEDESTAL (PEDC)



PARCEL 3
NON-EXCLUSIVE
EASEMENT
LOTS 1, 2, 3, 4,
6, 7, 8, 9, & 10

GENERAL NOTES:

- ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
- ONLY THOSE BUILDING LINE SETBACKS AND EASEMENTS WHICH ARE SHOWN ON THE RECORDED PLAT OF SUBDIVISION ARE SHOWN HEREON. REFER TO THE DEED, TITLE INSURANCE POLICY AND LOCAL ORDINANCES FOR OTHER RESTRICTIONS.
- COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT AND REPORT AND DISCREPANCIES TO THE SURVEYOR AT ONCE.
- NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENTS.
- CERTIFIED COPIES OF THIS SURVEY BEAR AN IMPRESSED SEAL.



STATE OF ILLINOIS
COUNTY OF COOK)S.S.

— SALT CREEK CAMPUS LLC
— FIRST MENT BANK, N.A., AS SUCCESSOR TRUSTEE TO MIDWEST BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 8, 2001, AND KNOWN AS TRUST NUMBER 01-1-7933
— CHICAGO TITLE INSURANCE COMPANY
— GENERAL ELECTRIC CAPITAL CORPORATION, AS ADMINISTRATIVE AGENT FOR THE LENDERS AND THEIR SUCCESSORS AND/OR ASSIGNS

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND SURVEYS, AS ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(c), 7(d), 7(e), 8, 9, 11(a), 13, 14, 15, 17, 18 AND 21 OF SAID STANDARD. THE FIELD WORK WAS COMPLETED ON 05-18-2012 AND 11-16-2012 (BUILDING HEIGHTS ONLY).
DATE OF PLAT OR MAP: NOVEMBER 20, 2012.

Russell W. Olsen
RUSSELL W. OLSEN
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-002718
LICENSE EXPIRES: NOVEMBER 30, 2014
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

SHEET

1 OF 1

PROJECT NUMBER: 2207
© MACKIE CONSULTANTS LLC, 2012
ILLINOIS FIRM LICENSE 184-002694



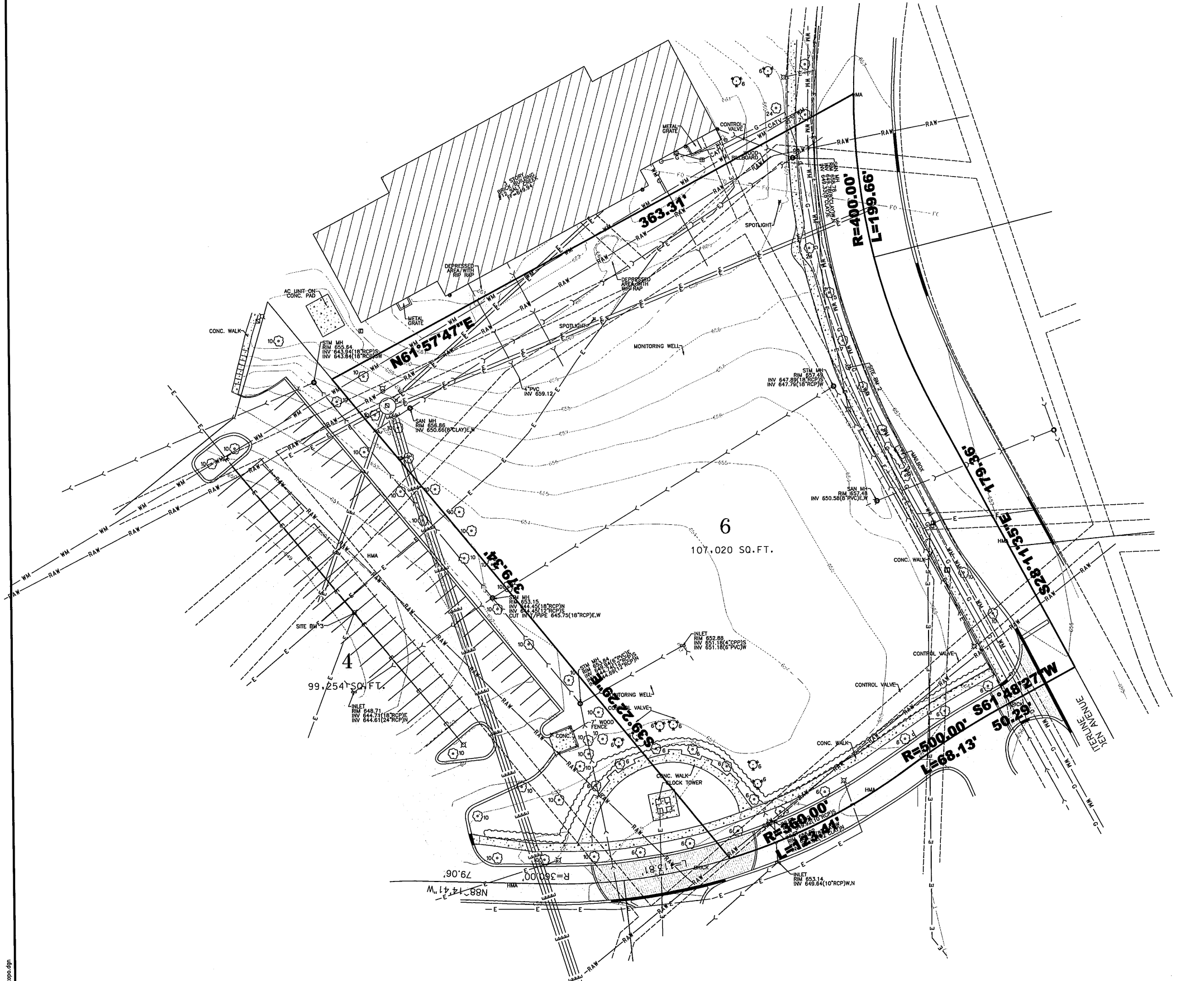
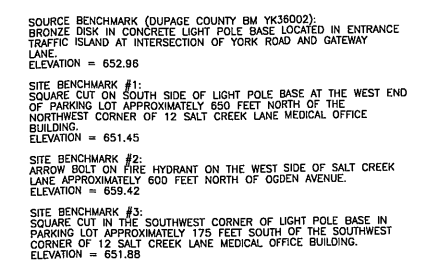
Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

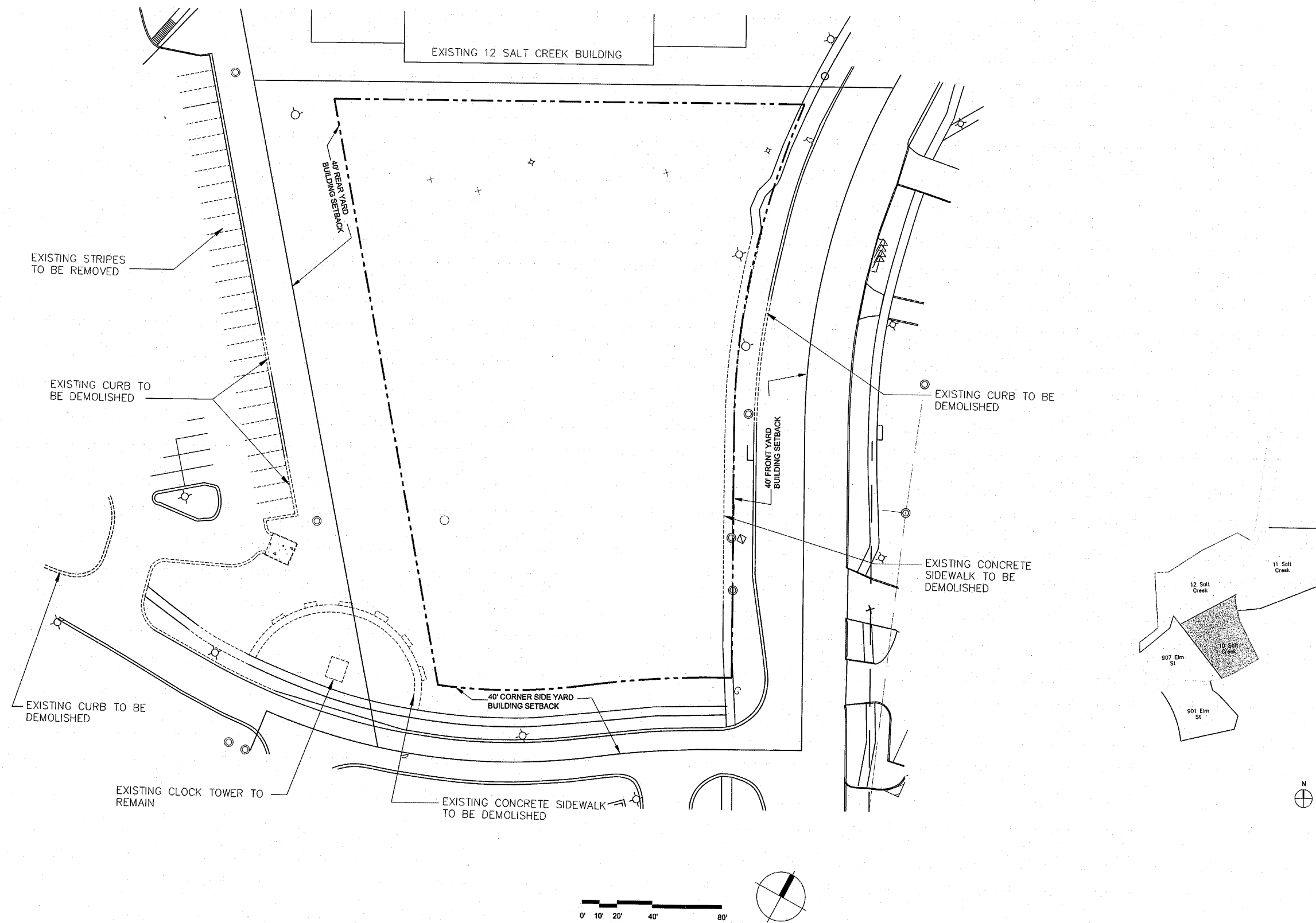
FOXFOR, LLC

12 SALT CREEK LANE, SUITE 200
HINSDALE, ILLINOIS 60521
(630)-887-1705

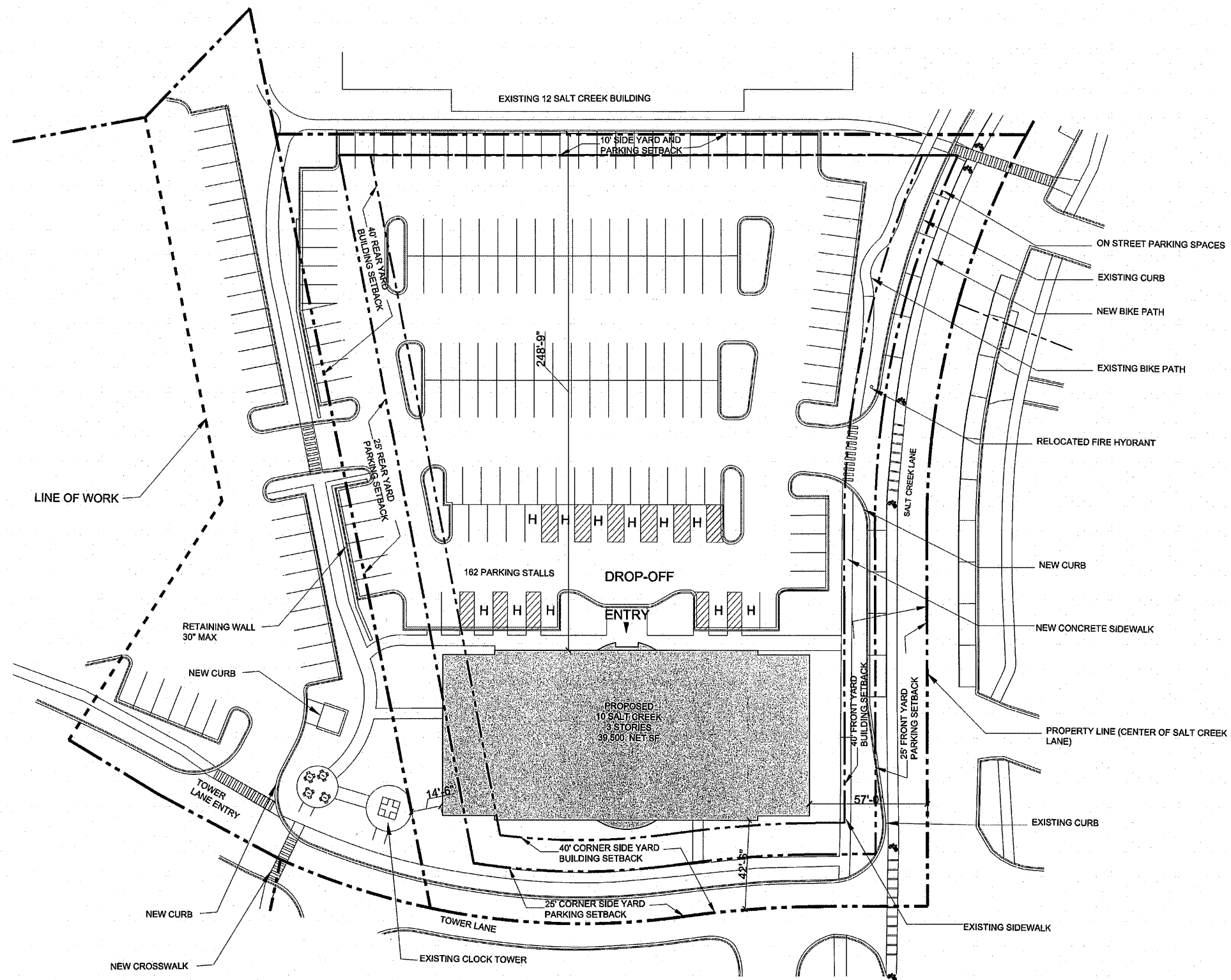
DESIGNED	
DRAWN	RWO
APPROVED	DAG
DATE	10-10-12
BY	RWO
SCALE	1" = 80'
11-20-12	REVISE PER UPDATED TITLE COMMITMENT
DATE	DESCRIPTION OF REVISION

ALTA/ACSM LAND TITLE SURVEY
LOT 6 - OFFICE PARK OF HINSDALE
HINSDALE, ILLINOIS



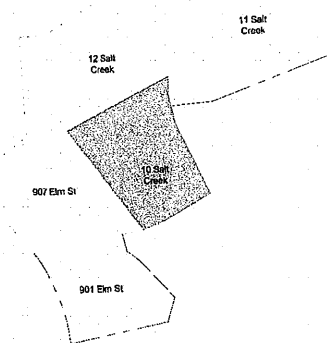


Existing Site Plan

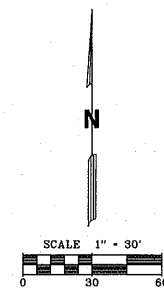


SITE DATA

10 SALT CREEK	39,500 NSF
REQUIRED PARKING (1 PER 300 SF)	144 STALLS
10 SALT CREEK ON STREET	162 STALLS 9 STALLS
TOTAL:	171 STALLS
RATIO:	4.33 STALLS / 1000 SF



10 Salt Creek Site Plan



LEGEND

EXISTING	PROPOSED
SANITARY SEWER	3" PVC
FORCE MAIN	12" PVC
STORM SEWER	18" PVC
UNDERDRAIN	1/2" PVC
MANHOLE	48" DIA.
WATER BASIN	48" DIA.
WATER MAIN	12" PVC
VALVE VAULT	48" DIA.
VALVE BOX	48" DIA.
FIRE HYDRANT	48" DIA.
FLARED END SECTION	48" DIA.
COMBINED SEWER	18" PVC
STREET LIGHT/PARKING LOT LIGHT	48" DIA.
POWER POLE	48" DIA.
STREET SIGN	48" DIA.
FENCE	48" DIA.
GAS MAIN	12" PVC
OVERHEAD LINE	12" PVC
TELEPHONE LINE	12" PVC
ELECTRIC LINE	12" PVC
CABLE TV LINE	12" PVC
HIGH WATER LEVEL	12" PVC
NORMAL WATER LEVEL	12" PVC
CONTOUR LINE	12" PVC
TOP OF CURB ELEVATION	12" PVC
TOP OF DEPRESSED CURB	12" PVC
PAVEMENT ELEVATION	12" PVC
SPOT ELEVATION	12" PVC
FINISHED FLOOR ELEVATION	12" PVC
TOP OF FOUNDATION	12" PVC
GRADE AT FOUNDATION	12" PVC
HIGH OR LOW POINT	12" PVC
OVERLAND FLOOD ROUTE	12" PVC
PAVEMENT FLOW DIRECTION	12" PVC
SHALL FLOW DIRECTION	12" PVC
DEPRESSED CURB AND GUTTER	12" PVC
REVERSE CURB AND GUTTER	12" PVC

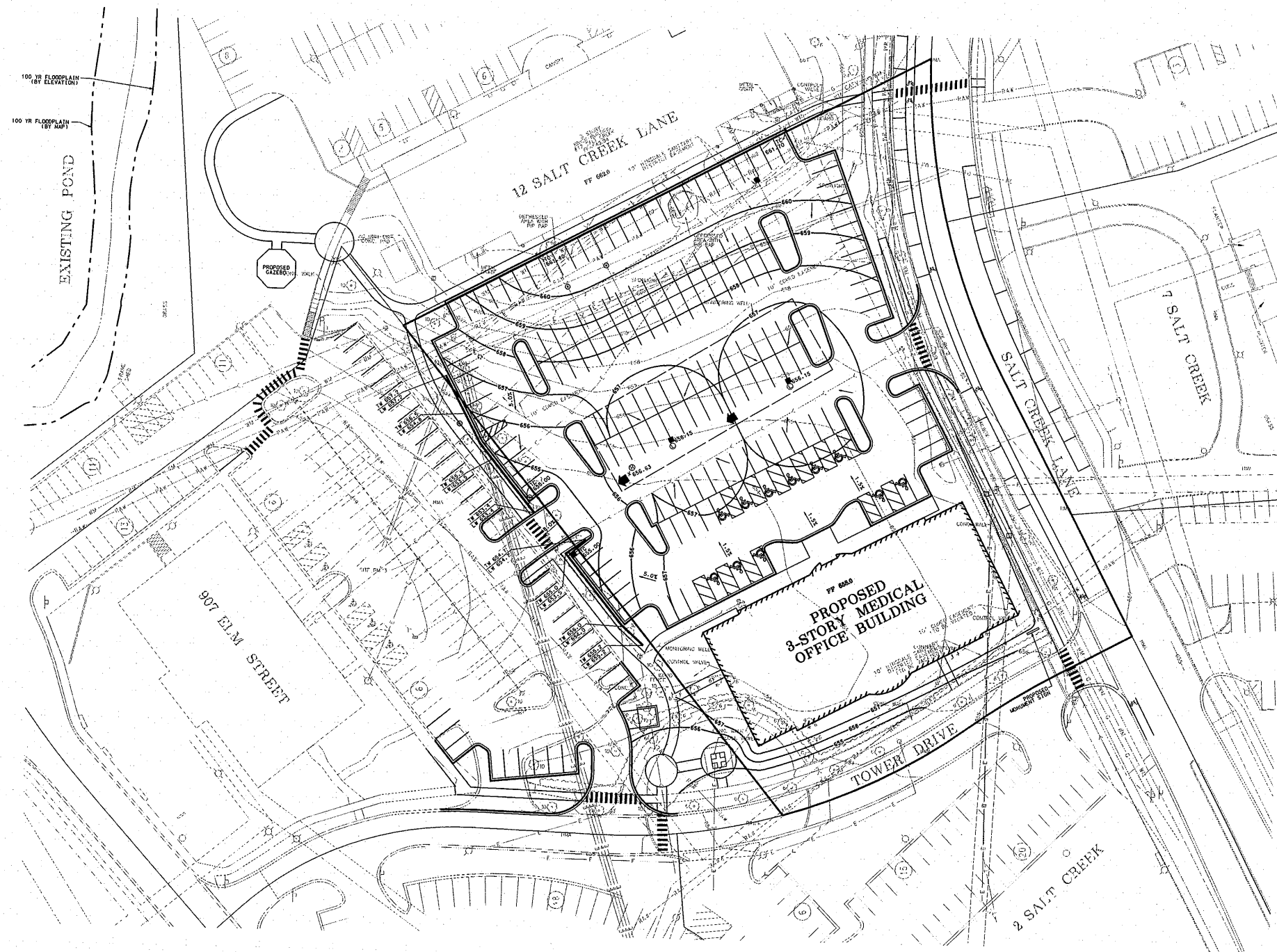
ABBREVIATIONS

AC	ACRE	HWL	HIGH WATER ELEVATION	SAN	SANITARY SEWER
BC	BACK OF CURB	IN	INLET	SM	SANITARY MANHOLE
BTM	BOTTOM	INVERT	INVERT	STA	STATION
CB	CATCH BASIN	LF	LINEAL FEET/FOOT	STM	STORM SEWER
CFS	CUBIC FEET PER SECOND	LP	LIGHT POLE	SY	SQUARE YARD
CY	CUBIC YARD	LT	LEFT	SWPP	STORMWATER POLLUTION PREVENTION PLAN
DA	DAMETER	L/R	LOWEST GRADE ADJACENT TO RETAINING WALL	TF	TOP OF FOUNDATION
DWM	DUCTILE IRON WATER MAIN	MAX	MAXIMUM	TD	TOP OF DEPRESSED CURB
EL	ELEVATION	MH	STORM MANHOLE	TO	TOP OF CURB
EP	EDGE OF PAVEMENT	MIN	MINIMUM	TR	TOP OF RETAINING WALL
FF	FINISHED FLOOR	MWL	NORMAL WATER ELEVATION	TYP	TYPICAL
FES	FLARED END SECTION	OCS	OUTLET CONTROL STRUCTURE	VB	VALVE BOX
FT	FOOT/FEET	P	PAVEMENT ELEVATION	VC	VERTICAL CURVE
G	GUTTER ELEVATION	PVC	POLYVINYL CHLORIDE PIPE	VV	VALVE VAULT
GR	GRADE RING ELEVATION	R	RADIUS	W	WALK ELEVATION
GR	GRADE RING ELEVATION	REP	REINFORCED CONCRETE PIPE	WM	WATER MAIN
HDPE	HIGH DENSITY POLYETHYLENE PIPE	RM	RIGHT	VP	VERTICAL POINT OF INTERSECTION
HVD	HOT MIX ASPHALT	RT	RIGHT		
HMA	HOT MIX ASPHALT	ROW	RIGHT OF WAY		

- SITE PLAN GENERAL NOTES
- ALL DIMENSIONS ARE TO BACK OF CURB OR FACE OF BUILDING, UNLESS OTHERWISE NOTED.
 - ALL RADII ARE TO BACK OF CURB, UNLESS OTHERWISE NOTED.

INDEX

- PRELIMINARY OVERALL SITE PLAN
- PRELIMINARY GRADING PLAN
- PRELIMINARY UTILITY PLAN



- GRADING PLAN GENERAL NOTES
1. EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS ON MARCH 5, 2014. CONTRACTOR SHALL FIELD CHECK EXISTING CONDITIONS PRIOR TO START OF CONSTRUCTION AND NOTIFY THE OWNER AND ENGINEER OF ANY DISCREPANCIES.
 2. ALL DISTURBED AREAS SHALL BE RESTORED WITH 6-INCHES OF TOPSOIL AND SEEDED.
 3. EXCAVATION AND EMBANKMENT SHALL BE PERFORMED PER THE DETAILED SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
 4. ALL CURB ELEVATIONS ARE TO BE TOP OF CURB. ALL GUTTER ELEVATIONS ARE 0.5' BELOW TOP OF CURB ELEVATION UNLESS OTHERWISE NOTED.
 5. GRADING INDICATED MAY NEED TO BE ADJUSTED BASED ON FIELD CONDITIONS. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES WITH FIELD CONDITIONS PRIOR TO FINE GRADING.

6/1/2014 5:07:36 PM
H:\2584\Engineering\Plan\02-gradng.plt



ECKENHOFF SAUNDERS ARCHITECTS



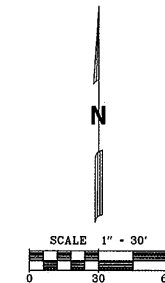
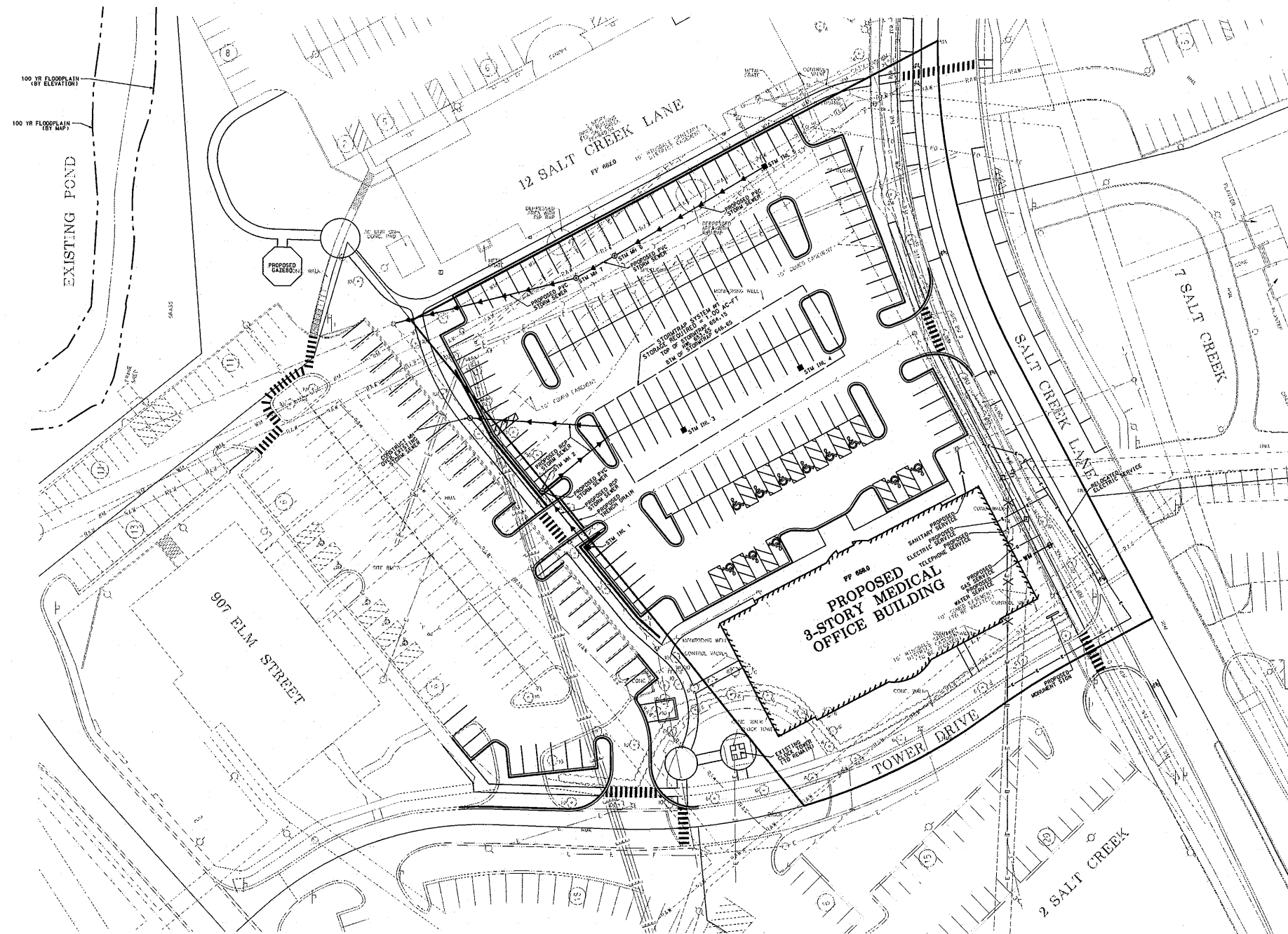
Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(647) 986-1400
www.mackieconsult.com



PRELIMINARY GRADING PLAN

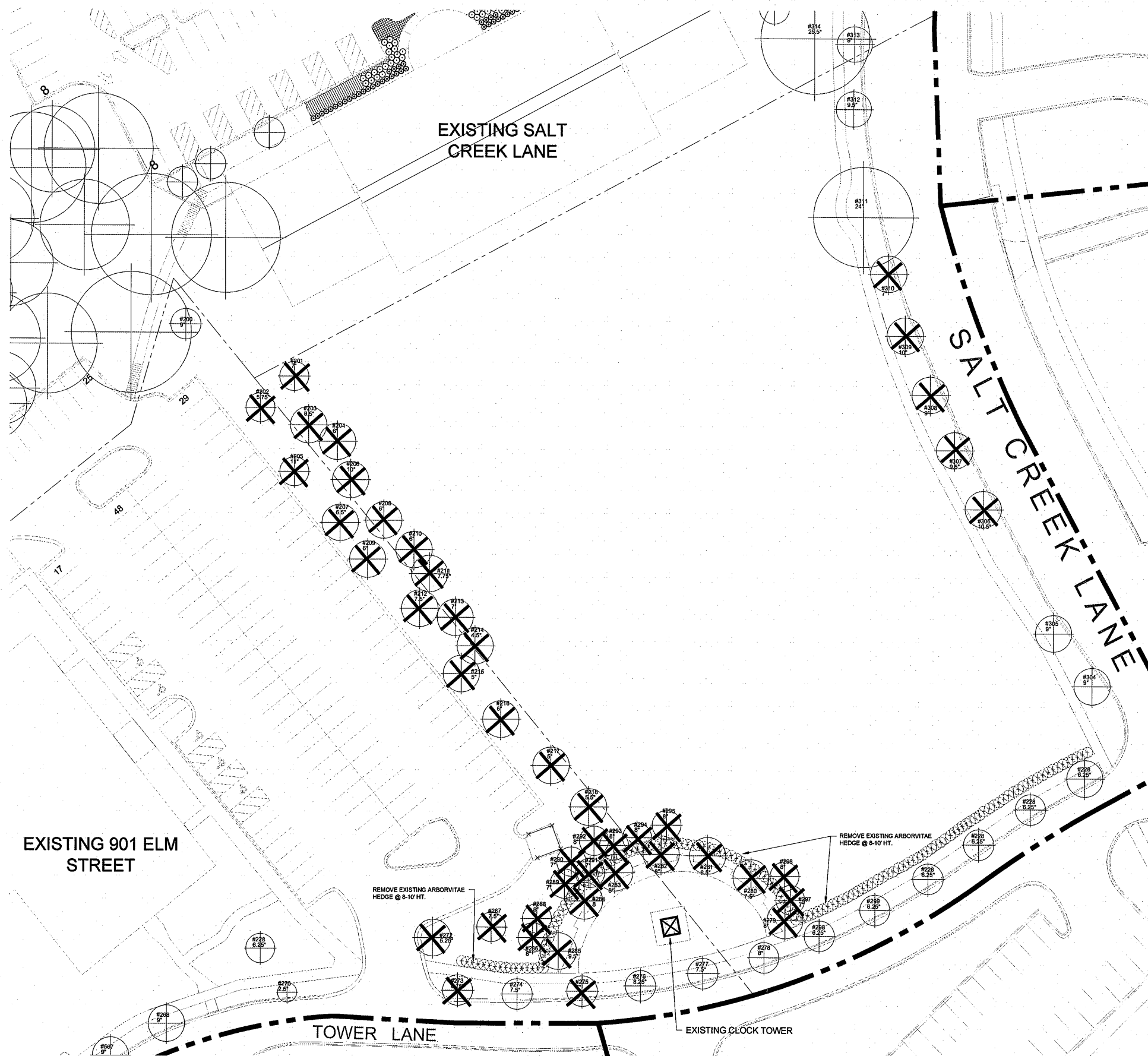
Salt Creek Medical Campus
10 Salt Creek Ln Medical Office Building

Project No: 12076 Date: 2014.08.08



- GENERAL NOTES
1. STORM SEWER SIZING TO BE PROVIDED AS PART OF FINAL ENGINEERING.
 2. BUILDING SERVICE SIZES TO BE PROVIDED AS PART OF FINAL ENGINEERING.

