

**MINUTES  
VILLAGE OF HINSDALE  
PLAN COMMISSION  
JULY 9, 2014  
MEMORIAL HALL  
7:30 P.M.**

Chairman Byrnes called the meeting to order at 7:33 p.m., Tuesday, July 9, 2014 in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

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

**ABSENT:** Commissioner Johnson and Commissioner Unell

**ALSO PRESENT:** Sean Gascoigne, Village Planner

---

**Approval of Minutes**

The Plan Commission reviewed the minutes from the June 10, 2014 meeting.

Commissioner McMahon motioned to approve the minutes of June 10, 2014. Commissioner Cashman seconded. The motion passed unanimously.

**Findings and Recommendations**

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

**330 Chestnut Street - Site Plan/Exterior Appearance Approval for the Construction of a New Two-Story Commercial Building and Associated Site Improvements** - Chairman Byrnes provided a brief summary of the discussion that took place on this agenda item at the last Plan Commission meeting and highlighted the findings and recommendations that were included based on these discussions. Commissioner McMahon motioned to approve the findings and recommendations for Site Plan/Exterior Appearance Approval at 330 Chestnut for the Construction of a New Two-Story Commercial Building and Associated Site Improvements. Commissioner Cashman seconded. The motion passed unanimously.

**Scheduling of Public Hearings**

- A-17-2014 – Nourished Table and Home – Text Amendment to 6-106 to Allow Cooking Classes as a Special Use in the O-1, Specialty Office District.

## **Plan Commission Minutes**

**July 9, 2014**

- A-18-2014 – 111 S. Vine – Nourished Table and Home – Special Use to Allow a Cooking School in the O-1, Specialty Office District.
- A-23-2014 – 10, 11 and 12 Salt Creek Lane, and 901 and 907 N. Elm Street – Med Properties – Special Use Permit to Allow a Planned Development.

Chairman Byrnes stated these public hearings would be scheduled for September 10, 2014.

### **Public Hearings**

Chairman Byrnes stated that he would move the public hearing up on the agenda, to discuss before the items on for Exterior Appearance and Site Plan Review.

#### **A-13-2014 – 230 E. Ogden – Shred415 – Special Use Permit to Allow a Physical Fitness Facility (Transcript of the following Public Hearing on file).**

Peter Coules, attorney for the applicant introduced himself and summarized the request which included a description of the business and its operational procedures.

Commissioner McMahon asked the applicant to clarify the traffic flow and the circulation on the site.

General discussion ensued regarding the configuration of the lot and the Commission requested that the applicant provide a site plan or plat of survey for any packets or correspondence, moving forward through the process. The Commission discussed some specifics of the building layout, including where the proposed facility would be and where clients would enter the building.

Commissioner Crnovich questioned the number of clients and employees, as well as the specific hours of operation and arrival times of the instructors/employees. She indicated that she didn't necessarily have a problem with the use, but that she had concerns with the early hours and the proximity to the single-family residences immediately to the south.

Commissioner Stifflear expressed similar concerns and indicated he did not have a problem with the use per se, but was struggling with the idea of the potential problems that could arise related to noise, by having classes so early in the morning.

General discussion ensued regarding the hours of operation and concerns regarding noise and potential disturbance to surrounding residences. The Commission discussed the idea of controlling the parking spaces that are used during the earlier hours and the ability to enforce any restrictions that may be put into place.

Commissioner Crnovich appreciated the responses to the concerns, but indicated that she could not support the use given how close it was to the residential area. She then encourage the applicant to have a plan moving forward as to how they would address these concerns.

## **Plan Commission Minutes**

**July 9, 2014**

Commissioner Cashman identified examples from the zoning code of other uses that would be permitted, as of right in this building and district, that would operate under similar hours and produce similar noise concerns.

General discussion ensued regarding uses along Ogden with similar hours of operation, as well as how the site was laid out and other suggestions on potential solutions to manage and enforce a parking restriction.

Mr. Coules indicated that he appreciated the comments and concerns, but stated that the surrounding residences made a choice to move this close to Ogden Avenue and that there were permitted uses in the B-3 District, that would be far more detrimental to the adjacent residents than his client's proposal.

General discussion ensued regarding the use and Chairman Byrnes appreciated the comment made by Mr. Coules in that the residents surrounding these properties bought their homes knowing its proximity to both Ogden Avenue and these types of uses.

Discussion continued regarding the concerns certain Commissioner's still had with the business' proximity to the residential homes and how to alleviate some of those concerns. The Commission continued to discuss alternatives to try and find a solution that would work for everyone involved, including restricted parking during certain hours of the day and reminders to the clients to be aware and respectful of the surrounding residential community.

Mr. Gascoigne suggested that if the Commission is going to impose parking restrictions as a condition, they require the applicant to submit to the ZPS, a site plan that can be attached to the ordinance identifying which spots are to be blocked and during what times. He indicated that it then becomes an enforceable document and should the Village receive continued, legitimate complaints, there are ways to enforce those restrictions.

General discussion continued and the Commission suggested that if the recommendation is to move this forward, that other conditions be attached and that they be as specific as possible. The Commission then discussed the specific conditions they wanted to impose as this moved forward to the ZPS Committee.

The Commission agreed that they would be willing to move this forward with the specific conditions in place given that this request still has to appear before the ZPS and Village Board. They then continued general discussion regarding what conditions to apply to move it forward.

Commissioner Stifflear motioned for approval for a Special Use Permit to Allow a Physical Fitness Facility at 230 E. Ogden Avenue, subject to the following conditions:

- The applicant, prior to the July 28, 2014 Zoning and Public Safety Committee (ZPS) meeting, contact the two adjacent single-family residences to confirm that they are aware of the request and more importantly, the proposed hours of operation.
- No classes will take place prior to 6 a.m.

## **Plan Commission Minutes**

**July 9, 2014**

- There will be no parking within 20 feet of a single-family structure during the hours of 6 a.m. and 8 a.m.
- The applicant, prior to the July 28<sup>th</sup>, 2014 ZPS, submit to staff a parking exhibit which identifies the specific parking spaces that will be unavailable during the hours of 6 a.m. and 8 a.m. This document shall be included as an exhibit to any approving ordinance.

Commissioner Cashman seconded. The motion passed with the following vote, Ayes: Chairman Byrnes, Commissioner Stifflear, Commissioner McMahon and Commissioner Cashman. Nay: Commissioner Crnovich.

### **Exterior Appearance/Site Plan Review**

#### **54 South Washington – Einstein Bagels – Site Plan/Exterior Appearance Approval for Two New Awnings with Valance Signage.**

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

Kent Weber of Awning, Sign and Lighting Group, introduced himself and summarized the request which included the reskinning of two awnings from burgundy to black, two new valance signs and a new disc sign above the main entrance.

Commissioner Cashman motioned for the approval of both Site Plan and Exterior Appearance approval for the façade changes to the building at 54 S. Washington – Einstein Bagels. Commissioner Stifflear seconded. The motion passed unanimously.

#### **112 South Washington – Vistro Restaurant – Site Plan/Exterior Appearance Approval for Three New Awnings with Valance Signage.**

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

Mr. Gascoigne indicated that the applicant did not appear to be present.

Chairman Byrnes summarized the request, which included the installation of three new awnings, two of which had valance signage. The Commission agreed that while the applicant was not present, the request was pretty straight forward and was an improvement to the façade and they had no problem with the proposed changes.

Commissioner Stifflear motioned for the approval of both Site Plan and Exterior Appearance approval for the façade changes to the building at 112 S. Washington – Vistro Restaurant. Commissioner McMahon seconded. The motion passed unanimously.

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

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

## **Plan Commission Minutes**

**July 9, 2014**

Jack George, attorney for the applicant, introduced himself and summarized the request and introduced the representatives from Med Properties.

Bill Dvorak introduced himself and elaborated on the proposal, which included façade updates, minor reconfiguration of the drop-off area and landscaping improvements. He walked the Commission through the presentation, explaining the proposed changes.

Steve Saunders, Architect for the applicant, introduced a Powerpoint presentation and summarized the proposed site plan and façade changes. He then turned the presentation over to Mike Trippedi, Landscape Architect for the project.

Mr. Trippedi explained all of the proposed landscaping changes, as well as the need to remove several trees due to various complications. He indicated that several of the trees needed to be removed as a result of the Emerald Ash Borer, while others were either overcrowded or planted too close to the foundation of the existing building. He then proceeded through the slides identifying the trees to be removed and summarizing the new plantings to be installed. He reiterated that while there was a net-loss of trees, there were far more than needed originally, leaving the site over-crowded and over-tired.

General discussion ensued regarding the number of trees being removed and their condition. Mr. Trippedi indicated that most of the trees being removed were not landmarked and were 8" caliper or less, and that approximately 30 of them were being removed for health reasons. He then indicated that those being replaced will be 3" in caliper and should reach the 8" equivalent in 5 or 6 years.

Chairman Byrnes and other Commissioners expressed concerns with the number of trees being removed and were surprised that more could not be saved. He compared it to 901 N. Elm which looked stark now that those trees had been removed.

Commissioner Cashman appreciated the concern and stated that he would love to keep as many trees as possible, but expressed his understanding for why the trees needed to come down. He also identified several of the trees that he agreed, needed to be removed and why.

Chairman Byrnes restated that he understood the need to remove some of the trees, but questioned if there was a way to selectively remove a portion of the trees so that some of them could be saved.

General discussion ensued regarding the plant material that would be installed and the exterior changes to the building.

Commissioner Cashman complemented the applicant on the elevations and how it tied into the rest of the office park. He then indicated that while the tree removal plan appears to be extreme, he understood the need to remove them due to safety and appearance issues with the existing landscaping stating that the current conditions are overgrown.

General discussion ensued regarding the landscape plan and the proposed removal and replacement of the trees.

**Plan Commission Minutes**

**July 9, 2014**

Commissioner Cashman indicated that he understood the reservations but that this area is undergoing some substantial reinvestment with these sites and the cancer treatment center. He indicated that with these plans in place, given time, this area will mature and look proper and that he was ok with the proposal.

General discussion ensued regarding the overarching concern of the number of trees being removed.

Commissioner Cashman motioned for Exterior Appearance Approval for Facade Modifications and Exterior Improvements at 907 N. Elm Street – Med Properties. Commissioner Crnovich seconded. The motion passed unanimously.

Commissioner Cashman motioned for Site Plan Approval for Facade Modifications and Exterior Improvements at 907 N. Elm Street. Commissioner McMahon seconded. The motion passed with the following vote, Ayes: Commissioner McMahon, Commissioner Stifflear and Commissioner Cashman. Nays: Chairman Byrnes and Commissioner Crnovich

**Adjournment**

Commissioner McMahon moved to adjourn. Commissioner Cashman seconded and the meeting adjourned at 9:17 p.m. on July 9, 2014.

Respectfully Submitted,

Sean Gascoigne  
Village Planner

## **HINSDALE PLAN COMMISSION**

**RE: Case A-13-2014 – 230 E. Ogden Avenue – Special Use Permit to Allow a Physical Fitness/Personal Training Facility.**

**DATE OF PLAN COMMISSION REVIEW: July 9, 2014**

**DATE OF COMMITTEE REVIEW: July 28, 2014**

### **FINDINGS AND RECOMMENDATION**

#### **I. FINDINGS**

1. Peter Coules, representing Shred415, (the "applicant"), submitted an application to the Village of Hinsdale for the property located at 230 E. Ogden Avenue (the "subject property").
2. The subject property is located within the B-3, General Business District in which physical fitness and personal training facilities are special uses.
3. The applicant proposes to operate a 1,500 square foot physical fitness/personal training facility, with a retail component, on the main level of the subject property.
4. The applicant made a presentation and identified their other facilities around the Chicagoland area.
5. The applicant indicated that the intended class sizes would be anywhere from one-on-one instruction to classes of 26 and would be open from 5 a.m. to 9 p.m., Monday through Friday, as well as 6 a.m. to 5 p.m., Saturdays and Sundays.
6. While most Commissioners agreed that this was a great use for the Village in general, certain Commissioners expressed concerns with the 5 a.m. start time, identifying the main concern being noise produced by car doors and remote locking devices so early in the morning, given the proximity of the adjacent residential homes.
7. Other Commissioners acknowledged those concerns but also recognized the proximity to Ogden Avenue and identified other uses in the B-3 District that would have similar hours of operation, present similar concerns, and would be permitted as of right, without special uses.
8. As a result of the concerns, the applicant indicated that they would be willing to delay start times until 6 a.m. and would willing to place additional parking restrictions on available parking for those members attending classes between 6 a.m. and 8 a.m.
9. While the applicant confirmed they had sent out the required notifications to everyone within 250 feet of the subject property, certain Commissioners also expressed an interest in having the applicant again reach out to the two homes immediately adjacent to the parking lot again, to make certain they were fully aware of the proposal.
10. Given the applicant's willingness to acknowledge and agree to the conditions set forth in discussions, the Plan Commission generally finds that the Application, as a whole, satisfies the standards in Section 11-602 of the Zoning Code applicable to approval of a special use permit. Among the evidence relied upon by the Plan Commission was the testimony given by the applicant, as well as the applications and various plans submitted and considered for the June 9<sup>th</sup>, Plan Commission meeting.

#### **II. RECOMMENDATION**

The Village of Hinsdale Plan Commission, by a vote of 4 "Ayes," 1 "Nay," and 2 "Absent" recommends that the President and Board of Trustees approve the Application for a Special Use permit to allow a personal training/fitness facility at 230 E. Ogden Avenue, subject to the following conditions:

- The applicant, prior to the July 28, 2014 Zoning and Public Safety Committee (ZPS) meeting, contact the two adjacent single-family residences to confirm that they are aware of the request and more importantly, the proposed hours of operation.
- No classes will take place prior to 6 a.m.
- There will be no parking within 20 feet of a single-family structure during the hours of 6 a.m. and 8 a.m.
- The applicant, prior to the July 28<sup>th</sup>, 2014 ZPS, submit to staff a parking exhibit which identifies the specific parking spaces that will be unavailable during the hours of 6 a.m. and 8 a.m. This document shall be included as an exhibit to any approving ordinance.