8/4/2014 5:07:04 PM
W:\2254\Engineering\Salt Creek\Utility.dwg



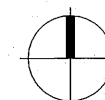
TREE SURVEY

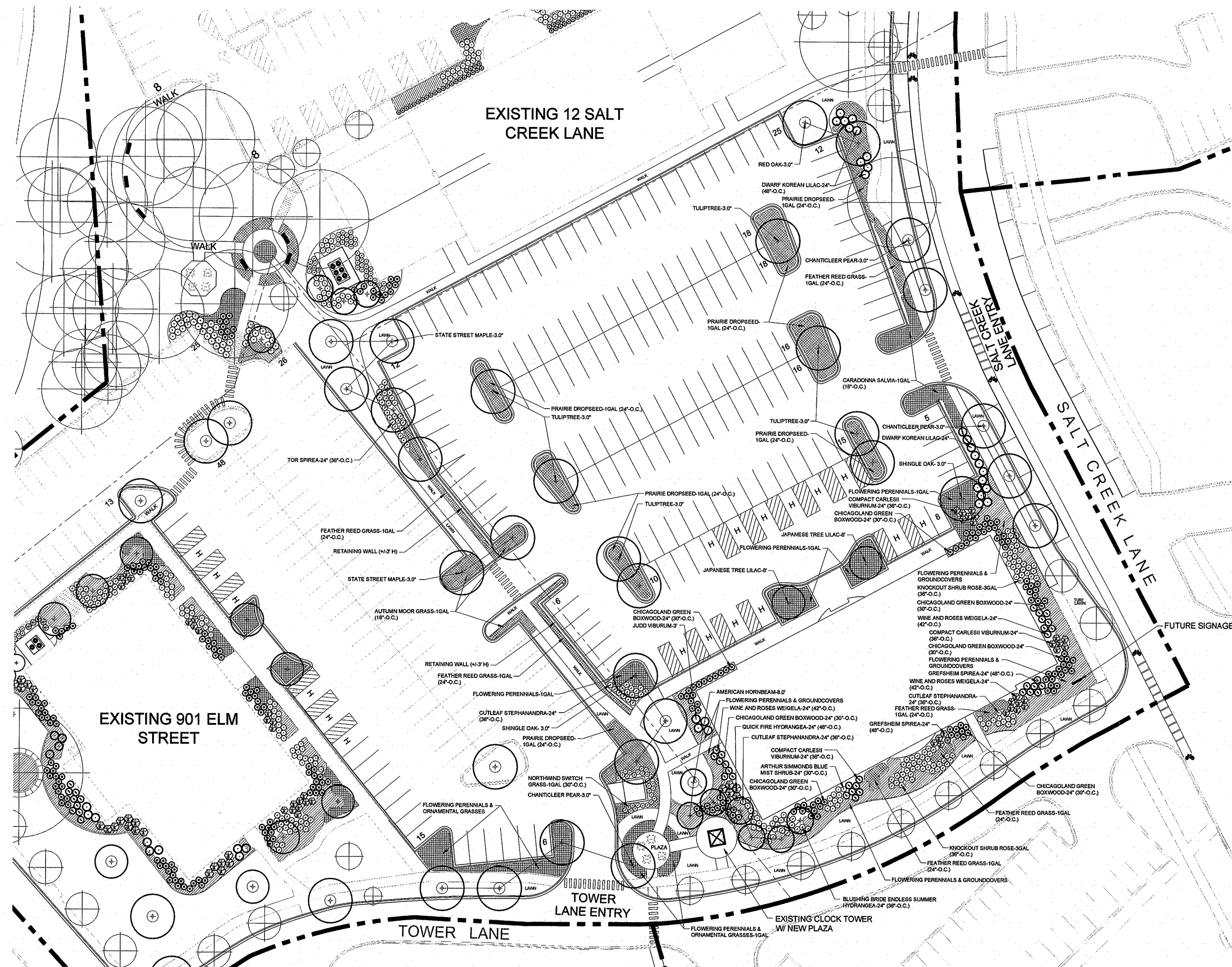
No.	Species	Size (DBH)	Condition	Proposed Action
200	Red Oak	9"	Good	Preserve
201	Red Maple	7"	Fair, trunk decay	Remove - in conflict with new improvements
202	Red Maple	5.75"	Fair, trunk decay	Remove - in conflict with new improvements
203	Little Leaf Linden	8.5"	Poor, partially dead w/ trunk decay	Remove - in conflict with new improvements
204	Red Maple	6"	Fair to Poor w/ severe trunk decay & deer damage	Remove - in conflict with new improvements
205	Little Leaf Linden	11"	Good, minor frost crack	Remove - in conflict with new improvements
206	Little Leaf Linden	10"	Poor, severe decay, trunk & main leader	Remove - in conflict with new improvements
207	Red Maple	6.5"	Fair to Poor, frost crack	Remove - in conflict with new improvements
208	Red Maple	6"	Fair to Poor w/ decay in main leader	Remove - in conflict with new improvements
209	Red Maple	6"	Fair, multiple frost cracks	Remove - in conflict with new improvements
210	Swamp White Oak	6"	Good	Remove - in conflict with new improvements
211	Little Leaf Linden	7.75"	Poor, severe decay, trunk & main leader	Remove - in conflict with new improvements
212	Little Leaf Linden	7.5"	Poor, severe decay, trunk & main leader, 50% dead	Remove - in conflict with new improvements
213	Green Ash	7"	Poor, severe trunk decay, Emerald Ash Bore (EAB)	Remove - in conflict with new improvements
214	Red Maple	4.5"	Poor, severe trunk decay	Remove - in conflict with new improvements
215	Red Maple	5"	Fair to Poor, trunk decay	Remove - in conflict with new improvements
216	Red Maple	8"	Poor, severe decay, trunk & main leader, 75% dead	Remove - in conflict with new improvements
217	Red Maple	5"	Poor, severe decay, trunk & main leader, 75% dead	Remove - in conflict with new improvements
218	Green Ash	5.5"	Fair to Poor, trunk decay, EAB, 20% dead	Remove - in conflict with new improvements
222	Green Ash	5.25"	Poor, in decline due to Emerald Ash Bore	Remove
273	Chanticleer Pear	6.75"	Fair to Poor, 20% dead	Remove
274	Chanticleer Pear	7.5"	Good	Preserve
275	Chanticleer Pear	7"	Poor, 50% dead	Remove
276	Chanticleer Pear	8.25"	Fair to Poor, trunk decay, 10 % dead	Preserve
277	Chanticleer Pear	7.5"	Fair to Poor, 20% dead	Preserve
278	Chanticleer Pear	8"	Good to Fair, 5 % dead	Preserve
279	Chanticleer Pear	8"	Good, broken limb	Remove - in conflict with new improvements
280	Chanticleer Pear	7.5"	Good to Fair	Remove - in conflict with new improvements
281	Chanticleer Pear	8.5"	Good	Remove - in conflict with new improvements
282	Chanticleer Pear	8"	Good to Fair, 10 % dead	Remove - in conflict with new improvements
283	Chanticleer Pear	8"	Good to Fair	Remove - in conflict with new improvements
284	Chanticleer Pear	8"	Good to Fair	Remove - in conflict with new improvements
285	Chanticleer Pear	9.5"	Good to Fair	Remove - in conflict with new improvements
286	Norway Spruce	8"	Fair to Poor, 20% dead	Remove - in conflict with new improvements
287	Norway Spruce	7.5"	Poor, 50% dead	Remove - in conflict with new improvements
288	Norway Spruce	8"	Poor, 50% dead	Remove - in conflict with new improvements
289	Norway Spruce	7"	Fair to Poor, 10% dead	Remove - in conflict with new improvements
290	Norway Spruce	7"	Fair, 10% dead	Remove - in conflict with new improvements
291	Norway Spruce	7"	Fair to Poor, 20% dead, double leader	Remove - in conflict with new improvements
292	Norway Spruce	8"	Good to Fair, 10 % dead	Remove - in conflict with new improvements
293	Norway Spruce	8"	Good to Fair, 10 % dead	Remove - in conflict with new improvements
294	Norway Spruce	8"	Good to Fair, 10 % dead	Remove - in conflict with new improvements
295	Norway Spruce	8"	Good to Fair, 10 % dead	Remove - in conflict with new improvements
296	Norway Spruce	8"	Fair, 10 % dead	Remove - in conflict with new improvements
297	Norway Spruce	7"	Fair, 20% dead	Remove - in conflict with new improvements
298	Chanticleer Pear	3"	Good	Preserve
299	Chanticleer Pear	6.5"	Good to Fair	Preserve
300	Chanticleer Pear	7.5"	Fair to Poor, slow to emerge, declining, 20 % dead	Preserve
301	Chanticleer Pear	7.5"	Fair, 10% dead	Preserve
302	Chanticleer Pear	6"	Fair, 5% dead	Preserve
303	Chanticleer Pear	9"	Fair, 10% dead	Preserve
304	Chanticleer Pear	9"	Good to Fair, dead interior branch, weak crotch	Preserve
305	Chanticleer Pear	9"	Good to Fair, 5% dead	Preserve
306	Chanticleer Pear	10.5"	Good	Remove - in conflict with new improvements
307	Chanticleer Pear	9.5"	Good to Fair	Remove - in conflict with new improvements
308	Chanticleer Pear	9"	Good to Fair	Remove - in conflict with new improvements
309	Chanticleer Pear	10"	Good to Fair	Remove - in conflict with new improvements
310	Chanticleer Pear	7"	Fair to Poor, 10% dead, ant infestation	Remove - in conflict with new improvements
311	White Oak	24"	Fair, 15% dead, branch tips dead	Preserve
312	Chanticleer Pear	9.5"	Good	Preserve
313	Chanticleer Pear	9"	Good to Fair	Preserve
314	Silver Maple	25.5"	Fair	Preserve

* Trees #219 - 271: See 907 Elm Street (Tree Preservation and Removal Plan)

LEGEND	
	PRESERVE EXISTING TREE (TREE NUMBER AND CALIPER SIZE)
	REMOVE EXISTING TREE (GRUB ROOTS 18" BELOW FINISH GRADE)
	PRESERVE EXISTING SHRUBS
	REMOVE EXISTING SHRUBS (GRUB ROOTS 12" BELOW FINISH GRADE)

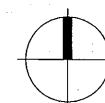
TREE PRESERVATION AND REMOVAL PLAN

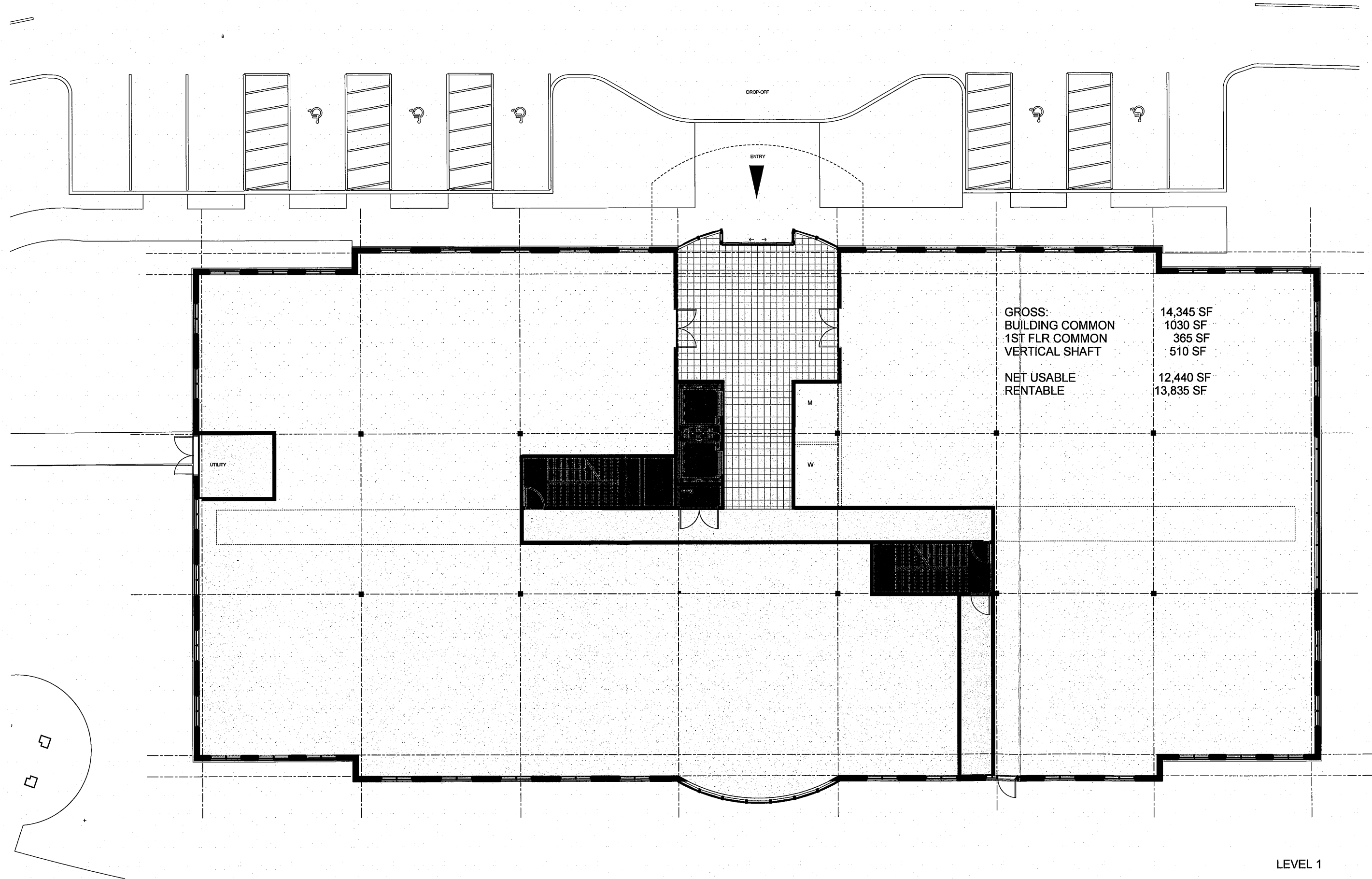




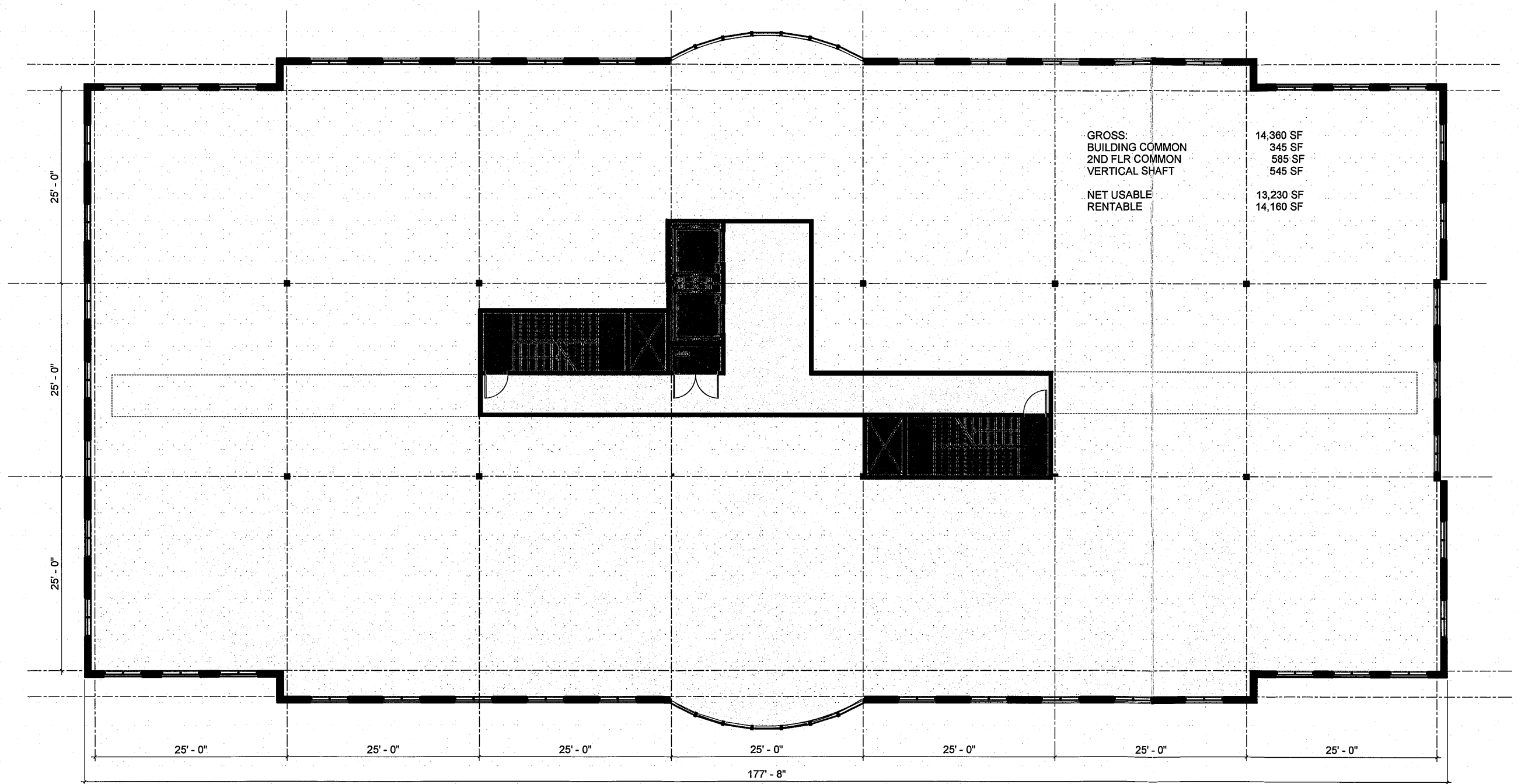
- LEGEND**
- EXISTING TREE TO BE PRESERVED (SEE TREE PRESERVATION PLAN FOR SIZE AND SPECIES IDENTIFICATION)
 - PROPOSED SHADE TREE
 - PROPOSED INTERMEDIATE TREES
 - PROPOSED EVERGREEN SHRUBS
 - PROPOSED FLOWERING SHRUBS
 - PROPOSED FLOWERING PERENNIALS
 - PROPOSED ORNAMENTAL GRASSES AND FLOWERING PERENNIALS
 - PROPOSED FLOWERING PERENNIALS AND GROUNDCOVER

LANDSCAPE DEVELOPMENT PLAN

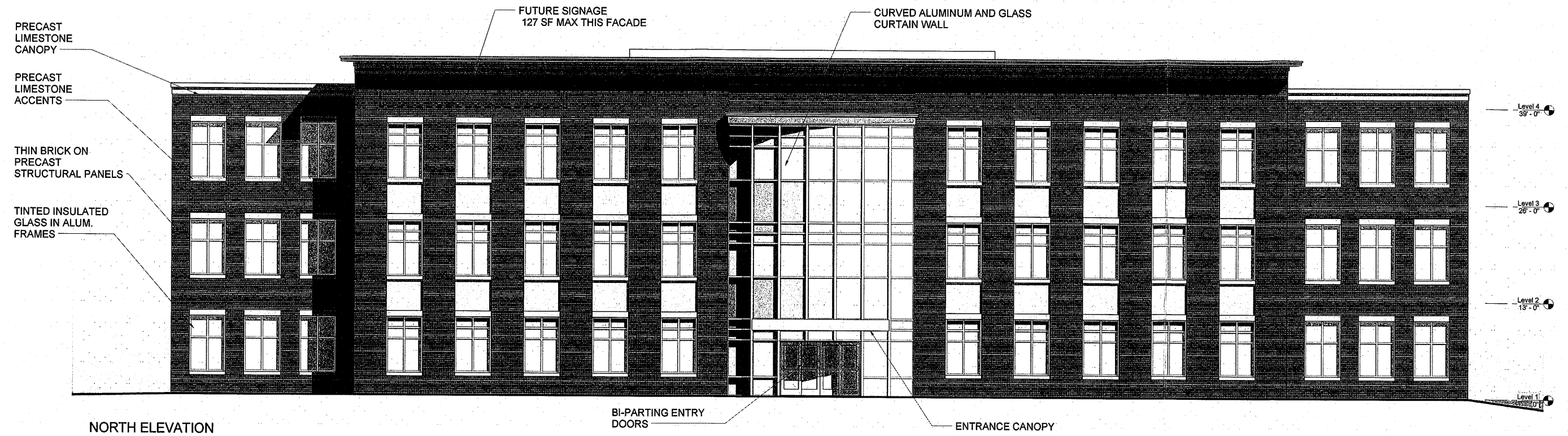




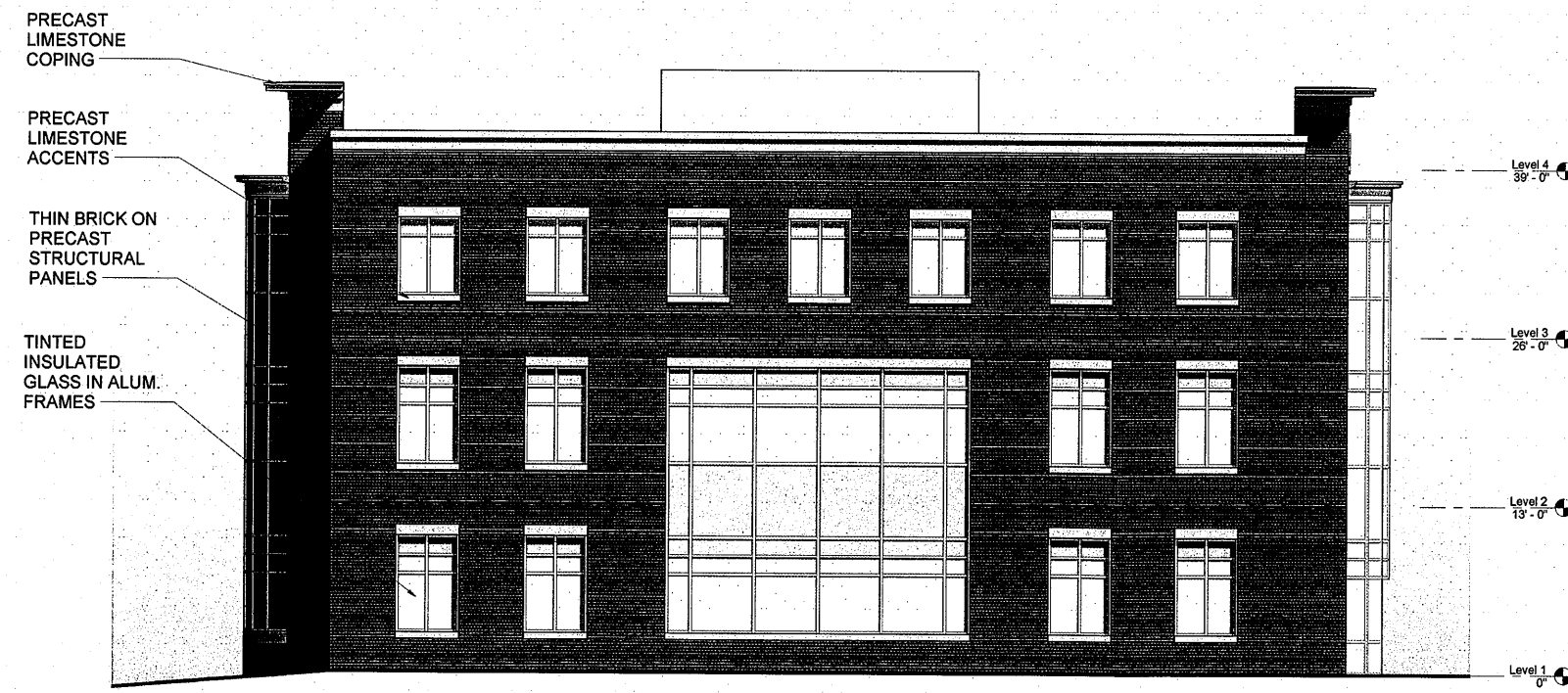
LEVEL 1



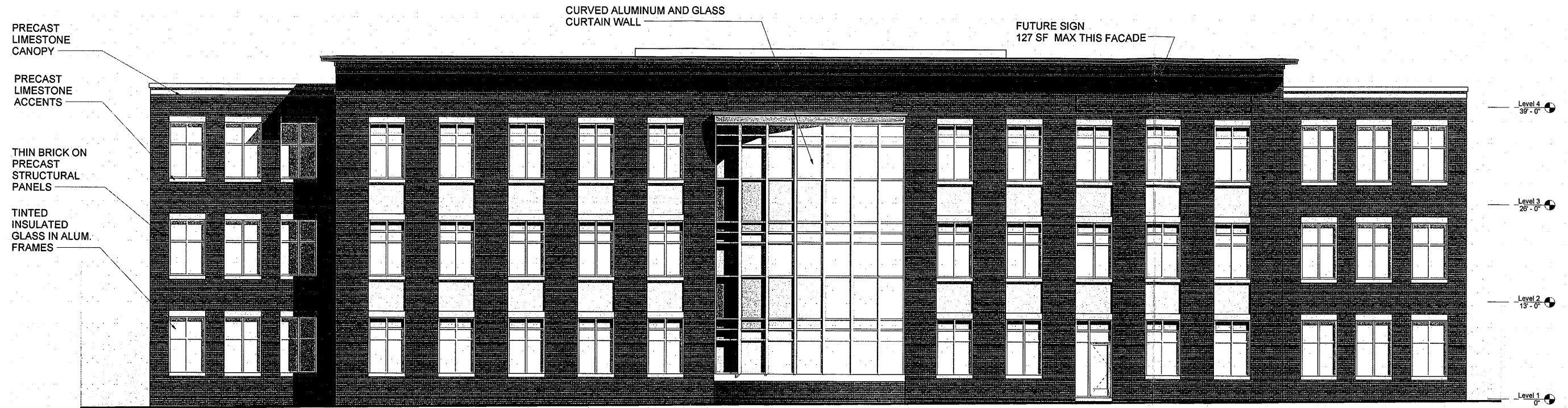
LEVEL 3



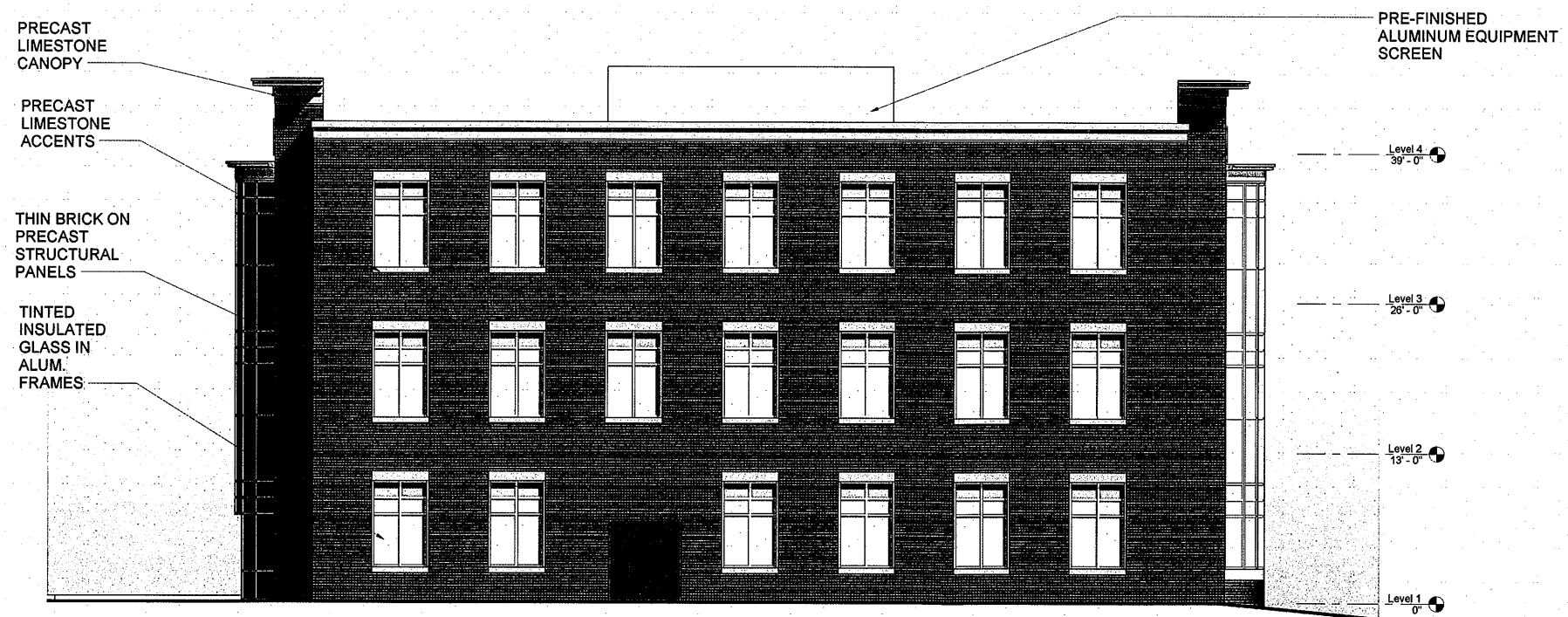
NORTH ELEVATION



EAST ELEVATION



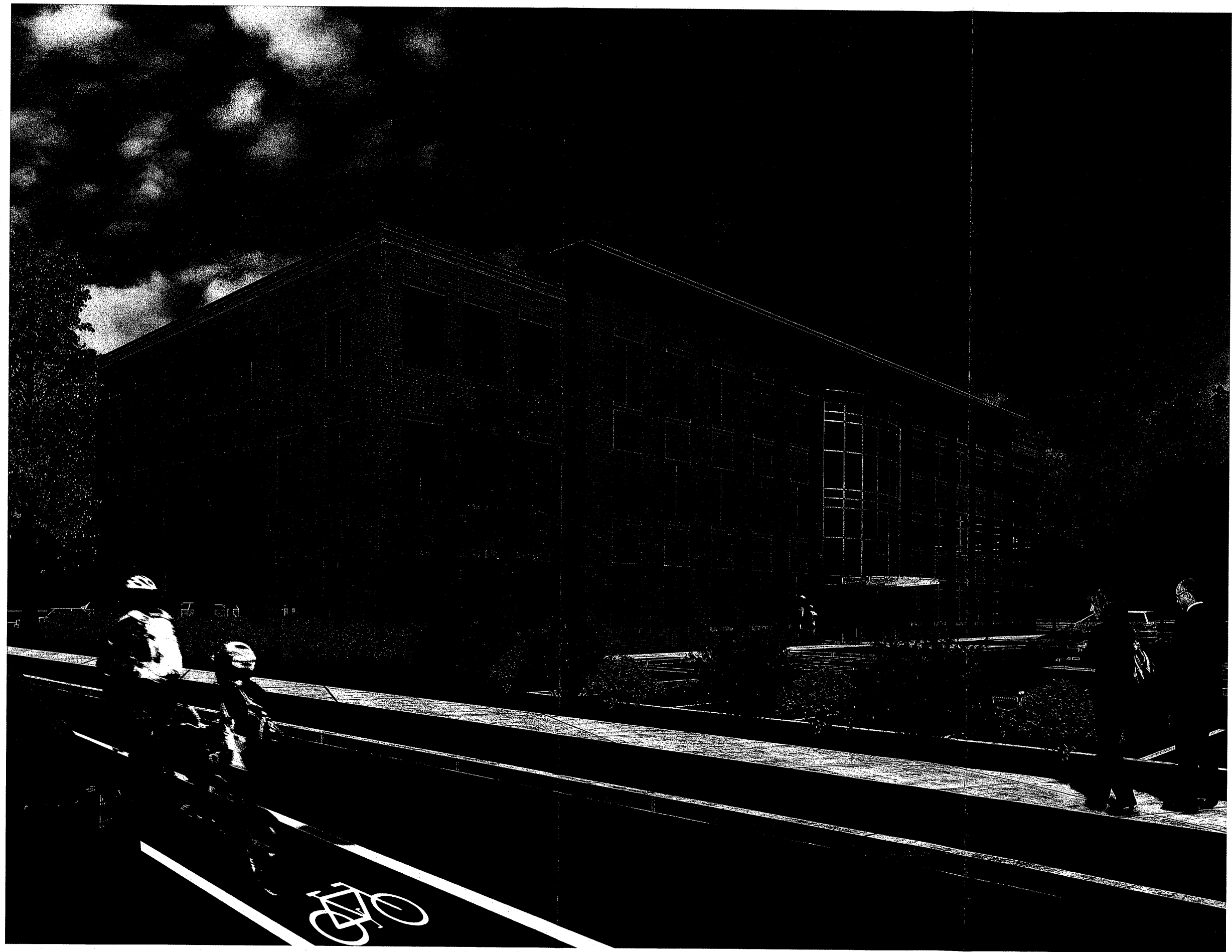
SOUTH ELEVATION



WEST ELEVATION

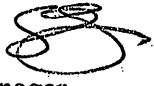


OGDEN ROAD VIEW



NORTHEAST CORNER

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: July 9, 2014
Re: 54 S. Washington Street – Einstein Bagels – Exterior Appearance/Site Plan and Signage Approval

REQUEST

The applicant is requesting approval of exterior appearance and site plans to allow for a building façade improvement. The site is improved with a three-story commercial building in the B-2 Central Business District.

The applicant is proposing improvements to the building elevations, which includes re-skinning of the two existing awnings and three new signs (two valance signs and a single wall sign).

The applicant is proposing to remove the burgundy fabric on the two existing awnings and replace it with a black fabric, as well as replace the two existing valance signs. In addition, the application includes the replacement of the existing wall sign immediately above the main entrance. The proposed changes can be seen in the attached illustrations. The proposed valance signs are 1.74 square feet (4" x 62.5") and would be gold text. The company's corporate disc logo would be 2.25 square feet (18" x 18") and would be gold, black and white. All three signs would be a total of 5.73 square feet.

Subsection 9-106J of the Zoning Code provides the requirements for awning and wall signage in the B-2 District and allows for a total of two awning or wall signs and allows "one square foot per foot of building frontage, up to a maximum of 100 square feet" for the entire building. As such, while the total square footage for all signs complies, because the applicant is requesting a third sign, the proposed sign application *does not* currently meet the requirements of Section 9-106 – Signs of the Zoning Code, however pursuant to Section 11-607F(2)(c), the Plan Commission does have the authority to increase the maximum number of signs of any functional type otherwise allowed. Should the additional sign be permitted, the maximum square footage for *all* signs cannot exceed the maximum allowance and as such, the proposed signage would comply.

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 disapproval; 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 the Village Board of Trustees

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: EINSTEIN BROS BAGELS

Owner's name (if different): ARMANDO CESARINI

Property address: 54 S. WASHINGTON

Property legal description: [attach to this form]

Present zoning classification: _____

Square footage of property: 3200 SQ FT.

Lot area per dwelling: _____

Lot dimensions: 128.0 X 25.0

Current use of property: EINSTEN BROS. BAGELS

Proposed use: Single-family detached dwelling
Other: COMMERCIAL

Approval sought: Building Permit Variation
Special Use Permit Planned Development
Site Plan Exterior Appearance
Design Review
Other: ADD 18" DIAM SIGN & CHANGE
COLOR OF AWNINGS.

Brief description of request and proposal:

ADD CIRCULAR SIGN - NON-ILLUMINATED TO FRONT
ABOVE ENTRANCE DOOR - CHANGE AWNINGS FROM
BURGUNDY & WHITE TO BLACK & GOLD

Plans & Specifications: [submit with this form]

Provided: Required by Code:

Yards:

front: N/A _____
interior side(s) N/A 1

Provided:

Required by Code:

corner side
rear

128'
25'

Setbacks (businesses and offices):

front:
interior side(s)
corner side
rear

5'5"
1'
9' 1"

1'

others:
Ogden Ave. Center:
York Rd. Center:
Forest Preserve:

Building heights:

principal building(s):
accessory building(s):

2 STORY
2 STORY ON NORTH

Maximum Elevations:

principal building(s):
accessory building(s):

Dwelling unit size(s):

Total building coverage:

3200 SQ FT.

Total lot coverage:

3200 SQ FT

Floor area ratio:

Accessory building(s):

NEXT DOOR IS 2 STORY BRICK BLDG

Spacing between buildings: [depict on attached plans]

principal building(s):

accessory building(s):

Number of off-street parking spaces required: _____

Number of loading spaces required: _____

Statement of applicant:

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

By: _____

Applicant's signature

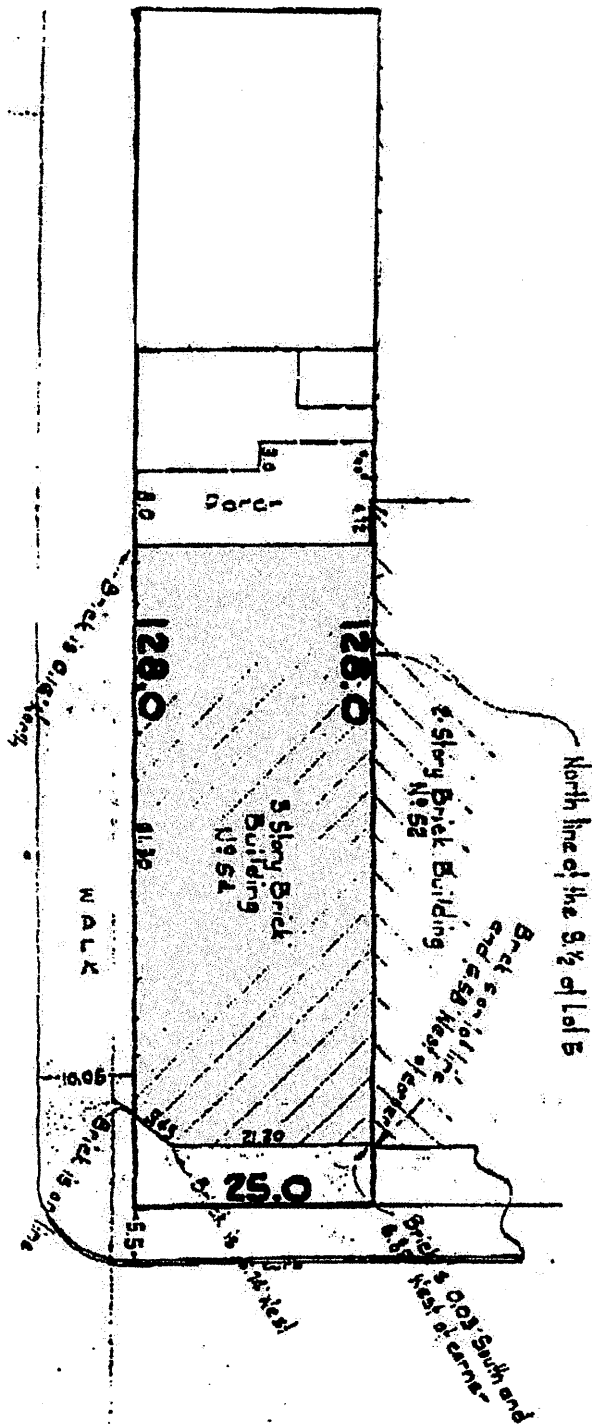
KENT R. WEBER

Applicant's printed name

Dated: _____, 20____.