THE HINSDALE PLAN COMMISSION

By: \_\_\_\_\_  
Chairman

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2014.



## **HINSDALE PLAN COMMISSION**

**RE: 54 S. Washington Street – Einstein Bagels – Exterior Appearance/Site Plan Review**

**DATE OF PLAN COMMISSION REVIEW: July 9, 2014**

**DATE OF ZONING AND PUBLIC SAFETY REVIEW: July 28, 2014**

### **FINDINGS AND RECOMMENDATION**

#### **I. FINDINGS**

1. ASL, Inc. on behalf of Einstein Bagels (the "Applicant") submitted an application to the Village of Hinsdale for exterior appearance and site plan review at 54 S. Washington Street (the "Subject Property").
2. The Subject Property is located in the B-2 Central Business District and is improved with a multiple-story commercial building.
3. The applicant presented the proposed changes to the façade which included reskinning the two existing burgundy awnings with black canvas and replacing the existing valance signage, and replacing the existing disk wall sign above the main entrance to the business.
4. The Plan Commission was complimentary of the elevations and the proposal as a whole.
5. The Plan Commission finds that the plan submitted by the Applicant complies with the standards set forth in Section 11-604 of the Zoning Code governing site plan review.
6. The Plan Commission finds that the plan submitted by the Applicant complies with the standards set forth in Section 11-606 of the Zoning Code governing exterior appearance review which included the installation of a third sign. Among the evidence relied upon by the Plan Commission were the site plans and various plans submitted and considered for the June 9<sup>th</sup>, 2014, Plan Commission meeting.

#### **II. RECOMMENDATION**

The Village of Hinsdale Plan Commission, on a vote of five (5) "Ayes," zero (0) "Nays," and two (2) "Absent" recommends that the President and Board of Trustees approve the site plan and exterior appearance plans for 54 S. Washington Street – Einstein Bagels.

**THE HINSDALE PLAN COMMISSION**

By: \_\_\_\_\_  
Chairman

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

## HINSDALE PLAN COMMISSION

RE: 112 S. Washington Street – Vistro – Exterior Appearance/Site Plan Review

DATE OF PLAN COMMISSION REVIEW: July 9, 2014

DATE OF ZONING AND PUBLIC SAFETY REVIEW: July 28, 2014

### FINDINGS AND RECOMMENDATION

#### I. FINDINGS

1. Glen Gardner (the "Applicant") submitted an application to the Village of Hinsdale for exterior appearance and site plan review at 112 S. Washington Street (the "Subject Property").
2. The Subject Property is located in the B-2 Central Business District and is improved with a multiple-story commercial building.
3. The applicant presented the proposed changes to the façade which included three new awnings with charcoal grey canvas. The two outside awnings will contain new valance signs done with cream colored lettering.
4. The Plan Commission was complimentary of the elevations and the proposed improvements.
5. The Plan Commission finds that the plan submitted by the Applicant complies with the standards set forth in Section 11-604 of the Zoning Code governing site plan review.
6. The Plan Commission finds that the plan submitted by the Applicant complies with the standards set forth in Section 11-606 of the Zoning Code governing exterior appearance review. Among the evidence relied upon by the Plan Commission were the site plans and various plans submitted and considered for the June 9<sup>th</sup>, 2014, Plan Commission meeting.

#### II. RECOMMENDATION

The Village of Hinsdale Plan Commission, on a vote of five (5) "Ayes," zero (0) "Nays," and two (2) "Absent" recommends that the President and Board of Trustees approve the site plan and exterior appearance plans for 112 S. Washington Street – Einstein Bagels.

THE HINSDALE PLAN COMMISSION

By: \_\_\_\_\_  
Chairman

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

## **HINSDALE PLAN COMMISSION**

**RE: 907 N. Elm Street – Exterior Appearance and Site Plan Review**

**DATE OF PLAN COMMISSION REVIEW: June 9, 2014**

**DATE OF ZONING AND PUBLIC SAFETY REVIEW: June 28, 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 907 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 general medical offices.
3. At the June 9<sup>th</sup> 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 new metal and glass canopy over the entrance
  - New glass entrance doors
  - New landscaping throughout the site
  - Reconfigured drop-off area
4. Certain Commissioners expressed concern with the number of trees being removed and an interest in seeing additional trees on the site to offset those being removed. Other Commissioners felt that the remaining and proposed plantings were sufficient given the layout of the site, the existing landscaping and the reason a majority of the trees were being removed which was largely due to insect damage, declining structure or health, as well as their proximity to the building and overgrowth as expressed by the applicant.
5. The Commission agreed that the proposed façade changes were appropriate and consistent with the other improvements being made on the applicant's other buildings.
6. 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 partially 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. While the Commission was unanimously in support of the façade changes, they were not entirely supportive of the site plan, as reflected in the vote, due to the large number of trees being removed. Among the evidence relied upon by the Plan Commission were the site plans and various plans submitted and considered for the June 9, 2014, Plan Commission meeting, prepared by Eckenhoff Saunders Architects and Trippiedi Design.

#### **II. RECOMMENDATIONS**

Following a motion to recommend approval of the proposed exterior appearance plans, the Village of Hinsdale Plan Commission, on a vote of five (5) "Ayes," zero (0) "Nayes," and two (2) "Absent," recommends that the President and Board of Trustees approve the exterior appearance plans for 907 N. Elm Street .


Following a motion to recommend approval of the proposed site plan, the Village of Hinsdale Plan Commission, on a vote of three (3) "Ayes," two (2) "Nay," and two (2) "Absent," recommends on remand that the President and Board of Trustees deny the site plan plans for 907 N. Elm Street. While the request received a 3-2 vote in favor, Section 11-103D establishes that "the concurring vote of a majority of the plan commission, consisting of at least four (4) members, shall be necessary on any motion to recommend approval of any matter or application. Any lesser vote on any such motion, even if a majority of those voting, shall be considered a final decision to recommend denial of such matter or application.

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  
Robert McGinnis, Director of Community Development/Building Commissioner  
**Date:** September 10, 2014  
**Re:** 101 Chestnut Street – Republic Bank – Monument Sign Approval

## BACKGROUND

---

### Application

The Village of Hinsdale has received an application from South Water Signs on behalf of Republic Bank, requesting approval of a single monument sign at 101 Chestnut Street. The site is improved with a single-story bank in the B-3, General Business District that is looking to update the signage.

### Process

The applicant South Water Signs is proposing a new monument sign at 101 Chestnut Street. The sign approval process is intended to promote and protect the public health, safety, and welfare by reducing the depreciation of property values caused by signs that are incompatible with surrounding land uses. They are intended to create a more attractive economic and business climate within the office and commercial areas of the Village and enhance and protect the physical appearance of all areas of the Village. As such, monument signage review is required in this case due to the following provisions:

1. Section 9-106
2. Section 11-607

Section 11-607D(2) provides for administrative approval of signage, but states that approval by the plan commission chairperson is limited to wall signs, and monument signs that do not require major structural alteration. Plan Commission review and approval is therefore required for newly installed ground signs and any structural alterations to existing ground signs, even though such ground signs may meet the requirements of this section and Section 9-106 of the code. Due to the nature of the request, this application would require a meeting before the Plan Commission and does not require public notification. The Plan Commission maintains final authority on signage and as such, no further action is required by the Board of Trustees.

**Description of property and existing use**

The property is currently zoned B-3 which is a general business district intended to serve the Hinsdale suburban community with a full range of locally oriented business uses commonly located along established traffic routes. The bank is an existing use and structure and as such, is only seeking approval for signage.

The attached Hinsdale Zoning map highlights the specific subject property.

**Request**

The applicant is proposing to install an internally illuminated ground sign at the property located at 101 Chestnut Street – Republic Bank.

The proposed ground sign located at the southern edge of the property along Chestnut Street as depicted in the attached site plan. According to the application, the sign would be fabricated aluminum with the letters and logo routed out of the aluminum sign, with internal illumination. The proposed sign is approximately 16 square feet (2'-8" tall by 6'-0" wide) and would have a satin white background with red letters and a red base as illustrated in the attached drawings.

The applicant also proposed the replacement of two wall signs, however those signs were approved administratively on July 12, 2014 and no further action is required for those.

Subsection 9-106J of the Zoning Code provides the requirements for signage in the B-3, General Business District. The Code allows one ground sign to be 8'-0" in height with a maximum square footage of 50 square feet per sign face nor more than two faces per sign. Section 9-106E10(a) of the Zoning Code provides that the supporting structure of a sign shall be omitted in measuring the area of the sign. As such, the proposed sign application meets the requirements of Section 9-106 – Signs of the Zoning Code.



\* MONUMENT SIGN

VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT DEPARTMENT  
APPLICATION FOR SIGN PERMIT

**Applicant**

Name: South Water Signs  
Address: 934 n Church Rd  
City/Zip: Elmhurst, IL 60126  
Phone/Fax: (630) 607-6310 / 630-333-4915  
E-Mail: tcampione@southwatersigns.com  
Contact Name: Tom Campione

**Contractor**

Name: South Water Signs  
Address: 934 n Church Rd  
City/Zip: Elmhurst, IL 60126  
Phone/Fax: (630) 607-6310 / 630-333-4915  
E-Mail: tcampione@southwatersigns.com  
Contact Name: Tom Campione

**ADDRESS OF SIGN LOCATION:** 101 Chestnut St. Hinsdale, IL

**ZONING DISTRICT:** B-3 General Business District

**SIGN TYPE:** Monument Sign

**ILLUMINATION** Internally Illuminated

**Sign Information:**

Overall Size (Square Feet): 24' ( 4' x 6' )

Overall Height from Grade: 4' Ft.

Proposed Colors (Maximum of Three Colors):

① PMS 202 Burgundy

② White

③ \_\_\_\_\_

**Site Information:**

Lot/Street Frontage: 174.63'

Building/Tenant Frontage: 60'

Existing Sign Information:

Business Name: Republic Bank

Size of Sign: 24 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.

Signature of Applicant

Date

6-10-14

Signature of Building Owner

Date

6/14/14

**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: \_\_\_\_\_

[illegible]

934 N Church  
Elmhurst, IL 60126

**CUSTOMER APPROVAL**

PROJECT NAME: **Site Re-Branding Signs**  
**101 Chestnut St, Hinsdale, IL**

TRACKER NUMBER

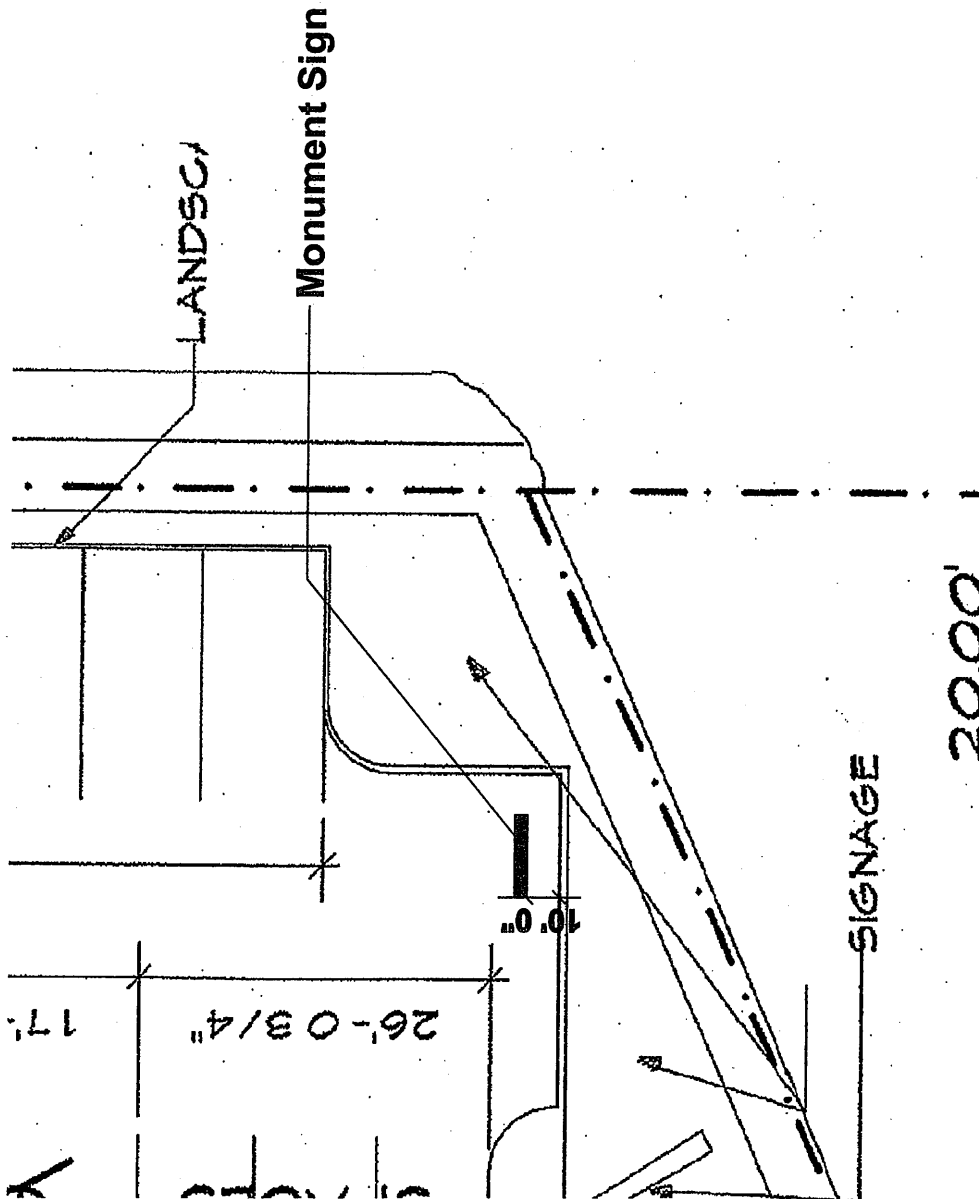
DRAWN BY

REVISIONS:  
REV:

THIS DRAWING IS THE PROPERTY  
OF SOUTH WATER SIGNS, LLC.  
ALL RIGHTS OF REPRODUCTION  
ARE RESERVED BY  
SOUTH WATER SIGNS, INC.



Mounument Sign Set-back



**SOUTH WATER**  
  
**S I G N S**

934 N Church  
 Elmhurst, IL 60126  
 tel: 630.333.4900  
 fax: 630.333.4915

CLIENT  
 Republic Bank

CUSTOMER APPROVAL

PROJECT NAME

Site Re-Branding Signs  
 101 Chestnut St, Hinsdale, IL

TRACKER NUMBER

7007437

DATE

07.10.14

DRAWN BY

cm

REVISIONS:

REV:

THIS DRAWING IS THE PROPERTY  
 OF SOUTH WATER SIGNS, LLC.  
 ALL RIGHTS OF REPRODUCTION  
 ARE RESERVED BY  
 SOUTH WATER SIGNS, INC.

12" Deep fabricated aluminum cabinet  
internally illuminated with white  
fluorescent lamps

72"

125" aluminum face, painted  
Satin White, routed out and backed  
with white acrylic and translucent  
vinyl applied

12"

4'-0" OAH  
32"  
16"  
13"

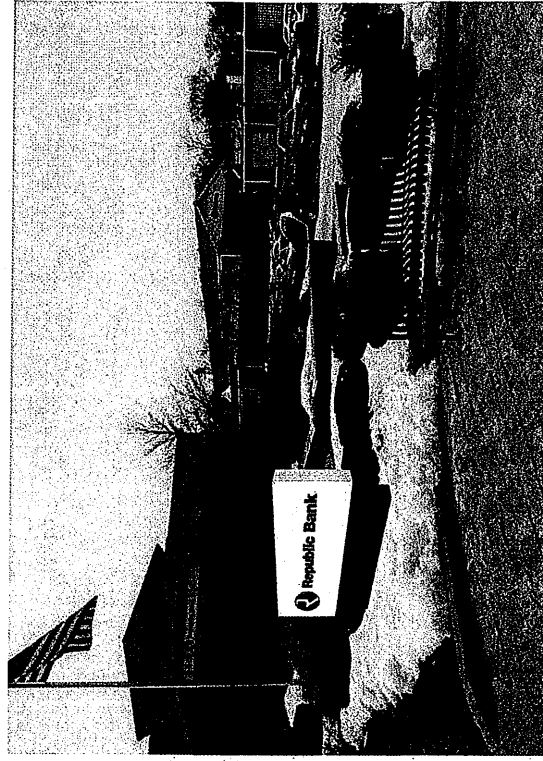
**Republic Bank**

Power supply

8" Deep fabricated aluminum  
base, painted to match Red 202C

ø4-1/2" Sch. 40 steel columns, set into  
ø12" x 42" deep concrete foundation

\*Field verify location and size\*



# DF Illuminated Pylon Sign

3/4" = 1'

Shown to close approximates  
based on 4"H Curb

**SOUTH WATER**  
SIGNS

934 N Church  
Elmhurst, IL 60126  
Tel: 630.333.4900  
fax: 630.333.4915

CLIENT  
Republic Bank

PROJECT NAME  
Site Re-Branding Signs  
101 Chestnut St, Hinsdale, IL

DATE  
03.05.14

REVISED:  
REF:  
03.31.14  
05.08.14


CUSTOMER APPROVAL

TRACKER NUMBER  
7007437

DRAWN BY  
mm

THIS DRAWING IS THE PROPERTY  
OF SOUTH WATER SIGNS, LLC.  
ALL RIGHTS OF REPRODUCTION  
ARE RESERVED BY  
SOUTH WATER SIGNS, INC.

# 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:** September 10, 2014  
**Re:** Public Hearing 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.

## BACKGROUND

---

### Application

The Village of Hinsdale has received an application from Peter Coules of Hinsdale, Illinois on behalf of Kathy Napleton, requesting both a text amendment to allow cooking classes as special uses in the O-1 District, as well as special use permit authorizing a cooking school at 111 S. Vine. The Village Board may grant special use permits authorizing the development of uses listed as special uses in the regulations applicable to the district in which the subject property is located. The applicant is proposing to amend the language of Section 5-105 of the Village's zoning code, to authorize the requested use, as a special use in the O-1 District.

## Text Amendment

---

### Process

The Village Code sets forth the process for which an application for amendments are filed and considered in Sections 11-601. Applications for amendments are filed in accordance with the requirements of section 11-301. Due to the nature of the request, if referred, 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 5, 2014. The Village Board referred the requested text amendment to the Plan Commission at their July 7<sup>th</sup> meeting. The Plan Commission then scheduled the public hearing for the text amendment request at their July 9<sup>th</sup> meeting, stating that the public hearing would be on September 10<sup>th</sup>.

## Request

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.

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

O-1

O-2

O-3

#### B. Services:

##### 9. Cooking Schools (8299)

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.

## Special Use Application

---

### Process

The Village Code sets forth the process for which an application for special use is to filed and considered in Sections 11-602D. Applications for special use permits 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 5, 2014. The Plan Commission scheduled the public hearing for the special use request at their July 9<sup>th</sup> meeting, stating that the public hearing would be on September 10<sup>th</sup>.

Section 11-602E(1) establishes the standards for special uses and as such, should be considered for this application. In addition, Section 11-602E(3) identifies considerations that the Commission, Committee and Board may consider when reviewing the standards set forth in 11-602E(1).

**Description of property and existing use**

The site is located on the east side of Vine Street, just south of the BNSF Railway. The property is currently zoned O-1 which 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.

The surrounding zoning and land uses are as follows:

**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

**Request:**

The applicant is requesting a special use to operate 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.

**Property History**

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.

A review of the zoning maps finds that the property has been zoned O-1 since at least 1989.



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

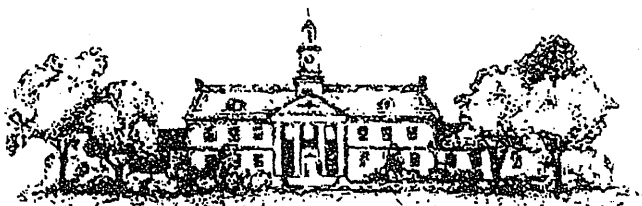
of up to 10 persons at a time learning to cook simply and to live naturally (toxic free). The farm house

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 O - 1 specialty office district as they will be providing cooking classes and auxiliary 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. 4<sup>th</sup> 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

[Signature]  
\_\_\_\_\_  
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  
meters

300

100



STREET


VINE

SECTION  
MAP OF THE TRACT IN  
OF THE SUBURBAN CORP. IN  
1945 PROJECT.  
PLANNING

SECTION  
MAP OF THE TRACT IN  
OF THE SUBURBAN CORP. IN  
1945 PROJECT.  
PLANNING



# 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:** September 10, 2014  
**Re:** 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 and Exterior Appearance/Site Plan Review for 10 Salt Creek

## 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.

Notice of this public hearing was published in the Hinsdalean on August 21, 2014. 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. Additionally, the request for exterior changes at 907 N. Elm will appear before the Board on September 16<sup>th</sup> for final approval.

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 (previously distributed) 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)
- Allow two off-premise identification signs.
- Allow a total of seven monument signs in lieu of the five permitted.
- Allow a total of 230 square feet of wall signage at 901 N. Elm Street, in lieu of the 100 square feet permitted.
- Allow a total of 223 square feet of wall signage at 907 N. Elm Street, in lieu of the 100 square feet permitted.
- Allow a total of 255 square feet of wall signage at 10 Salt Creek, in lieu of the 100 square feet permitted.
- Allow a total of 165 square feet of wall signage at 11 Salt Creek, in lieu of the 100 square feet permitted.
- Allow a wall sign at 10 Salt Creek that is 42 feet high, in lieu of 20 feet or no higher than the bottom of any second story window, whichever is less.

#### **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.

<b>Address</b>	<b>Square Footage of Structure</b>	<b>Height</b>	<b>Stories</b>
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 for 10 Salt Creek**

### **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 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. Additionally, the request for exterior changes at 907 N. Elm will appear before the Board on September 16<sup>th</sup> for final approval.

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%**

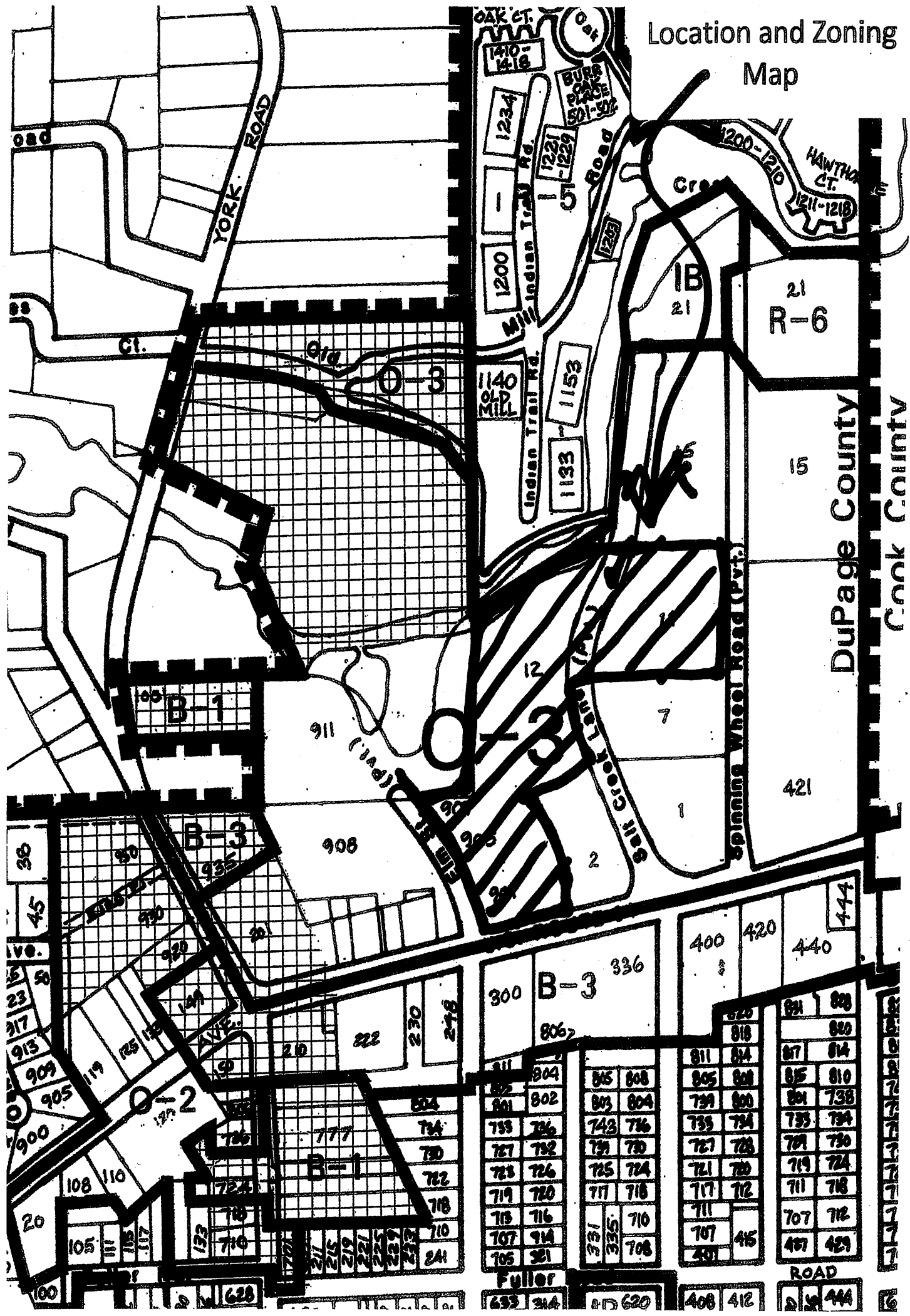
\*\*Reflects Total Lot Coverage as it relates to 10 Salt Creek independently.

**Additional Comments**

The applicant has submitted the attached traffic study, prepared by KLOA and dated July 10, 2014. The Police Department has reviewed the documents and has provided there comments in the attached document.

In addition to the traffic report, the applicant has provided information including revised landscape plans, supplemental tree survey information and requested documents that identify how the proposed bike bath for the campus will tie in to the DuPage County Bike Path System.