Σ
πικύμα

54

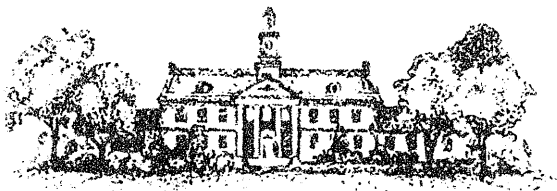


S. WASHINGTON ST.

SITE PLAN

54 3. WASHINGTON TEN

5/11/95



VILLAGE
OF HINSDALE FOUNDED IN 1873

VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant

Name: AWNING, SIGN & LIGHTING GROUP
Address: 1405 BERNARD DR - A
City/Zip: ADDISON, IL 60101
Phone/Fax: (630) 405-6146 / (630) 405-6145
E-Mail: KENTRWEBER@yahoo.com

Owner

Name: CESARINI FAMILY TRUST
Address: 54 S. WASHINGTON ST - STE 4
City/Zip: HINSDALE, IL 60521
Phone/Fax: (630) 328-3090
E-Mail: N/Avail.

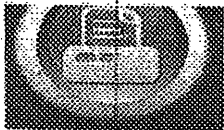
Others, if any, involved in the project (i.e. Architect, Attorney, Engineer)

Name: ENSTEIN BROS. BAGELS
Title: TENANT
Address: 54 S. WASHINGTON ST
City/Zip: HINSDALE, IL 60521
Phone/Fax: () /
E-Mail: _____

Name: _____
Title: _____
Address: _____
City/Zip: _____
Phone/Fax: () /
E-Mail: _____

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

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



VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT

Applicant

Name: EINSTEIN BROS. BAGELS

Address: 54 S. WASHINGTON ST

City/Zip: HINSDALE IL 60521

Phone/Fax: 630-774-8950

E-Mail: ↓

Contact Name: KENT R. WEBER

Contractor

Name: AWNING, SIGN & LIGHTING GROUP

Address: 1405 W. BERNARD DR-A

City/Zip: ADDISON IL 60101

Phone/Fax: 630-405-6146

E-Mail: KENTWEBER@YAHOO.COM

Contact Name: KENT WEBER

ADDRESS OF SIGN LOCATION:

ZONING DISTRICT: Please Select One

SIGN TYPE: Please Select One ☒ NON-ILLUMINATED ☐ FLUSH MOUNTED

ILLUMINATION Please Select One ☐ LOGO ☐ CHANNEL LETTER TYPE

Sign Information:

Overall Size (Square Feet): 2.25 (18" x 18")

Overall Height from Grade: _____ FT.

Proposed Colors (Maximum of Three Colors):

☒ GOLD

☒ BLACK

☒ WHITE

Site Information:

Lot/Street Frontage: _____

Building/Tenant Frontage: ABOVE DOOR

Existing Sign Information:

Business Name: EINSTEIN BROS. BAGELS

Size of Sign: 2.25 Square Feet

Business Name: _____

Size of Sign: _____ Square Feet

I hereby acknowledge that I have read this application and the attached instruction sheet and state that it is correct and agree to comply with all Village of Hinsdale Ordinances.

Kent R. Weber
Signature of Applicant

4/24/14
Date

X [Signature]
Signature of Building Owner

Date

FOR OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE

Total square footage: 0 2.25 x \$4.00 = 0 (Minimum \$75.00)

Plan Commission Approval Date: _____ Administrative Approval Date: _____

April 9, 2014

Armando Cesarini
Property Manager
Cesarini Family Trusts
54 S. Washington St., Ste. 4
Hinsdale, IL 60521
630-325-3090

Village of Hinsdale
19 E. Chicago Avenue
Hinsdale, IL 60521

RE: Permission from property owner's manager for Einstein Bagels to replace awnings and add sign according to enclosed/attached 3-page 1/7/2014 elevation drawings by Awning & Sign Contractors previously approved & signed by Property Manager on 1/8/2014

Gentlemen:

The is to confirm that as the legal Property Manager of the property at 54 S. Washington Street, Hinsdale, IL, held in trust in the Cesarini Family Trusts permission has been granted to tenant Einstein Bagels to replace the existing awnings and to add a new sign according to enclosed/attached 1/7/2014 elevation drawings by Awning & Sign Contractors previously approved & signed by Property Manager on 1/8/2014.

Regards,


Armando Cesarini
Property Manager
Cesarini Family Trusts

Enclosed/attached 3-page 1/7/2014 elevation drawings by Awning & Sign Contractors previously approved & signed by Property Manager on 1/8/2014

Village of Hinsdale
COMMUNITY DEVELOPMENT DEPARTMENT
19 E. Chicago Avenue, Hinsdale, IL 60521

PERMIT APPLICATION

THIS CONSOLIDATED PERMIT APPLICATION MAKES FILING FOR MULTIPLE PERMITS MORE EFFICIENT AND HELPS TO MINIMIZE DUPLICITY. AS A RESULT THERE MAY BE ITEMS THAT DO NOT APPLY TO YOUR SPECIFIC PROJECT. COMPLETE ONLY THOSE SECTIONS THAT APPLY.

Date Rec'd _____ P _____ Permit Fee _____
Date Issued: _____ E- _____
PM _____
Bond Fee/LOC _____

(above is for office use only)

GENERAL INFORMATION

Site Address: <u>54 S. WASHINGTON ST</u>	Zoning District:
PIN #	Lot Dimensions:
Legal Owner's Name & Mailing Address <u>ARMANDO CESARINI, P.M.</u> <u>CESARINI FAMILY TRUST</u>	Applicant's Name & Address (if not owner) <u>AWNING, SIGN & LIGHTING GROUP, INC.</u> <u>ADDISON, IL 60101</u>
Phone: <u>630-325-3090</u>	Phone: <u>630-405-6146</u>
Fax: <u>54 S. WASHINGTON ST - #4</u>	Fax: <u>630-406-6145</u>
E-mail: <u>HINSDALE, IL</u>	E-MAIL: <u>KENTRWEBER@YAHOO.COM</u>
Estimated Value of Construction: \$	Conduct Sign Required: <u>yes</u> <u>no</u>

SELECT TYPE OF CONSTRUCTION

RESIDENTIAL NEW <input type="checkbox"/> ACCESSORY STRUCTURE (garage, shed, cabana) <input type="checkbox"/> FENCE <input type="checkbox"/> Height _____ Corner Lot <input type="checkbox"/> Yes <input type="checkbox"/> No Structure Type _____ Location _____	RESIDENTIAL ADDITION <input type="checkbox"/> DECK/PATIO/OUTDOOR FP <input type="checkbox"/> Require Electric <input type="checkbox"/> yes <input type="checkbox"/> no Require Plumbing <input type="checkbox"/> yes <input type="checkbox"/> no SWIMMING POOL/HOT TUB Hot Tub <input type="checkbox"/> Inground <input type="checkbox"/> Above Ground <input type="checkbox"/> (complete plumbing & electric section)	RESIDENTIAL REMODEL <input type="checkbox"/> DRIVEWAY/FLATWORK/WALKS <input type="checkbox"/> Asphalt <input type="checkbox"/> Concrete <input type="checkbox"/> Decorative <input type="checkbox"/> UNDERGROUND IRRIGATION (complete plumbing section) Heads in ROW <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> (if yes, complete Hold Harmless)
--	--	--

PLUMBING OR ELECTRIC ONLY

ELECTRIC ONLY: <input type="checkbox"/> Residential Upgrade <input type="checkbox"/> Commercial <input type="checkbox"/> <input type="checkbox"/> Overhead <input type="checkbox"/> Underground _____ AMPS _____ Circuits	PLUMBING ONLY: # of Fixtures _____ Total Fixture Units _____ Tap Size _____ Water Meter Size _____ Gas Line _____ RPZ _____
---	---

COMMERCIAL - SELECT TYPE

COMMERCIAL NEW <input type="checkbox"/> (Fire Prevention Will Apply) COMMERCIAL OCCUPANCY <input type="checkbox"/> Units _____ Floors _____ Name of Business or New Tenant _____	COMMERCIAL ADDITON <input type="checkbox"/> (Fire Prevention Will Apply) COMMERCIAL INTERIOR DEMO ONLY <input type="checkbox"/>	COMMERCIAL REMODEL <input checked="" type="checkbox"/> (Fire Prevention Will Apply) FIRE <input type="checkbox"/> (Alarm, Sprinkler & Hood & Duct Systems)
--	--	---

CONTINUE ON REVERSE SIDE

1 - Sign
2 - Awnings

ARCHITECT/CONTRACTORS AND SUB-CONTRACTOR INFORMATION

Complete Applicable Contractor Information
(Please Print Clearly)

ARCHITECT/ENGINEER (If applicable) STATE LICENSE NO.	NAME: ADDRESS: (NO P.O. BOX)	PHONE CELL: FAX e-mail
CONTRACTOR/INSTALLER LLC # Driver's Lic # (provide if not a LLC)	NAME: <i>Annixt, Sign & Lighting E-Rep,</i> ADDRESS: <i>1405 W. BERNARD DR-A</i> <i>ADDISON, FL 34101</i> (NO P.O. BOX)	PHONE <i>630-405-6146</i> CELL: <i>630-774-8980</i> FAX <i>630-405-6145</i> e-mail <i>KANT@ANNIXS-</i>
ELECTRICIAN LICENSE # \$5,000 SURETY BOND ON FILE	NAME: ADDRESS: (NO P.O. BOX)	PHONE <i>PLUS.COM</i> CELL: FAX e-mail
PLUMBER STATE LICENSE & PERMIT BOND # 055-	NAME: ADDRESS: (NO P.O. BOX)	PHONE CELL: FAX e-mail
FIRE SPRINKLER/SUPPRESSION	NAME: ADDRESS: (NO P.O. BOX)	PHONE CELL: FAX e-mail
FIRE ALARM CONTRACTOR	NAME: ADDRESS: (NO P.O. BOX)	PHONE CELL FAX e-mail

UNDER PENALTY OF INTENTIONAL MISREPRESENTATION AND/OR PERJURY, I declare that I have examined and/or made this application and it is true and correct to the best of my knowledge and belief. I agree to construct said improvement in compliance with all provisions of the applicable ordinances. I further certify that all easements, deed restrictions, or other encumbrances restricting the use of the property are shown on the site plans submitted with this application. I have been given authorization from the property owner to obtain this permit. I realize that the information that I have affirmed hereon forms a basis for the issuance of the permit herein applied for and approval of plans in connection therewith shall not be construed to permit any construction upon said premises or use thereof in violation of any applicable ordinance or to excuse the owner or his or her successors in title from complying therewith.

I understand that by applying for this permit, I am consenting to the inspection of this property and to the entry onto the property by inspectors of the authority having jurisdiction for the purpose of performing the necessary inspections during normal business hours for the duration of the permit.

/Cast R. Weber
 APPLICANT'S SIGNATURE

4/24/14
 DATE

FVP
 TITLE

A. Cassin
 OWNER'S SIGNATURE - DATE

II. SITE INFORMATION

Address of subject property: 54 S. WASHINGTON ST. - CORNER

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

Brief description of proposed project: 2 NEW AWNINGS TO REPLACE
EXISTING. 1-NON-ILLUMINATED ROUND SIGN
ABOVE MAIN ENTRANCE.

General description or characteristics of the site: BAGEL STORE

Existing zoning and land use: COMMERCIAL

Surrounding zoning and existing land uses:

North: _____

South: _____

East: _____

West: _____

Proposed zoning and land use: COMMERCIAL

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

- ☒ Site Plan Approval 11-604

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

- ☐ Design Review Permit 11-605E

- ## ❑ Exterior Appearance 11-606E

- ☐ Planned Development 11-603E

- ☐
- Special Use Permit 11-602E

- Special Use Requested: _____

- ☐ Development in the B-2 Central Business District Questionnaire

* NOTE: LANDLORD HAS STAMPED & SIGNED ALL DRAWINGS.

TABLE OF COMPLIANCE

Address of subject property: 54 S. WASHINGTON ST. - CORNER

The following table is based on the _____ Zoning District.

	Minimum Code Requirements	Proposed/Existing Development
Minimum Lot Area (s.f.)		3,200
Minimum Lot Depth		128
Minimum Lot Width		25
Building Height		45
Number of Stories		3
Front Yard Setback		0
Corner Side Yard Setback		0
Interior Side Yard Setback		0
Rear Yard Setback		
Maximum Floor Area Ratio (F.A.R.)*		
Maximum Total Building Coverage*		
Maximum Total Lot Coverage*		
Parking Requirements		N.A.
Parking front yard setback		N.A.
Parking corner side yard setback		N.A.
Parking interior side yard setback		N.A.
Parking rear yard setback		N.A.
Loading Requirements		N.A.
Accessory Structure Information		SEE DRAWINGS

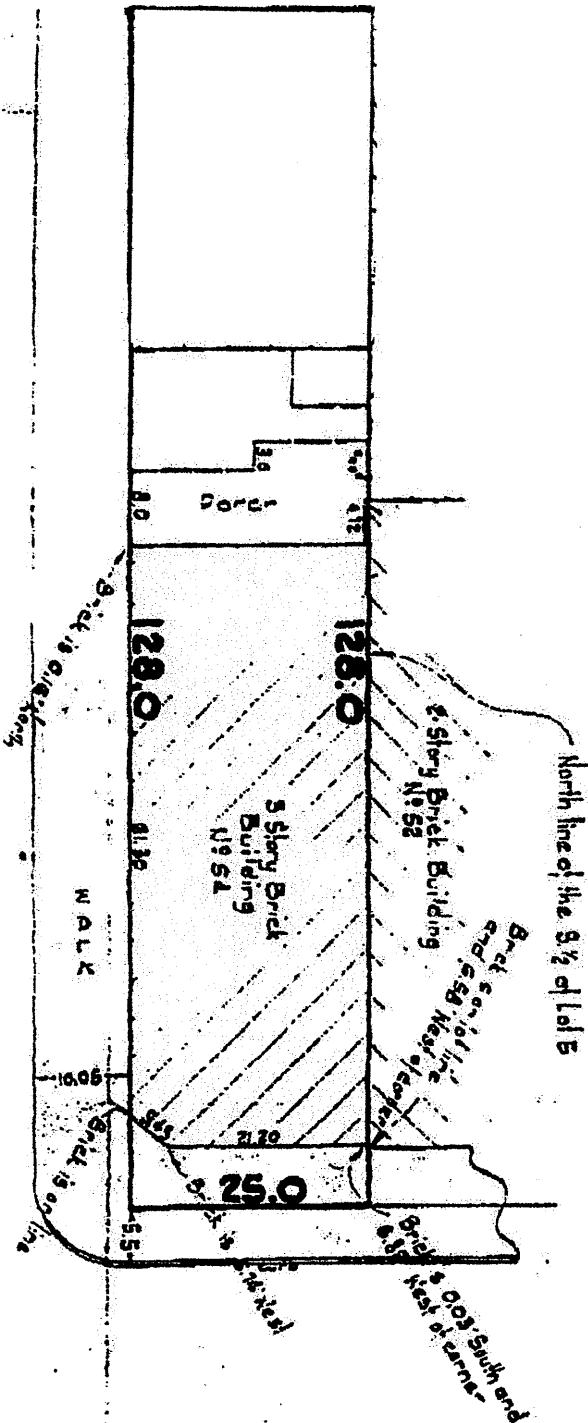
* Must provide actual square footage number and percentage.

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: _____

20ft. Public Alley

W. FIRST

ST.



SITE PLAN

54 S. WASHINGTON

5/11/95

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 26 day of April, 2014, I/We have read the above certification, understand it, and agree to abide by its conditions.

Kent R. Weber

Signature of applicant or authorized agent

KENT R. WEBER

Name of applicant or authorized agent

Signature of applicant or authorized agent

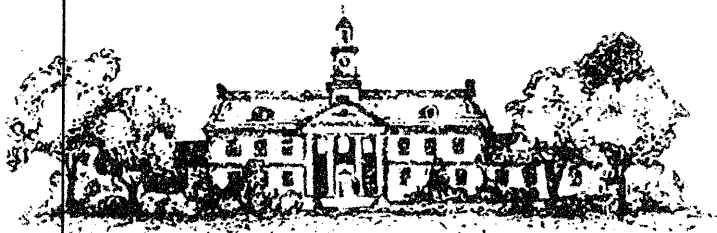
Name of applicant or authorized agent

SUBSCRIBED AND SWORN
to before me this 26 day of
April, 2014.

Ana Melara

Notary Public





**VILLAGE
OF HINSDALE** FOUNDED IN 1873

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

Address of proposed request: 54 S. WASHINGTON - CORNER

REVIEW CRITERIA

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

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

FEES for Exterior Appearance/Site Plan Review:

Standard Application: \$600.00

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

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

1. **Open spaces.** The quality of the open space between buildings and in setback spaces between street and facades. SAME DIMENSIONS AS EXISTING AWNINGS ON BUILDING
2. **Materials.** The quality of materials and their relationship to those in existing adjacent structures. SIMILAR OTHER AWNING ON BLOCK
3. **General design.** The quality of the design in general and its relationship to the overall character of neighborhood. SAME SHAPE AND DESIGN AS EXISTING AWNINGS ON BLOCK
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. SAME AS EXISTING

5. *Height.* The height of the proposed buildings and structures shall be visually compatible with adjacent buildings. 9 - FROM GRADE TO BOTTOM OF AWNING
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. SAME AS EXISTING
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. SAME AS EXISTING
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. SAME AS EXISTING
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. SAME AS EXISTING
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. N.A.
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. WOVEN ACRYLIC/CANVAS
SAME AS EXISTING
12. *Roof shapes.* The roof shape of a building shall be visually compatible with the buildings to which it is visually related. EXISTING
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. SAME AS EXISTING
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. SAME AS EXISTING
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.

*SAME MATERIAL FOR FRAME &
FABRIC AS EXISTING ON BLOCK*

REVIEW CRITERIA – Site Plan Review

Below are the criteria that will be used by the Plan Commission and Board of Trustees in determining if the application meets the requirements for Site Plan Approval. Briefly describe how this application will meet 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 adequately meets 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 does not interfere with easements and rights-of-way. _____

3. The proposed site plan does not unreasonably destroy, damage, detrimentally modify, or interfere with the enjoyment of significant natural, topographical, or physical features of the site. _____

4. The proposed site plan is not unreasonably injurious or detrimental to the use and enjoyment of surrounding property. _____

5. The proposed site plan does not create undue traffic congestion or hazards in the public streets, or the circulation elements of the proposed site plan do not unreasonably create 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 provides adequate shielding from or for nearby uses. _____

7. The proposed structures or landscaping are not 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 adequate provisions for the creation or preservation of open space or for its continued maintenance. _____

9. The proposed site plan does not create 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 does not place 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 provides for required public uses designated on the Official Map. _____

12. The proposed site plan does not otherwise adversely affect the public health, safety, or general welfare. _____

**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
B-2 CENTRAL BUSINESS DISTRICT QUESTIONNAIRE**

Must be accompanied by completed Plan Commission Application

Address of proposed request: _____

Questionnaire – B-2 Central Business District

The Hinsdale Zoning Code intends, in part, "to protect, preserve and enhance the character and architectural heritage of the Village." Recognizing that the buildings in the B-2 Central Business District are significant, reasonable considerations may be prudent to provide minimum, compatible alterations to the existing exterior. Distinctive architectural features identify the buildings uniqueness and may enhance the overall streetscape.

The purpose of this questionnaire is to transmit information to the Village concerning the proposed plans to change the exterior of the building. The completion of this questionnaire is in no way intended to be determinative on the approval or denial of the application.

1. *Impact on Historic or Architectural Significant Area.* Will the historic and/or architectural significance of the B-2 Central Business District be affected by the proposed changes to the building under review? If so, please explain how. _____

NO

2. *Impact on Significant Features of Buildings.* State the effects of the proposed changes on the historic and/or architectural significance of the building under review, including the extent to which the changes would cause the elimination, or masking, of distinguishing original architectural features. _____

NONE

3. *Replacement Rather than Restoration.* Will the changes proposed replace rather than restore deteriorated materials or features? If so, will the replacements be made with compatible materials and historically and architecturally accurate designs? _____

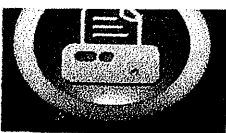
~~RE~~ ALL NEW FRAMES & COVERING
+ NEW SIGN

4. *Future Improvements.* Are the proposed improvements to the building designed so that the architectural integrity of the building under review will not be impaired if those improvements are removed in the future? Please explain. _____

YES, THEY WILL IMPROVE THE LOOK.

5. *Reduction of Amount of Demolition.* State the alternatives that were considered in the design to minimize the amount of demolition of the building under review. _____

N/A



VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT

Applicant

Name: EINSTEIN BROS. BAGELS
Address: 54 S. WASHINGTON ST.
City/Zip: HINSDALE, IL 60521
Phone/Fax: 630-774-8950
E-Mail: KENTRWEBER@YAHOO.COM
Contact Name: KENT WEBER

Contractor

Name: AWNING, SIGN & LIGHTING GRP.
Address: 1405 W. BERNARD DR. - A
City/Zip: ADDISON, IL 60101
Phone/Fax: 630-405 16146
E-Mail: KENTRWEBER@YAHOO.COM
Contact Name: KENT R. WEBER

ADDRESS OF SIGN LOCATION:

ZONING DISTRICT: Please Select One

SIGN TYPE: Please Select One AWNING

ILLUMINATION Please Select One NON-ILLUMINATED

1 OF 2

Sign Information:

Overall Size (Square Feet): 23.76 (6'8" x 3'6")

Overall Height from Grade: 9 Ft.

Proposed Colors (Maximum of Three Colors):

① BLACK SUNBRELLA

② GOLD LETTERS

③ _____

Site Information:

Lot/Street Frontage: SOUTH

Building/Tenant Frontage: CORNER

Existing Sign Information: YES

Business Name: EINSTEIN BROS. BAGELS

Size of Sign: 1.74 Square Feet

Business Name: EINSTEIN BROS. BAGELS

Size of Sign: 1.74 Square Feet

I hereby acknowledge that I have read this application and the attached instruction sheet and state that it is correct and agree to comply with all Village of Hinsdale Ordinances.

Kent R. Weber
Signature of Applicant

5/21/2014
Date

SEE SIGN APP W/ SIGN.
Signature of Building Owner

7/24/14
Date

FOR OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE

Total square footage: 0 x \$4.00 = 0 (Minimum \$75.00)

Plan Commission Approval Date: _____ Administrative Approval Date: _____



VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT

Applicant

Name: EINSTEIN BROS. BAG
Address: 54 S. WASHINGTON ST.
City/Zip: HINSDALE IL 60521
Phone/Fax: 630-774 18950
E-Mail: _____
Contact Name: KENT R. WEBER

Contractor

Name: AWNING, SIGN, & LIGHTING SRP.
Address: 1405 W. BERNARD DR - A
City/Zip: ADDISON, IL 60101
Phone/Fax: 630-405 16146
E-Mail: KENT R. WEBER@YAHOO.COM
Contact Name: KENT WEBER

ADDRESS OF SIGN LOCATION:

ZONING DISTRICT: Please Select One

SIGN TYPE: Please Select One AWNING

ILLUMINATION Please Select One NON-ILLUMINATED

2 OF 2

Sign Information:

Overall Size (Square Feet): 42.5 (11'8" x 3'6")

Overall Height from Grade: 9 Ft.

Proposed Colors (Maximum of Three Colors):

- ① BLACK
- ② GOLD
- ③ _____

Site Information:

Lot/Street Frontage: EAST

Building/Tenant Frontage: CORNER

Existing Sign Information: YES

Business Name: EINSTEIN BROS. BAGELS

Size of Sign: 1.74 Square Feet

Business Name: EINSTEIN BROS. BAGELS

Size of Sign: 1.74 Square Feet

I hereby acknowledge that I have read this application and the attached instruction sheet and state that it is correct and agree to comply with all Village of Hinsdale Ordinances.

Kent R. Weber
Signature of Applicant

5/21/2014
Date

SEE SIGN APP w/ sign.
Signature of Building Owner

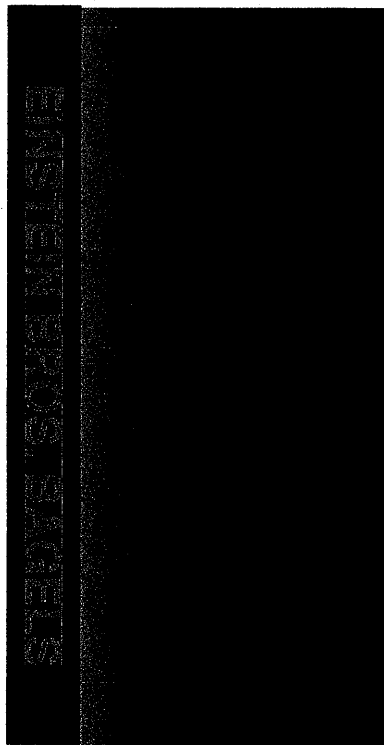
4/24/14
Date

FOR OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE

Total square footage: 0 x \$4.00 = 0 (Minimum \$75.00)

Plan Commission Approval Date: _____ Administrative Approval Date: _____

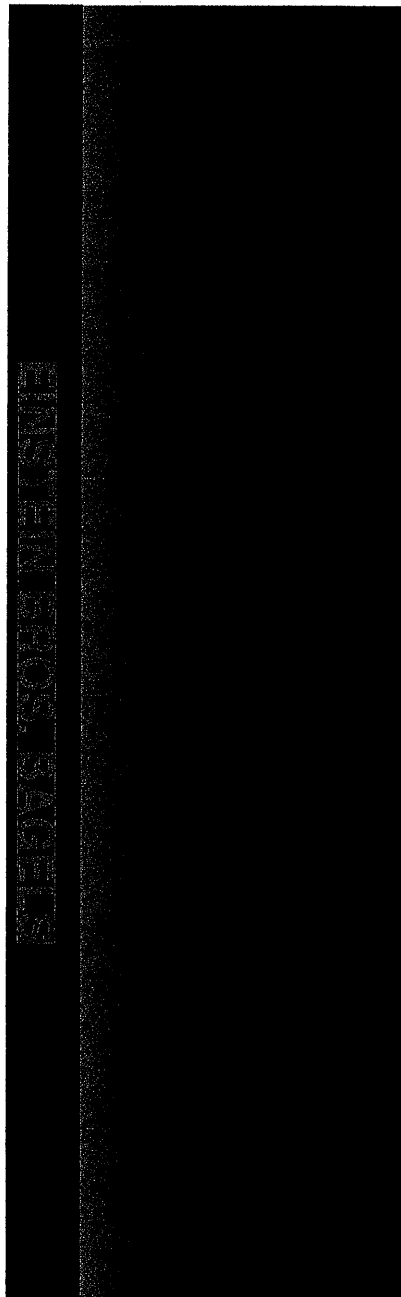
6'8" x 3'6"



4" x 62.5" = 1.74 Sq. Ft.

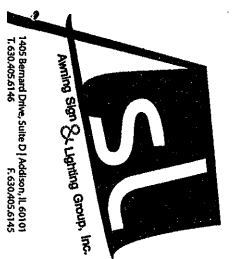
SIGNAGE ON AWNINGS: = 3.48 SQ. FT

11' 8" x 3' 6"



4" x 62.5" = 1.74 Sq. Ft.

ATTENTION: PROOF ALL DRAWINGS CAREFULLY! IT IS THE RESPONSIBILITY OF THE CUSTOMER TO APPROVE COLOR, STYLE, SHAPE, PROPORTION OF GRAPHICS AND LOGOS, AND SPELLING OF TRADEMARKS AND SERVICE MARKS



We've got you covered!

Design	Electronic Message Centers
Installation	ADA Signs
Maintenance & Repair	Marketing Signs
Permitting	Monument Signs
Project Management	Neon
Signage	Pole Signs
Signs	Projecting Signs
Storefront Signs	Projecting Wall Signs
Channel Letters	Pyron Signs
Digital Printed Graphics	Raised Dimensional Letters
Directional Signs	Vinyl Graphics



Project/Location:

EBB

ACCOUNT REP: Kent Weber
PROJECT MANAGER:

DRAWN BY:

ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 48 AND ARTICLE 600 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

 Underwriters Laboratories Inc.
 nfc
ELECTRICAL TO USE UL LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS.

DATE: 05/22/2014

SCALE:

SHEET #:

DESIGN ORDER #:

FILE NAME:

REVISIONS:

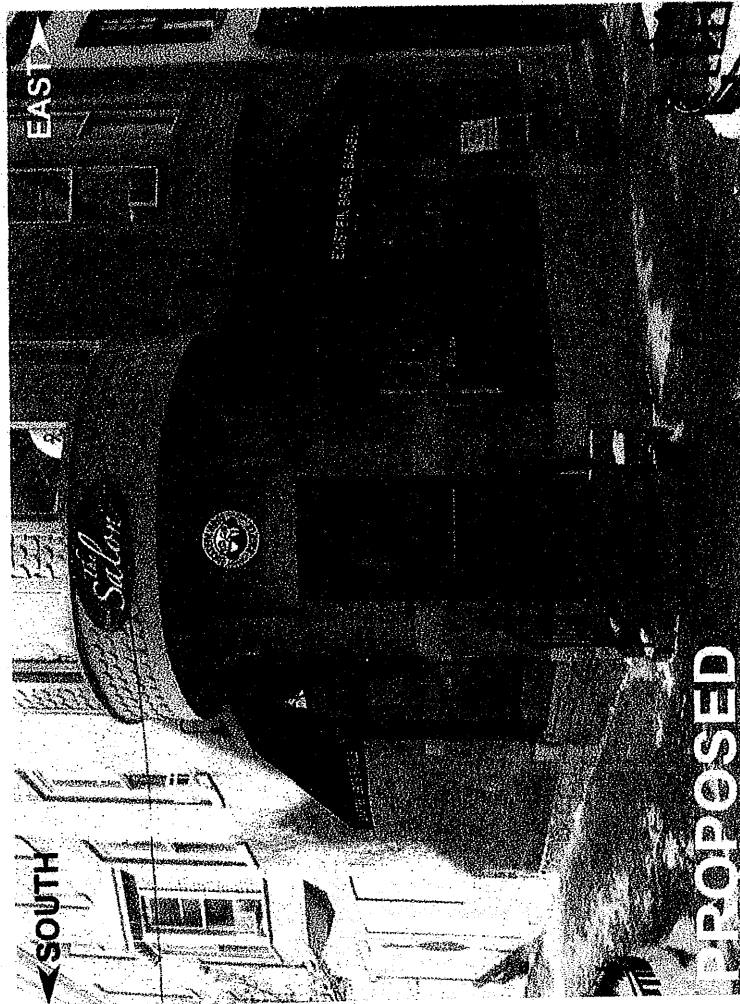
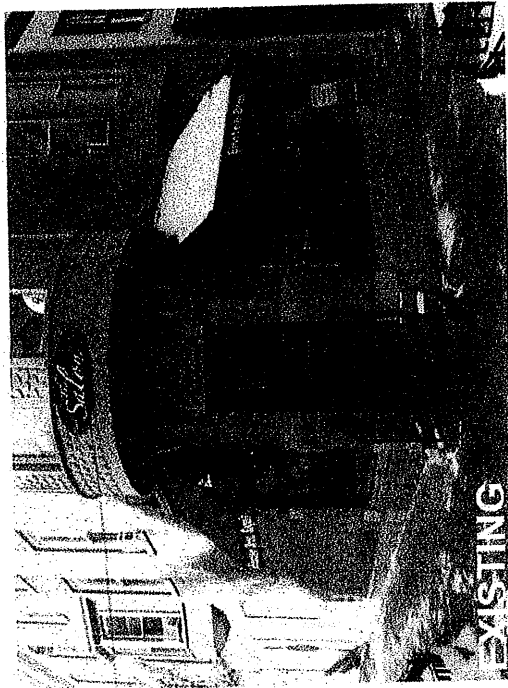
Colors depicted in this rendering may not match actual finished materials. Review the product samples for color and finish.

CLIENT APPROVAL DATE:

LANDLORD APPROVAL DATE:

STORE FRONT ELEVATION (SOUTH & EAST)

SCALE: NTS



AWNINGS:	FABRIC AWNINGS
TYPE:	'SUNBRELLA' BLACK 'SHED STYLE'
FRAMING:	OPEN-END ALUMINUM
MOUNTING:	ATTACH TO FASCIA WITH "Z CLIP", STAINLESS MOUNTING HARDWARE/ SPACER/ SILICONE TO SUIT (VERIFY)
VINYL:	3M#3650-49 TAN VINYL GRAPHICS AT VALANCE

Approved 1/8/2014
 Tenant responsible for cost of restoring
 masonry by landlord for modifications
 made for mounting items

Armando Cesarini
 Armando Cesarini
 Property Manager

SIGN TYPE:	"LOGO" CHANNEL STYLE LETTER
SIGN FACE:	3"16" WHITE PLEXI
VINYL:	YELLOW PMS #124 & PROCESS BLACK
TRIM/CAP:	BLACK
RETURNS:	PAINTED BLACK
LIGHTING:	NON-ILLUMINATED
MOUNTING:	FLUSH MOUNTED TO WALL

STEIN BROS. BAGELS

AWNING and Sign
 203 West Hancock Road
 Chicago, IL 60623

This is an original unperfected drawing created by
 Awning & Sign Construction. It is submitted for your
 examination only. In connection with a project being
 planned, it is not to be taken as a statement of fact
 or a guarantee of any kind. This drawing is for

REVISIONS

LOCATION	54 S WASHINGTON ST HINSDALE IL 60521
DRAWN BY:	DC
SCALE:	AS NOTED
DATE:	01.07.13
FILE	RZ



Approved 1/8/2014
 Tenant responsible for cost of restoring
 masonry by landlord for modifications
 made for mounting items

Armando Cesarini
 Armando Cesarini
 Property Manager

Sign Elevation

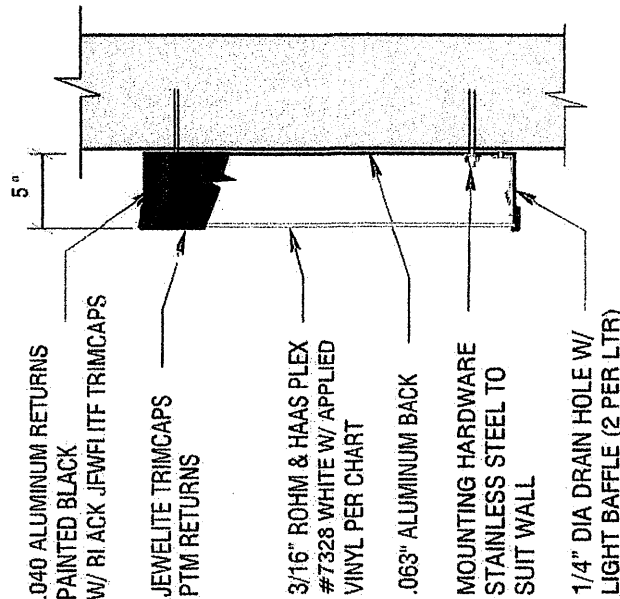
QTY(1) Scale: 1" = 1'-0"

225 SQ FT

NOTE: DRAWING IS FOR REPRESENTATIONAL
 PURPOSES ONLY. EXACT DIMENSIONS (FIELD
 SURVEY) REQUIRED PRIOR TO FABRICATION

ALL BOLTS, CONNECTORS, SLEEVES, ELECTRICAL CONDUITS, ETC. TO BE STAINLESS STEEL.
 ALL PENETRATIONS THRU WALL TO BE WATERTIGHT. LEDs ARE NOT TO BE VISIBLE ON SIGN.
 ALL ILLUMINATION TO BE EVEN LIGHTING WITH NO "HOTSPOTS" ON SURFACE.