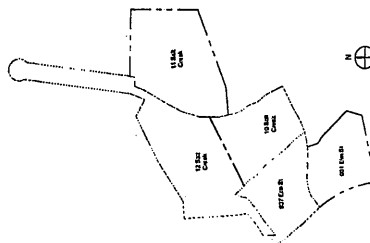
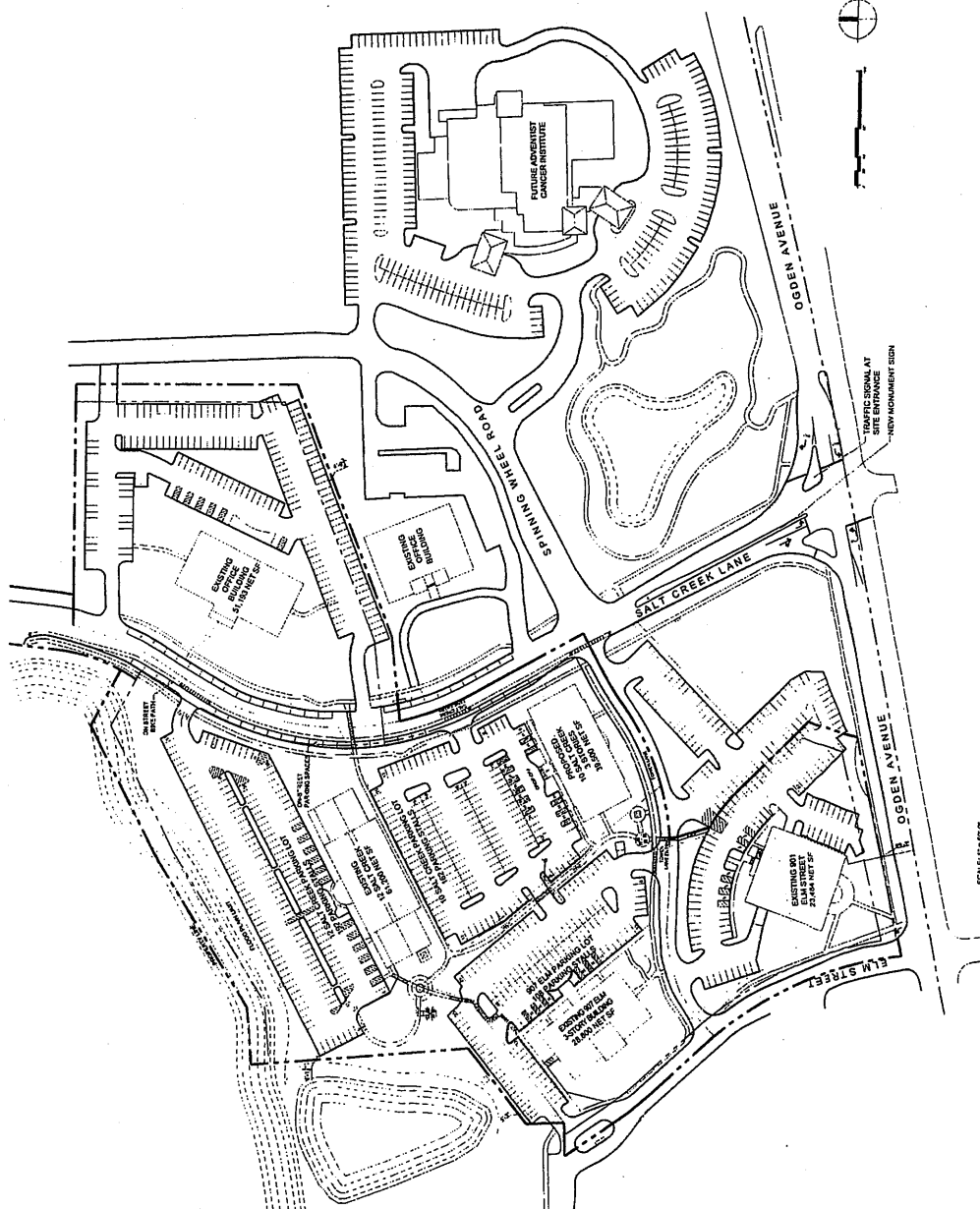
# Location and Zoning Map



**BUILDING SETBACK**

**PARKING SETBACK**

**PROPERTY LINE**



PD Site Plan - Setbacks

BECKENHOFF SAUNDERS ARCHITECTS



MedProprieties

**Salt Creek Medical Campus**

Planned Development:  
Project No: 13578 Date: 08.08.14



8/7/2014

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

Re: Med Properties, Salt Creek Medical Campus,  
P.D. application signage waivers requests

Mr. Sean Gascoigne,

The office park was originally designed and occupied by corporate office users and very few public visitors traveled in and out of the park on a daily basis. The new development plan is to convert this campus to professional use where many of the tenants will be medical service providers who cater to all ages seeking medical treatment. The patient experience can be very stressful and finding your physician or care provider can be a difficult task, especially for the elderly. The sign schemes we have developed focus on the patient experience and allowing them to find their destination as easily as possible. As so many patients and visitors are navigating by GPS, the address numbers for each building are emphasized in size to coordinate with GPS address focused way-finding. In order to accomplish this, the applicant, Med Properties, requests the following waivers regarding signage to accompany the Planned Development of five (5) properties located in the O-3 Office District.

#### **Monument Signs**

Section 9-106G(5) - to allow two (2) off premises identification signs. Please refer Sign 1 and Sign 2 of the Signage Map and Elevations page included in the P.D. submittal dated 6/6/2014.

Section 9-106J3(d) - to allow seven (7) monument signs in lieu of the five (5) permitted. Please refer Sign 3, Sign 5, Sign 6, Sign 7, Sign 7.1, Sign 8 and Sign 9 of the Signage Map and Elevations page included in the P.D. submittal dated 6/6/2014. Per Section 11-607F(2)(c), the Plan Commission has the authority to increase, by not more than one, the maximum number of signs of any functional type otherwise allowed. Two of the subject properties, 901 Elm and 10 Salt Creek, would receive the two (2) additional monument signs.

#### **Building / Wall Signs**

Section 9-106J4(b) - to allow a total area, based on building frontage, of 230 square feet at 901 Elm, 223 square feet at 907 Elm, 255 square feet at 10 Salt Creek, and 165 square feet at 11 Salt Creek, in lieu of the 100 square feet allowed. A sign area cap of 300 SF in lieu of 100 SF is allowed in zoning district B-3.

It's about balance.

R:\ARCHS\2012\12075 - 10 Salt Creek\ADMIN\Correspondence\PD signage  
waiver request.doc

700 South Clinton Street, Chicago, IL 60607  
312.786.1204 esadesign.com



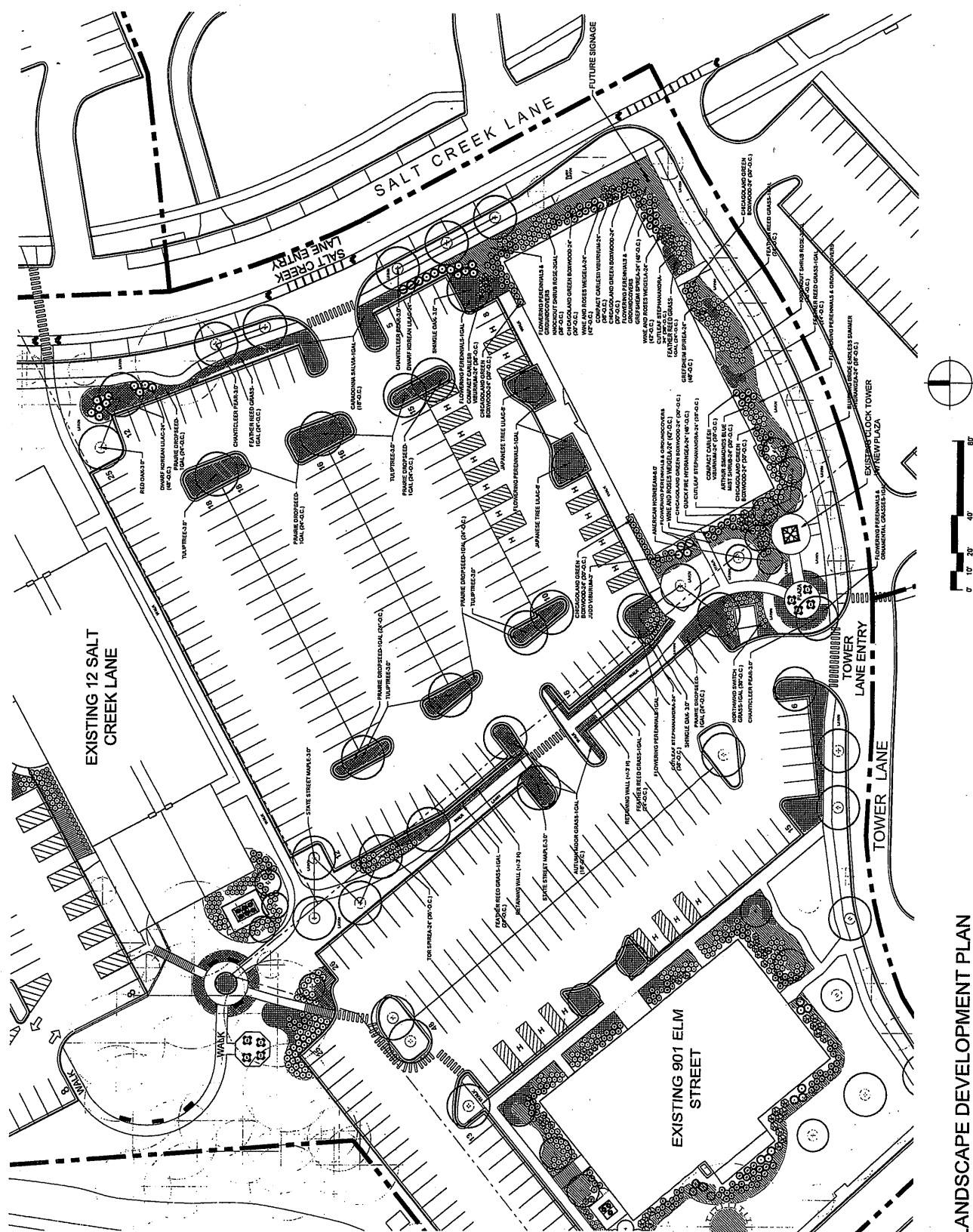
Section 9-106J5(b) - to allow wall signs at a height of 42 feet at 10 Salt Creek in lieu of the 20 feet or no higher than the bottom of any second story window, whichever is less. Per Section 11-607E(1), the proposed sign is to be visually compatible with the building on which the sign is located in terms of height, size, proportion, scale materials, texture, colors and shapes. Please refer to the North and South elevations included in the P.D. Submittal dated 6/6/2014. It is our belief that near the top of the building, as indicated on the Elevations, is the location for signage that provides the best appearance in regards to compatibility of proportion, scale, materials and shape. Signage on the cast stone spandrel panels below the second story windows will appear visually incompatible.

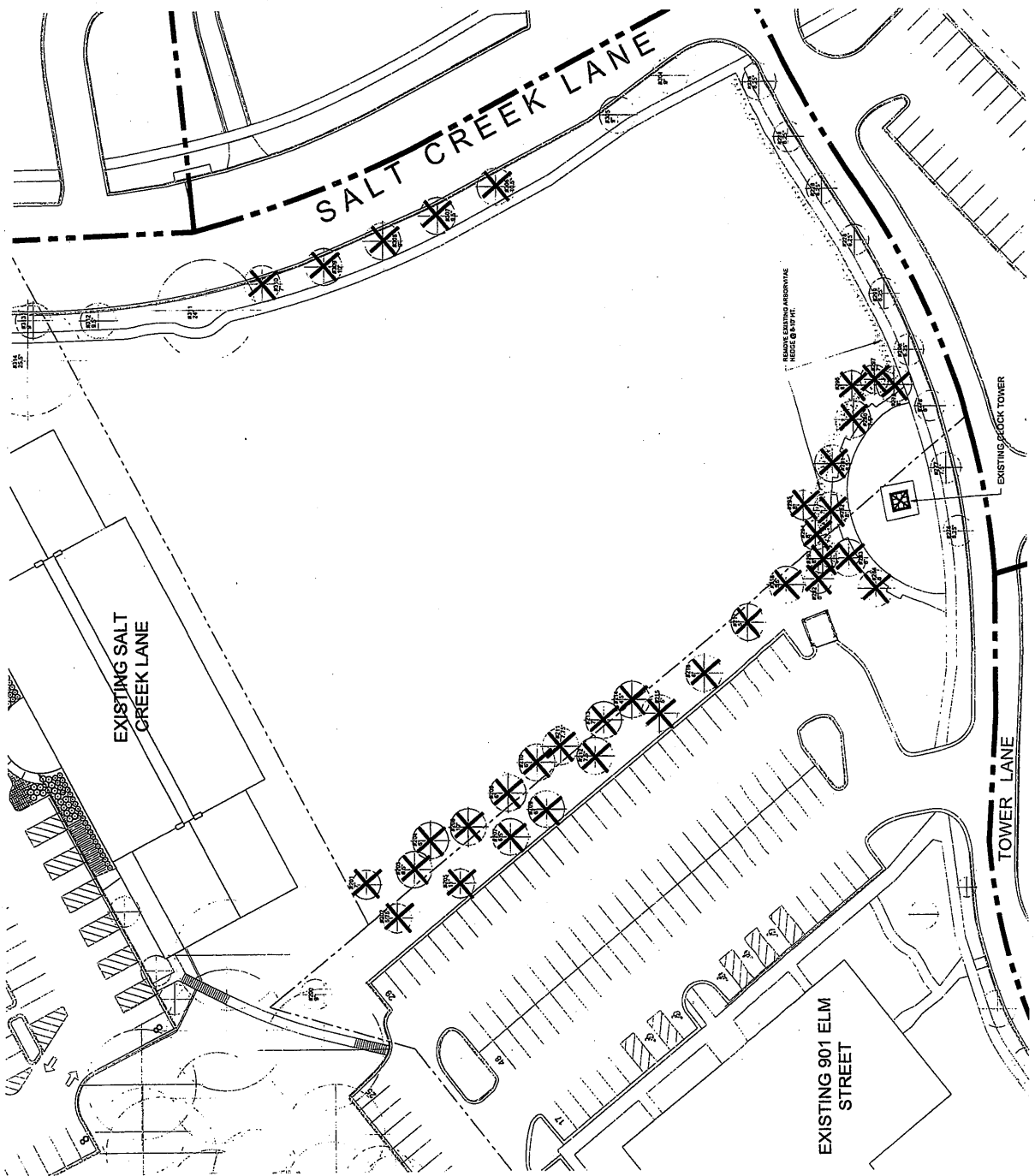
Sincerely,

ECKENHOFF SAUNDERS ARCHITECTS

Kenton Rehmer, AIA

cc: Bill Dvorak





TREE PRESERVATION AND REMOVAL PLAN

TREE SURVEY

No.	Species	Size (DBH)	Condition	Proposed Action
200	Red Oak	12"	Good	Preserve
201	Red Oak	12"	Good	Preserve
202	Red Oak	12"	Good	Preserve
203	Red Oak	12"	Good	Preserve
204	Red Oak	12"	Good	Preserve
205	Red Oak	12"	Good	Preserve
206	Red Oak	12"	Good	Preserve
207	Red Oak	12"	Good	Preserve
208	Red Oak	12"	Good	Preserve
209	Red Oak	12"	Good	Preserve
210	Red Oak	12"	Good	Preserve
211	Red Oak	12"	Good	Preserve
212	Red Oak	12"	Good	Preserve
213	Red Oak	12"	Good	Preserve
214	Red Oak	12"	Good	Preserve
215	Red Oak	12"	Good	Preserve
216	Red Oak	12"	Good	Preserve
217	Red Oak	12"	Good	Preserve
218	Red Oak	12"	Good	Preserve
219	Red Oak	12"	Good	Preserve
220	Red Oak	12"	Good	Preserve
221	Red Oak	12"	Good	Preserve
222	Red Oak	12"	Good	Preserve
223	Red Oak	12"	Good	Preserve
224	Red Oak	12"	Good	Preserve
225	Red Oak	12"	Good	Preserve
226	Red Oak	12"	Good	Preserve
227	Red Oak	12"	Good	Preserve
228	Red Oak	12"	Good	Preserve
229	Red Oak	12"	Good	Preserve
230	Red Oak	12"	Good	Preserve
231	Red Oak	12"	Good	Preserve
232	Red Oak	12"	Good	Preserve
233	Red Oak	12"	Good	Preserve
234	Red Oak	12"	Good	Preserve
235	Red Oak	12"	Good	Preserve
236	Red Oak	12"	Good	Preserve
237	Red Oak	12"	Good	Preserve
238	Red Oak	12"	Good	Preserve
239	Red Oak	12"	Good	Preserve
240	Red Oak	12"	Good	Preserve
241	Red Oak	12"	Good	Preserve
242	Red Oak	12"	Good	Preserve
243	Red Oak	12"	Good	Preserve
244	Red Oak	12"	Good	Preserve
245	Red Oak	12"	Good	Preserve
246	Red Oak	12"	Good	Preserve
247	Red Oak	12"	Good	Preserve
248	Red Oak	12"	Good	Preserve
249	Red Oak	12"	Good	Preserve
250	Red Oak	12"	Good	Preserve
251	Red Oak	12"	Good	Preserve
252	Red Oak	12"	Good	Preserve
253	Red Oak	12"	Good	Preserve
254	Red Oak	12"	Good	Preserve
255	Red Oak	12"	Good	Preserve
256	Red Oak	12"	Good	Preserve
257	Red Oak	12"	Good	Preserve
258	Red Oak	12"	Good	Preserve
259	Red Oak	12"	Good	Preserve
260	Red Oak	12"	Good	Preserve
261	Red Oak	12"	Good	Preserve
262	Red Oak	12"	Good	Preserve
263	Red Oak	12"	Good	Preserve
264	Red Oak	12"	Good	Preserve
265	Red Oak	12"	Good	Preserve
266	Red Oak	12"	Good	Preserve
267	Red Oak	12"	Good	Preserve
268	Red Oak	12"	Good	Preserve
269	Red Oak	12"	Good	Preserve
270	Red Oak	12"	Good	Preserve
271	Red Oak	12"	Good	Preserve
272	Red Oak	12"	Good	Preserve
273	Red Oak	12"	Good	Preserve
274	Red Oak	12"	Good	Preserve
275	Red Oak	12"	Good	Preserve
276	Red Oak	12"	Good	Preserve
277	Red Oak	12"	Good	Preserve
278	Red Oak	12"	Good	Preserve
279	Red Oak	12"	Good	Preserve
280	Red Oak	12"	Good	Preserve
281	Red Oak	12"	Good	Preserve
282	Red Oak	12"	Good	Preserve
283	Red Oak	12"	Good	Preserve
284	Red Oak	12"	Good	Preserve
285	Red Oak	12"	Good	Preserve
286	Red Oak	12"	Good	Preserve
287	Red Oak	12"	Good	Preserve
288	Red Oak	12"	Good	Preserve
289	Red Oak	12"	Good	Preserve
290	Red Oak	12"	Good	Preserve
291	Red Oak	12"	Good	Preserve
292	Red Oak	12"	Good	Preserve
293	Red Oak	12"	Good	Preserve
294	Red Oak	12"	Good	Preserve
295	Red Oak	12"	Good	Preserve
296	Red Oak	12"	Good	Preserve
297	Red Oak	12"	Good	Preserve
298	Red Oak	12"	Good	Preserve
299	Red Oak	12"	Good	Preserve
300	Red Oak	12"	Good	Preserve

\* For trees #219- #275 and #285- #291, see 901 Elm Street Tree Preservation and Removal Plan



# TREE SURVEY - 10 Salt Creek Lane, Hinsdale IL

7/28/2014 Appearance

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	6"	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
*				
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
*				
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

\* For Trees #219 - #275 and #285 - #291, see 907 Elm Street Tree Preservation and Removal Plan

Description	General Criteria
Excellent	The tree is typical of the species, has less than 5% deadwood in the crown that is attributable to normal causes, has no other observed problems, and requires no remedial action.
Good	The tree is typical of the species, has less than 10% deadwood in the crown that is attributable to normal causes, has no other observed problems, and requires no remedial action.
Good to Fair	The tree is typical of species and/or has less than 20% deadwood in the crown, only one of two minor problems that are easily corrected with normal care.
Fair	The tree is typical of the species and/or has less than 30% deadwood in the crown, one or two minor problems that are not eminently lethal to the tree, and no significant decay or structural problems, but the tree must have remedial care above normal care in order to minimize the impact of future stress and to minimize the impact of future stress and to insure continued health.
Fair to Poor	The tree is not typical of the species and/or has significant problems such as 30-50% deadwood in the crown, serious decay of structural defect, insects, disease, or other problems that can be eminently lethal to the tree or create a hazardous tree if not corrected in a short period of time or if the tree is subjected to additional stress.
Poor	The tree is not typical of the species and/or has over 50% deadwood in the crown, major decay or structural problems, is hazardous or is severely involved with insects, disease, or other problems that even if aggressively corrected would not result in the long term survival of the tree.
Dead	Less than 10% of the tree shows signs of life.

**Landscape Data****Site Trees**

Existing Trees (currently on site)	51
Proposed New Trees	37
Proposed Tree Removals*	<u>( 35 )</u>
Tree Total	53
Net Tree Gain	2

**\*Condition**

Insect Damage due to EAB	2
Structural/Poor Health	17
Good/Fair Health in conflict w/ improvements	<u>16</u>
Total	35

---

**Landscape Data**

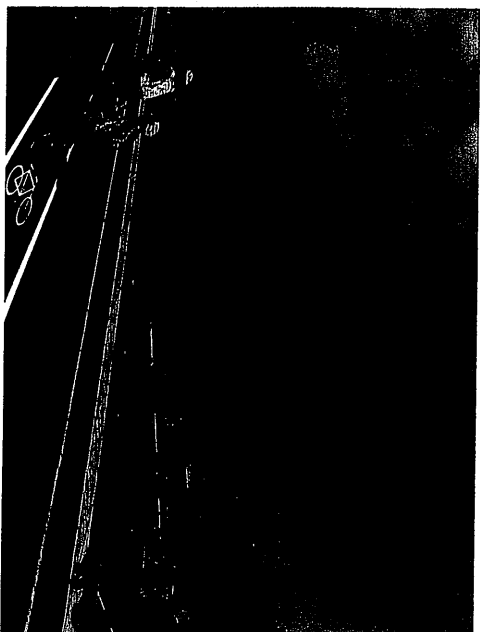
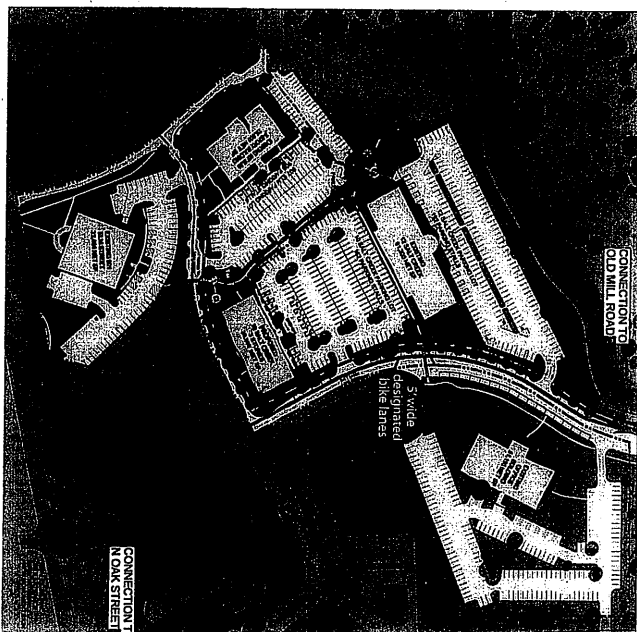
---

**Site Trees**

Existing Trees (currently on site)	73
Proposed New Trees	23
Proposed Tree Removals*	<u>( 42 )</u>
Tree Total	54
Net Tree Loss	19

**\*Condition**

Insect Damage due to EAB	8
Structural/Poor Health	25
Planted too close to building	7
Good Health in conflict w/ improvements	<u>2</u>
Total	42



MEMORANDUM TO: Bill Dvorak  
MedProperties

FROM: Robert A. Casiello  
Consultant

Luay R. Aboona, PE  
Principal

DATE: July 10, 2014

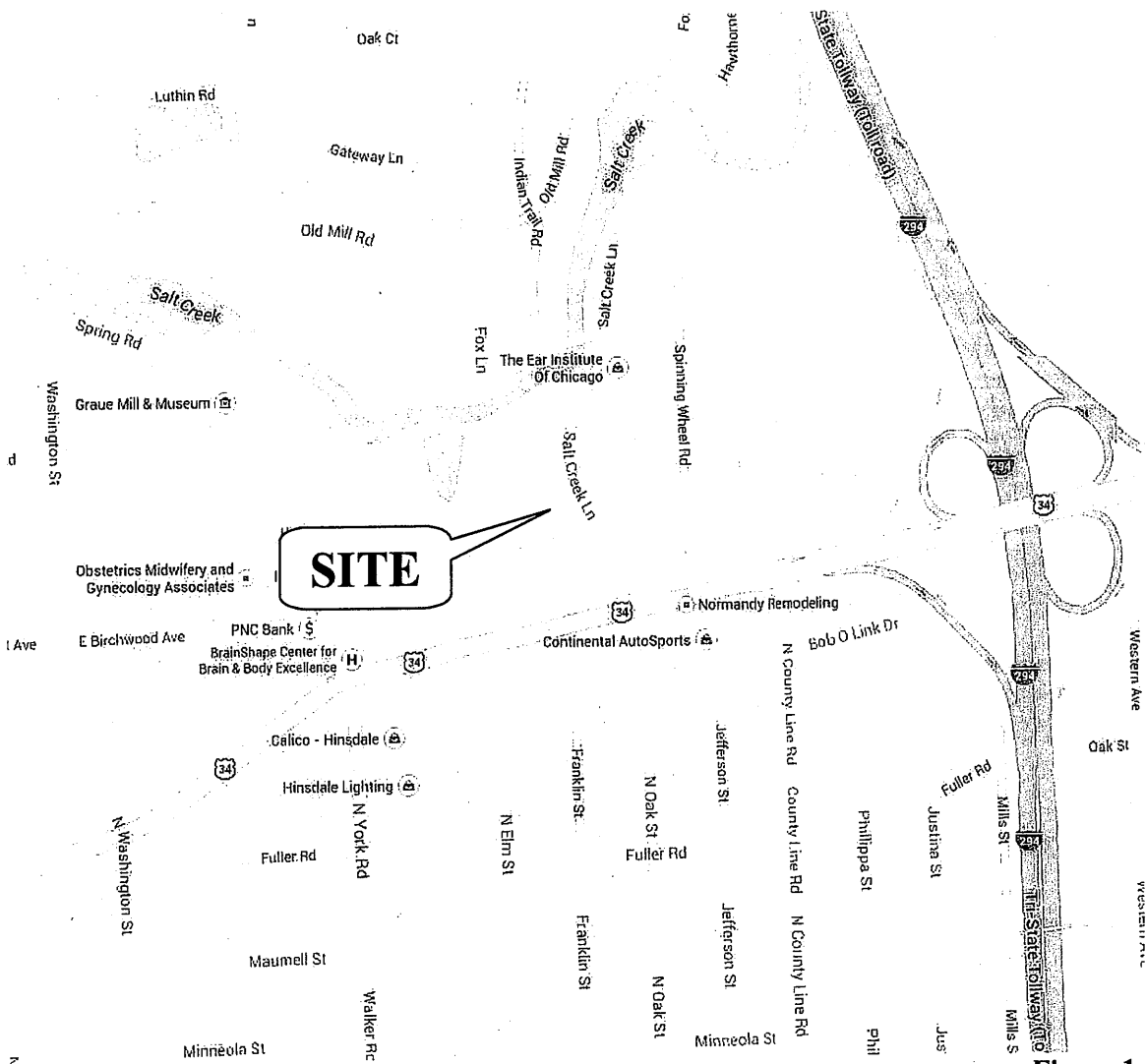
SUBJECT: Traffic Impact Study  
Proposed Professional Office Building  
Hinsdale, Illinois

This memorandum summarizes the results of a traffic impact study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for a proposed professional office building to be located at 10 Salt Creek Lane in Hinsdale, Illinois. As proposed, the plan calls for 43,065 gross square feet of professional office space within a three-story building. The development will provide a 162-space surface parking lot with access be provided off Salt Creek Lane and Tower Drive.

**Figure 1** shows the location of the site in relation to the area street system. **Figure 2** shows an aerial view of the site location.

This study was conducted to assess the impact the proposed building will have on traffic conditions in the area and to recommend any roadway and access improvements necessary to accommodate the site-generated traffic. The following sections of this report present the following.

- Existing roadway conditions
- A description of the proposed development
- Directional distribution of the site-generated traffic
- Vehicle trip generation for the proposed development
- Future traffic conditions, including access to the development
- Traffic analysis for the weekday morning and evening peak hours
- Evaluation of the amount of parking for the proposed development
- Recommendations with respect to the adequacy of the development's access system, adjacent roadway network, and parking



**Site Location**

**Figure 1**



**Aerial View of Site Location**

**Figure 2**



## Existing Conditions

Existing street and traffic conditions within the study area were documented based on field visits. The following provides a summary of the physical characteristics of the streets including geometry, traffic control, and the peak hour vehicle flows along area streets.