SIGN TYPE:	"LOGO" CHANNEL STYLE LETTER
SIGN FACE:	3/16" WHITE PLEXI
VINYL:	YELLOW PMS #124 & PROCESS BLACK
TRIM CAP:	BLACK
RETURNS:	PAINTED BLACK
LIGHTING:	NON-ILLUMINATED
MOUNTING:	FLUSH MOUNTED TO WALL



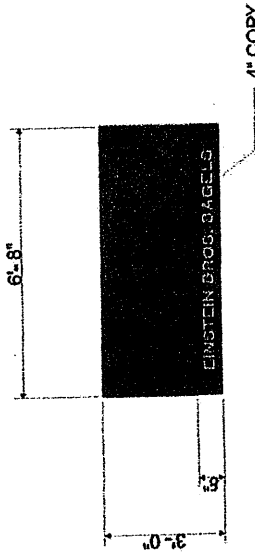
Channel Logo

Scale: 1" = 1'-0"

DRAWINGS REPAIRED BY	Awning and Sign 203 West Main Street Chicago, IL 60602	LOCATION		DRAWN BY: DC	SCALE: AS NOTED
		54 S WASHINGTON ST		DRAWN: 01.03.13	SALES: RZ
		HINSDALE IL 60521		FILE	

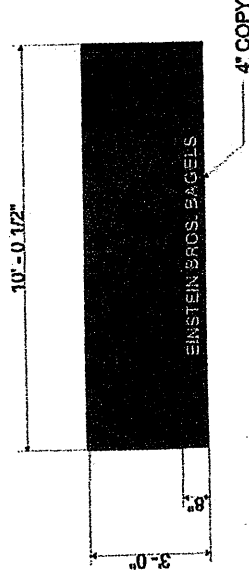
This is an original unaltered drawing created by
 the designer and is the property of the designer.
 It is not to be used in connection with a project being
 planned, or to be shown to anyone outside your
 organization, nor is it to be used, reproduced, copied
 or established in any fashion. This drawing is the
 property of the designer.

EAST ELEVATION QTY(1)



Approved 1/8/2014
Tenant responsible for cost of restoring
masonry by landlord for modifications
made for mounting items

SOUTH ELEVATION QTY(1)

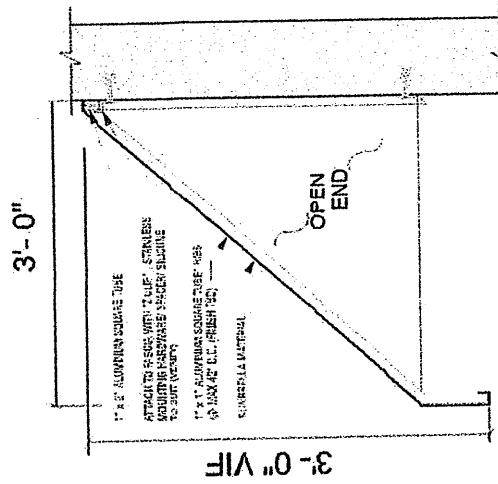


NOTE: DRAWING IS FOR REPRESENTATIONAL
PURPOSES ONLY. EXACT DIMENSIONS (FIELD
SURVEY) REQUIRED PRIOR TO FABRICATION

ALL BOLTS, CONNECTORS, SLEEVES, ELECTRICAL CONDUITS, ETC. TO BE STAINLESS STEEL.
ALL PENETRATIONS THRU WALL TO BE WATER TIGHT. LEDS ARE NOT TO BE VISIBLE ON SIGN.
ALL ILLUMINATION TO BE EVEN LIGHTING WITH NO "HOTSPOTS" ON SURFACE.

AWNING ELEVATION DETAILS SCALE: 1/4" = 1'-0"

AWNINGS:	FABRIC AWNINGS
TYPE:	'SUNBRELLA' BLACK 'SHED STYLE'
FRAMING:	OPEN-END ALUMINUM
MOUNTING:	ATTACH TO FASCIA WITH "Z CLIP". STAINLESS MOUNTING HARDWARE/ SPACER/ SILICONE TO SUIT (VERIFY)
VINYL:	3M #3650-49 TAN VINYL GRAPHICS AT VALANCE



SECTION @ AWNING
SCALE: 1" = 1'-0"

[illegible]

SITE PLAN

54 3. WASHINGTON TEN

5/11/95

April 9, 2014

Armando Cesarini
Property Manager
Cesarini Family Trusts
54 S. Washington St., Ste. 4
Hinsdale, IL 60521
630-325-3090

Village of Hinsdale
19 E. Chicago Avenue
Hinsdale, IL 60521

RE: Permission from property owner's manager for Einstein Bagels to replace awnings and add sign according to enclosed/attached 3-page 1/7/2014 elevation drawings by Awning & Sign Contractors previously approved & signed by Property Manager on 1/8/2014

Gentlemen:

The is to confirm that as the legal Property Manager of the property at 54 S. Washington Street, Hinsdale, IL, held in trust in the Cesarini Family Trusts permission has been granted to tenant Einstein Bagels to replace the existing awnings and to add a new sign according to enclosed/attached 1/7/2014 elevation drawings by Awning & Sign Contractors previously approved & signed by Property Manager on 1/8/2014.

Regards,



Armando Cesarini
Property Manager
Cesarini Family Trusts

Enclosed/attached 3-page 1/7/2014 elevation drawings by Awning & Sign Contractors previously approved & signed by Property Manager on 1/8/2014



Awning and Sign
Contractors

260-665-1521
fax: 260-665-1651

DATE: 03/27/2014

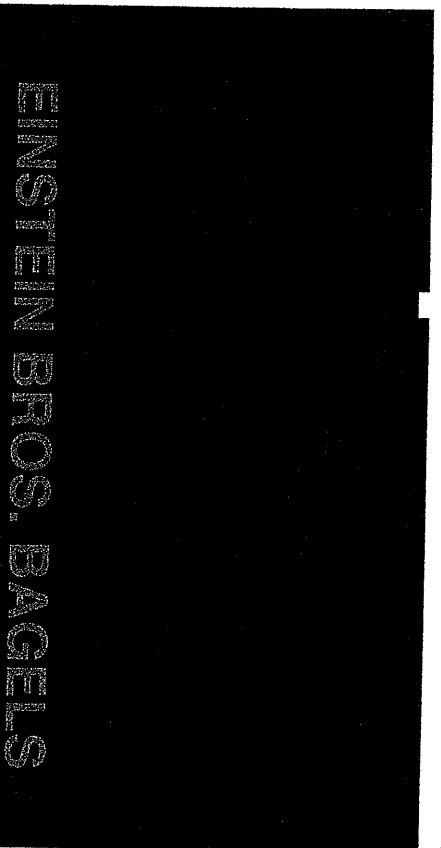
DESIGNED BY: JASON WILEY

REVISION #: 1

REVISION DATE: 04/23/2014

6'-8"

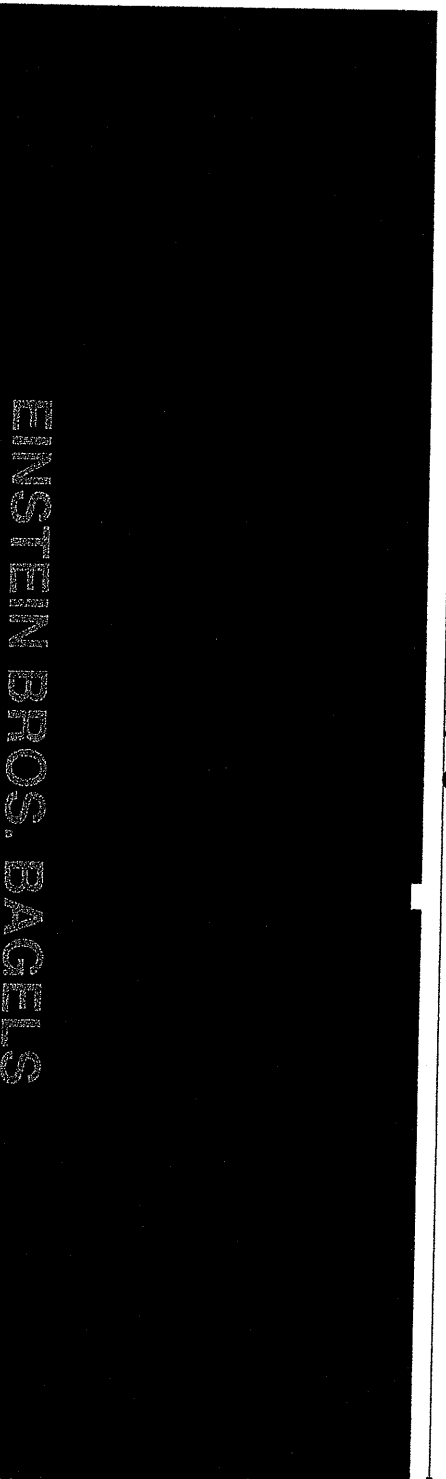
AWNING A
QTY: 1



4" COPY TYP.

11'-8"

AWNING B
QTY: 1



WASHINGTON
SDALE, IL 60521

7386

[80008] BLACK SUNBRELLA FABRIC W/ BLACK CLOTH TRIM INSERT
HEAT TRANSFERRED VINYL GRAPHICS
VINYL COLOR USED: [3650-49] TAN

Approved by: _____

Date: _____



Awning and Sign
Contractors

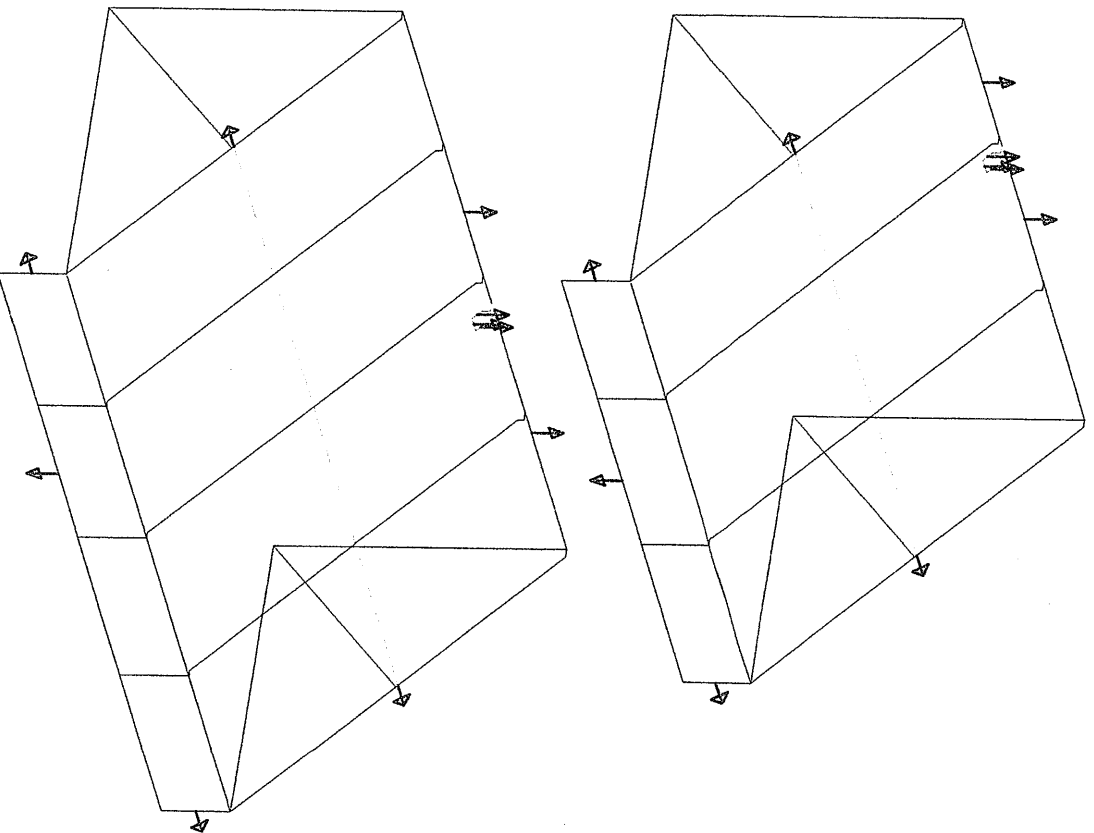
ph. 888-665-1521
fax 877-822-7720

DATE: 03/27/2014

REVISION #: 1

DESIGNED BY: Jason Wiley

REVISION DATE: 04/23/2014



RAL[9005](BLACK): 

EBB

54 S WASHINGTON

HINSDALE, IL 60521

ASC7386

[2] SHED STYLE AWNINGS W/ OPEN ENDS

ALL ALUMINUM FRAMES POWDERCOAT BLACK [RAL9005]

[80008] BLACK SUNBRELLA FABRIC W/ BLACK CLOTH TRIM INSERT

[3650-49] TAN HEAT TRANSFERRED VINYL GRAPHICS

NO LIGHTS/EGGCRATE

[15] Z-CLIPS POWDERCOAT BLACK [RAL9005]

Approved by:

Date:

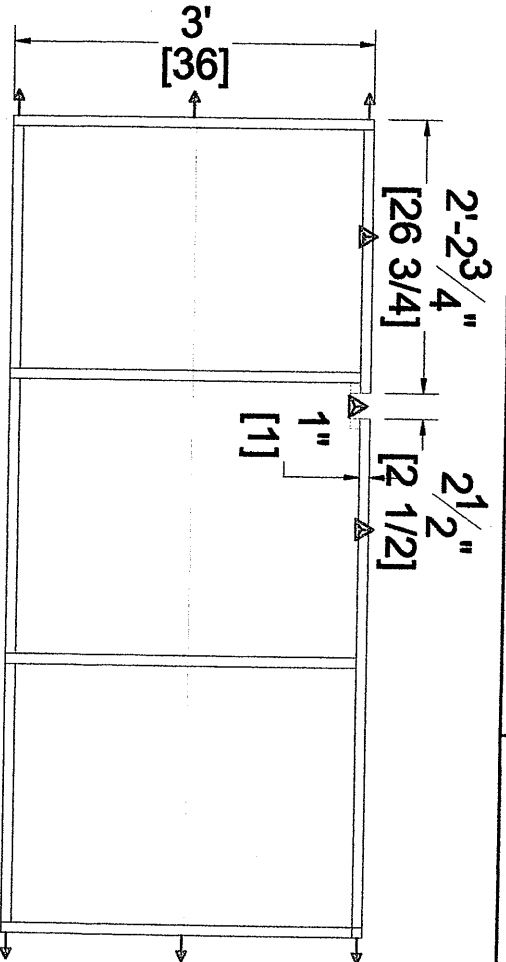


Awning and Sign
Contractors

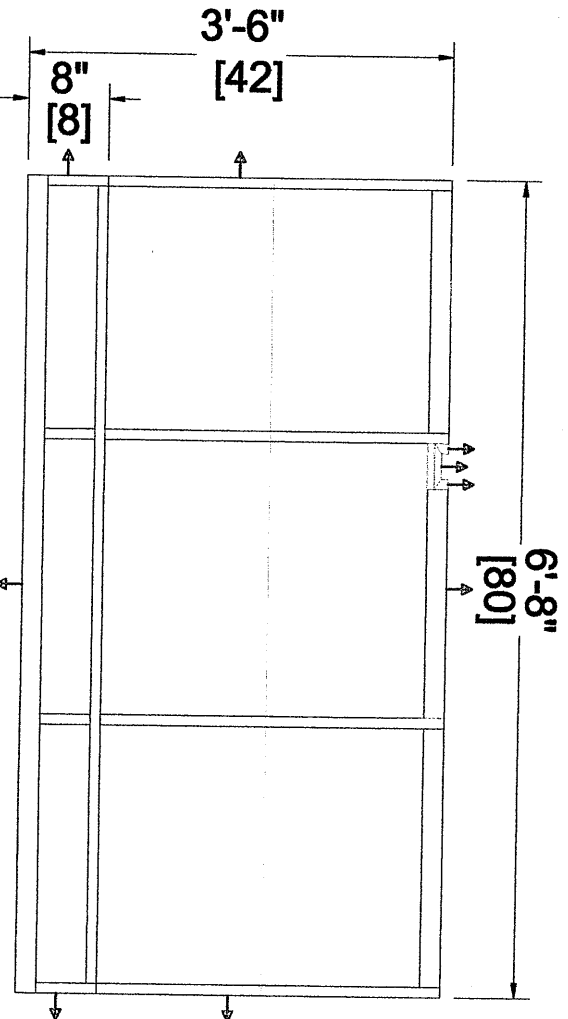
ph. 888-665-1521
fax 877-822-7720

DATE: 03/27/2014
REVISION #: 1

DESIGNED BY: Jason Wiley
REVISION DATE: 04/23/2014



AWNING A
TOP VIEW
(QTY:1)



AWNING A
FRONT VIEW
(QTY:1)

RAL[9005](BLACK):



EBB

54 S WASHINGTON

HINSDALE, IL 60521

ASC7386

[2] SHED STYLE AWNINGS W/ OPEN ENDS

ALL ALUMINUM FRAMES POWDERCOAT BLACK [RAL9005]

[8008] BLACK SUNBRELLA FABRIC W/ BLACK CLOTH TRIM INSERT

[3650-49] TAN HEAT TRANSFERRED VINYL GRAPHICS

NO LIGHTS/EGGCRATE

[15] Z-CLIPS POWDERCOAT BLACK [RAL9005]

Approved by:

Date:



Awning and Sign
Contractors

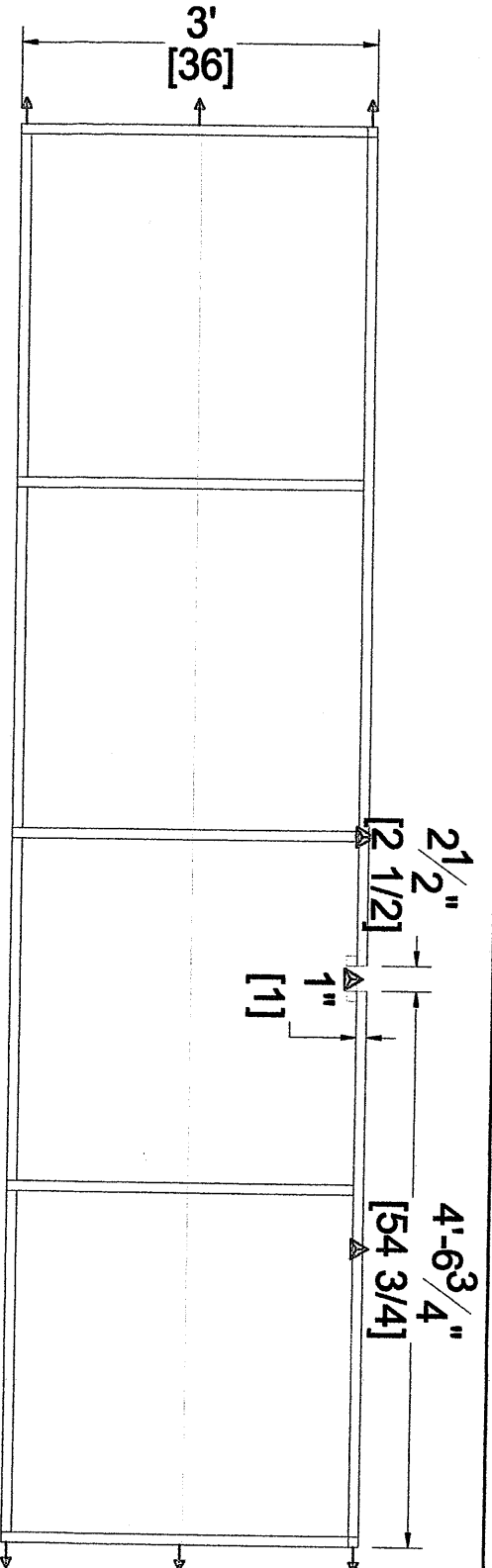
ph. 888-665-1521
fax 877-822-7720

DATE: 03/27/2014

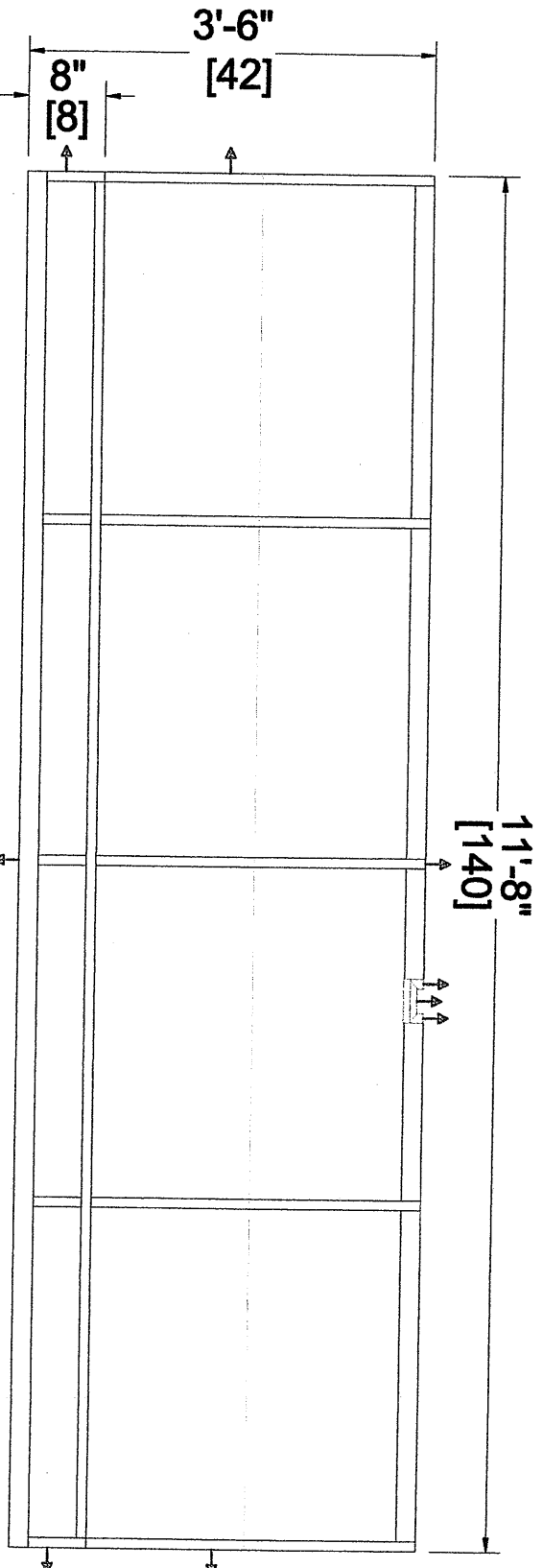
REVISION #: 1

DESIGNED BY: Jason Willey

REVISION DATE: 04/23/2014



**AWNING B
TOP VIEW
(QTY:1)**



**AWNING B
FRONT VIEW
(QTY:1)**

RAL[9005](BLACK):



EBB

54 S WASHINGTON

HINSDALE, IL 60521

ASC7386

[2] SHED STYLE AWNINGS W/ OPEN ENDS

ALL ALUMINUM FRAMES POWDERCOAT BLACK [RAL9005]

[80008] BLACK SUNBRELLA FABRIC W/ BLACK CLOTH TRIM INSERT

[3650-49] TAN HEAT TRANSFERRED VINYL GRAPHICS

NO LIGHTS/EGGCRAVE

[15] Z-CLIPS POWDERCOAT BLACK [RAL9005]

Approved by:

Date:



Awning and Sign
Contractors

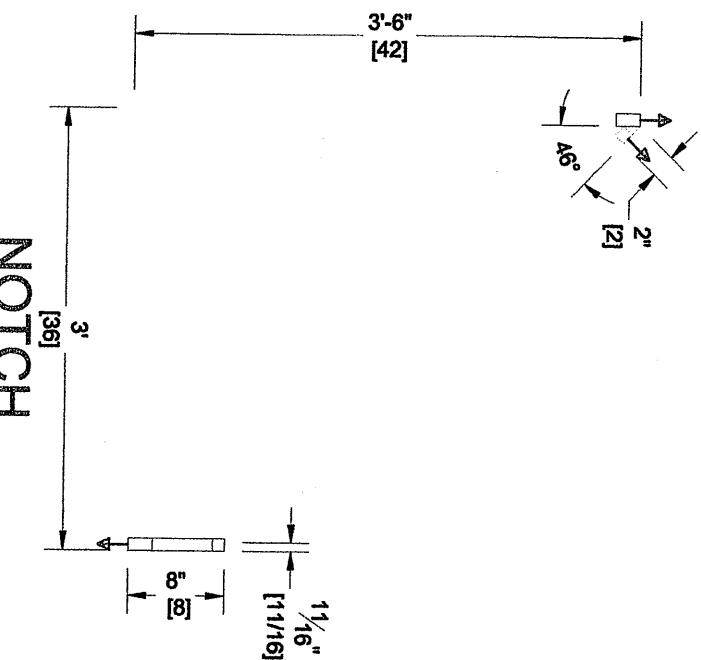
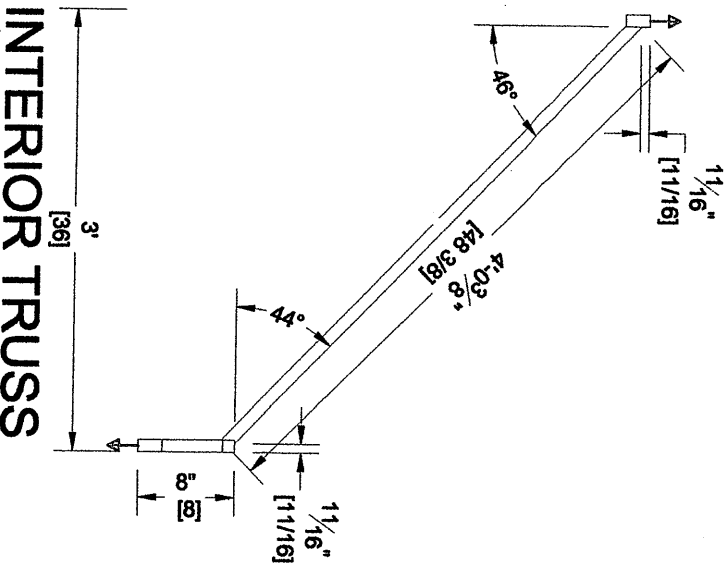
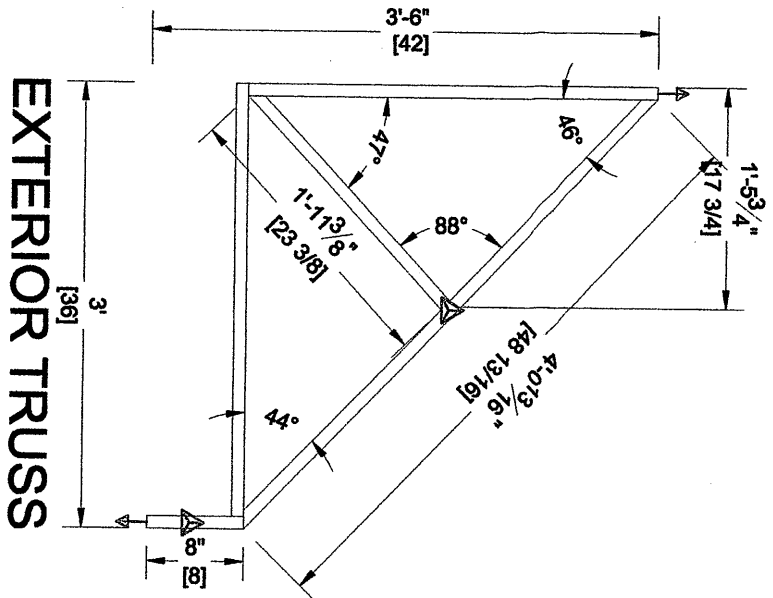
ph. 888-665-1521
fax 877-822-7720

DATE: 03/27/2014

REVISION #: 1

DESIGNED BY: Jason Wiley

REVISION DATE: 04/23/2014



EXTERIOR TRUSS

INTERIOR TRUSS

NOTCH

RAL9005(BLACK):

EBB

54 S WASHINGTON
HINSDALE, IL 60521

ASC7386

[2] SHED STYLE AWNINGS W/ OPEN ENDS

ALL ALUMINUM FRAMES POWDERCOAT BLACK [RAL9005]

[80008] BLACK SUNBRELLA FABRIC W/ BLACK CLOTH TRIM INSERT

[3650-49] TAN HEAT TRANSFERRED VINYL GRAPHICS

NO LIGHTS/EGGCRATE

[15] Z-CLIPS POWDERCOAT BLACK [RAL9005]

Approved by:

Date:



Awning and Sign
Contractors

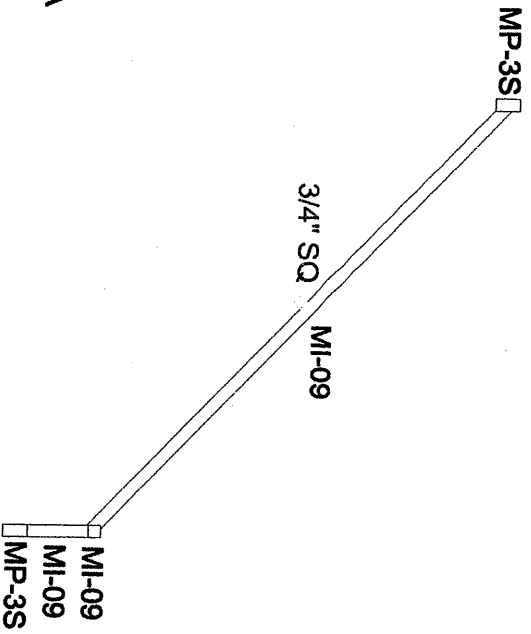
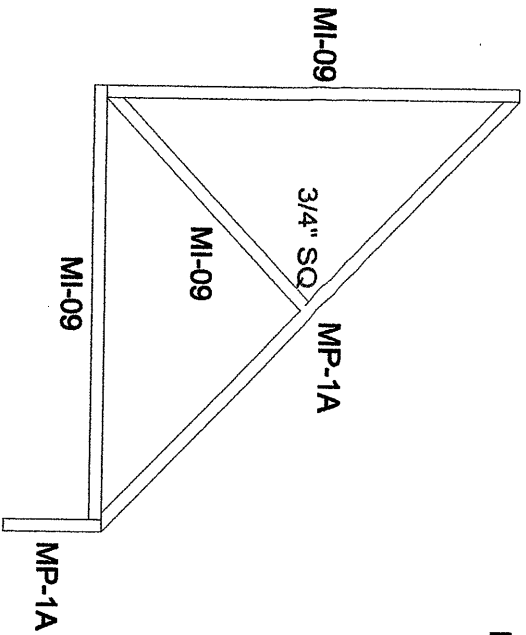
ph. 888-665-1521
fax 877-822-7720

DATE: 03/27/2014

REVISION #: 1

DESIGNED BY: Jason Wiley

REVISION DATE: 04/23/2014



MP-3S □ MP-1A

MI-09
MI-09
MP-3S

EXTERIOR TRUSS

INTERIOR TRUSS

NOTCH

RAL[9005](BLACK): 

EBB

54 S WASHINGTON
HINSDALE, IL 60521

ASC7386

[2] SHED STYLE AWNINGS W/ OPEN ENDS

ALL ALUMINUM FRAMES POWDERCOAT BLACK [RAL9005]

[80008] BLACK SUNBRELLA FABRIC W/ BLACK CLOTH TRIM INSERT

[3650-49] TAN HEAT TRANSFERRED VINYL GRAPHICS

NO LIGHTS/EGGCRAPE

[15] Z-CLIPS POWDERCOAT BLACK [RAL9005]

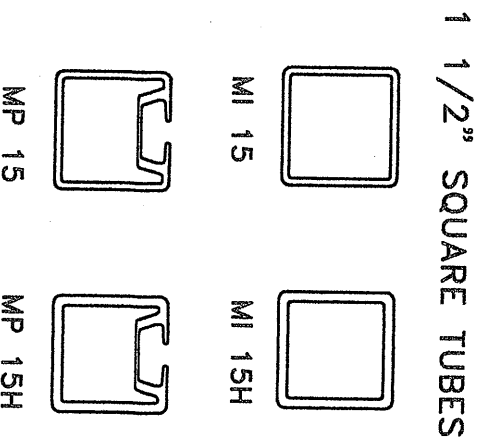
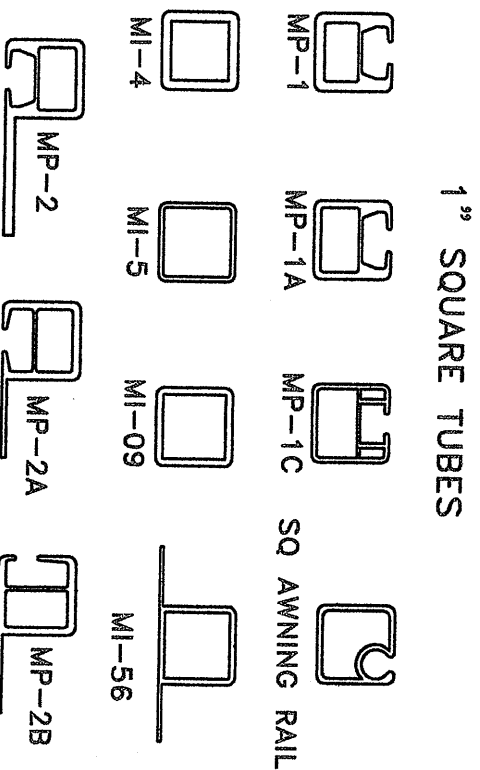
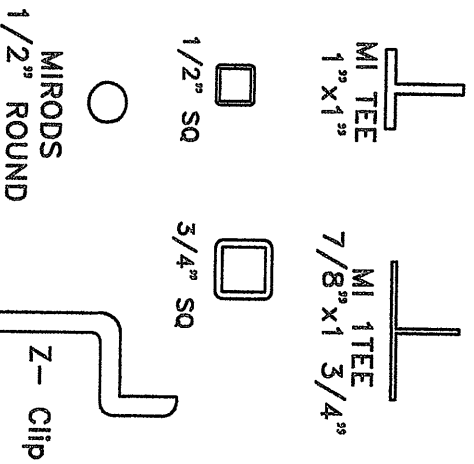
Approved by:

Date:

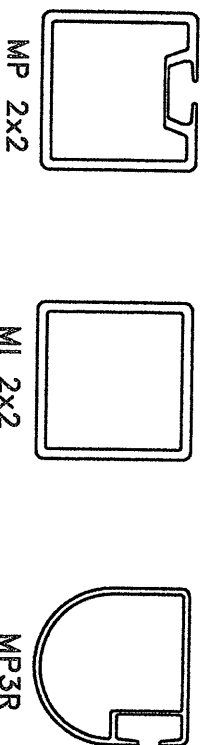
AWNING EXTRUSIONS

1-800-255-0094

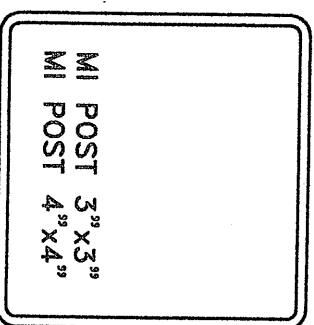
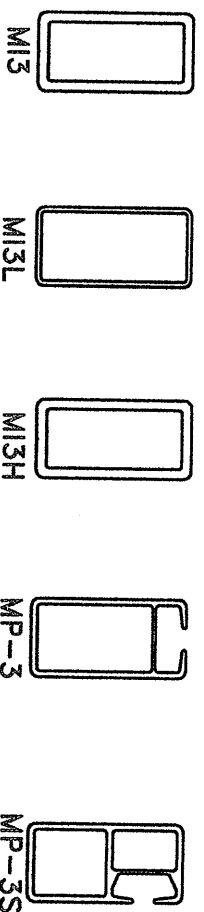
941-474-0223 Fax: 941-475-9840



2"x2" EXTRUSIONS



1"x2" REC TUBES



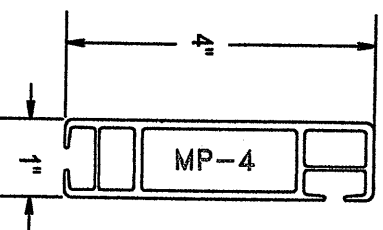
1" x .062" ROUND TUBE

2" x 1/4" x 12'

3" x 1/4" x 12'

4" x 1/4" x 12'

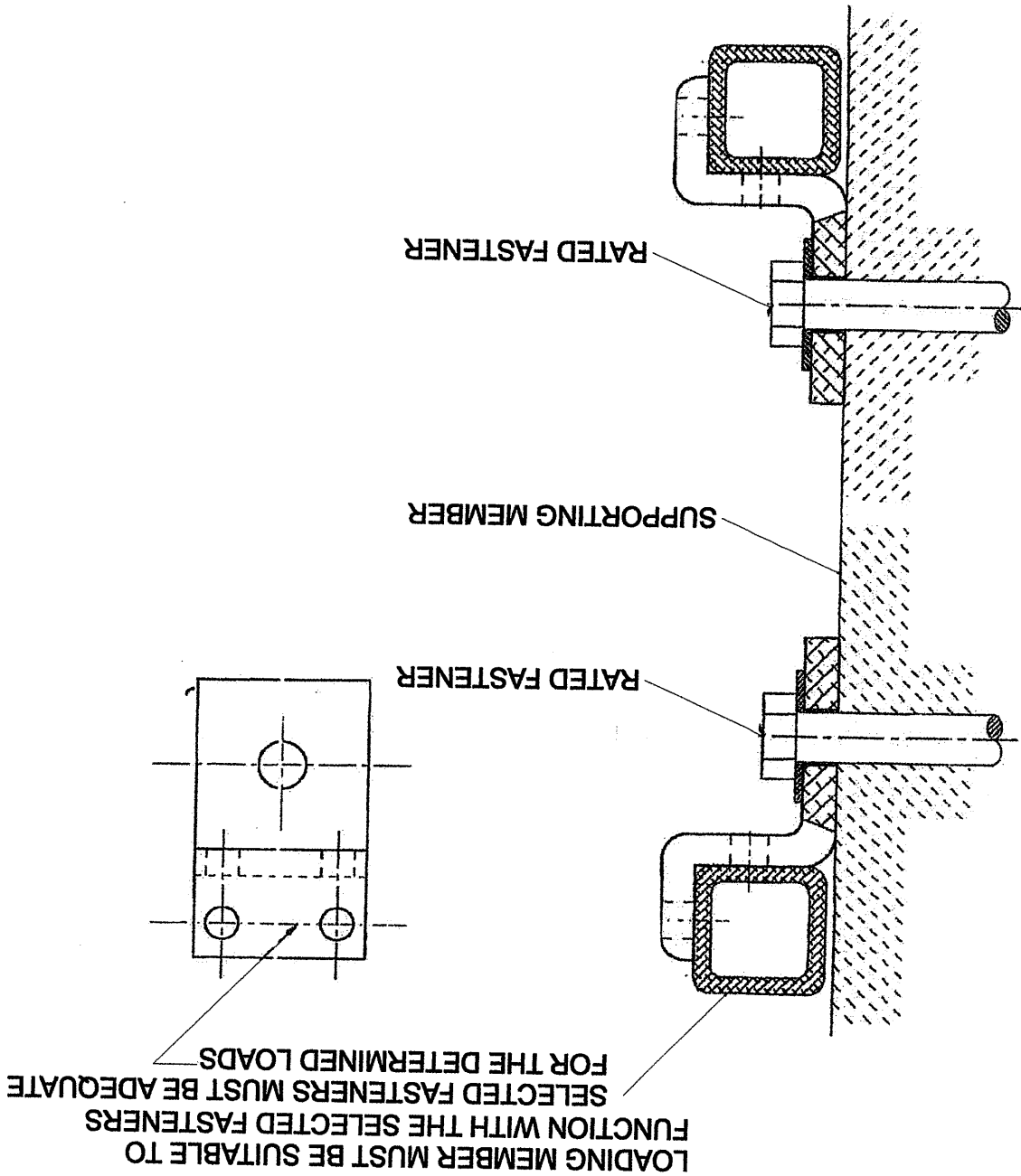
6" x 1/4" x 12'



ANGLE 1" x 1" x .063"
ANGLE 1.5" x 1.5" x .125"
ANGLE 2" x 2" x .25"
ANGLE 3" x 3" x .125"

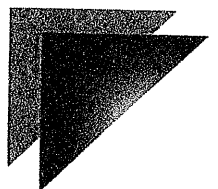
FLAT BAR

"TYPICAL" Z-CLIP DETAIL FOR TOP AND BOTTOM STRINGERS

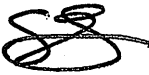


260-665-1521
fax: 260-665-1651

Contractors
Awning and Sign



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: July 9, 2014
Re: 112 S. Washington Street – Vistro – Exterior Appearance/Site Plan and Signage Approval

REQUEST

The applicant is requesting approval of exterior appearance and site plans to allow for building façade improvements. The site is improved with a two-story commercial building in the B-2 Central Business District.

The applicant is proposing improvements to the building elevations, which includes three new awnings and two new valance signs as depicted in the attached illustrations. As identified in the application, the two outside awnings would be 7'-8" wide and the center awning over the main entrance would be 5'-10" wide. In addition, the two valance signs are each 1.5 square feet (6" x 3'-0") and would be a cream colored text. Both signs would be a combined total of 3 square feet.

Subsection 9-106J of the Zoning Code provides the requirements for awning and wall signage in the B-2 District and allows for a total of two awning or wall signs and allows "one square foot per foot of building frontage, up to a maximum of 100 square feet" for the entire building. As such, the proposed signage complies with Section 9-106 of the Zoning Code.

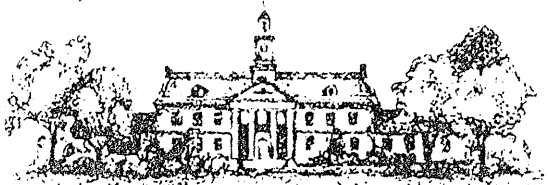
Other

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 disapproval; 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 the Village Board of Trustees



**VILLAGE
OF HINSDALE** FOUNDED IN 1873

**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT**

**PLAN COMMISSION APPLICATION
FOR BUSINESS DISTRICTS**

I. GENERAL INFORMATION

Applicant

Name: Glen Gardner
Address: 112 S. Washington
City/Zip: Hinsdale, IL 60521
Phone/Fax: (312) 882-5662 /
E-Mail: glengarder@gmail.com

Owner

Name: Midwest Property Group
Address: 520 W. Erie
City/Zip: Chicago, IL 60642
Phone/Fax: (312) 337-3700 / (312) 337-3710
E-Mail: JJJ@mpgre.net

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

Name: Homan Wong
Title: Architect
Address: 1006 S. Michigan Ave. Suite 700
City/Zip: Chicago, IL 60605
Phone/Fax: (312) 939-3838 / (888) 712-9370
E-Mail: arch@panto-ulema.com

Name: N/A
Title:
Address:
City/Zip:
Phone/Fax: () /
E-Mail:

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

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

TABLE OF COMPLIANCE

Address of subject property: 112 S. Washington St.

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

	Minimum Code Requirements			Proposed/Existing Development
	B-1	B-2	B-3	B-2, no change
Minimum Lot Area	6,250	2,500	6,250	3,960, no change
Minimum Lot Depth	125'	125'	125'	165', no change
Minimum Lot Width	50'	20'	50'	24', no change
Building Height	30'	30'	30'	25', no change
Number of Stories	2	2	2	1 story, no change
Front Yard Setback	25'	0'	25'	0', no change
Corner Side Yard Setback	25'	0'	25'	0', no change
Interior Side Yard Setback	10'	0'	10'	0', no change
Rear Yard Setback	20'	20'	20'	0', no change
Maximum Floor Area Ratio (F.A.R.)*	.35	2.5	.50	1.12, no change
Maximum Total Building Coverage*	N/A	80%	N/A	Existing, 85%, 3389 SF, no change
Maximum Total Lot Coverage*	90%	100%	90%	85%, 3389 SF, no change
Parking Requirements				No off-street parking required, no change
Parking front yard setback				N/A
Parking corner side yard setback				N/A
Parking interior side yard setback				N/A
Parking rear yard setback				N/A
Loading Requirements				N/A
Accessory Structure Information (height)	15'	15'	15'	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: N/A

**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
B-2 CENTRAL BUSINESS DISTRICT QUESTIONNAIRE**

Must be accompanied by completed Plan Commission Application

Address of proposed request: 112 S. WASHINGTON ST.

Questionnaire – B-2 Central Business District

The Hinsdale Zoning Code intends, in part, “to protect, preserve and enhance the character and architectural heritage of the Village.” Recognizing that the buildings in the B-2 Central Business District are significant, reasonable considerations may be prudent to provide minimum, compatible alterations to the existing exterior. Distinctive architectural features identify the buildings uniqueness and may enhance the overall streetscape.

The purpose of this questionnaire is to transmit information to the Village concerning the proposed plans to change the exterior of the building. The completion of this questionnaire is in no way intended to be determinative on the approval or denial of the application.

1. *Impact on Historic or Architectural Significant Area.* Will the historic and/or architectural significance of the B-2 Central Business District be affected by the proposed changes to the building under review? If so, please explain how. _____

N/A

2. *Impact on Significant Features of Buildings.* State the effects of the proposed changes on the historic and/or architectural significance of the building under review, including the extent to which the changes would cause the elimination, or masking, of distinguishing original architectural features. _____

N/A

3. *Replacement Rather than Restoration.* Will the changes proposed replace rather than restore deteriorated materials or features? If so, will the replacements be made with compatible materials and historically and architecturally accurate designs? _____

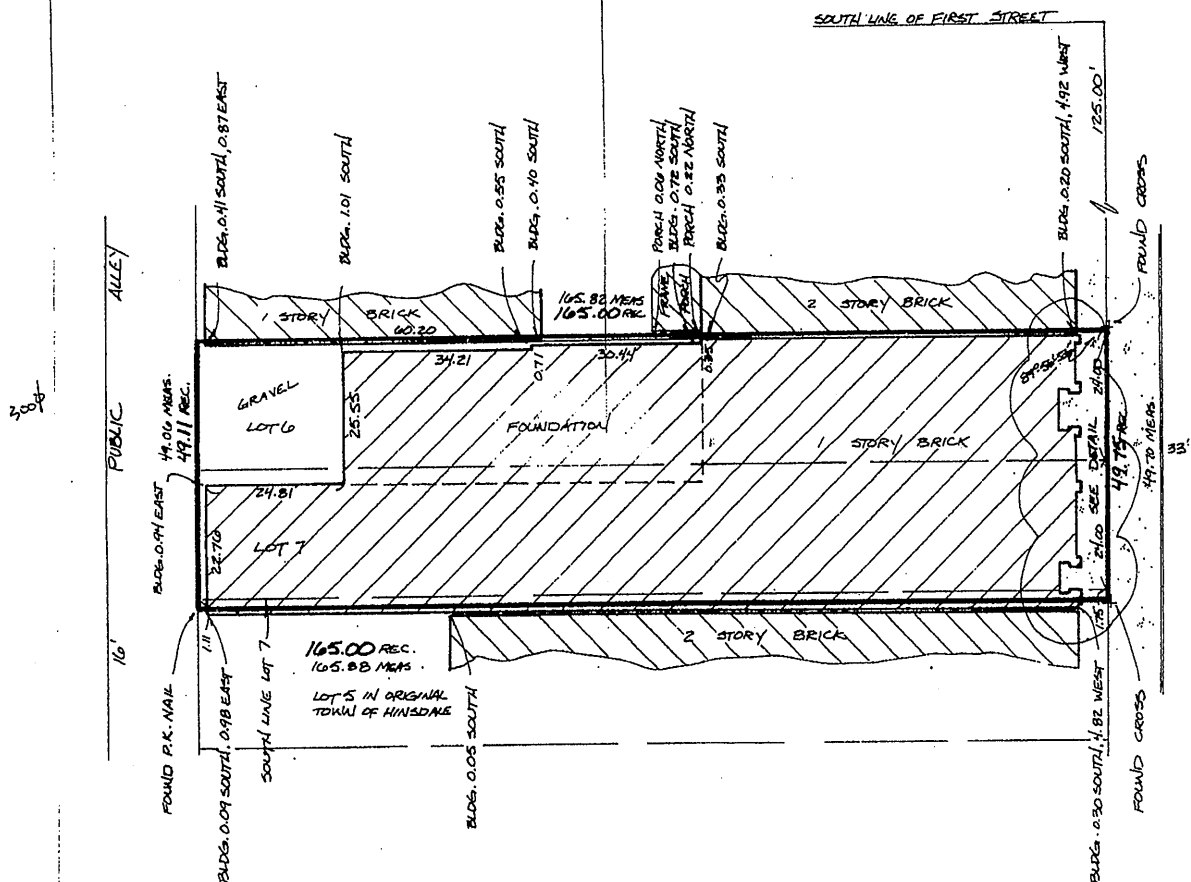
N/A

SCHOMIG LAND SURVEYORS LTD. PLAT OF SURVEY

LOTS 6 AND 7 IN WRIGHT'S SUBDIVISION OF LOTS 1, 2, 3 AND 4 AND THE NORTH 41 FEET OF LOTS 5 AND 6 IN BLOCK 4 IN THE ORIGINAL TOWN OF HINSDALE, IN THE SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT OF SAID WRIGHT'S SUBDIVISION RECORDED JUNE 8, 1892 IN BOOK 4 OF PLATS, PAGE 50, AS DOCUMENT NUMBER 50440,
ALSO

ALL THAT PART OF LOT 5 IN BLOCK 4 IN THE ORIGINAL TOWN OF HINSDALE, LYING SOUTH OF THE SOUTH LINE OF LOT 7 IN WRIGHT'S SUBDIVISION OF LOTS 1, 2, 3 AND 4 AND THE NORTH 41 FEET OF LOTS 5 AND 6 IN SAID BLOCK 4 AND NORTH OF A LINE DESCRIBED AS: BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 5 WHICH IS 1 FOOT 9 INCHES SOUTH OF THE SOUTH LINE OF LOT 7 IN WRIGHT'S SUBDIVISION AFORESAID AND RUNNING THENCE WEST TO A POINT IN THE WEST LINE OF SAID LOT 5 WHICH IS 1 FOOT 1 3/8 INCHES SOUTH OF THE SOUTH LINE OF LOT 7 AFORESAID, A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 14, 1866, IN BOOK 32 OF DEEDS, PAGE 48, AS DOCUMENT NUMBER 7738, ALL IN DU PAGE COUNTY, ILLINOIS.

COMMON ADDRESS: 112 WASHINGTON STREET



112 S. WASHINGTON
PROPERTY LEGAL DESCRIPTION

LOTS 6 AND 7 IN WRIGHT'S SUBDIVISION OF LOTS 1, 2, 3 AND 4 AND THE NORTH 41 FEET OF LOTS 5 AND 6 IN BLOCK 4 IN THE ORIGINAL TOWN OF HINSDALE, IN THE SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT OF ID WRIGHT'S SUBDIVISION RECORDED JUNE 8, 1892 IN BOOK 4 OF PLATS, PAGE 50, AS DOCUMENT NUMBER 50440,
ALSO ALL THAT PART OF LOT 5 IN BLOCK 4 IN, THE ORIGINAL TOWN OF HINSDALE, LYING SOUTH OF THE SOUTH LINE OF LOT 7 IN WRIGHT'S SUBDIVISION OF LOTS 1, 2, 3 AND 4 AND THE NORTH 41 FEET OF LOTS 5 AND 6 IN SAID BLOCK 4 AND NORTH OF A LINE DESCRIBED AS: BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 5 WHICH IS 1 FOOT 9 INCHES SOUTH OF THE SOUTH LINE OF LOT 7 IN WRIGHT'S SUBDIVISION AFORESAID AND RUNNING THENCE WEST TO A POINT IN THE WEST LINE OF SAID LOT 5 WHICH IS 1 FOOT 1 3/8 INCHES SOUTH THE SOUTH LINE OF LOT 7 AFORESAID, A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 38. NORTH, RANGE 11, EAST OF. THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 14, 1866, IN BOOK 32 OF DEEDS, PAGE 48, AS DOCUMENT NUMBER 738, ALL IN DUPAGE COUNTY, ILLINOIS.

112-114 South Washington, LLC
c/oMidwest Property Group, Ltd.
520 West Erie Street, Suite 430E
Chicago, IL 60654

December 2, 2013

Mr. Sean Gascoigne
Village Planner
Department of Community Development
Village of Hinsdale
19 East Chicago Street
Hinsdale, IL 60521

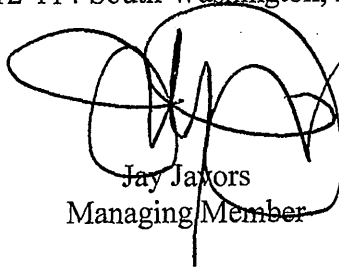
Ref: Letter of Authorization - 112 S. Washington, Hinsdale.

Dear Mr Gascoigne,

112-114 South Washington, LLC, the owner of the above referenced property, is aware that our tenant ~~Mr. Peter Burch~~, Viestro Restaurant, intends to submit an application to the Plan Commission for signage and awnings.

We have no objections to the installation of signage and awnings or to the Plan Commission Application.

Sincerely,
112-114 South Washington, LLC



Jay Javors
Managing Member



COMMUNITY DEVELOPMENT
DEPARTMENT
EXTERIOR APPEARANCE AND
SITE PLAN REVIEW CRITERIA

Address of proposed request: 112 S. Washington

REVIEW CRITERIA

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

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

FEES for Exterior Appearance/Site Plan Review:

Standard Application: \$600.00

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

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

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

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

Exterior, water-repellent awning fabric is used to minimize dirt and stains. Similar exterior-grade material is used in adjacent awnings.

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

Standard scalloped valance design in cream and black is proposed. Design is similar to awning designs in the neighborhood and designed with colors coordinating with neighborhood facades and existing signage in the area.

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

N/A

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.

N/A

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.

N/A

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.

N/A

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

N/A

REVIEW CRITERIA – Site Plan Review

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

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

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.

N/A

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

N/A

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

Proposed site plan and exterior changes meet applicable zoning codes and are not detrimental to public well-being.

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: Glen Gardner

Owner's name (if different): Midwest Property Group

Property address: 112 S. Washington

Property legal description: [attach to this form]

Present zoning classification: B-2, Central Business District

Square footage of property: 3,960 SQ FT

Lot area per dwelling: N/A

Lot dimensions: 24' x 165'

Current use of property: Commercial

Proposed use: ☐ Single-family detached dwelling
☒ Other: No change- commercial restaurant use

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

Brief description of request and proposal:

Sign permit and exterior site plan review for installation of a new awning.

Plans & Specifications: [submit with this form]

Provided: **Required by Code:**

Yards:

front:	<u>None</u>	<u>None</u>
interior side(s)	<u>None /</u>	<u>None /</u>



VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR SIGN PERMIT

Applicant

Name: GLEN GARDNER
Address: 112 S. Washington
City/Zip: Hinsdale, IL 60521
Phone/Fax: (312) 882-5662 /
E-Mail: glengardner@gmail.com
Contact Name: Glen Gardner

Contractor

Name: Max Interior
Address: 526 Queens Court
City/Zip: Schaumburg, IL 60193
Phone/Fax: (630) 802-3703 /
E-Mail: max@maxinterior.com
Contact Name: Max Lagowski

ADDRESS OF SIGN LOCATION:

ZONING DISTRICT: B-2 Central Business District

SIGN TYPE: Other

ILLUMINATION None

Sign Information:

Overall Size (Square Feet): 10 SQFT (6" x 20'0")

Overall Height from Grade: 8'0" Ft.

Proposed Colors (Maximum of Three Colors):

- ① Black charcoal
- ② Cream
- ③ _____

Site Information:

Lot/Street Frontage: 24'-0"

Building/Tenant Frontage: 24'-0"

Existing Sign Information:

Business Name: N/A

Size of Sign: N/A Square Feet

Business Name: N/A

Size of Sign: N/A Square Feet

I hereby acknowledge that I have read this application and the attached instruction sheet and state that it is correct and agree to comply with all Village of Hinsdale Ordinances.

Signature of Applicant

Date

Signature of Building Owner

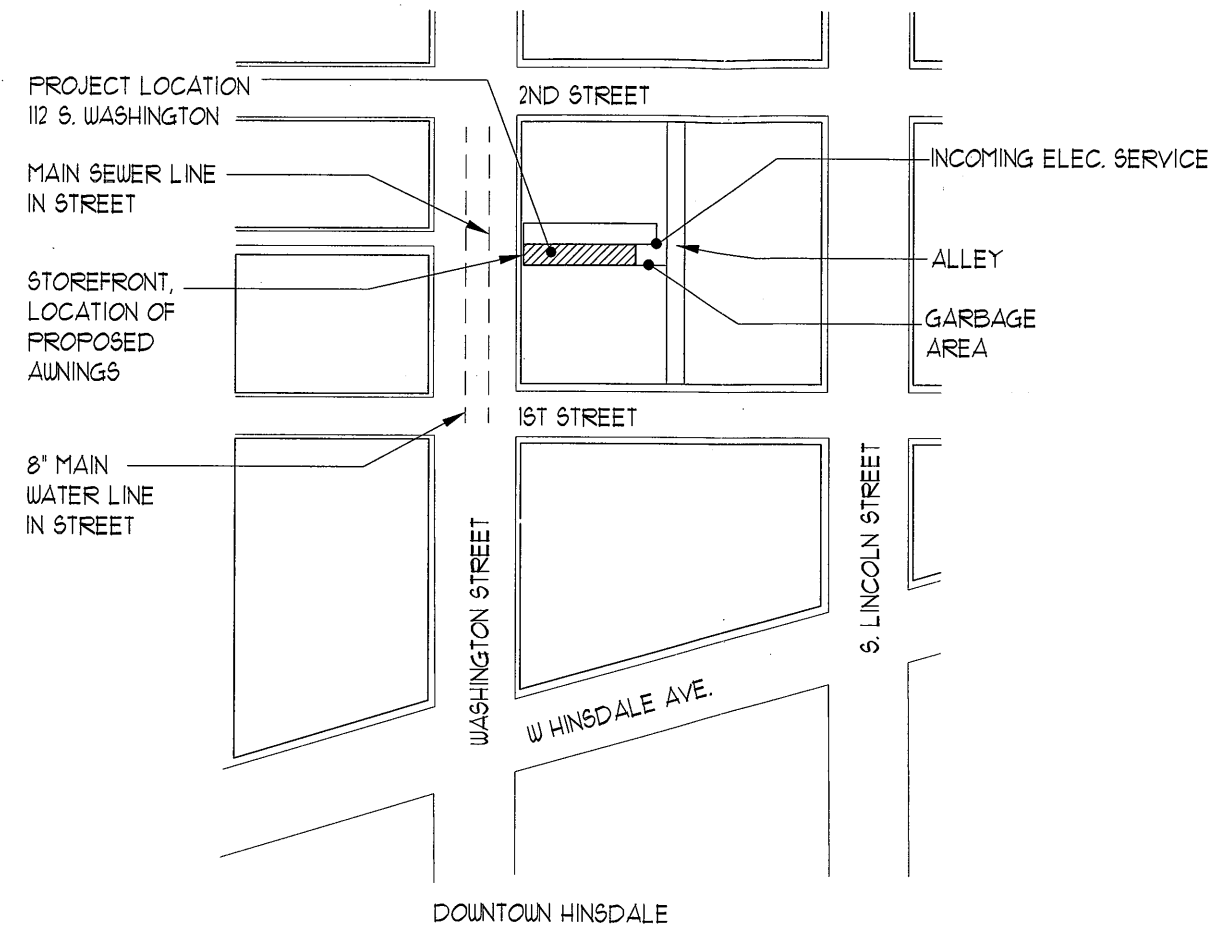
Date

FOR OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE

Total square footage: 10 SQFT. x \$4.00 = 40 (Minimum \$75.00)

Plan Commission Approval Date: _____

Administrative Approval Date: _____



A SITE PLAN
NOT TO SCALE



ARCHITECT: PANTO-ULEMA INC. dba DEARBORN ARCHITECTS



1006 S. MICHIGAN, SUITE 700
CHICAGO, IL 60605
P: 312-939-3838
F: 888-712-9370
PROFESSIONAL DESIGN FIRM #184-001977

PPG HINSDALE, LTD.
112 S. WASHINGTON STREET
HINSDALE, IL 60521
P: 312-882-5662
CONTACT: GLEN R. GARDNER

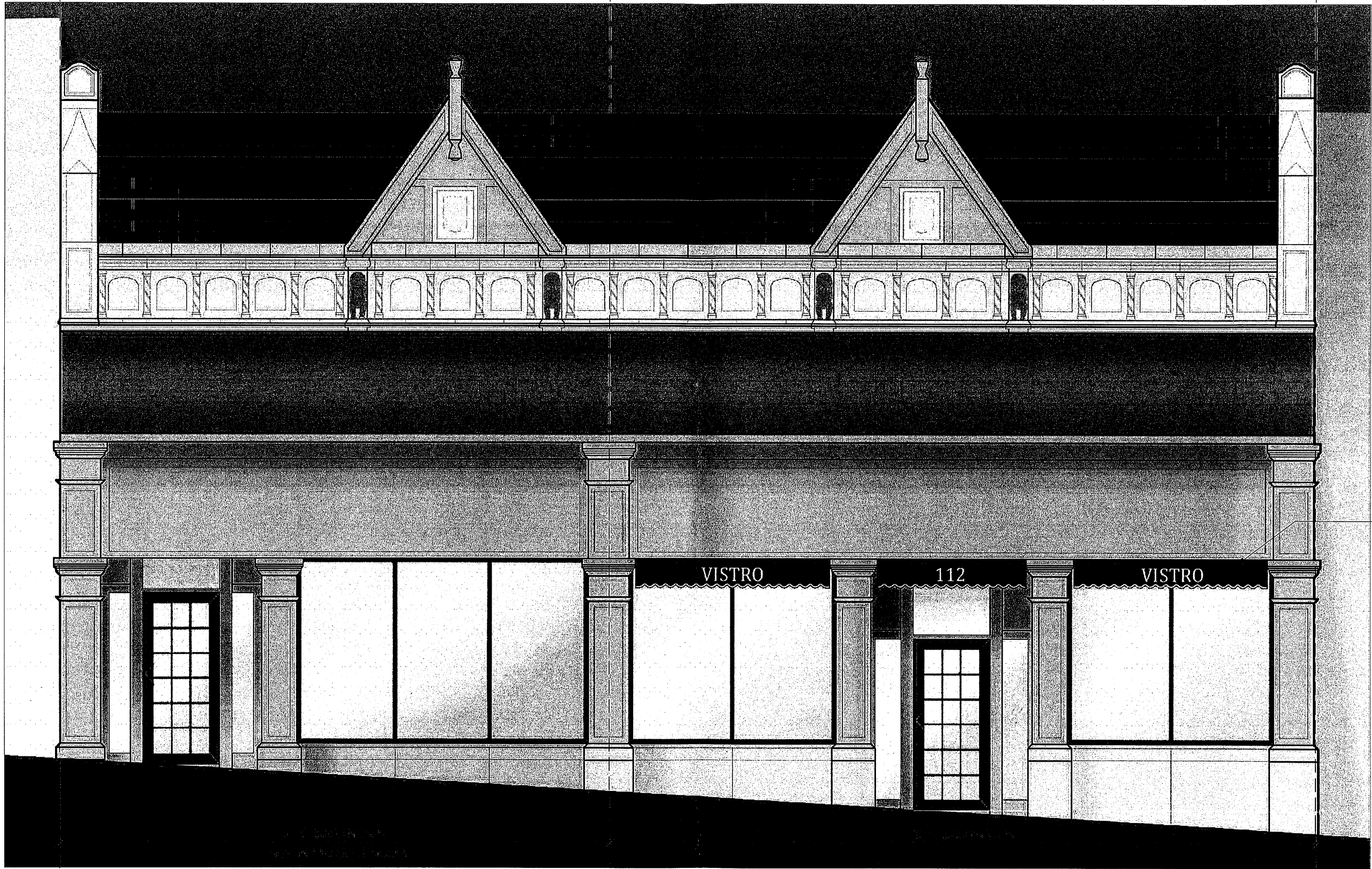
VISTRO

112 S. WASHINGTON HINSDALE, IL 60521

ISSUES		DATE
1	ISSUED FOR SIGN PERMIT	06/03/14

SITE PLAN

A1



NEW FABRIC
AWNINGS (3), SHOWN
TO SCALE IN
ACTUAL COLORS

A EXTERIOR ELEVATION
1/4" = 1'-0"

ARCHITECT: PANTO-ULEMA INC. dba DEARBORN ARCHITECTS

dearborn
architects

1006 S. MICHIGAN, SUITE 700
CHICAGO, IL 60605
P: 312-939-3838
F: 888-712-9370
PROFESSIONAL DESIGN FIRM #184-001977

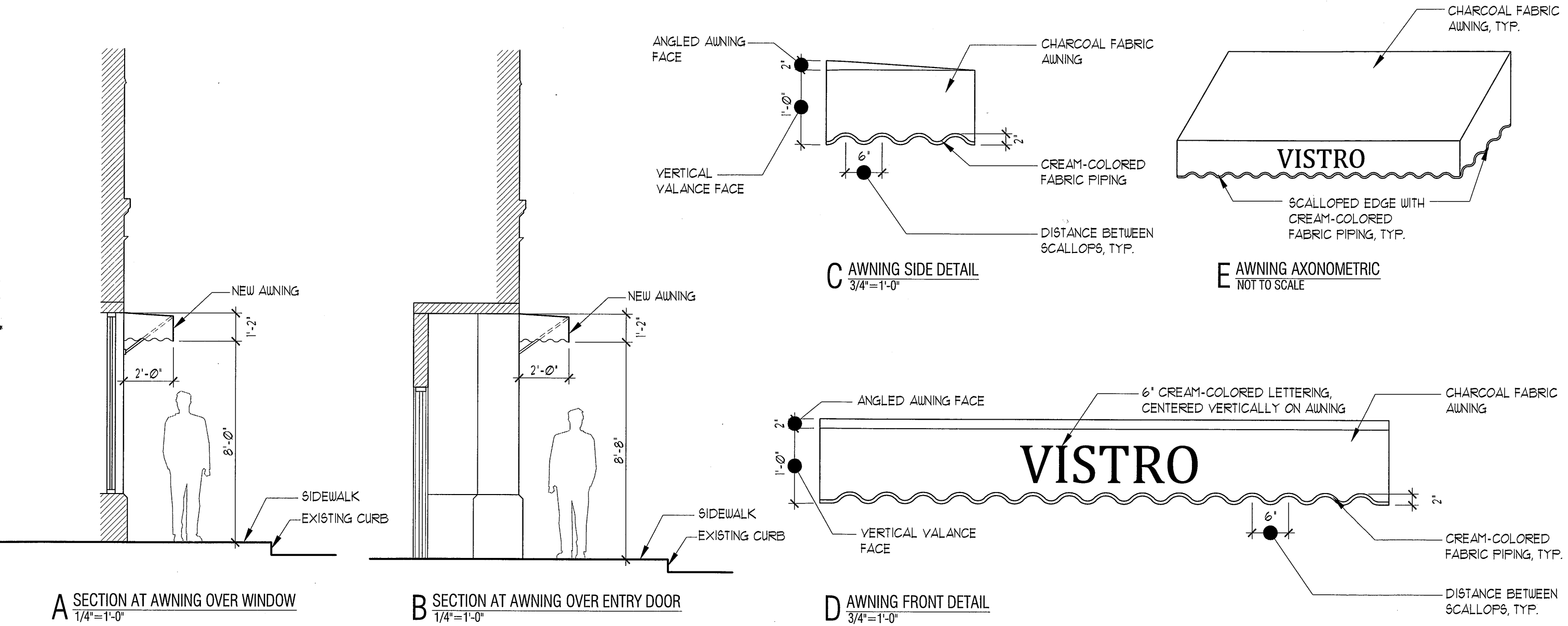
PPG HINSDALE, LTD.
112 S. WASHINGTON STREET
HINSDALE, IL 60521
P: 312-882-5662
CONTACT: GLEN R. GARDNER

VISTRO
112 S. WASHINGTON HINSDALE, IL 60521

ISSUES		DATE
1	ISSUED FOR SIGN PERMIT	06/03/14

EXTERIOR ELEVATION

A3



ARCHITECT: PANTO-ULEMA INC. dba DEARBORN ARCHITECTS

dearborn
architects

1006 S. MICHIGAN, SUITE 700
CHICAGO, IL 60605
P: 312-939-3838
F: 888-712-9370
PROFESSIONAL DESIGN FIRM #184-001977

PPG HINSDALE, LTD.
112 S. WASHINGTON STREET
HINSDALE, IL 60521
P: 312-882-5662
CONTACT: GLEN R. GARDNER

VISTRO
112 S. WASHINGTON HINSDALE, IL 60521


ISSUES

1	ISSUED FOR SIGN PERMIT	DATE
		06/03/14

SECTIONS & SIGNAGE
DETAILS

A4

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: July 9, 2014
Re: 907 N. Elm Street – Med Properties – Exterior Appearance and Site Plan Review
Approval for Exterior Modifications and Façade Improvements.

BACKGROUND

Application

The Village of Hinsdale has received an application from Med Properties of Northbrook Illinois on behalf of Salt Creek Campus LLC., requesting approval of exterior appearance and site plans to allow for site and façade improvements to the existing office building at 907 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 varying medical office uses. The owner Med Properties, are also owners of 10, 11 and 12 Salt Creek, as well as 901 N. Elm Street.

In addition, Med Properties is concurrently requesting a Planned Development for the Salt Creek Medical Campus, as well as Exterior Appearance and Site Plan Review approvals for the property located at 10 Salt Creek Lane.

Process

The applicant Med Properties is proposing exterior improvements and façade changes at 907 N. Elm, within the Salt Creek Medical Campus which medical offices are a permitted use in the O-3 District. 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 the code was enacted unless careful consideration is given to critical design elements. As such, site plan review is required in this case due to the following provisions:

1. Section 11-604 C2
2. Section 11-606

Due to the nature of the request, this application would require a meeting before the Plan Commission and does not require public notification. The Village Board has 90 days from receiving the recommendation of the Plan Commission to act on its recommendation. Failure by the Board to act within 90 days is considered a denial of the Plan Commission's recommendation. Section 11-604F of the

Zoning Code details the standards for site plan approval. The applicant provides its response to the Site Plan Review criteria on pages 3 and 4 of its application. The applicant filed its submission on June 6, 2014.

Description of property and existing use

The property is currently zoned O-3 which is a general office district intended to accommodate the needs of business and professional offices and related business uses requiring a somewhat wider range of office space with a somewhat higher intensity of pedestrian and vehicular traffic movements, Bulk and height regulations are consistent with a moderate amount of development. The O-3 district shall be mapped only on property lying north of Ogden Avenue and east of York Road.

Section 6-103E16 provides that offices and clinics of doctors of medicine, dentists are a permitted use in the O-3 district.

The 907 N. Elm location is bordered in all directions to properties zoned O-3 Professional Office.

The applicant has been before the Plan Commission and the Village Board for two of the five properties. The property at 12 Salt Creek received approval in July 2013 for exterior modifications and site plan improvements and most recently, the property located at 901 N. Elm received the same approvals in April of 2014.

The attached Hinsdale Zoning map highlights the specific subject property.

Request

The applicant is requesting site plan/exterior appearance approval for exterior improvements and façade changes to the existing structure at 907 N. Elm. The changes being proposed are similar in scope to those that were considered by the Commission for the buildings at 12 Salt Creek and 901 N. Elm in the recent past, however due to varying architectural elements on each structure, they are only comparable when considering the degree of work being proposed and not necessarily the specific changes to architectural elements. While the building is existing and several of the non-conforming conditions are not impacted by this request, the Commission should consider the architectural elements and changes being proposed to the elevations, as well as the new landscaping plan and any reconfiguration of the parking lot due to landscaping improvements.

Based on the illustrations provided, the substantial changes being proposed to the site consist of a new metal and glass canopy over the entrance, as well as new glass entrance doors and new landscaping throughout the site. Besides the general landscaping improvements, the applicant has indicated that the site contains 73 trees, of which they plan to remove 32 and install 20, for a net loss of 12 trees. The applicant had originally intended to reconfigure the parking lot as an element of this request however the proposed reconfiguration of the lot would result in a loss of parking spaces bringing them under the number of spaces (102 in lieu of 105) required by the code. As such, they have submitted a revised site plan to maintain the code compliant number of spaces and will revisit this as part of their Planned

Development request in September. The revised site plan and a cover memo with a detailed explanation of the revisions have been attached for your reference.

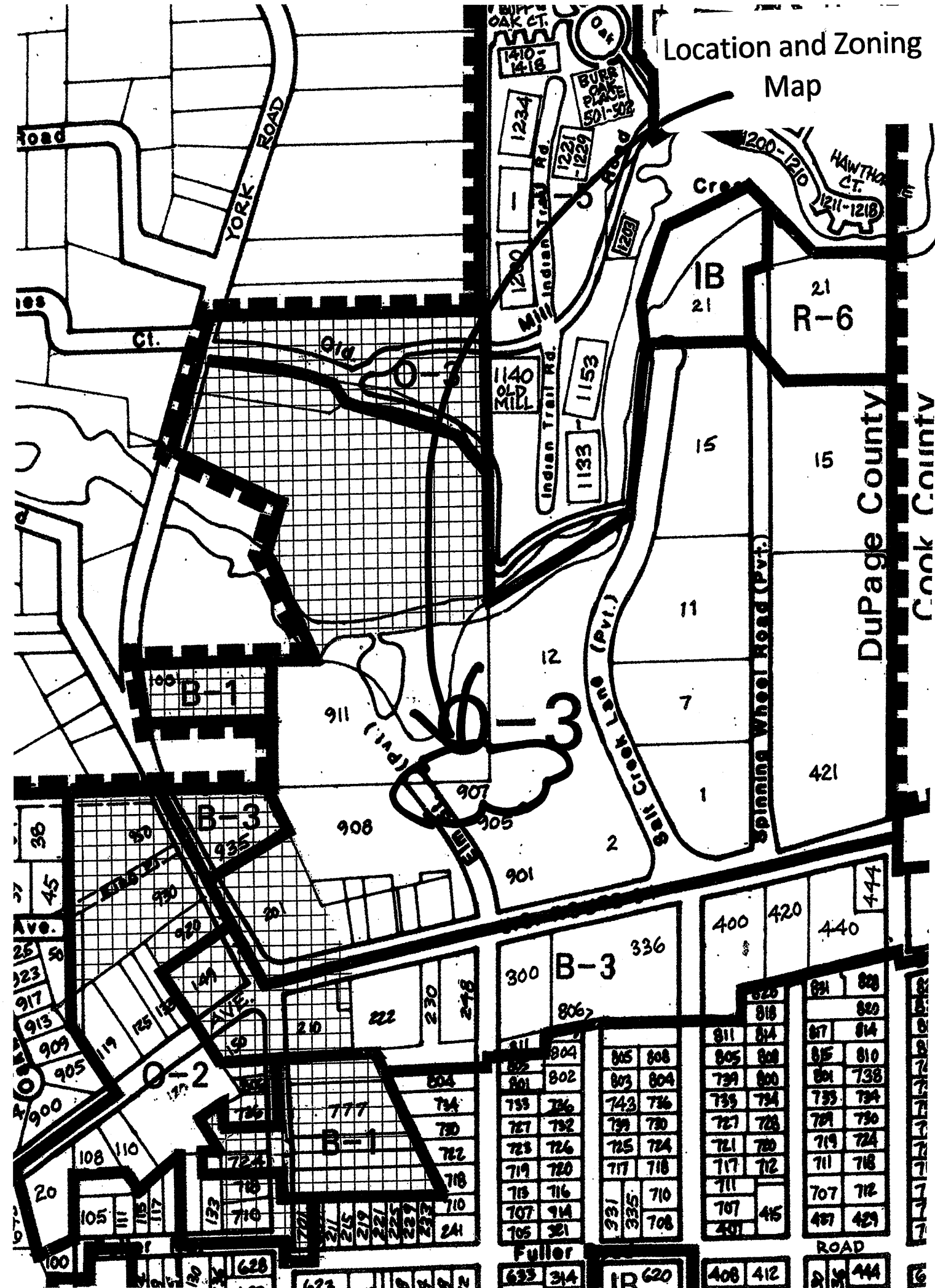
Property History

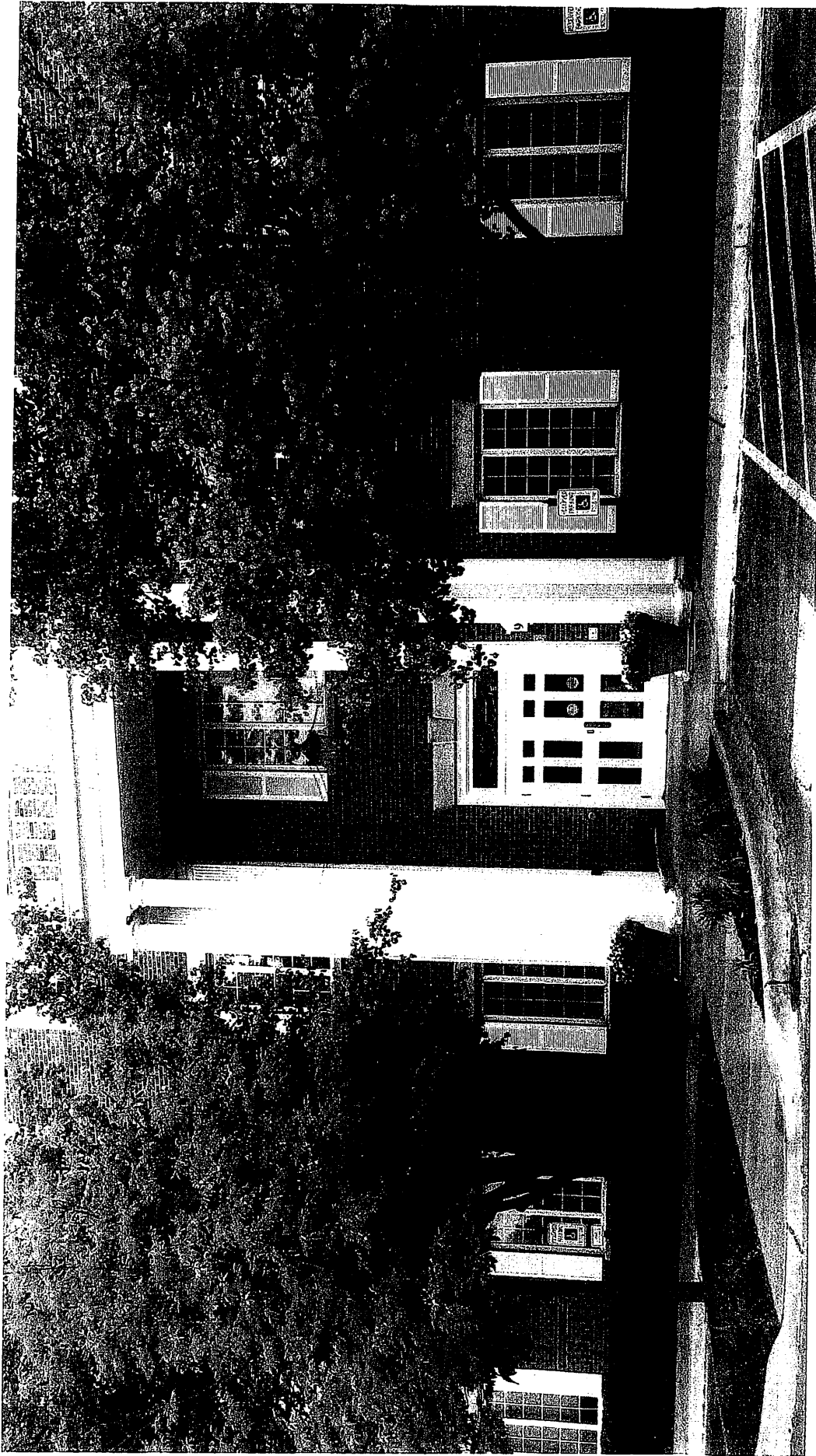
A review of the zoning maps finds that the property has been zoned O-3 since at least 1989.

	<u>Existing Requirement</u>	<u>Existing Development</u>
Lot Area	20,000 s.f.	97,600 s.f.
Lot Width	80'	240'
Front Yard	25'	45'
Int. Side Yard	10'	49'
Corner Side Yard	25'	52'
Height	60'	42'
Number of Stories	5	3
Total Bldg. Coverage	N/A	10.9%
Total Lot Coverage	50%	55%**

**Reflects Total Lot Coverage as it relates to 907 N. Elm independently.

Location and Zoning Map





EXISTING PHOTO



ECKENHOFF SAUNDERS ARCHITECTS



MedProperties

Salt Creek Medical Campus
907 Elm St. N.O.B. Renovation
November 2011 Elm St. N.O.B.



NEW RENDERING

 ECKENHOFF SAUNDERS ARCHITECTS

 MedProperties

Salt Creek Medical Campus
907 Elm St. M.O.B. Renovation
Project No. 1225 Date: 2/14/04



July 1, 2014

Ms. Sean Gascoigne
Village Planner
Village of Hinsdale
19 East Chicago Avenue
Hinsdale, IL 60521
(630) 789-7035
sgascoigne@villageofhinsdale.org

RE: 907 NORTH ELM EXTERIOR APPEARANCE REVIEW AND SITE PLAN REVIEW

Sean-

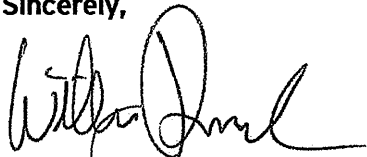
On behalf of MedProperties and Salt Creek Medical Campus, Eckenhoff Saunders Architects ("ESA") submitted an Exterior Appearance Review and Site Plan Review Application for 907 Elm Street in Hinsdale on June 6, 2014. This building is one of five that comprise the Salt Creek Medical Campus.

The submittal included proposed changes to the building exterior including a new canopy at the entrance, new entry doors, a reconfigured drop-off zone and landscaping upgrades. As a result of these changes, the quantity of parking spaces at the property was proposed to be reduced from a total of 107 spaces to 102. However, this reduction is only temporary, or Phase 1 of a larger redevelopment of the Salt Creek Medical Campus. Phase 2 is a full Planned Development encompassing all 5 buildings that are owned by MedProperties. Once all of the work is completed as part of the Planned Development, the 907 Elm project will actually have a total of 108 parking spaces, more than Code requires. The Planned Development documents were submitted to the Village of Hinsdale on the same date, and will be introduced at the July meeting. However, the Planned Development will not be open for public discussion until the September meeting.

Recognizing that the 907 Elm application is currently separate from the Planned Development, and that the interim site plan generates a parking quantity which is lower than the Code required minimum, we have opted to adjust the site plan to retain the minimum parking required by Code. The revisions depicted in the Planned Development will still generate a parking quantity in excess of Code, we simply will not have a deficiency in the interim.

Please contact us if you should require any more information or clarification on the changes to the submission.

Sincerely,



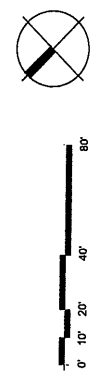
William J. Dyvorak
Director, Development Services
MedProperties Group, LLC

cc: Steve Saunders, Eckenhoff Saunders Architects
Kent Rehmer, Eckenhoff Saunders Architects
John George, Schuyler, Roche & Crisham
Chris Leach, Schuyler, Roche & Crisham
Mike Trippiedi, Trippiedi Design
Matt Campbell, MedProperties Group
Anthony Davidson, MedProperties Group

Existing Parking Count: 107 Stalls



PROPOSED SITE PLAN - PHASE I



907 Elm
32,000 GSF
28,800 NSF

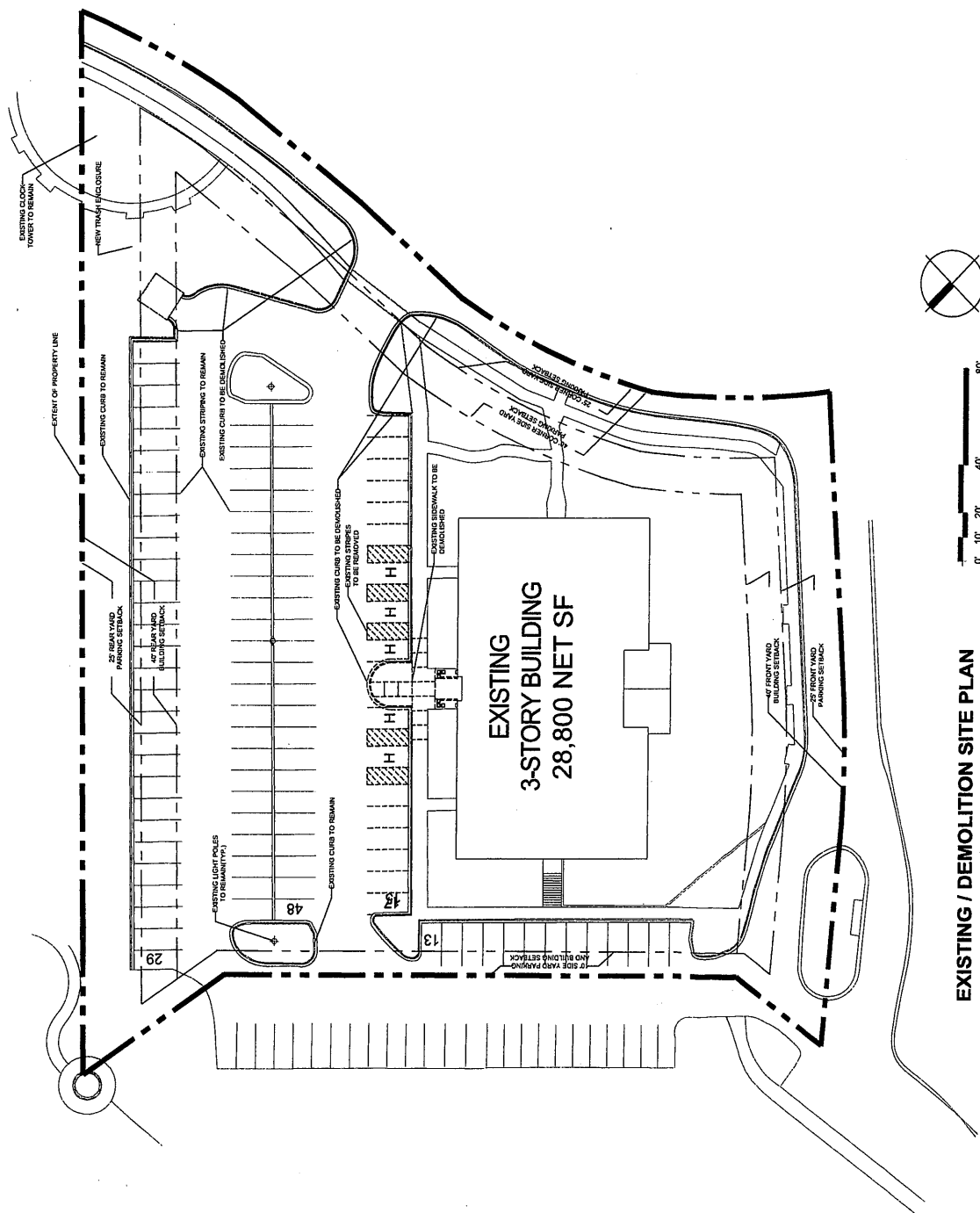
907 Elm
32,000 GSF
28,800 NSF

Required Parking Count:

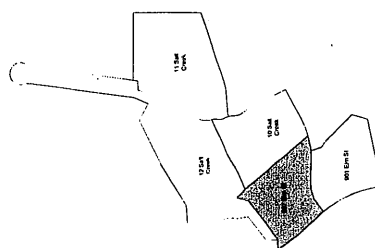
1 Stall / 275 NSF
28,800 / 275 = 105 Parking Stalls
1113 Parking Stalls - Phase I
108 Parking Stalls - Phase II

(Phase II Work to be completed with
10 Salt Creek construction

Existing Parking Count: 107 Stalls



EXISTING / DEMOLITION SITE PLAN



**Med Properties
Salt Creek Medical Campus
907 Elm Street
M.O.B. Renovation**

**Village of Hinsdale, IL
Exterior Appearance and Site Plan Review Application**

June 6, 2014

Landscape Architect
Trippiedi Design, P.C.
902 Sundew Court
Aurora, IL 60504
630.375.9400

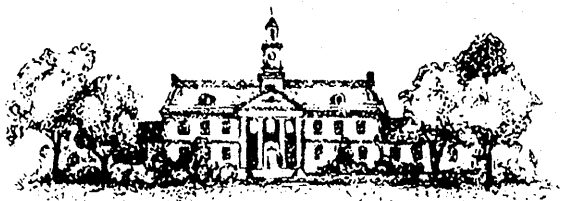
Civil Engineer
Mackie Consultants, LLC
9575 W. Higgins Rd., Suite 500
Rosemont, IL 60018
847.696.1400



ECKENHOFF SAUNDERS ARCHITECTS

700 South Clinton Chicago, IL 60607
(312) 786 1204 p (312) 786 1838 f
www.esadesign.com

ESA Project Number 14044



**VILLAGE
OF HINSDALE** FOUNDED IN 1873

**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT**

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant

Name: Med Properties - Bill Dvorak
Address: 40 Skokie Blvd., Suite 410
City/Zip: Northbrook, IL 60062
Phone/Fax: (847) 897-7310 / 897-7333
E-Mail: bdvorak@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: Eckenhoff Saunders Architects-Steve Saunders
Title: Architect
Address: 700 S. Clinton Suite 200
City/Zip: Chicago, IL 60607
Phone/Fax: (312) 786-1204 / 786-1838
E-Mail: ssaunders@esa-inc.com

Name: Schuyler, Roche & Crisham, P.C. - John J. George
Title: Attorney
Address: 180 N. Stetson Avenue, Suite 3700
City/Zip: Chicago, IL 60601
Phone/Fax: (312) 565-8439 / (312) 565-8300
E-Mail: jgeorge@srcattorneys.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) Not Applicable

2) _____

3) _____

II. SITE INFORMATION

Address of subject property: 907 Elm Street

Property identification number (P.I.N. or tax number): 06 - 36 - 405 - 019
09 - 01 - 207 - 009

Brief description of proposed project: Renovation of the existing entrance by adding a canopy, and reconfiguring the drop off area 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 Street to the west and Tower Lane to the south and is adjacent to a pond to the north. Existing landscaping is over grown.

Existing zoning and land use: 0-3 / Prof. Office

Surrounding zoning and existing land uses:

North: 0-3 / Prof. Office

South: 0-3 / Prof. Office

East: 0-3 / Prof. Office

West: 0-3 / vacant

Proposed zoning and land use: 0-3 / Prof. Office

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

☒ Site Plan Approval 11-604

☐ Design Review Permit 11-605E

☒ Exterior Appearance 11-606E

☐ Special Use Permit 11-602E

Special Use Requested: ff

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

☐ Planned Development 11-603E

☐ Development in the B-2 Central Business District Questionnaire

TABLE OF COMPLIANCE

Address of subject property: 907 Elm Street

The following table is based on the 0-3 Zoning District.

	Minimum Code Requirements	Proposed/Existing Development
Minimum Lot Area (s.f.)	20,000 SF	97,600 SF
Minimum Lot Depth	125'	324.5'
Minimum Lot Width	80'	240'
Building Height	60'	42'
Number of Stories	5	3
Front Yard Setback	25'	45'
Corner Side Yard Setback	25'	52'
Interior Side Yard Setback	10'	49'
Rear Yard Setback	20'	76.5'
Maximum Floor Area Ratio (F.A.R.)*	.35	32,000 SF / 97,600 SF = .33
Maximum Total Building Coverage*	N/A	10,670 SF / 97,600 SF = 10.9%
Maximum Total Lot Coverage*	50%	54,514SF/97,600SF(Existing) =55%
Parking Requirements	1/275 NSF 28,800 / 275-105	102 Proposed Stalls
Parking front yard setback	25'	37'
Parking corner side yard setback	25'	28'
Parking interior side yard setback	10'	None
Parking rear yard setback	20'	20'
Loading Requirements	1	0 - Existing Non Conforming
Accessory Structure Information	N/A	N/A

* Must provide actual square footage number and percentage.

Where any lack of compliance is shown, state the reason and explain the Village's authority, if any, to approve the application despite such lack of compliance: Loading Zone - None Existing Modifications do not warrant adding loading zone.

Rear Yard Parking Setback - Existing parking lot is on both sides of property line. Non conforming lot coverage is existing.

Parking Count is 3 stalls shy of the requirements. When work at 10 Salt Creek is complete. These stalls will be restored. Additionally there are 25 stalls in this same lot but on 12 Salt Creek Property.

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 6th day of June, 2014, I/We have read the above certification, understand it, and agree to abide by its conditions.

Signature of applicant or authorized agent

William Dvorak

Name of applicant or authorized agent

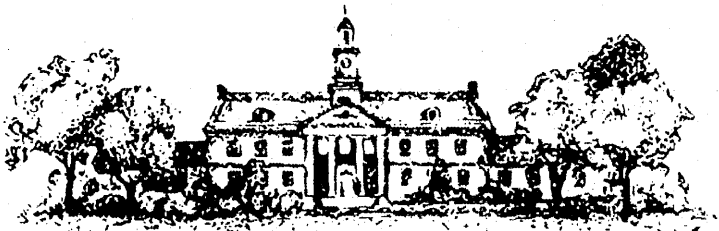
Signature of applicant or authorized agent

Name of applicant or authorized agent

SUBSCRIBED AND SWORN
to before me this 6th day of
June, 2014.

Notary Public

OFFICIAL SEAL
KARIN J WALTER
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 09/21/14



VILLAGE OF HINSDALE

FOUNDED IN 1873

COMMUNITY DEVELOPMENT DEPARTMENT EXTERIOR APPEARANCE AND SITE PLAN REVIEW CRITERIA

Address of proposed request: 907 Elm Street, Hinsdale, Illinois

REVIEW CRITERIA

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

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

FEES for Exterior Appearance/Site Plan Review:

Standard Application: \$600.00

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

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

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

Existing open spaces will be preserved. No new construction in these areas.

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

Existing construction will be preserved. The new canopy will be made of aluminum framing (white) and glass.

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

The new entry canopy will bring a modern update to the building while preserving the existing character that predominates the business park.

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 parking lot will be modified to include a wider landscaped area in front of the entrance with a drop-off lane - to improve vehicular safety. Over grown landscaping will be removed and replaced with appropriately scaled new landscaping.

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

The existing building height will not be modified.

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

The existing street front facade will not be modified.

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.

The existing fenestration is unchanged.

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

The existing solids and voids will remain unchanged.

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

The existing relationship of buildings and structures to open space will remain unchanged.

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

The existing porches and projections are unchanged except for the addition of a canopy within the porte cochere.

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.

Existing materials are unchanged. New aluminum (painted white) and glass canopy within the porte cochere will modernize the entry.

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

The existing roof is unchanged.

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 existing exterior walls are unchanged.

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 size and mass of the existing building are unchanged.

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.

Horizontal and vertical character are unchanged.

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

See above comments.

REVIEW CRITERIA – Site Plan Review

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

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

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

Parking is 3 stalls shy of requirements but will be restored with 10 Salt Creek improvements.

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

No modifications to easements or right-of-ways are being requested.

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.

No modifications to existing topography is being proposed.

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

The new design does not adversely impact 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.

There are no modifications to the use of the building which could cause traffic congestion . Drop-off lane at entrance improves vehicular circulation within the site.

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

New landscaping will provide adequate screening for nearby buildings which are all of similar use.

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

Existing landscaping is overgrown and consumes the appearance of the building. New landscaping will compliment the building.

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.

No special use is being requested.

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.

Existing topography and site drainage are unchanged.

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: MedProperties

Owner's name (if different): Salt Creek Campus LLC

Property address: 907 Elm Street

Property legal description: [attach to this form]

Present zoning classification: O-3, General Office District

Square footage of property: 97,600 GSF

Lot area per dwelling: N/A

Lot dimensions: 240 x 324.5'

Current use of property: Professional Office

Proposed use:
☐ Single-family detached dwelling
☒ Other: Professional Office

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

Brief description of request and proposal:

Renovation of building entrance, drop off area and landscaping

Plans & Specifications: [submit with this form]

Provided: **Required by Code:**

Yards:

front:	<u>37'</u>	<u>25'</u>
interior side(s)	<u>0 / 0</u>	<u>10' / 10'</u>

Provided:**Required by Code:**

corner side	28'	25'
rear	0	25'

Setbacks (businesses and offices):

front:	45'	40'
interior side(s)	49' /	10' / 10'
corner side	52'	40'
rear	76.5'	40'
others:	N/A	N/A
Ogden Ave. Center:	N/A	N/A
York Rd. Center:	N/A	N/A
Forest Preserve:	N/A	100'

Building heights:

principal building(s):	42'	60'
accessory building(s):	N/A	N/A

Maximum Elevations:

principal building(s):	N/A	N/A
accessory building(s):	N/A	N/A

Dwelling unit size(s):	N/A	N/A
------------------------	-----	-----

Total building coverage:	10.9%	N/A
--------------------------	-------	-----

Total lot coverage:	55% (existing)	50%
---------------------	----------------	-----

Floor area ratio:	.33	.35
-------------------	-----	-----

Accessory building(s): _____

Spacing between buildings:[depict on attached plans]

principal building(s):	N/A		
accessory building(s):	N/A		

Number of off-street parking spaces required: 105

Number of loading spaces required: 1

Statement of applicant:

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

By: _____

Applicant's signature

William Dvorak

Applicant's printed name

Dated: June 6, 2014.

ZONING CONFIRMATION OF AUTHORITY

TO WHOM IT MAY CONCERN:

The undersigned, 11 Salt Creek Campus LLC, the property owner of the property commonly known as 11 Salt Creek Lane, Hinsdale, Illinois, hereby confirms that the Zoning Applicant, MedProperties, is authorized by the undersigned to file a Planned Development Application for 11 Salt Creek Lane, Hinsdale, Illinois.

Dated this 4TH day of June, 2014.

PROPERTY OWNER:

11 SALT CREEK CAMPUS LLC

Paul Kopiec

By: PAUL KOPIEC

Title: AUTHORIZED SIGNATORY

ZONING CONFIRMATION OF AUTHORITY

TO WHOM IT MAY CONCERN:

The undersigned, Salt Creek Campus LLC, the property owner of the property commonly known as 901 N. Elm Street, 907 N. Elm Street, 10 Salt Creek Lane and 12 Salt Creek Lane, Hinsdale, Illinois, hereby confirms that the Zoning Applicant, MedProperties, is authorized by the undersigned to file an Exterior Appearance / Site Plan Review Application for 907 N. Elm Street and 10 Salt Creek Lane, Hinsdale, Illinois, and a Planned Development Application for 901 N. Elm Street, 907 N. Elm Street, 10 Salt Creek Lane and 12 Salt Creek Lane, Hinsdale, Illinois.

Dated this 4th day of June, 2014.

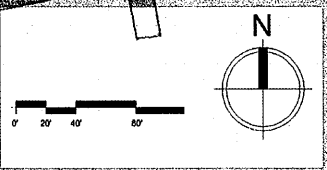
PROPERTY OWNER:

SALT CREEK CAMPUS LLC

Paul Kopelki

By: PAUL KOPELKI

Title: MANAGER



SURVEYOR'S NOTES:

1. THIS SURVEY IS BASED IN PART ON INFORMATION CONTAINED IN CHICAGO TITLE INSURANCE COMPANY'S COUNTY MAP FOR TITLE INSURANCE NO. 1410 020124822 WITH AN EFFECTIVE DATE OF OCTOBER 24, 2012, AND HAS BEEN USED FOR LEGAL DESCRIPTION AND APPLICABLE EXCEPTIONS TO TITLE.

A. TITLE EXCEPTION NO. F 16. (PROPERTY SUBJECT TO TERMS AND PROVISIONS OF EASEMENT BETWEEN HINSDALE SANITARY DISTRICT AND OFFICE PARK OF HINSDALE RECORDED FEBRUARY 24, 1972 AS DOCUMENT R72-9137. HINSDALE SANITARY DISTRICT CONVEYED ITS INTEREST IN SAID EASEMENT TO THE VILLAGE OF OAK BROOK BY QUIT CLAIM DEED RECORDED MAY 27, 1981 AS DOCUMENT R81-27229. AFFECTS PARCELS 1 AND 2. PLOTTED HEREON. SEE DOCUMENTS FOR PARTICULARS.)

B. TITLE EXCEPTION NO. F 17. (PROPERTY SUBJECT TO GRANT OF EASEMENT MADE BY HINSDALE SANITARY DISTRICT RECORDED NOVEMBER 8, 1974 AS DOCUMENT R73-08216. HINSDALE SANITARY DISTRICT CONVEYED ITS INTEREST IN SAID EASEMENT TO THE VILLAGE OF OAK BROOK BY QUIT CLAIM DEED RECORDED MAY 27, 1981 AS DOCUMENT R81-27229. AFFECTS PARCELS 1 AND 2. PLOTTED HEREON. SEE DOCUMENTS FOR PARTICULARS.)

C. TITLE EXCEPTION NO. G 18. (PROPERTY SUBJECT TO GRANT OF EASEMENT MADE BY OFFICE PARK OF HINSDALE TO THE VILLAGE OF HINSDALE RECORDED NOVEMBER 8, 1974 AS DOCUMENT R73-08217. HINSDALE SANITARY DISTRICT CONVEYED ITS INTEREST IN SAID EASEMENT TO THE VILLAGE OF OAK BROOK BY QUIT CLAIM DEED RECORDED MAY 27, 1981 AS DOCUMENT R81-27229. AFFECTS PARCELS 1 AND 2. PLOTTED HEREON. SEE DOCUMENTS FOR PARTICULARS.)

D. TITLE EXCEPTION NO. H 19. (PROPERTY SUBJECT TO GRANT OF EASEMENT RECORDED SEPTEMBER 23, 1980 AS DOCUMENT R80-57058. AFFECTS PARCELS 1 AND 2. NOT PLOTTABLE: EXCEPTION IS BLANKET IN NATURE. SEE DOCUMENT FOR PARTICULARS.)

E. TITLE EXCEPTION NO. I 20. (PROPERTY SUBJECT TO NON-EXCLUSIVE, PERPETUAL EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY AGREEMENT RECORDED JUNE 11, 1973 AS DOCUMENT R73-33823 AS AMENDED BY DOCUMENTS R73-35331, R81-2365 AND R2001-197280. AFFECTS PARCEL 2. NOT PLOTTABLE: EXCEPTION IS BLANKET IN NATURE. SEE DOCUMENTS FOR PARTICULARS.)

F. TITLE EXCEPTION NO. J 21. (PROPERTY SUBJECT TO EASEMENT GRANT RECORDED JANUARY 18, 1989 AS DOCUMENT R89-00821 AND AMENDED BY DOCUMENTS R89-072898, AND DOCUMENT R89-072897, RECORDED JUNE 20, 1989 FOR PURPOSES OF INGRESS AND EGRESS OVER, UPON AND ACROSS EASEMENT PREMISES. AFFECTS PARCEL 2. PLOTTED HEREON. SEE DOCUMENTS FOR PARTICULARS.)

G. TITLE EXCEPTION NO. K 22. (PROPERTY SUBJECT TO LICENSE AGREEMENT MADE BY AND BETWEEN OFFICE PARK OF HINSDALE AND DOWNERS NATIONAL BANK OF CHICAGO RECORDED JUNE 11, 1973 AS DOCUMENT NO. R73-33822 AND SUPPLEMENTAL DECLARATION RECORDED AS DOCUMENT R89-072897, RECORDED JUNE 20, 1989 FOR PURPOSES OF INGRESS AND EGRESS OVER, UPON AND ACROSS EASEMENT PREMISES. AFFECTS PARCELS 1 AND 2. PLOTTED HEREON. SEE DOCUMENTS FOR PARTICULARS.)