### Site Location

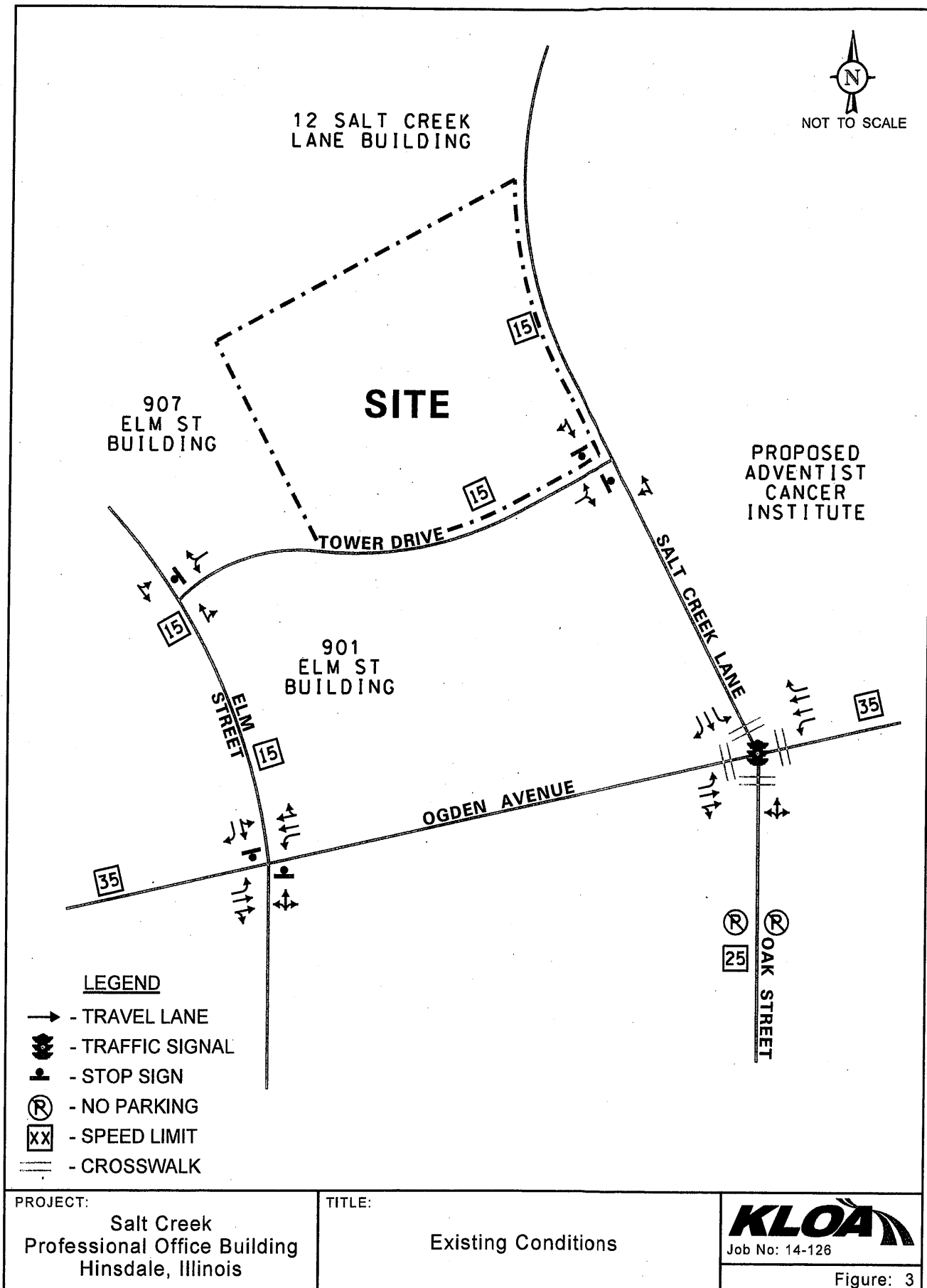
The site, which is currently vacant, is located west of Salt Creek Lane and north of Tower Drive within the Salt Creek Medical Campus. Land uses in the area are a combination of residential, commercial, and office buildings. Medical office buildings make up a majority of the uses along Salt Creek Lane and Elm Street. To the east of Salt Creek Lane is the future site of the Adventist Cancer Institute. Also, the Tri-State Tollway, I-294, is located approximately 1/3 of a mile east of Salt Creek Lane.

### Existing Roadway System Characteristics

The characteristics of the existing streets within the study area are illustrated in **Figure 3** and described below.

*Ogden Avenue (US Route 34)* is an east-west principal arterial under the jurisdiction of the Illinois Department of Transportation (IDOT). Within the vicinity of the site, Ogden Avenue provides two lanes in each direction and exclusive left-turn lanes or two-way left-turn lanes in a center lane. At its signalized intersection with Salt Creek Lane/Oak Street, Ogden Avenue provides a left-turn lane, two through lanes and a channelized right-turn lane for westbound traffic and a left-turn, a through lane, and a through/right-turn lane for eastbound traffic. At its intersection with Elm Street, a left-turn lane, a through lane, and a through/right-turn lane are provided for both directions. Ogden Avenue carries an Average Daily Traffic (ADT) volume of 35,600 vehicles and has a posted speed limit of 35 mph. This section of Ogden Avenue is not a designated a Strategic Regional Arterial (SRA).

*Salt Creek Lane/Oak Street* is a north-south local road that extends approximately one-third of a mile north of its intersection with Ogden Avenue where it terminates in a cul-de-sac. At its intersection with Ogden Avenue, Salt Creek Lane provides one southbound left-turn lane, one through lane, and one channelized right-turn lane. The south leg of this intersection is identified as Oak Street, which provides one lane for all movements at its intersection with Ogden Avenue. A landscaped median separates the inbound and outbound traffic for the north approach. Approximately 500 feet south of its terminus, Salt Creek Lane intersects with Fox Lane, which provides a connection to York Road via Old Mill Road. At its intersection with Tower Drive, Salt Creek Lane provides one lane in each direction with southbound movements under stop sign control with free-flow northbound traffic to prevent back-ups onto Ogden Avenue. Salt Creek Lane has a posted speed limit of 15 mph and Oak Street has a posted speed limit of 25 mph. Salt Creek Lane/Oak Street is under the jurisdiction of the Village of Hinsdale.



*Elm Street* is a north-south local road. North of its intersection with Ogden Avenue, Elm Street provides access to office buildings and south of Ogden Avenue it provides access primarily to a residential area. At its intersection with Ogden Avenue, Elm Street provides one lane in each direction for the south approach while its north approach is wide enough to provide two outbound lanes and one inbound lane. Elm Street is under the jurisdiction of the Village of Hinsdale and has a posted speed limit of 15 mph north of Ogden Avenue.

*Tower Drive* is an east-west roadway providing access to existing parking lots between Elm Street and Salt Creek Lane. Tower Drive is under stop sign control at its intersections with Elm Street and Salt Creek Lane. The speed limit of Tower Drive is 15 mph and is under the jurisdiction of the Village of Hinsdale.

### **Existing Traffic Volumes**

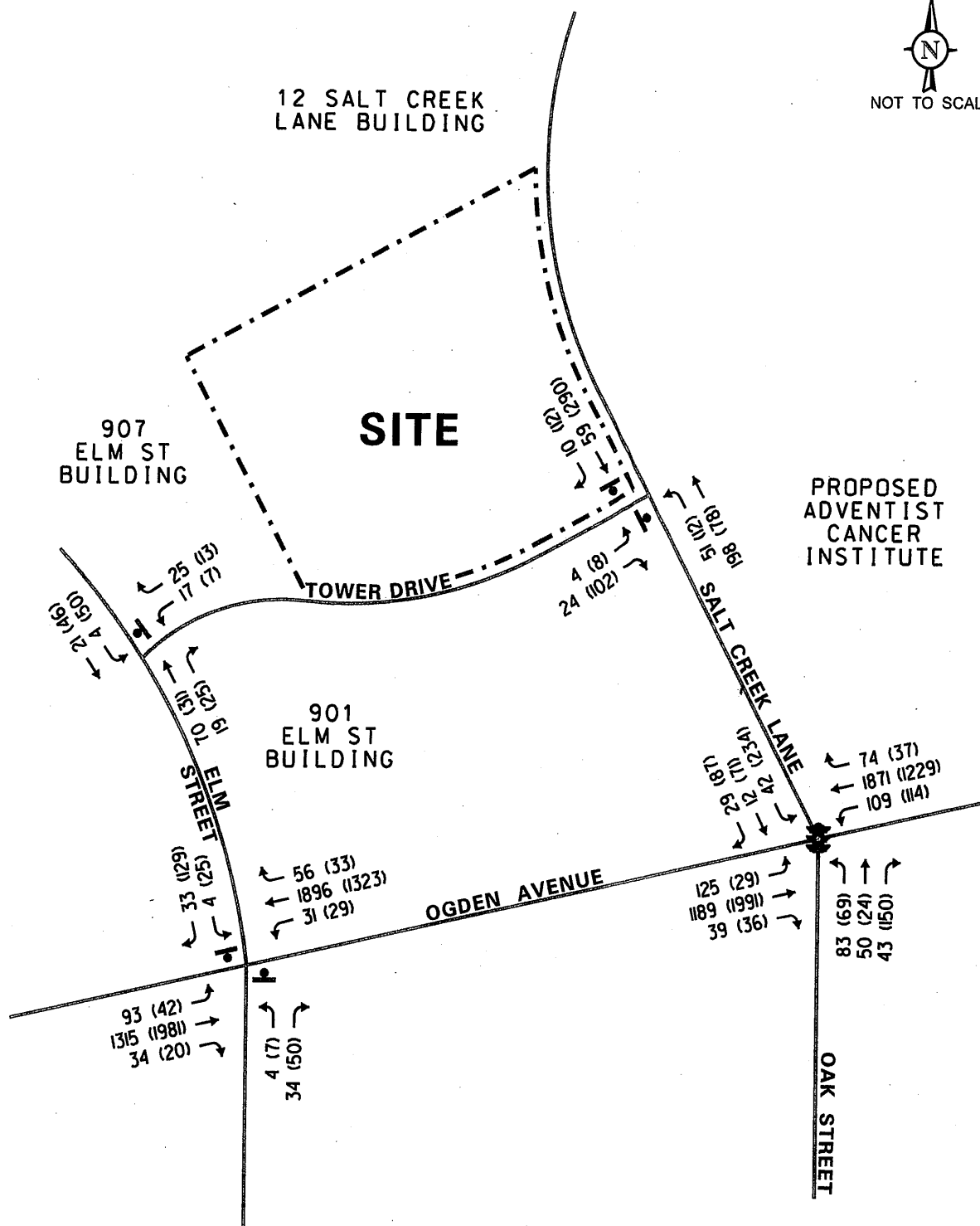
In order to determine current vehicle conditions within the study area, KLOA, Inc. utilized peak period traffic counts conducted at the following intersections.

- Ogden Avenue and Salt Creek Lane/Oak Street
- Ogden Avenue and Elm Street
- Salt Creek Lane and Tower Drive
- Elm Street and Tower Drive

The traffic counts were conducted on Tuesday, May 20, 2014 during the morning (7:00 A.M. to 9:00 A.M.) and evening (4:00 P.M. to 6:00 P.M.) peak periods. A summary of the traffic count data indicates that the peak hour of traffic occurs between 7:15 A.M. and 8:15 A.M. during the weekday morning peak hour and 5:00 P.M. to 6:00 P.M. during the evening peak hour. **Figure 4** illustrates the existing peak hour traffic volumes.



NOT TO SCALE



**LEGEND**

00 - AM PEAK HOUR (7:15-8:15 AM)

(00) - PM PEAK HOUR (5:00-6:00 PM)

PROJECT:

Salt Creek  
Professional Office Building  
Hinsdale, Illinois

TITLE:

Existing Traffic Volumes

**KLOA**  
Job No: 14-126

Figure: 4

## **Traffic Characteristics of the Development**

In order to properly evaluate future traffic conditions in the surrounding area, it was necessary to determine the traffic characteristics of the proposed professional office building, including the directional distribution and volumes of traffic that it will generate. Planned improvements to the area road network were also evaluated.

### **Proposed Professional Office Building**

As proposed, the plan calls for a three-story professional office building with 43,065 gross square feet. The site would also include a 162-space surface parking lot to the north of the building. Access to the development will be provided on Salt Creek Lane and Tower Drive. The access drive on Salt Creek Lane will be provided approximately 230 feet north of Tower Drive. The Tower Drive access drive will replace the existing access drive for 907 Elm Street building (located approximately 250 feet east of Elm Street). The proposed drive will be approximately 50 feet east of the existing drive and will provide access to both developments' parking lots. The access drives will provide one inbound lane and one outbound lane with outbound movements under stop sign control.

A monument sign and wayfinding signage will also be provided for the Salt Creek Medical Campus. The monument sign will be located in the median of the north leg at the intersection of Ogden Avenue and Salt Creek Lane and wayfinding signage will be located near the intersections of Tower Drive with Salt Creek Lane and Elm Street. Locating the monument sign at the intersection of Ogden Avenue and Salt Creek Lane will provide the necessary identification for visitors of the proposed building and other existing uses to utilize the signalized intersection rather than Elm Street, particularly when making left-turns to and from Ogden Avenue.