H. TITLE EXCEPTION NO. L 23. (PROPERTY SUBJECT TO SANITARY SEWER AND WATER LINE EASEMENTS AS ESTABLISHED BY DOCUMENT R73-33823, RECORDED JUNE 11, 1973. AFFECTS PARCEL 2. PLOTTED HEREON. SEE DOCUMENT FOR PARTICULARS.)

I. TITLE EXCEPTION NO. M 24. (PROPERTY SUBJECT TO RIGHTS OF THE UNITED STATES OF AMERICA, STATE OF ILLINOIS, THE MUNICIPALITY AND THE PUBLIC IN AND TO THAT PART OF THE LAND LIES WITHIN THE BED OF SALT CREEK AND THE RIGHTS OF OTHER OWNERS OF LAND BORDERING ON THE CREEK IN RESPECT TO THE WATER OF SAID CREEK. SALT CREEK SHOWN ON PLAT OF SURVEY OF LOT 5.)

J. TITLE EXCEPTION NO. N 25. (PROPERTY SUBJECT TO EASEMENT GRANT TO ILLINOIS BELL TELEPHONE COMPANY RECORDED OCTOBER 6, 1978 AS DOCUMENT R78-86876. AFFECTS PARCELS 1 AND 2. PLOTTED HEREON. SEE DOCUMENT FOR PARTICULARS.)

K. TITLE EXCEPTION NO. O 26. (PROPERTY SUBJECT TO EASEMENT GRANT TO COMMONWEALTH EDISON COMPANY AND ILLINOIS BELL TELEPHONE COMPANY RECORDED JANUARY 18, 1989 AS DOCUMENT R89-00821. AFFECTS PARCELS 1 AND 2. PLOTTED HEREON. SEE DOCUMENT FOR PARTICULARS.)

L. TITLE EXCEPTION NO. P 27. (PROPERTY SUBJECT TO GAS MAIN EASEMENT MADE BY PAUL SCHNEIDER TO NORTHERN ILLINOIS GAS COMPANY RECORDED APRIL 1, 1970 AS DOCUMENT NO. R70-10262. AFFECTS PARCELS 1 AND 2. PLOTTED HEREON. SEE DOCUMENT FOR PARTICULARS.)

M. TITLE EXCEPTION NO. Q 28. (PROPERTY SUBJECT TO TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THAT CERTAIN CROSS EASEMENT AGREEMENT RECORDED MAY 21, 2001 AS DOCUMENT NO. R2001-95641. AFFECTS PARCELS 1 AND 2. NOT PLOTTABLE: EXCEPTION IS BLANKET IN NATURE. SEE DOCUMENT FOR PARTICULARS.)

N. TITLE EXCEPTION NO. U 32. (PROPERTY SUBJECT TO OFFICE PARK OF HINSDALE DECLARATION OF EASEMENTS AND OPERATING COVENANTS RECORDED MAY 29, 2003 AS DOCUMENT R2003-200111 AND RE-RECORDED JANUARY 10, 2006 AS DOCUMENT R2006-005825, AND AMENDED BY DOCUMENT R2012-024784. AFFECTS PARCELS 1 AND 2. NOT PLOTTABLE: EXCEPTION IS BLANKET IN NATURE. SEE DOCUMENTS FOR PARTICULARS.)

P. TITLE EXCEPTION NO. Y 35. (PROPERTY SUBJECT TO TERMS, PROVISIONS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN AMENDED AND RESTATED DEVELOPMENT AGREEMENT RECORDED AUGUST 1, 2008 AS DOCUMENT R2008-120988. AFFECTS PARCELS 1 AND 2. NOT PLOTTABLE: EXCEPTION IS BLANKET IN NATURE. SEE DOCUMENT FOR PARTICULARS.)

Q. TITLE EXCEPTION NO. AD 37. (PROPERTY SUBJECT TO EASEMENT GRANT TO COMMONWEALTH EDISON COMPANY AS CONTAINED IN THE PLAT RECORDED FEBRUARY 8, 1980 AS DOCUMENT R80-08880. DOES NOT AFFECT PARCEL 1 OR 2. PLOTTED HEREON. SEE DOCUMENT FOR PARTICULARS.)

R. TITLE EXCEPTION NO. AF 38. (PROPERTY SUBJECT TO EASEMENT GRANT TO COMMONWEALTH EDISON COMPANY AND ILLINOIS BELL TELEPHONE COMPANY RECORDED JULY 8, 1989 AS DOCUMENT R89-30080. AFFECTS PARCEL 1. PLOTTED HEREON. SEE DOCUMENT FOR PARTICULARS.)

2. THE EASEMENTS SHOWN ARE A GRAPHICAL REPRESENTATION OF THE RECORD DOCUMENTS AS NOTED.

3. BEARINGS BASED ON THE ILLINOIS EAST STATE PLANE COORDINATE SYSTEM.

4. OBSERVABLE ABOVE GROUND UTILITIES AND ABOVE GROUND EVIDENCE OF UNDERGROUND UTILITIES LOCATED AND SHOWN HEREON.

5. SURVEY WAS BASED ON FIELD WORK COMPLETED ON 10-08-12, AND 11-16-12 (BUILDING HEIGHTS ONLY) AS OF THAT DATE, THERE DOES NOT APPEAR TO BE SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL. HOWEVER, SINCE THIS IS NOT OUR AREA OF EXPERTISE, AN ENVIRONMENTAL REPORT (BY OTHERS) SHOULD BE PERFORMED FOR THE SITE TO MAKE THIS DETERMINATION. THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING OR BUILDING CONSTRUCTION WITHIN RECENT MONTHS.

6. CONTACT J.U.L.L.E. AT 1-800-892-0123 FOR EXACT LOCATION OF BURIED CABLES PRIOR TO DIGGING.

7. A TOTAL OF 102 STANDARD PARKING STALLS AND 4 HANDICAP STALLS WERE COUNTED ON 10-08-12 AS STRIPPED.

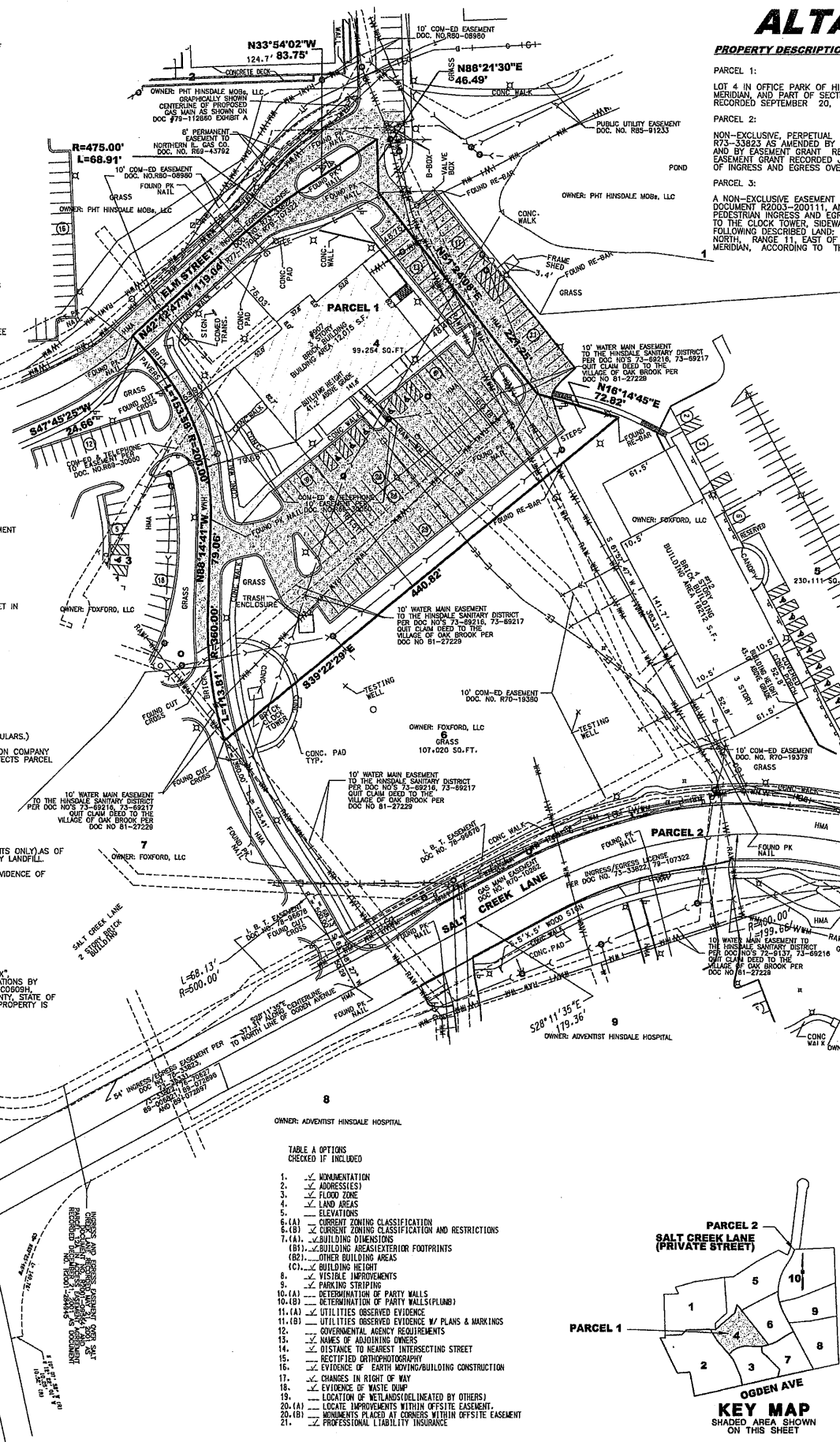
8. STREETS FALLING WITHIN THE OFFICE PARK OF HINSDALE, PER DOC. NO. R2002-243817 ARE PRIVATE STREETS. THERE ARE NO KNOWN CHANGES IN RIGHT OF WAY.

9. ACCORDING TO OUR INTERPRETATION OF THE FLOOD INSURANCE RATE MAPS THAT COVER THE AREA SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A FLOOD DESIGNATION OF "A" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2 % ANNUAL CHANCE FLOODPLAIN DESIGNATIONS BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT ON FLOOD INSURANCE RATE MAP NO. 17343C0080H, WITH AN EFFECTIVE DATE OF DECEMBER 16, 2004. FLOOD COMMUNITY NUMBER 17045, IN DUPAGE COUNTY, STATE OF ILLINOIS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS LOCATED.

10. THE SETBACKS CANNOT BE PLOTTED HEREON AS THE LOCATION IS SUBJECT TO INTERPRETATION BY THE VILLAGE OF HINSDALE.

ZONING:
ACCORDING TO THE VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT, THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAT IS ZONED O-2 AS PROVIDED IN THE VILLAGE OF HINSDALE, THE TABLE OF COMPLIANCE FOR ZONE O-2 IS AS FOLLOWS:
MINIMUM LOT AREA (S.F.) 20,000
MINIMUM LOT DEPTH (FEET) 125
MINIMUM LOT WIDTH (FEET) 60
BUILDING HEIGHT (FEET) 30
NUMBER OF STORIES 5
FRONT YARD SETBACK (FEET) 25
CORNER SIDE YARD SETBACK (FEET) 25
REAR YARD SETBACK (FEET) 20
MAXIMUM FLOOR AREA RATIO (F.A.R.) 35
MAXIMUM TOTAL BUILDING COVERAGE 50%

NOTE: THE SETBACKS CANNOT BE PLOTTED HEREON AS THE LOCATION IS SUBJECT TO INTERPRETATION BY THE VILLAGE OF HINSDALE.



ALTA/ACSM LAND TITLE SURVEY

PROPERTY DESCRIPTION:

PARCEL 1:

LOT 4 IN OFFICE PARK OF HINSDALE, BEING A SUBDIVISION OF PART OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 20, 2002, AS DOCUMENT R2002-243817, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:

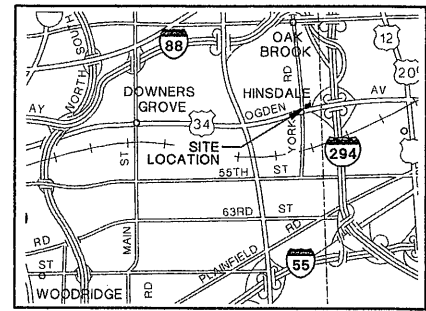
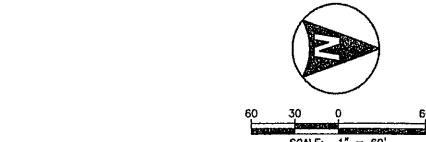
NON-EXCLUSIVE, PERPETUAL EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY AGREEMENT RECORDED JUNE 11, 1973 AS DOCUMENT R73-33823 AS AMENDED BY DOCUMENTS R73-35331, R81-2365 AND R2001-197280, DESCRIBED IN RIDER DESCRIPTIONS 2, 4 AND 6 ATTACHED THERETO, AND BY EASEMENT GRANT RECORDED JANUARY 18, 1989 AS DOCUMENT R89-00821 AS AMENDED BY DOCUMENTS R89-072898, AND AS CREATED BY EASEMENT GRANT RECORDED JUNE 20, 1989 AS DOCUMENT R89-072897, DESCRIBED IN EXHIBITS C1 THROUGH C5 ATTACHED THERETO, FOR THE PURPOSES OF INGRESS AND EGRESS OVER, UPON AND ACROSS EASEMENT PREMISES.

PARCEL 3:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF EASEMENTS AND OPERATING COVENANTS RECORDED MAY 29, 2003, AS DOCUMENT R2003-200111, AND RE-RECORDED JANUARY 10, 2006 AS DOCUMENT R2006-005825 AND AMENDED BY R2012-024784 FOR THE PURPOSE OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS UPON THE ROADWAYS, RETENTION, DETENTION AND DRAINAGE OF WATER AND OVER COMMON IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO THE CLOCK TOWER, SIDEWALKS, LANDSCAPED AREAS AND POND FOR PEDESTRIAN INGRESS, EGRESS, ACCESS AND FOR PASSIVE RECREATIONAL PURPOSES OVER THE FOLLOWING DESCRIBED LAND: LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, AND 10 IN OFFICE PARK OF HINSDALE, BEING A SUBDIVISION OF PART OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 20, 2002, AS DOCUMENT R2002-243817, IN DUPAGE COUNTY, ILLINOIS.

AREA OF PARCEL 1:
99,254 SQ. FT. +/-
2.2786 ACRES +/-

P.I.N. OF PARCEL 1:
08-36-405-019
09-01-207-009



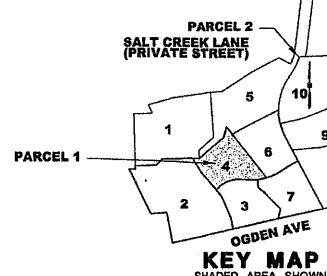
LOCATION MAP
(NOT TO SCALE)

LEGEND:

- SANITARY SEWER
- STORM SEWER
- COMBINED SEWER
- WM WATER MAIN
- FM FORCE MAIN
- UD UNDERDRAIN
- CAV CABLE TV LINE
- E ELECTRIC LINE
- FO FIBER OPTIC LINE
- G GAS LINE
- T TELEPHONE LINE
- OH OVERHEAD WIRE
- FENCE
- GUARDRAIL
- BUSH LINE
- TREE LINE
- RAILROAD
- EDGE OF WATER
- MANHOLE (STMH/SAMH)
- CATCH BASIN (CB)
- INLET (INL)
- FLARED END SECTION (FES)
- VALVE VAULT (VV)
- VALVE BOX (VB)
- BUFFALO BOX (BB)
- FIRE HYDRANT (FH)
- AUXILIARY VALVE (AV)
- CLEANOUT (CO)
- BOLLARD (BOL)
- GAS VALVE (GV)
- ELECTRIC MANHOLE (EMH)
- TELEPHONE MANHOLE (TMH)
- HANDHOLE (HH)
- TRAFFIC SIGNAL BOX (TSB)
- TRAFFIC SIGNAL (TS)
- LIGHT (LHT)
- GROUND LIGHT (GLHT)
- POWER POLE (PP)
- GUY WIRE (GW)
- CABLE PEDESTAL (PEDC)

LEGEND (CONT.):

- ED ELECTRIC PEDESTAL (PEDE)
- ST TELEPHONE PEDESTAL (PEDT)
- SI SIGN
- W MAILBOX (WB)
- CLF CHAIN LINK FENCE
- ACU AIR CONDITIONER UNIT
- B/WALL BOTTOM OF WALL
- D DEED
- DIP DUCTILE IRON PIPE
- EM ELECTRIC METER
- FF FINISHED FLOOR
- GA/GARAGE FLOOR
- GF GRADE AT FOUNDATION
- GM GAS METER
- INV INVERT
- M MEASURED
- PVC POLYVINYL CHLORIDE PIPE
- R RECORD
- RCP REINFORCED CONCRETE PIPE
- RW RETAINING WALL
- SS SANITARY
- ST STORM
- T/F TOP OF FOUNDATION
- T/P TOP OF PIPE
- T/WALL TOP OF WALL
- TRANS TRANSFORMER
- CONCRETE (CONC)
- GRAVEL
- HOT MIX ASPHALT (HMA)
- BUILDING
- BARRIER CURB
- 6.12 CURB & GUTTER
- DEPRESSED CURB



PARCEL 3
NON-EXCLUSIVE
LOTS 1, 2, 3, 4,
6, 7, 8, 9, & 10

GENERAL NOTES:

1. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
2. ONLY THOSE BUILDING LINE SETBACKS AND EASEMENTS WHICH ARE SHOWN ON THE RECORDED PLAT OF SUBDIVISION ARE SHOWN HEREON. REFER TO THE DEED, TITLE INSURANCE POLICY AND LOCAL ORDINANCES FOR OTHER RESTRICTIONS.
3. COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT AND REPORT AND DISCREPANCIES TO THE SURVEYOR AT ONCE.
4. NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENTS.
5. CERTIFIED COPIES OF THIS SURVEY BEAR AN IMPRESSED SEAL.



STATE OF ILLINOIS
COUNTY OF COOK J.S.S.
- SALT CREEK CAMPUS, LLC
- FIRST MERIT BANK, N.A., AS SUCCESSOR TRUSTEE TO MIDWEST BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 8, 2001, AND KNOWN AS TRUST NUMBER 01-1-7833
- CHICAGO TITLE INSURANCE COMPANY
- GENERAL ELECTRIC CAPITAL CORPORATION, AS ADMINISTRATIVE AGENT FOR THE LENDERS AND THEIR SUCCESSORS AND/OR ASSIGNS

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(1), 7(1), 7(2), 8, 9, 11(1), 13, 14, 15, 17, 18 AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 05-18-2012 AND 11-16-2012 (BUILDING HEIGHTS ONLY).
DATE OF PLAT OR MAP: NOVEMBER 20, 2012.

RUSSELL W. OLSEN
EMAIL: rolsen@rwciconsult.com
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-002718
LICENSE EXPIRES: NOVEMBER 30, 2014
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

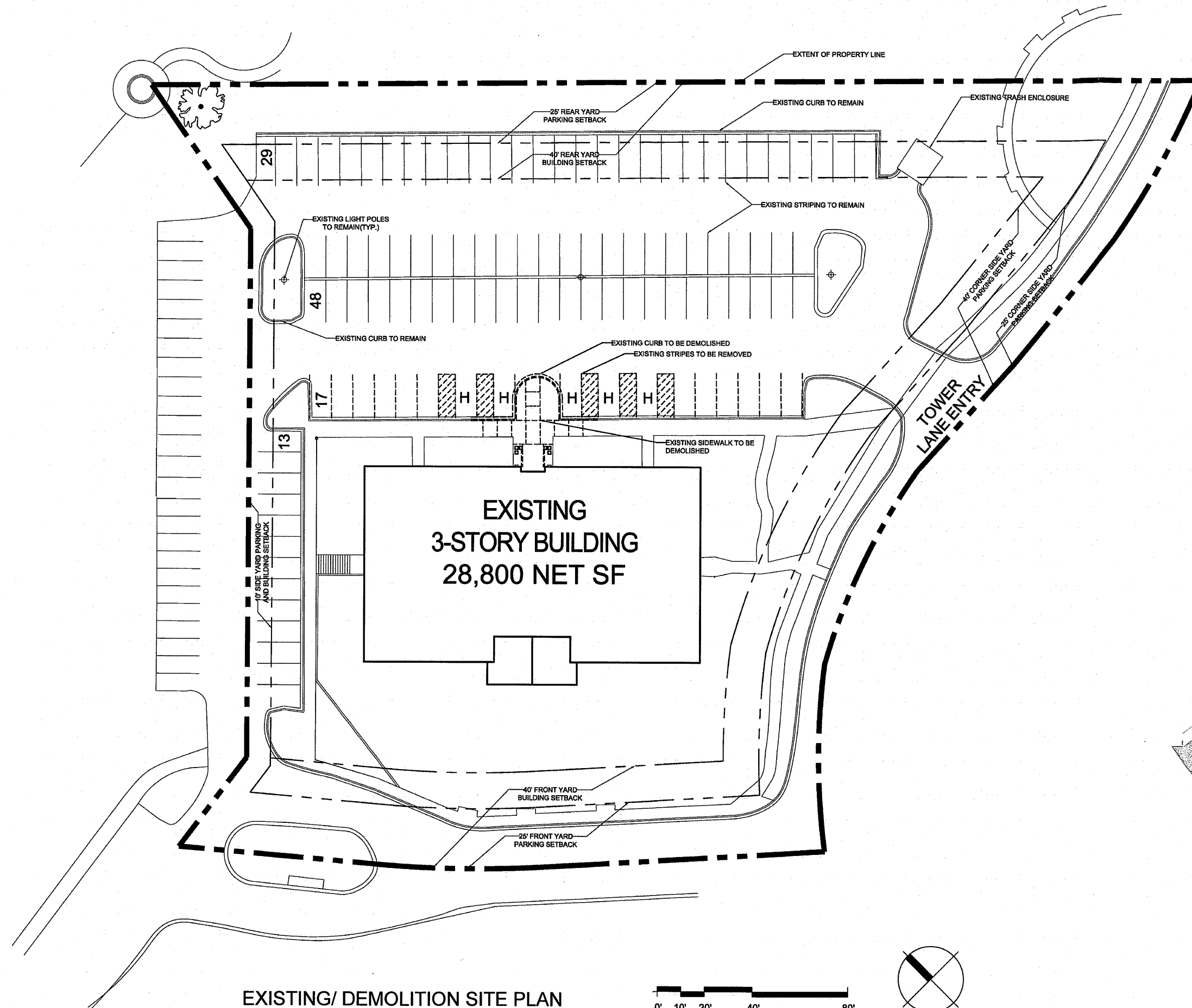
CLIENT:
FOXFOR, LLC
12 SALT CREEK LANE, SUITE 200
HINSDALE, ILLINOIS 60521
(630)-887-1705

DESIGNED	
DRAWN	RWO
APPROVED	DAG
DATE	10-10-12
SCALE	1" = 60'
REVISION	
DATE	11-20-12
REVISION	REVISE PER UPDATED TITLE COMMITMENT
DATE	
REVISION	DESCRIPTION OF REVISION

ALTA/ACSM LAND TITLE SURVEY
LOT 4 - OFFICE PARK OF HINSDALE
HINSDALE, ILLINOIS

SHEET
1 OF 1
PROJECT NUMBER: 2206
© MACKIE CONSULTANTS LLC, 2012
ILLINOIS FIRM LICENSE 184-002694

Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com



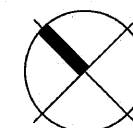
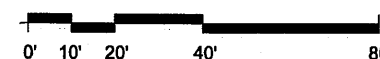
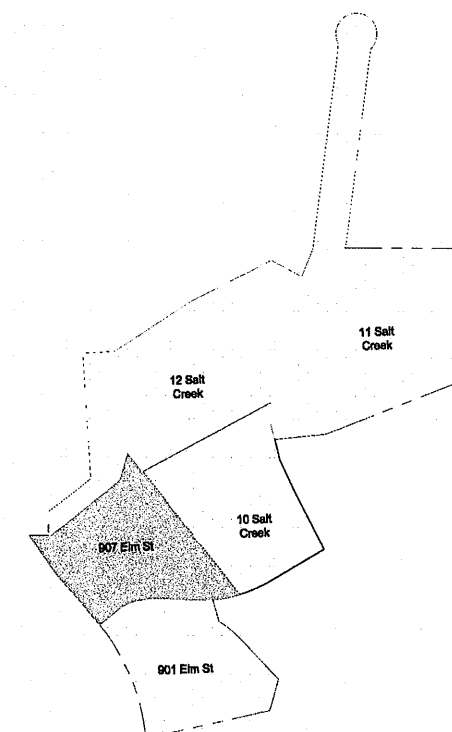
SITE DATA

907 Elm 32,000 GSF
28,800 NSF

Required Parking Count:
 1 Stall/ 275 NSF
 $28,800 / 275 = 105$ Parking Stalls
 102 Parking Stalls - Phase I
 108 Parking Stalls - Phase II

(Phase II Work to be completed with 10 Salt Creek construction)

Existing Parking Count: 107 Stalls

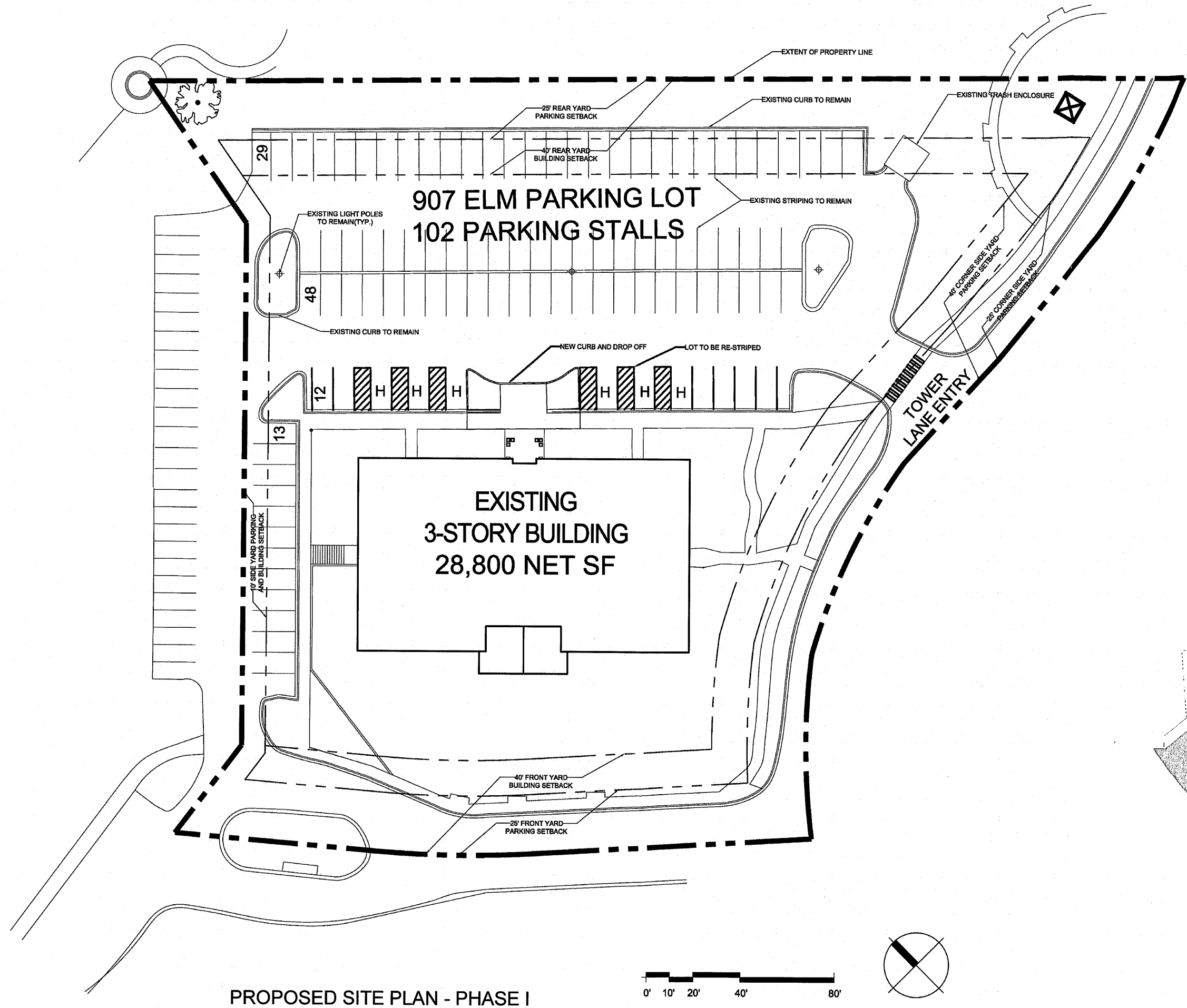


SITE DATA

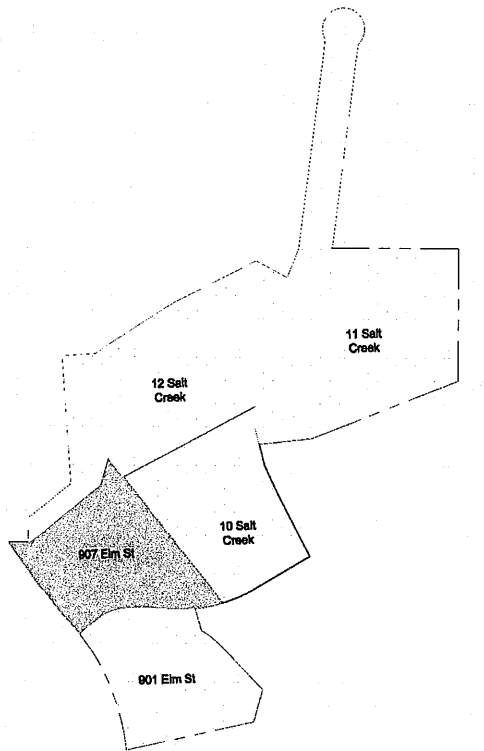
907 Elm 32,000 GSF
28,800 NSF

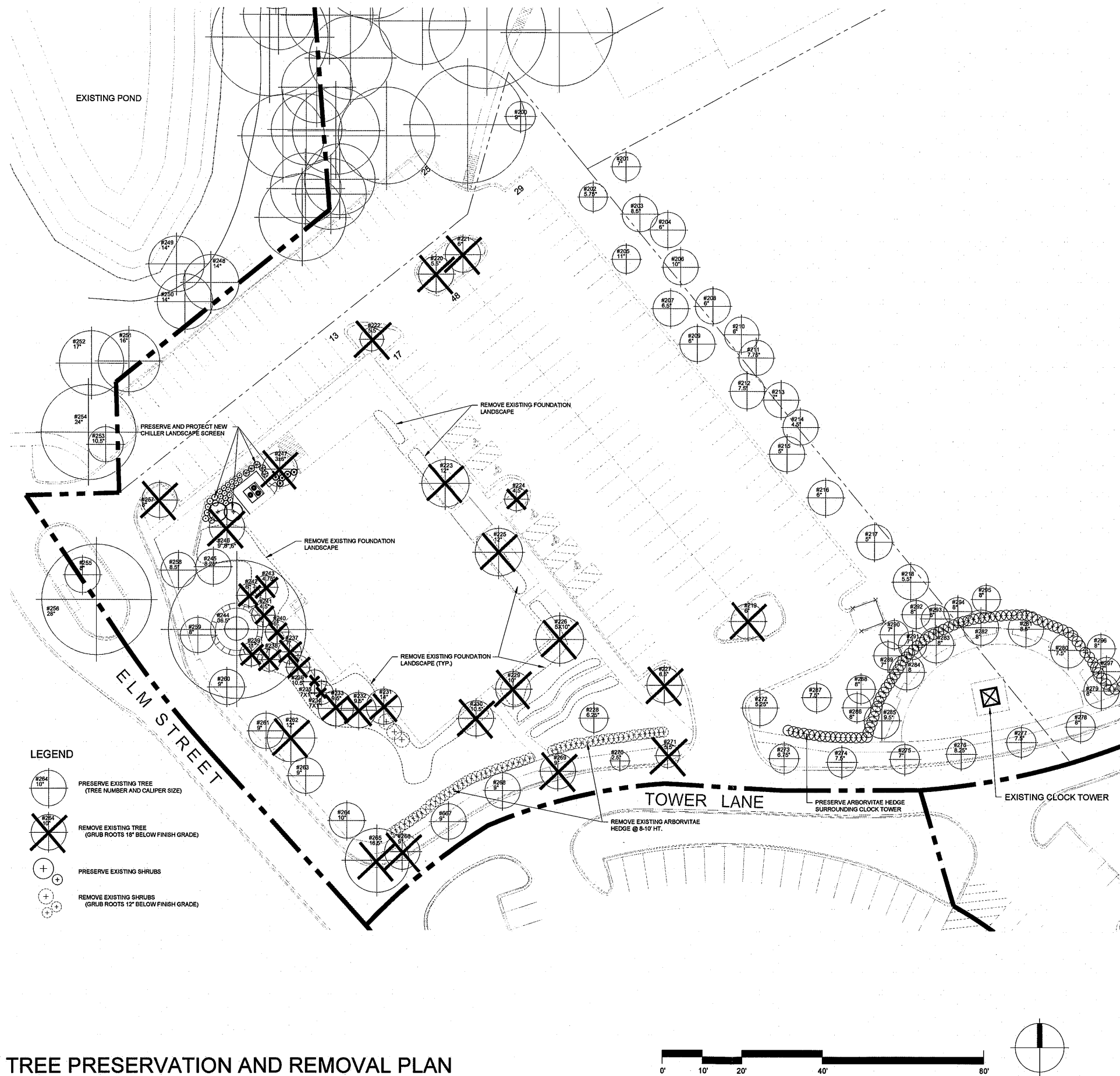
Required Parking Count:
1 Stall/ 275 NSF
28,800/ 275 = 105 Parking Stalls
102 Parking Salls - Phase I
108 Parking Stalls - Phase II

(Phase II Work to be completed
with 10 Salt Creek construction)