### **Spinning Wheel Road Realignment**

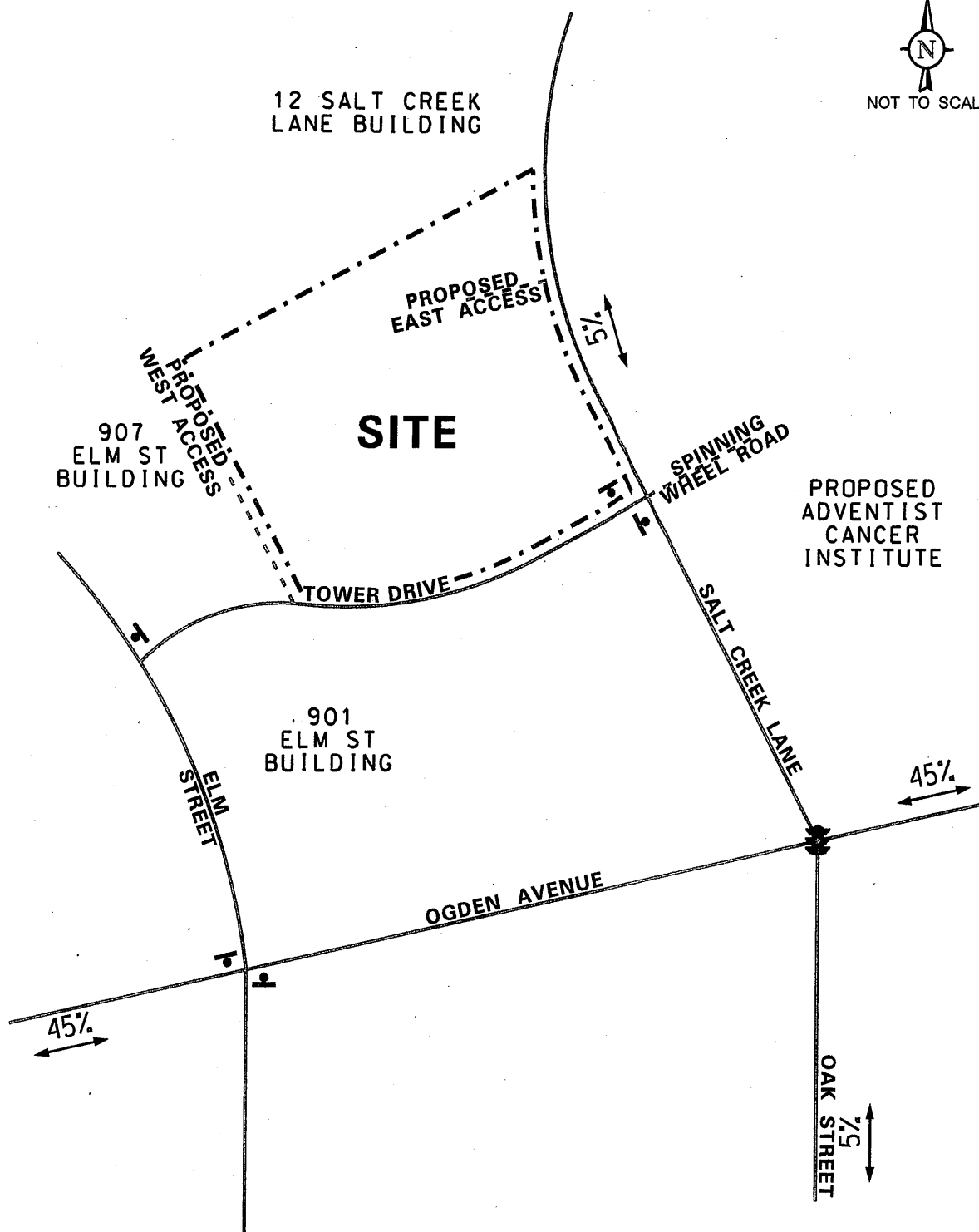
With the planned Adventist Cancer Institute, Spinning Wheel Road will be realigned to intersect Salt Creek Lane opposite Tower Drive. The realignment will eliminate the intersection of Ogden Avenue and Spinning Wheel Road and any conflicts created due to its proximity to the Salt Creek Lane signal. The four-way intersection of Spinning Wheel Road/Tower Drive with Salt Creek Lane will be under three-way stop sign control with the south approach uncontrolled to allow free flow movements for northbound traffic. The east leg of this intersection will provide one exclusive left-turn lane, one combined through/right-turn lane and an inbound lane separated by a landscaped median.

### **Directional Distribution**

The directional distribution for the proposed development was estimated based on the location of the site relative to the primary roadway system and the existing travel patterns as determined from the traffic counts. **Figure 5** illustrates the results of the directional distribution analyses.



NOT TO SCALE



**LEGEND**

00% - PERCENT DISTRIBUTION

PROJECT: Salt Creek  
Professional Office Building  
Hinsdale, Illinois

TITLE: Estimated Directional Distribution

**KLOA**  
Job No: 14-126

Figure: 5

## Trip Generation Estimates

The volume of traffic generated by a development is based on the type of land use and the size of the development. The number of peak hour trips that will be generated by the proposed development were estimated based on trip rates published by the Institute of Transportation Engineers (ITE) in its 9<sup>th</sup> Edition of the *Trip Generation Manual*. **Table 1** shows the peak hour traffic to be generated by the professional office building.

Table 1  
ESTIMATED SITE-GENERATED TRAFFIC VOLUMES

ITE Land-Use Code	Type/Size	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Two-Way Daily Trips		
		In	Out	Total	In	Out	Total	In	Out	Total
720	General Office Building (43,065 g.s.f.)	85	23	108	40	102	142	225	225	550

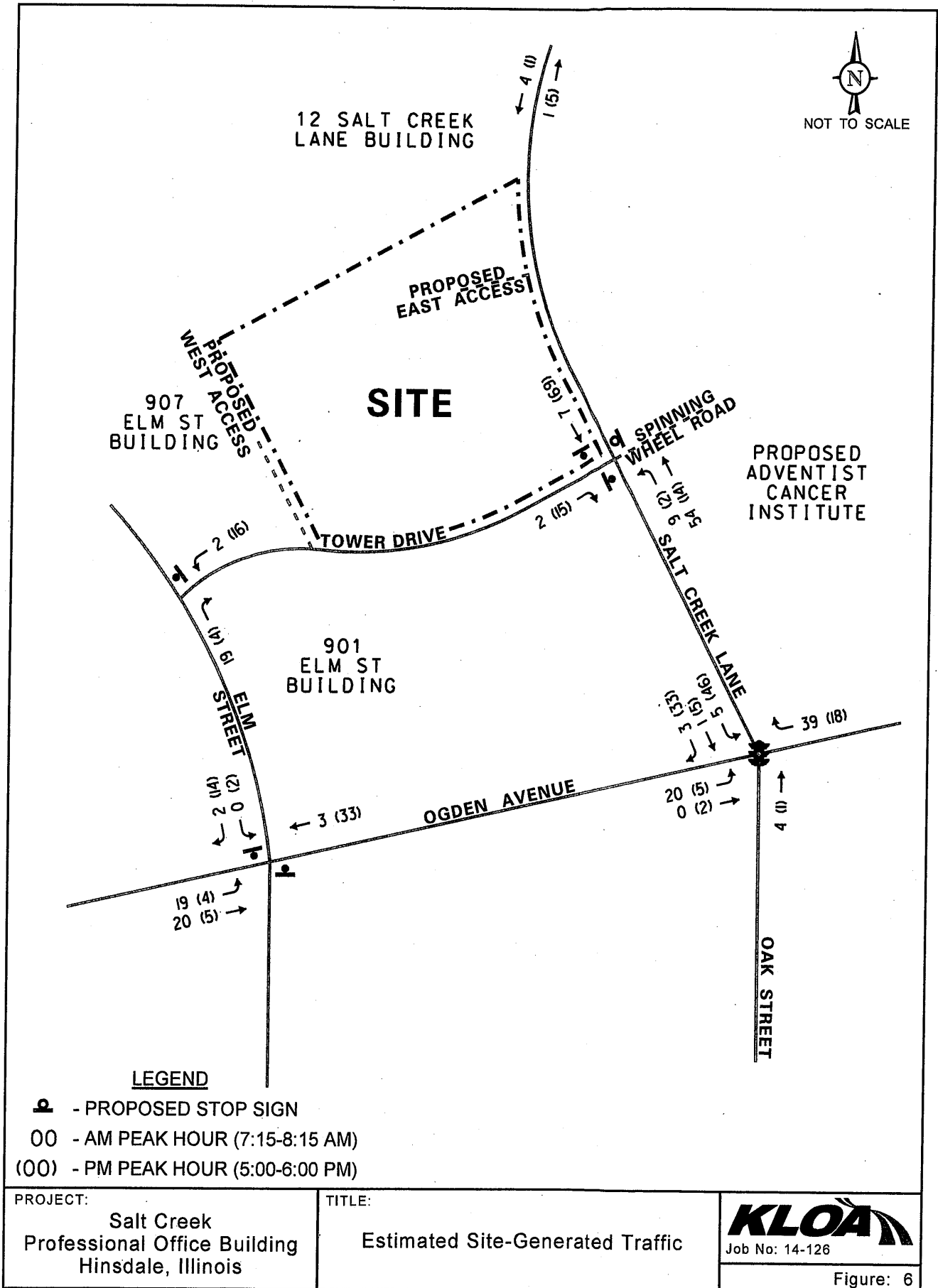
## Projected Traffic Volumes

The estimated weekday morning and evening peak hour traffic volumes that will be generated by the proposed development were assigned to the roadway system in accordance with the previously described directional distribution, as illustrated in **Figure 6**.

In addition to the traffic generated by the subject development, the study also took into consideration the following factors that will impact the study area.

- The realignment of Spinning Wheel Road necessitated the reassignment of existing traffic to its proposed intersection with Salt Creek Lane.
- Traffic generated by the planned Adventist Cancer Institute was added to the road network via its proposed access from Spinning Wheel Drive.
- Traffic that will be generated by the full development of the medical office buildings at 901 Elm Street and 907 Elm Street was added to the road network.
- To account for the potential increase in other traffic affecting the study area, an ambient growth factor of 0.5 percent per year was applied to the study area over a six year period to represent year 2020 conditions.

The existing traffic volumes were therefore increased by 3.0 percent and combined with the development-generated traffic and other developments' traffic volumes to determine the total projected traffic volumes, shown in **Figure 7**.

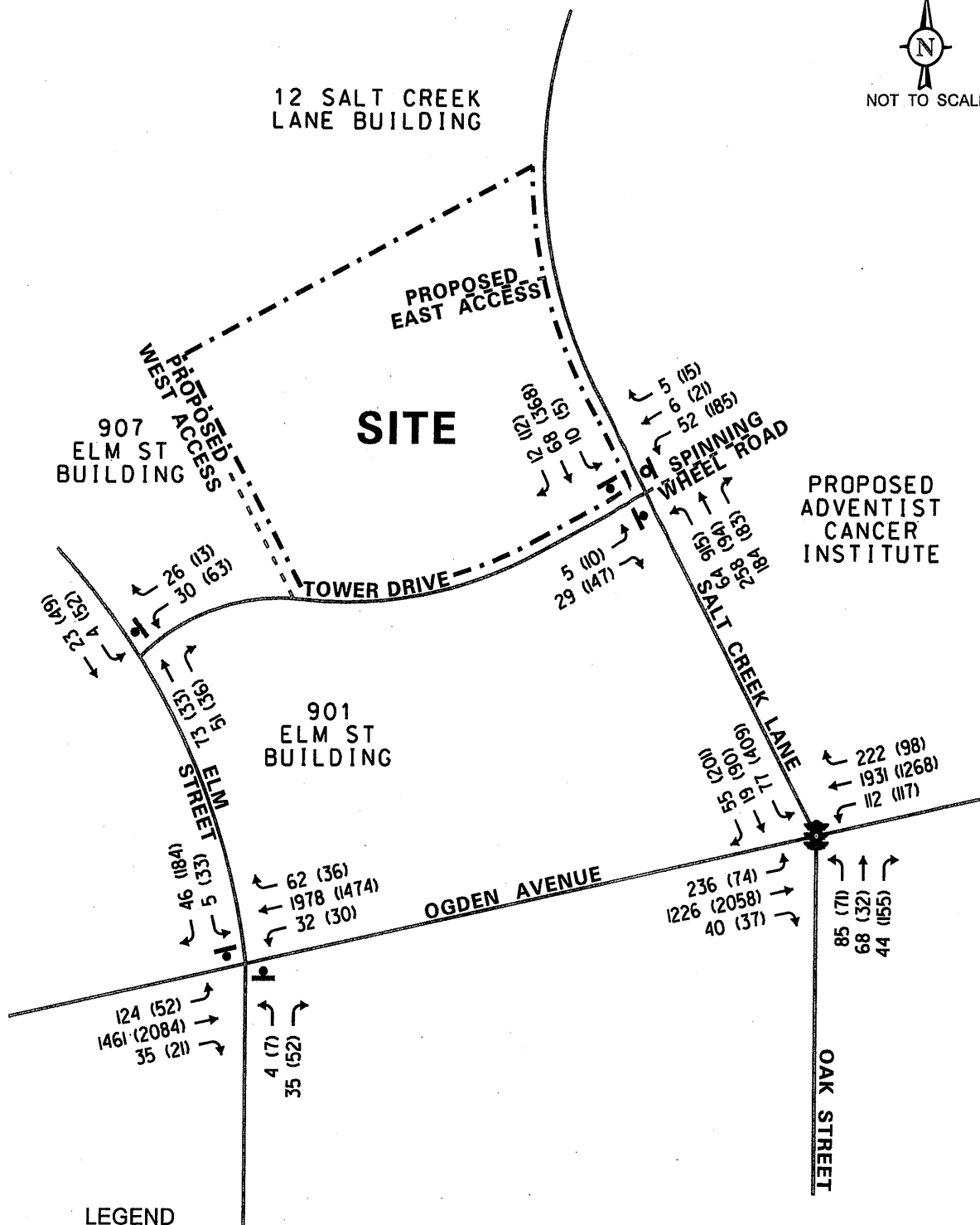


PROJECT: Salt Creek Professional Office Building Hinsdale, Illinois	TITLE: Estimated Site-Generated Traffic	<div data-bbox="1177 1759 1442 1837"> </div> <div data-bbox="1177 1827 1323 1848">           Job No: 14-126         </div> <div data-bbox="1323 1858 1437 1890">           Figure: 6         </div>
--	--	---





NOT TO SCALE



**LEGEND**



- PROPOSED STOP SIGN

00 - AM PEAK HOUR (7:15-8:15 AM)

(00) - PM PEAK HOUR (5:00-6:00 PM)

PROJECT:

Salt Creek  
Professional Office Building  
Hinsdale, Illinois

TITLE:

Total Projected Traffic Volumes

**KLOA**  
Job No: 14-126

Figure: 7

## Traffic Analysis

Traffic analyses were performed for the intersections within the study area to determine the operation of the existing roadway system, evaluate the impact of the proposed development and determine the ability of the existing roadway system to accommodate projected traffic demands. Analyses were performed for the weekday morning and evening peak hours for the existing and projected traffic volumes.