PROPOSED SITE PLAN - PHASE I

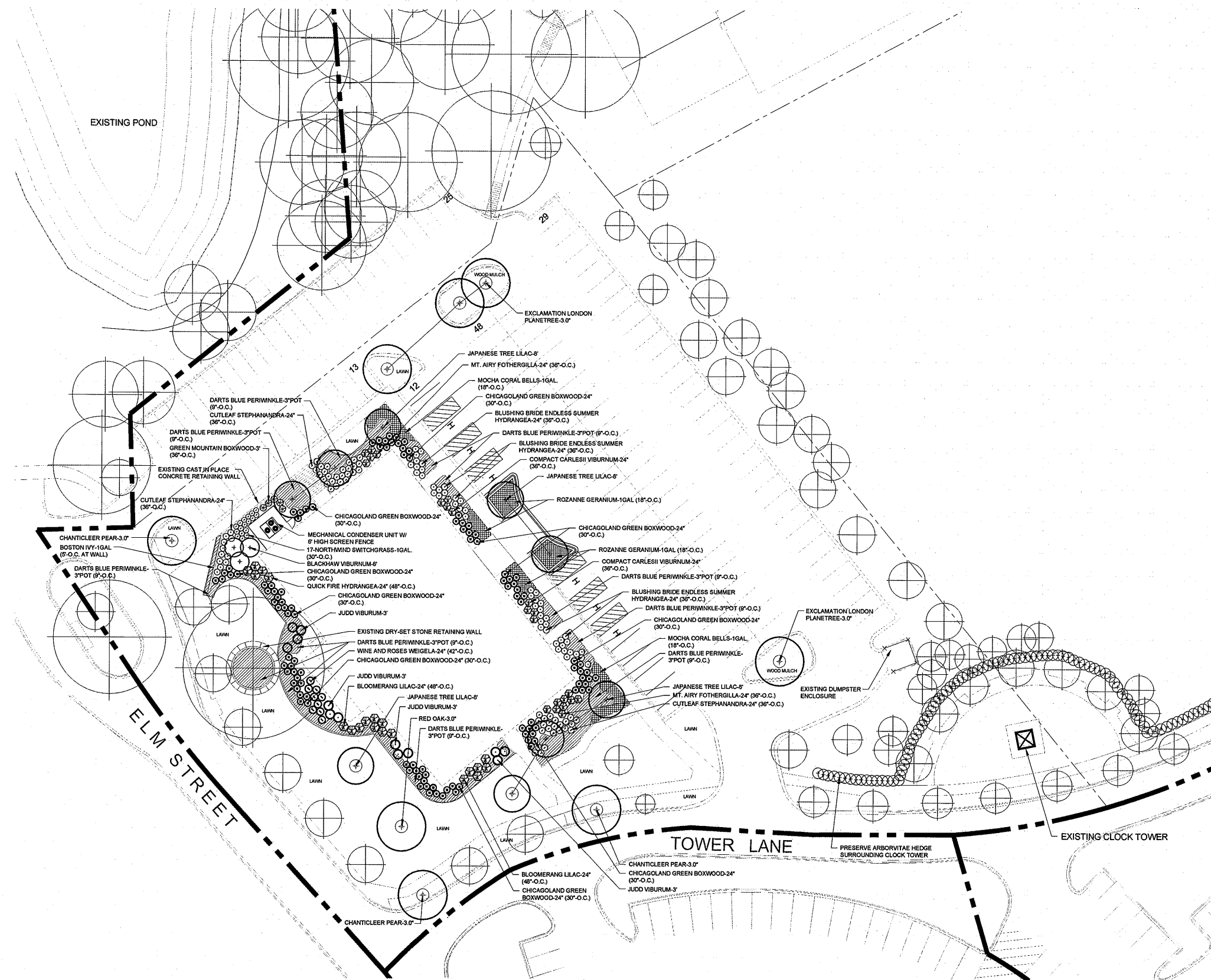




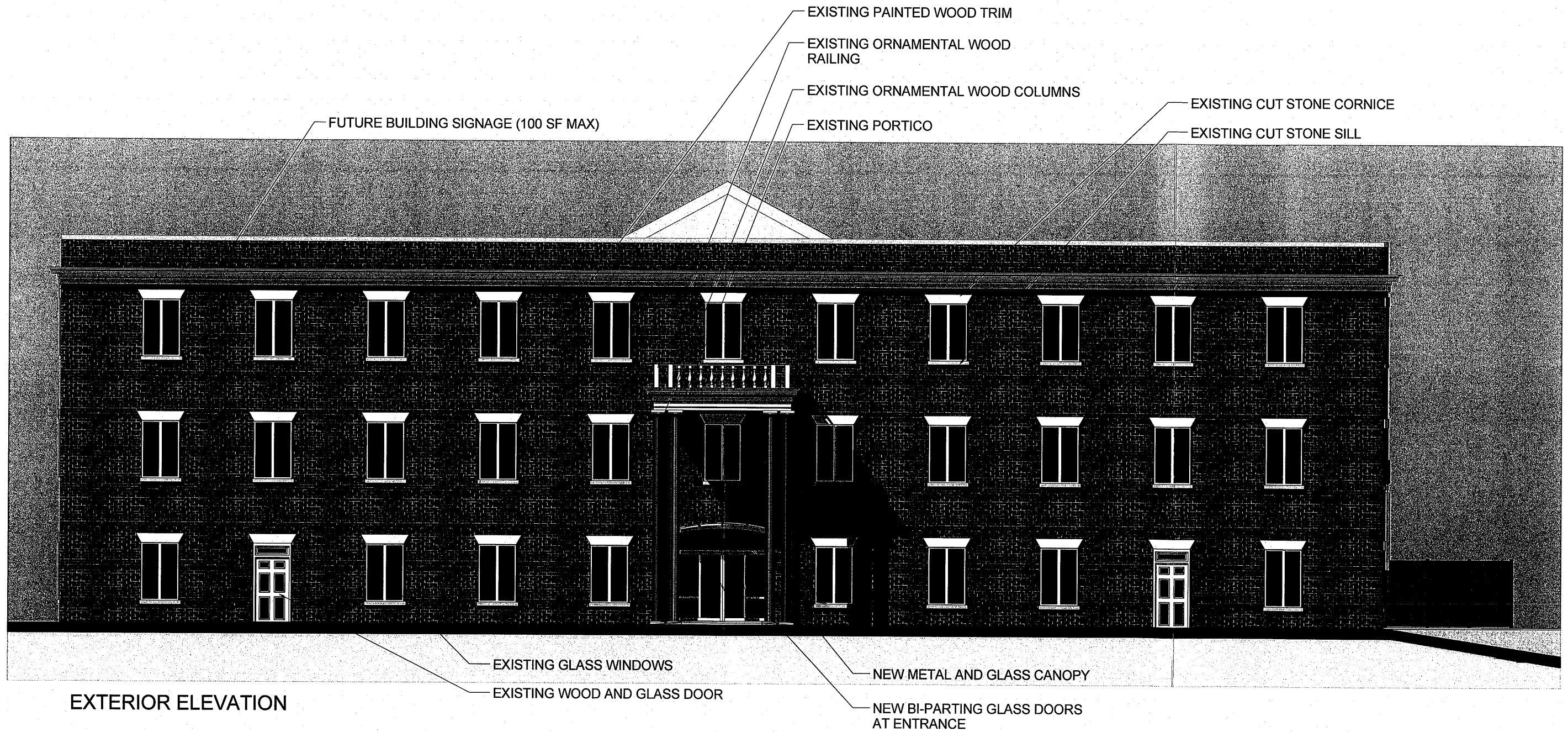
TREE SURVEY

No.	Species	Size (DBH)	Condition	Proposed Action
200	Red Oak	9"	Good	Preserve
201	Red Maple	7"	Fair, trunk decay	Preserve - removal in Phase II w/ 10 Salt Creek construction
202	Red Maple	5.75"	Fair, trunk decay	Preserve - removal in Phase II w/ 10 Salt Creek construction
203	Little Leaf Linden	8.5"	Poor, partially dead w/ trunk decay	Preserve - removal in Phase II w/ 10 Salt Creek construction
204	Red Maple	6"	Fair to Poor w/ severe trunk decay & deer damage	Preserve - removal in Phase II w/ 10 Salt Creek construction
205	Little Leaf Linden	11"	Good, minor frost crack	Preserve - removal in Phase II w/ 10 Salt Creek construction
206	Little Leaf Linden	10"	Poor, severe decay, trunk & main leader	Preserve - removal in Phase II w/ 10 Salt Creek construction
207	Red Maple	6.5"	Fair to Poor, frost crack	Preserve - removal in Phase II w/ 10 Salt Creek construction
208	Red Maple	6"	Fair to Poor w/ decay in main leader	Preserve - removal in Phase II w/ 10 Salt Creek construction
209	Red Maple	6"	Fair, multiple frost cracks	Preserve - removal in Phase II w/ 10 Salt Creek construction
210	Swamp White Oak	6"	Good	Preserve - removal in Phase II w/ 10 Salt Creek construction
211	Little Leaf Linden	7.75"	Poor, severe decay, trunk & main leader	Preserve - removal in Phase II w/ 10 Salt Creek construction
212	Little Leaf Linden	7.5"	Poor, severe decay, trunk & main leader, 50% dead	Preserve - removal in Phase II w/ 10 Salt Creek construction
213	Green Ash	7"	Poor, severe trunk decay, Emerald Ash Bore (EAB)	Preserve - removal in Phase II w/ 10 Salt Creek construction
214	Red Maple	4.5"	Poor, severe trunk decay	Preserve - removal in Phase II w/ 10 Salt Creek construction
215	Red Maple	5"	Fair to Poor, trunk decay	Preserve - removal in Phase II w/ 10 Salt Creek construction
216	Red Maple	6"	Poor, severe decay, trunk & main leader, 75% dead	Preserve - removal in Phase II w/ 10 Salt Creek construction
217	Red Maple	5"	Poor, severe decay, trunk & main leader, 75% dead	Preserve - removal in Phase II w/ 10 Salt Creek construction
218	Green Ash	5.5"	Fair to Poor, trunk decay, EAB, 20% dead	Preserve - removal in Phase II w/ 10 Salt Creek construction
219	Green Ash	6"	Poor, in decline due to Emerald Ash Bore	Remove
220	Green Ash	5.5"	Poor, in decline due to Emerald Ash Bore	Remove
221	Green Ash	6"	Poor, in decline due to Emerald Ash Bore	Remove
222	Green Ash	5.5"	Poor, in decline due to Emerald Ash Bore	Remove
223	Bradford Pear	12"	Fair, water sprouts, leaning, half canopy	Remove - overgrown/crowding building
224	Green Ash	4.5"	Poor, EAB entries in trunk, 20% dead	Remove - in conflict with improvements
225	Bradford Pear	12"	Fair, half canopy	Remove - overgrown/crowding building
226	Bradford Pear	5 X 10"	Fair, 3/4 canopy	Remove - overgrown/crowding building
227	Green Ash	6.5"	Poor, in decline due to Emerald Ash Bore	Remove
228	Red Maple	6.25"	Fair, minor frost crack, 10% dead	Preserve
229	Crabapple	10"	Fair	Remove - overgrown/crowding building
230	Crabapple	10.5"	Poor, 25 % dead	Remove - overgrown/crowding building
231	Crabapple	14"	Fair to Poor, 20% dead	Remove - overgrown/crowding building
232	Crabapple	9.5"	Fair to Poor, over-crowded partial canopies	Remove - overgrown/crowding building
233	Crabapple	11"	Fair to Poor, over-crowded partial canopies, 30% dead	Remove - overgrown/crowding building
234	Crabapple	7 X 1"	Fair to Poor, clump crab apple, 10' high	Remove - overgrown/crowding building
235	Crabapple	7 X 1"	Fair, clump crab apple	Remove - overgrown/crowding building
236	Norway Spruce	10.5"	Poor, 40% dead	Remove - overgrown/crowding building
237	Norway Spruce	7"	Poor, leaning, 60% dead	Remove - overgrown/crowding building
238	Norway Spruce	7"	Poor, 70% dead	Remove - overgrown/crowding building
239	Norway Spruce	11"	Fair to Poor, 20% dead	Remove - overgrown/crowding building
240	Norway Spruce	6"	Poor, 50% dead	Remove - overgrown/crowding building
241	Norway Spruce	4.5"	Poor, 60% dead	Remove - overgrown/crowding building
242	Norway Spruce	6"	Poor, 40% dead	Remove - overgrown/crowding building
243	Norway Spruce	4.75"	Poor, 40% dead	Remove - overgrown/crowding building
244	White Oak	36.5"	Good to Fair, 20% dead	Preserve
245	Red Maple	8.25"	Good to Fair, 20% dead	Preserve
246	Crabapple	9" x 8" x 6.5"	Fair	Remove - overgrown/crowding building
247	Crabapple	3 X 6"	Fair	Remove - overgrown/crowding building
248	Austrian Pine	14"	Fair	Off site - no action
249	Austrian Pine	14"	Fair	Off site - no action
250	Austrian Pine	14" dbl lead	Good to Fair	Off site - no action
251	Austrian Pine	16"	Fair, 10% dead	Off site - no action
252	Austrian Pine	17"	Fair, 20% dead	Off site - no action
253	Chanticleer Pear	10.5"	Good to Fair	Off site - no action
254	Burr Oak	24"	Poor, 50% dead	Preserve
255	Crimson King Maple	5"	Good to Fair, minor trunk decay	Preserve
256	White Oak	28"	Fair to Poor, 25% dead	Preserve
257	Chanticleer Pear	8"	Poor, 50% dead	Remove
258	Chanticleer Pear	8.5"	Good	Preserve
259	Chanticleer Pear	8"	Good to Fair	Preserve
260	Chanticleer Pear	9"	Good to Fair	Preserve
261	Chanticleer Pear	9"	Good to Fair	Preserve
262	Green Ash	12"	Poor, in decline due to Emerald Ash Bore	Remove
263	Chanticleer Pear	9"	Good to Fair	Preserve
264	Chanticleer Pear	10"	Good	Preserve
265	Green Ash	16.5"	Poor, in decline due to Emerald Ash Bore, 70 % dead	Remove
266	Chanticleer Pear	9"	Fair to Poor, 35 % dead, dead buds in some areas	Remove
267	Chanticleer Pear	9"	Good to Fair, 15 % dead	Preserve
268	Chanticleer Pear	9"	Good	Preserve
269	Chanticleer Pear	9"	Poor, 70% dead	Remove
270	Chanticleer Pear	2.5"	Good	Preserve
271	Chanticleer Pear	5.25"	Fair, Poor specimen	Remove
272	Green Ash	5.25"	Poor, in decline due to Emerald Ash Bore	Remove
273	Chanticleer Pear	6.75"	Fair to Poor, 20% dead	Preserve - removal in Phase II w/ 10 Salt Creek construction
274	Chanticleer Pear	7.5"	Good	Preserve
275	Chanticleer Pear	7"	Poor, 50% dead	Preserve - removal in Phase II w/ 10 Salt Creek construction
276	Chanticleer Pear	8.25"	Fair to Poor, trunk decay, 10 % dead	Preserve
277	Chanticleer Pear	7.5"	Fair to Poor, 20% dead	Preserve
278	Chanticleer Pear	8"	Good to Fair, 5 % dead	Preserve
279	Chanticleer Pear	8"	Good, broken limb	Preserve - removal in Phase II w/ 10 Salt Creek construction
280	Chanticleer Pear	7.5"	Good to Fair	Preserve - removal in Phase II w/ 10 Salt Creek construction
281	Chanticleer Pear	8.5"	Good	Preserve - removal in Phase II w/ 10 Salt Creek construction
282	Chanticleer Pear	8"	Good to Fair, 10 % dead	Preserve - removal in Phase II w/ 10 Salt Creek construction
283	Chanticleer Pear	8"	Good to Fair	Preserve - removal in Phase II w/ 10 Salt Creek construction
284	Chanticleer Pear	8"	Good to Fair	Preserve - removal in Phase II w/ 10 Salt Creek construction
285	Chanticleer Pear	9.5"	Good to Fair	Preserve - removal in Phase II w/ 10 Salt Creek construction
286	Norway Spruce	8"	Fair to Poor, 20% dead	Preserve - removal in Phase II w/ 10 Salt Creek construction
287	Norway Spruce	7.5"	Poor, 50% dead	Preserve - removal in Phase II w/ 10 Salt Creek construction
288	Norway Spruce	8"	Poor, 50% dead	Preserve - removal in Phase II w/ 10 Salt Creek construction
289	Norway Spruce	7"	Fair to Poor, 10% dead	Preserve - removal in Phase II w/ 10 Salt Creek construction
290	Norway Spruce	7"	Fair, 10% dead	Preserve - removal in Phase II w/ 10 Salt Creek construction
291	Norway Spruce	7"	Fair to Poor, 20% dead, double leader	Preserve - removal in Phase II w/ 10 Salt Creek construction
292	Norway Spruce	8"	Good to Fair, 10 % dead	Preserve - removal in Phase II w/ 10 Salt Creek construction
293	Norway Spruce	8"	Good to Fair, 10 % dead	Preserve - removal in Phase II w/ 10 Salt Creek construction
294	Norway Spruce	8"	Good to Fair, 10 % dead	Preserve - removal in Phase II w/ 10 Salt Creek construction
295	Norway Spruce	8"	Good to Fair, 10 % dead	Preserve - removal in Phase II w/ 10 Salt Creek construction
296	Norway Spruce	8"	Fair, 10 % dead	Preserve - removal in Phase II w/ 10 Salt Creek construction
297	Norway Spruce	7"	Fair, 20% dead	Preserve - removal in Phase II w/ 10 Salt Creek construction

TREE PRESERVATION AND REMOVAL PLAN



LANDSCAPE RENOVATION PLAN






EXISTING PHOTO



NEW RENDERING

Memorandum

To: Chairman Byrnes and Plan Commissioners
From: Sean Gascoigne, Village Planner 
Cc: Kathleen A. Gargano, Village Manager
Robb McGinnis, Director of Community Development/Building Commissioner
Date: July 9, 2014
Re: Public Hearing for Case A-13-2014
Applicant: Shred415
Request: Special Use Permit for a Physical Fitness Facility at 230 E. Ogden Avenue

The applicant is proposing a Personal Training Facility to be located on a portion of the main level in the commercial building located at 230 E. Ogden Avenue in the B-3 General Business District and is requesting approval of a special use to allow the business. As stated in Paragraph 5-105C(11), physical fitness/personal training facilities are special uses in the B-3.

According to the applicant's submittal, the facility will consist of a 1,500 square foot workout studio, as well as men's and women's locker rooms, a children's play area, a receptionist's area, a general office and a utility room. The remainder of the main level, as well as the lower level, is occupied by Molecular Imaging while the upper level is vacant and according to the building owner, is being marketed towards medical office uses. In addition to the workout area, the application also indicates that 5-10% of the facility would be devoted to retail sales.

The hours of operation vary, but are generally 5 a.m. to 9 p.m., Monday through Friday and 6 a.m. to 5 p.m., Saturdays and Sundays. The application also indicates that the business will employ a total of 24-36 employees, but only 4-6 employees will be present at one time. A breakdown of both the actual class times and an explanation of the employee structure, as well as other components of the business plan, can be found in the attached summary provided by the applicant.

Attachment

Cc: President Cauley and Village Board of Trustees



June 20, 2014

Village of Hinsdale
Attn: Sean Gascoigne, Village Planner
19 E. Chicago Ave.
Hinsdale, IL 60521

Re: Shred415 Hinsdale LLC, Application for Special Use
for a Physical Fitness Facility, 230 E. Ogden Ave.

Dear Mr. Gascoigne:

Since Shred415 opened its doors more than 3 years ago, it has been Chicago's most effective total body workout. Shred415 is a group fitness class offering high intensity interval training that alternates between treadmill work and strength exercises. Clients can burn between 500 - 1200 calories per class and achieve amazing results in short periods of time. Shred415 is designed and taught for all fitness levels.

The Hinsdale facility will have a maximum class size of 26 clients per class. The studio will be run by a manager and assistant manager. During class times, the studio will be staffed by 4-6 people, comprised of the manager and/or assistant manager, a front desk clerk, a childcare provider, an instructor and one or two cleaning staff. In total, the studio will have approximately 4-6 full time employees and 10-15 part time employees and 10-15 instructors.

Standard classes are 60 minutes with a 15-minute break between consecutive classes (the 5:00 a.m. class is 45 minutes in length). Once the studio is fully operational, class times will be as follows:

- Monday through Friday: 5:00 a.m., 6:00 a.m., 7:15 a.m., 8:30 a.m., 9:45 a.m., 11:00 a.m., 12:15p.m., 4:15 p.m., 5:30 p.m., 6:45 p.m. and depending on demand, we offer 8p.m. class on certain evenings.
- Saturday: 6:00 a.m., 7:15 a.m., 8:30 a.m., 9:45 a.m., 11:00 a.m., 12:15 p.m. and 4:15 p.m.
- Sunday: 7:15 a.m., 8:30 a.m., 9:45 a.m., 11:00 a.m., 12:15 p.m. and 4:15 p.m..

Shred415 also offers childcare for parents that remain on the premises to take a Shred415 class. Childcare services are offered during select class times based on demand, including, the 8:30 a.m., 9:45 a.m., 11:00 a.m., 12:00 p.m. and 4:15 p.m. class times. The childcare is staffed


June 20, 2014

Page 2

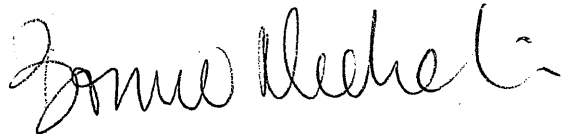
by at least one dedicated childcare supervisor. Typically there are 1 to 4 children ranging in age from toddlers to seven years old. The room in which the childcare services are provided is fully equipped with age appropriate furniture, toys and learning materials.

The Shred415 studio will also offer select retail goods for sale. In terms of Shred415's retail operations, approximately 5-10% of the facility will be devoted to retail sales.

Shred415 attracts a high-end clientele that can create vibrancy to surrounding businesses. Approximately, 55% of clients will attend Shred415 classes on an average of 3-5 times per week. The following information about our client's consumer habits before and after Shred415 classes is based on a survey of a cross-section of our clients: (i) 82% of Shredders stop at the grocery store on their way to/from Shred415; (ii) 67% of Shredders go to a Starbucks or other coffee shop after their workout; (iii) 33% of Shred415 clients will lunch with friends after class; (iv) 59% of Shredders bring their children to Shred415's Kids' Corner and frequent kid friendly businesses after Shred415.

A handwritten signature in cursive script, appearing to read "B. Roemer".

Bonnie Micheli and Tracy Roemer
Co-Founders of Shred415

A handwritten signature in cursive script, appearing to read "Bonnie Micheli".



**COMMUNITY DEVELOPMENT DEPARTMENT
SPECIAL USE PERMIT CRITERIA**

Must be accompanied by completed Plan Commission Application

Address of proposed request: 230 East Ogden Avenue, Hinsdale, IL 60521

Proposed Special Use request: A physical fitness facility (7791) on a B-3 zoned property

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

REVIEW CRITERIA

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

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

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

The use is an allowable use in the B-3 Zoning District, as a Special Use. The B-3 District is a general business district that is intended to serve the Hinsdale suburban community with a full range of locally oriented business uses commonly located along established traffic routes. Shred415 Hinsdale, a fitness studio on Ogden Avenue, meets this criteria.

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.

A fitness studio located on Ogden Avenue is a relatively low intensity of use for the property, and will therefore not have an adverse impact on the adjacent properties nor on the public health, safety, or general welfare of the area (see attached plan for space, as it shows there is no outside use for the property except for parking spaces).

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

The work out studio will be sound proof so as not to disturb the other tenants in the building located above, below and to the south of Shred415 Hinsdale's space. It will not interfere in any way with the use and development of the neighboring property.

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.

No changes to any public facilities are necessary. The use of the property as a fitness studio has no negative impact on any public 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.

The property will be utilizing Ogden Avenue for access and will therefore cause no congestion on 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.

There will be no impact or destruction of significant features, as the only work performed to the property will be inside the existing structure.

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.

That is a correct statement.

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.

This is not applicable as there are no standards regarding the adaptation of the existing empty space into a fitness studio. Shred415 Hinsdale will be a first class fitness studio. They currently exist with three other facilities located in Chicago and Northfield.

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.

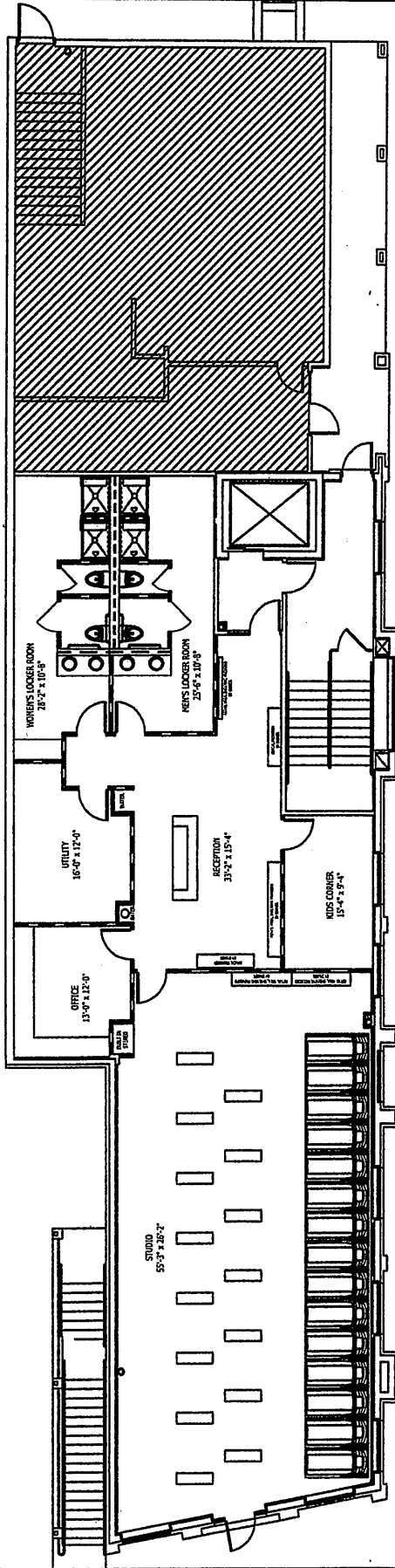
A fitness studio along Ogden Avenue is convenient for users, will not impact residential areas, and will lead Clients of the fitness studio to utilize other businesses along Ogden Avenue and York Road in Hinsdale.

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.

Being along Ogden Avenue and in the B- 3 Zoned Property, this is the best location for a fitness studio. Further, the subject property has plenty of on-site parking for the requested use.

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.

The design of the fitness studio is well thought out in that the studio is the furthest point from any Residential Structure and the studio will also be sound proof.



SHEET TITLE:

SPACE PLAN

JOB NO.:

DATE:

12.04.13

SCALE:

NTS

DRAWN BY:

SD

SHRED
HINSDALE, IL

TECHNO LTD.

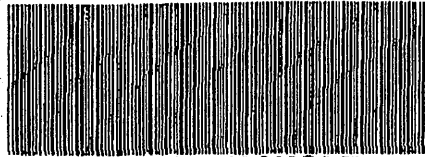
ARCHITECTURE • INTERIOR DESIGN • FACILITY MANAGEMENT
67 EAST MADISON STREET, SUITE 1405
CHICAGO, ILLINOIS 60603
TELEPHONE 312.920.0060. FAX 312.920.0061



First American Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY
Individual

123
FIRST AMERICAN TITLE
ORDER # **17133293**



FRED BUCHOLZ
DUPAGE COUNTY RECORDER
DEC.06,2007 RHSP 11:33 AM
DEED 09-01-209-004
003 PAGES R2007-215579

THE GRANTOR(S) Santo Albanese, of the City of Hinsdale, County of , State of IL for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to 230 East Ogden, LLC, an Illinois Limited Liability Corporation of 230 E. Ogden Ave., Hinsdale, IL of the County of , all interest in the following described Real Estate situated in the County of DuPage in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

THIS IS NOT HOMESTEAD PROPERTY

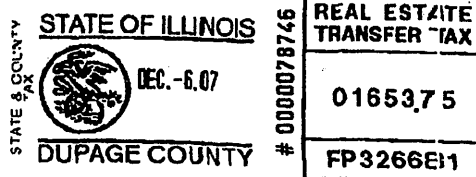
SUBJECT TO:

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 09-01-209-014-0000, 09-01-209-004-0000
Address(es) of Real Estate: 230 E. Ogden Ave., Hinsdale, IL

Dated this 26th day of November, 20 07

Santo Albanese



Warranty Deed - Individual

FASTDoc 09/2005

FRED BUCHOLZ R2007-215579 DUPAGE COUNTY RECORDER

STATE OF ILLINOIS, COUNTY OF DuPage ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Santo Albanese, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 26th day of November, 20 07.



Ernest J. Maurizi (Notary Public)

Prepared by:
Ernest J. Maurizi, Jr.
Law Office of Ernest J. Maurizi
1025 Ogden Ave Suite 205
Lisle, IL 60565

Mail to:

Paul Chawla
15 Spinning Wheel Road, Suite 126
Hinsdale, IL 60521

Name and Address of Taxpayer:
230 E. Ogden, LLC

945 S. Vine
Hinsdale, IL 60521

Warranty Deed - Individual

FASTDoc 09/2005

FRED BUCHOLZ R2007-215579 DUPAGE COUNTY RECORDER

Exhibit "A" – Legal Description

Lot 22 and the North half of Lot 23 in Hinsdale Highlands, being a subdivision of part of the Northeast quarter of Section 1, Township 38 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded April 8, 1922 as document No. ~~15000~~, in DuPage County, Illinois

155000

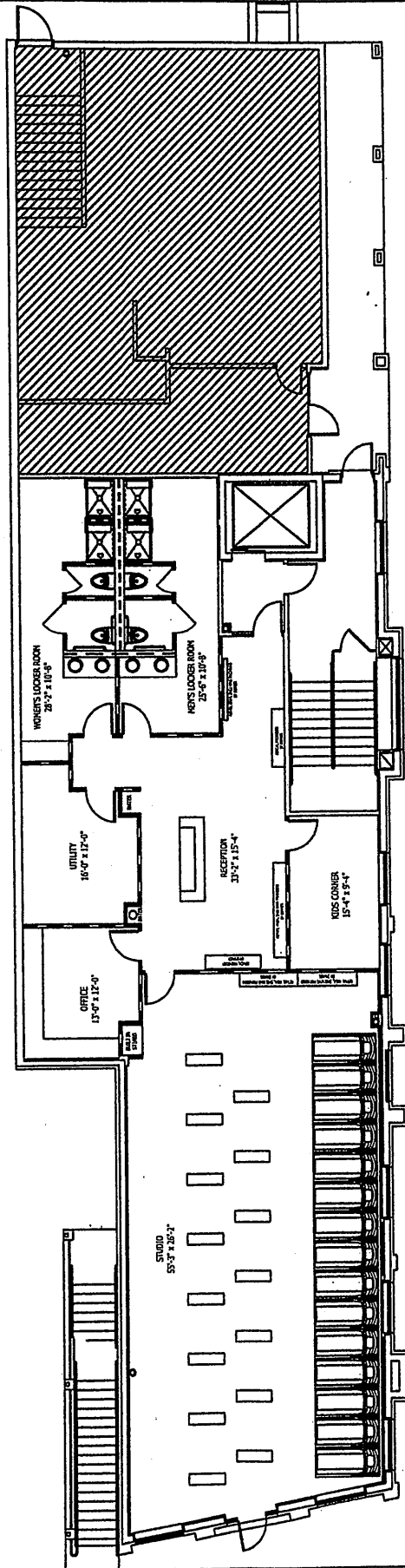
Warranty Deed - Individual

FASTDoc 09/2005

FRED BUCHOLZ

R2007-215579

DUPAGE COUNTY RECORDER



SHEET TITLE:

SPACE PLAN

JOB NO.:

DATE:

12.04.13

SCALE:

NTS

DRAWN BY:

SD

SHRED
HINSDALE, IL

TECHNO LTD.

ARCHITECTURE • INTERIOR DESIGN • FACILITY MANAGEMENT
67 EAST MADISON STREET, SUITE 1405
CHICAGO, ILLINOIS 60603
TELEPHONE 312.920.0060. FAX 312.920.0061



**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT**

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant
Name: <u>Shred415 Hinsdale, LLC</u>
Address: <u>230 E Ogden Avenue, First Floor</u>
City/Zip: <u>Hinsdale, IL 60521</u>
Phone/Fax: (<u>773</u>) <u>230-5336</u> / (<u>312</u>) <u>583-2508</u>
E-Mail: <u>matt@shred415.com</u>

Owner
Name: <u>230 East Ogden, LLC</u>
Address: <u>945 South Vine Street</u>
City/Zip: <u>Hinsdale, IL 60521</u>
Phone/Fax: (<u>630</u>) <u>258-2384</u> / _____
E-Mail: <u>RAJ@phsol.com</u>

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

Name: <u>Peter Coules, Jr.</u>
Title: <u>Attorney</u>
Address: <u>15 Salt Creek Lane, Suite 312</u>
City/Zip: <u>Hinsdale, IL 60521</u>
Phone/Fax: (<u>630</u>) <u>920 - 0406</u> / <u>630 920 1338</u>
E-Mail: <u>peter@donatellcoules.com</u>

Name: <u>Jeff Leven, Techno Ltd.</u>
Title: <u>Architect</u>
Address: <u>67 E. Madison Ste 1405</u>
City/Zip: <u>Chicago, IL 60603</u>
Phone/Fax: (<u>312</u>) <u>920-0600</u> / (<u>312</u>) <u>920 0061</u>
E-Mail: <u>jeff1@technoltd.com</u>

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) <u>None</u>
2) _____
3) _____

II. SITE INFORMATION

Address of subject property: 230 E. Ogden Avenue, First Floor, Hinsdale, IL 60521

Property identification number (P.I.N. or tax number): 09 - 01 - 20 - 9033

Brief description of proposed project: operation of a physical fitness studio

General description or characteristics of the site: Present building is a conforming B-3 property

Existing zoning and land use: B - 3

Surrounding zoning and existing land uses:

North: 0 - 3

South: R - 4 and B - 1

East: B - 3

West: B - 3

Proposed zoning and land use: B - 3 with a special use of a physical fitness facility

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

☐ Site Plan Approval 11-604

☐ Design Review Permit 11-605E

☐ Exterior Appearance 11-606E

☒ Special Use Permit 11-602E

Special Use Requested: Physical Fitness
Facility (7991)

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

☐ Planned Development 11-603E

☐ Development in the B-2 Central Business
District Questionnaire

TABLE OF COMPLIANCE

Address of subject property: 230 East Ogden Avenue, Hinsdale, IL 60521

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

	Minimum Code Requirements			Proposed/Existing Development
	B-1	B-2	B-3	N/A
Minimum Lot Area	6,250	2,500	6,250	N/A
Minimum Lot Depth	125'	125'	125'	N/A
Minimum Lot Width	50'	20'	50'	N/A
Building Height	30'	30'	30'	N/A
Number of Stories	2	2	2	N/A
Front Yard Setback	25'	0'	25'	N/A
Corner Side Yard Setback	25'	0'	25'	N/A
Interior Side Yard Setback	10'	0'	10'	N/A
Rear Yard Setback	20'	20'	20'	N/A
Maximum Floor Area Ratio (F.A.R.)*	.35	2.5	.50	N/A
Maximum Total Building Coverage*	N/A	80%	N/A	N/A
Maximum Total Lot Coverage*	90%	100%	90%	N/A
Parking Requirements				
Parking front yard setback				N/A
Parking corner side yard setback				N/A
Parking interior side yard setback				N/A
Parking rear yard setback				N/A
Loading Requirements				N/A
Accessory Structure Information (height)	15'	15'	15'	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: None.

CERTIFICATION

The Applicant certifies and acknowledges and agrees that:

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

On the 4th day of March, 2014, I/We have read the above certification, understand it, and agree to abide by its conditions.

[Signature]
Signature of applicant or authorized agent

Matthew J. Micheli
Name of applicant or authorized agent

[Signature]
Signature of applicant or authorized agent

[Signature]
Name of applicant or authorized agent

SUBSCRIBED AND SWORN

to before me this 4th day of

March, 2014