The traffic analyses were performed using HCS 2010 computer software, which is based on the methodologies outlined in the Transportation Research Board's *Highway Capacity Manual (HCM)*, 2010. The ability of an intersection to accommodate traffic flow is expressed in terms of level of service, which is assigned a letter grade from A to F based on the average control delay experienced by vehicles passing through the intersection. Control delay is that portion of the total delay attributed to the traffic signal or stop sign control operation and includes initial deceleration delay, queue move-up time, stopped delay and final acceleration delay. Level of Service A is the highest grade (best traffic flow and least delay), Level of Service E represents saturated or at-capacity conditions and Level of Service F is the lowest grade (oversaturated conditions, extensive delays).

For two-way stop controlled (TWSC) intersections, levels of service are only calculated for the approaches controlled by a stop sign (not for the intersection as a whole).

The results of the capacity analysis are summarized in **Table 2** for the existing traffic volumes and **Table 3** for the projected traffic volumes. The *Highway Capacity Manual* definitions for levels of service and the corresponding control delay for signalized and unsignalized intersections are shown in the Appendix. Also in the Appendix are tables exhibiting ICU level of service and the corresponding intersection capacity utilization percentage and the ICU to HCM LOS compatibility.

Table 2

## CAPACITY ANALYSIS RESULTS—EXISTING TRAFFIC CONDITIONS

Intersection	Weekday A.M. Peak Hour		Weekday P.M. Peak Hour	
	LOS	Delay	LOS	Delay
Ogden Avenue and Salt Creek Lane/Oak Street <sup>1</sup>	C	29.4	E	67.6
Ogden Avenue and Elm Street <sup>2</sup>				
• Southbound Movements	D	29.5	D	27.5
• Eastbound Left Turn	C	24.8	B	12.8
• Westbound Left Turn	B	12.9	C	19.3
Salt Creek Lane and Tower Drive <sup>3</sup>	A	--	A	--
Elm Street and Tower Drive <sup>2</sup>	A	9.0	A	9.0

<sup>1</sup>Signalized Intersection<sup>2</sup>Unsignalized Intersection

<sup>3</sup>Note: Because this intersection provides two of the three approaches under stop sign control with the third approach uncontrolled, HCS delay cannot be determined. The operation of these intersections is based on a critical volume to saturation flow (v/s) evaluation also known as the Intersection Capacity Utilization (ICU) method.

LOS - Level of Service

Delay - Measured in seconds.

Table 3

## CAPACITY ANALYSIS RESULTS—PROJECTED TRAFFIC CONDITIONS

Intersection	Weekday A.M. Peak Hour		Weekday P.M. Peak Hour	
	LOS	Delay	LOS	Delay
Ogden Avenue and Salt Creek Lane/Oak Street <sup>1</sup>				
• Without Improvements	D	36.4	F	99.9+
• With Improvements <sup>4</sup>	C	27.2	E	70.3
Ogden Avenue and Elm Street <sup>2</sup>				
• Southbound Movements	E	35.9	E	40.7
• Eastbound Left Turn	D	34.5	B	14.4
• Westbound Left Turn	B	14.4	C	21.0
Salt Creek Lane and Spinning Wheel Road/Tower Drive <sup>3</sup>	A	--	A	--
Elm Street and Tower Drive <sup>2</sup>	A	9.3	B	10.1

<sup>1</sup>Signalized Intersection<sup>2</sup>Unsignalized Intersection<sup>3</sup>Note: Because this intersection provides three of the four approaches under stop sign control with the fourth approach uncontrolled, HCS delay cannot be determined. The operation of these intersections is based on a critical volume to saturation flow (v/s) evaluation also known as the Intersection Capacity Utilization (ICU) method.<sup>4</sup>Provision of northbound left-turn lane, westbound right-turn overlap, northbound and southbound left-turn arrows and phasing modifications.

LOS - Level of Service

Delay - Measured in seconds.

## **Traffic Evaluation**

The following section summarizes the results of the traffic analysis for each intersection within the study area.

### **Ogden Avenue and Salt Creek Lane/Oak Street**

The results of the capacity analysis indicate that the intersection currently operates at a Level of Service C during the morning peak hour and Level of Service E during the evening peak hour. However, based on observations at this intersection, longer delays are experienced due to the high volume of through traffic on Ogden Avenue and queuing from the traffic signal at York Road. Under projected conditions, this signalized intersection will continue to operate at poor levels of service, due in part to the increase in southbound traffic on Salt Creek Lane.

To better accommodate the increase in traffic on Salt Creek Lane due to the realignment of Spinning Wheel Drive and the development-generated traffic, capacity improvements and signal phasing modifications previously identified were reevaluated to determine their feasibility in accommodating future traffic conditions. These improvements include the following:

- Widen Oak Street to provide a northbound left-turn lane
- Upgrade and modify signal equipment to provide a protected/permissive left-turn arrow for Salt Creek Lane and Oak Street
- Modify signal equipment to provide a westbound right-turn overlap phase
- Increase storage length of westbound right-turn lane on Ogden Avenue
- Increase the storage of the westbound left-turn lane on Ogden Avenue

With these potential improvements, the intersection will operate at a Level of Service C during the morning peak hour and Level of Service E during the evening peak hour. Traffic on Salt Creek Lane and Oak Street will continue to experience delays due to the limited amount of green time given to the north and south approaches, but queuing and delay will be decreased.

Overall, the subject development will generate a small increase in traffic, especially at the intersection of Ogden Avenue with Salt Creek Lane/Oak Street. An increase of less than 2.0 percent of traffic during the morning peak hour and an increase of less than 2.5 percent during the evening peak hour will occur as a result of the development-generated traffic added to this intersection.

### **Ogden Avenue and Elm Street**

The results of the capacity analysis indicate that exiting movements from Elm Street onto Ogden Avenue are currently operating at Levels of Service D during both peak hours and will operate at Levels of Service E under projected conditions. The delays are primarily due to the high volumes of traffic on Ogden Avenue during the peak hours. These results are not uncommon and are to be expected at an unsignalized intersection where a minor street intersects with a major street like Ogden Avenue. However, gaps in traffic due to the proximity of the signalized intersections at Ogden Avenue with Salt Creek Lane/Oak Street to the east and York Road to the west will reduce the delay for north- and southbound movements. The results of the analysis also show that the movements from Ogden Avenue are operating and will continue to operate at acceptable levels of service.

### **Salt Creek Lane and Spinning Wheel Road/Tower Drive**

The existing intersection of Salt Creek Lane and Tower Drive provides a three-approach intersection with two legs under stop sign control. The intersection under projected conditions will provide a four-approach intersection with three of the legs under stop sign control. It should be noted that the configurations of both the existing and future intersections cannot be analyzed using HCM procedures. These intersections are designed to allow the northbound approach free flow in order to prevent back-ups onto Ogden Avenue. Given this configuration and HCM limitations, the intersection was analyzed using the intersection capacity utilization (ICU) level of service. The ICU indicates how much reserve capacity is available or how much an intersection is overcapacity. Based on the ICU analysis, the intersection is and will continue utilizing approximately 30 to 50 percent of the capacity of the intersection. Therefore, the intersection is operating efficiently with minimal delay under normal traffic conditions and will continue to do so.

### **Elm Street and Tower Drive**

The results of the capacity analysis indicate that this intersection operates at Levels of Service A during the morning and evening peak hours and will continue to provide adequate levels of service under projected conditions.

### **Access Drives**

Two access drives will be provided to the proposed professional office building via Salt Creek Lane and Tower Drive. The Tower Drive access will provide access to the existing 907 Elm Street parking lot in addition to the proposed surface lot. These access drives will provide one inbound lane and one outbound lane with outbound movements under stop sign control. Given the volume of traffic projected to be generated by the development, the proposed access drives will be sufficient to accommodate the traffic and inbound left-turn lanes will not be required. Operation of these drives, especially the East Access Drive, may occasionally be affected by back-ups on Salt Creek Lane due to the queuing at the Ogden Avenue intersection.

## **Parking Requirements**

The proposed development calls for a surface parking lot with 162 spaces. This translates into a parking ratio of approximately 3.8 spaces per 1,000 square feet of office space. According to the Village of Hinsdale's parking requirements within their zoning code, one parking space is required per 275 square feet of net floor area, resulting in a parking ratio of approximately 3.6 parking spaces per 1,000 square feet of office space or 144 total parking spaces. Additionally, a review of the ITE's 4<sup>th</sup> Edition of the Parking Generation Manual shows that during the peak parking demand on a weekday, approximately 125 parking spaces will be needed. Based on this information, the professional office building will provide a sufficient number of parking spaces.

## **Conclusions and Recommendations**

Based on the preceding traffic impact study for a professional office building development, the following conclusions and recommendations are made.

- The site is well located with respect to the area roadway system.
- The addition of the site-generated traffic will not significantly impact the area roadways.
- Capacity improvements previously identified for the intersection of Ogden Avenue and Salt Creek Lane/Oak Street will help mitigate existing and future traffic conditions at the intersection.
- The additional traffic from the proposed development will add less than 2.5 percent of traffic at the intersection of Ogden Avenue and Salt Creek Lane/Oak Street during peak hours.
- The proposed access drives will be sufficient to accommodate the generated traffic.
- The proposed number of parking spaces exceeds what is required by the Village of Hinsdale Zoning Code and what is recommended by the ITE Parking Generation Manual.

# **Appendix**



**LEVEL OF SERVICE CRITERIA****Signalized Intersections**

Level of Service	Interpretation	Average Control Delay (seconds per vehicle)
A	Favorable progression. Most vehicles arrive during the green indication and travel through the intersection without stopping.	$\leq 10$
B	Good progression, with more vehicles stopping than for Level of Service A.	>10 - 20
C	Individual cycle failures (i.e., one or more queued vehicles are not able to depart as a result of insufficient capacity during the cycle) may begin to appear. Number of vehicles stopping is significant, although many vehicles still pass through the intersection without stopping.	>20 - 35
D	The volume-to-capacity ratio is high and either progression is ineffective or the cycle length is too long. Many vehicles stop and individual cycle failures are noticeable.	>35 - 55
E	Progression is unfavorable. The volume-to-capacity ratio is high and the cycle length is long. Individual cycle failures are frequent.	>55 - 80
F	The volume-to-capacity ratio is very high, progression is very poor and the cycle length is long. Most cycles fail to clear the queue.	>80.0

**Unsignalized Intersections**

Level of Service	Average Total Delay (SEC/VEH)
A	0 - 10
B	> 10 - 15
C	> 15 - 25
D	> 25 - 35
E	> 35 - 50
F	> 50

Source: *Highway Capacity Manual*, 2010.

### ICU PEAK HOUR ADJUSTMENT FACTOR

Level of Service	ICU Percentage
A	$\leq 55.0\%$
B	> 55.1% to 64.0%
C	> 64.1% to 73.0%
D	> 73.1% to 82.0%
E	> 82.1% to 91.0%
F	> 91.1% to 100.0%
G	> 100.1% to 109.0%
H	> 109.1%

Source: *Intersection Capacity Utilization: Evaluation Procedures for Intersections and Interchanges*, 2003.

### ICU vs. HCM LEVEL OF SERVICE COMPATIBILITY

Given ICU LOS	Resulting HCM LOS
F or worse	F normally D or E possible with special timings
E or better	E or better
D or better	D or better (depends on cycle length) v/c ratios < 0.80

Source: *Intersection Capacity Utilization: Evaluation Procedures for Intersections and Interchanges*, 2003.

## Sean Gascoigne

---

**From:** Bradley Bloom  
**Sent:** Monday, August 25, 2014 11:41 AM  
**To:** Sean Gascoigne  
**Cc:** Mark Wodka; Robert McGinnis  
**Subject:** RE: Salt Creek Medical Campus Planned Development

Hi Sean,

Apologies for not getting back to you sooner. After reviewing the KLOA traffic impact study for 10 Salt Creek I would offer the following comments and observation:

1. Significant back-up currently occur on Salt Creek Lane for southbound traffic queued to go E/B Ogden primarily around 5p on weekdays. The queue is exacerbated by slow moving traffic conditions on E/B Ogden Ave.
2. The closing of the intersection of Spinning Wheel and Ogden has already increased traffic congestion at this intersection.

I am not in a position to interpret the accuracy of the traffic projections contained in this report. I would make the observation that when the Cancer Center opens it will add additional traffic to this intersection. Additionally, its important to know the current occupancy level of the offices located on Spinning Wheel and Salt Creek Lane to properly access the potential traffic impact on Salt Creek and Ogden Ave. I am uncertain what impact intersection improvements will have on this area since both directions of Ogden Ave at quite congested (especially during the evening rush). I would also be concerned over the impact the intersection improvements would have on cut-through traffic (especially considering the Oak Street Bridge improvements).

One inaccuracy in the report is that Salt Creek Lane is a private road and not under the Village's jurisdiction. Additionally, the road referred to in the report as "Fox Lane" is actually Road D and is a Village roadway under our jurisdiction. However, the connecting roadways on both sides (Old Mill on the west and Salt Creek on the east) are private and could be closed off to traffic cutting through traffic on either side. I would suggest that increased queue times (morning and evening peaks) would increase the amount of cut through traffic going both ways. Improvements to the Salt Creek and Ogden intersection may promote more cut through traffic for trips originating outside the office park area.

Chief Bradley Bloom

---

**From:** Sean Gascoigne  
**Sent:** Friday, August 22, 2014 11:54 AM  
**To:** Bradley Bloom  
**Cc:** Mark Wodka; Robert McGinnis  
**Subject:** Salt Creek Medical Campus Planned Development

Good morning gentlemen. Just wanted to follow-up on my previous e-mail to see if anyone had an opportunity to review the traffic report I sent over for this project? I won't be sending the packets out until Wednesday the 3<sup>rd</sup>, but I figured if you had completed the review and could provide any written comments, I could forward those onto the applicant so that they could be prepared to respond at the Plan Commission meeting. Thanks!

Sean