HINSDALE PLAN COMMISSION

RE: Case A-17-2014 – Applicant: Nourished Table and Home, LLC. – Request: Text Amendment to Section 6-106B to allow Cooking Schools as Special Uses in the O-1 District.

DATE OF PLAN COMMISSION REVIEW: **September 10, 2014**

DATE OF ZONING & PUBLIC SAFETY REVIEW: **September 22, 2014**

FINDINGS AND RECOMMENDATION

I. FINDINGS

1. The Applicant, Nourished Table and Home, LLC., submitted an application to Section 6-106 (Special Uses), B (Services), to allow Cooking Schools as Special Uses in the O-1, Specialty Office District.

2. The Plan Commission heard testimony from the applicant regarding the proposed text amendment at the Plan Commission meeting of September 10, 2014.

3. The Commission felt that the requested use was appropriate for this district as a Special Use. In addition, the Commission entertained discussion and agreed that because the O-1 District was the most restrictive Office District, it made sense to also include the use as a Special Use in the O-2, Limited and O-3, General Office Districts.

4. The Plan Commission specifically finds that the Application satisfies the standards in Section 11-601 of the Zoning Code applicable to approval of the amendments.

II. RECOMMENDATIONS

The Village of Hinsdale Plan Commission, by a vote of nine (9) "Ayes", zero (0) "Nays" and zero (0) "Absent" recommends to the President and Board of Trustees that the Hinsdale Zoning Code be amended as proposed, with additional allowance for the use as special uses in the O-2, Limited and O-3, General Office Districts.

THE HINSDALE PLAN COMMISSION

By: _____
Chairman

Dated this _____ day of _____, 2014.

HINSDALE PLAN COMMISSION

RE: Case A-18-2014 – 111 S. Vine Street – Special Use Permit to Allow a Cooking School.

DATE OF PLAN COMMISSION REVIEW: **September 10, 2014**

DATE OF COMMITTEE REVIEW: **September 22, 2014**

FINDINGS AND RECOMMENDATION

I. FINDINGS

1. Peter Coules, representing Nourished Table and Home, LLC., (the "applicant"), submitted an application to the Village of Hinsdale for the property located at 111 S. Vine Street (the "subject property").

2. The subject property is located within the O-1, Specialty Office District in which there are currently no provisions for cooking schools.

3. The applicant proposes to operate a cooking school, with no more than 10 students per class, at the subject property.

4. The applicant made a presentation to the Commission and summarized their business.

5. The applicant indicated that the intended class sizes would be between 8 and 10 students. They also stated that the approximate hours of operation would generally be between 8:30 a.m. to 10 p.m., and would not be daily.

6. The Commission heard concerns from a neighbor regarding parking and the potential implications of allowing a new use in the O-1 District, as it related to precedence and the potential to allow more intensified uses to exist.

7. While the Commission appreciated the concerns, they felt that the requested use was appropriate for the district, given that it was being proposed as a special use and could be considered on a case-by-case basis. The Commission also explained to the resident that given how the process worked, the Code would not provide for the more intense uses he described, unless they were already permitted in the Village's Zoning Code.

8. The Commission acknowledged the neighbor's concern regarding parking, and agreed that the special use should contain a condition that required the staff to utilize off-site parking, so that the students could utilize the surface parking lot.

9. The Plan Commission 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 submitted and considered for the September 10th, Plan Commission meeting.

II. RECOMMENDATION

The Village of Hinsdale Plan Commission, by a vote of 9 "Ayes," 0 "Nay," and 0 "Absent", recommends that the President and Board of Trustees approve the Application for a Special Use permit to allow a cooking school at 111 S. Vine, subject to the following conditions:

- Employees of the business must find alternative off-site parking to maintain the on-site parking for students.
- Class size may not exceed 10 students.

THE HINSDALE PLAN COMMISSION

By: _____
Chairman

Dated this _____ day of _____, 2014.

Memorandum

To: Chairman Byrnes and Plan Commissioners

From: Sean Gascoigne, Village Planner

Cc: Kathleen A. Gargano, Village Manager

Robb McGinnis, Director of Community Development/Building Commissioner

Date: October 8, 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 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 16th 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.

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

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

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

1. Creation of a more desirable environment than would be possible through strict application of other Village land use regulations

2. Promotion of creative approach to the use of land and related physical facilities resulting in better design and development including aesthetic amenities

3. Combination and coordination of architectural styles, building forms and building relationships

4. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features, the provision of screening or other facilities that benefit neighboring properties and the prevention of soil erosion

5. Provision for the preservation and beneficial use of open space

6. An increase in the amount of open space over that which would result from the application of convention subdivision and zoning regulations

7. Encouragement of land uses that promote the public health, safety and general welfare.

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

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

Property History

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

The property immediately adjacent to the east is the Cancer Treatment Center and was recently approved by the Board of Trustees on September 17, 2013. This proposal was not eligible for a Planned

Development application due to the fact that it was only a single building however the following is a reference comparison of key bulk standards for the immediate area.

Address	**Square Footage of Structure**	**Height**	**Stories**
10 Salt Creek – Proposed	43,065 square feet	44 ft.	3
11 Salt Creek – Existing	57,520 square feet	50 ft.	3
12 Salt Creek – Existing	68,000 square feet	55 ft.	4
901 N. Elm St. – Existing	34,835 square feet	33 ft.	2
907 N. Elm St. – Existing	32,000 square feet	42 ft.	3
421 E. Ogden (Cancer Treatment Ctr) – Under Construction	54,000	45 ft.	2

Exterior Appearance and Site Plan Review Application 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 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 16th 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.

	Existing Requirement	**Proposed Development**
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 provided a traffic study (previously submitted), prepared by KLOA and dated July 10, 2014. The Police Department has reviewed the documents and had previously provided comments on the document.

Plan Commission Hearing – 9/10/14

At the September 10, 2014 Plan Commission meeting, the Commission reviewed the application submitted for the Planned Development request, as well as the construction for a new building at 10 Salt Creek. As a result of comments made by both Commissioners and residents, the applicant has provided the attached memorandum along with corresponding documents (Exhibit A), outlining the requests made by the Commission and the intended revisions to the proposal in response to those comments, as well as proposed modifications to 12 Salt Creek. In addition to applicant's correspondence, the following documents have also been attached:

- E-mail from Graue Mill resident dated September 19, 2014 (Exhibit B)
- Memo from the Village Engineer responding to stormwater conerns at Graue Mill (Exhibit C)
- Memo from Forest Preserve District of DuPage County (Exhibit D)

Please note that the attached booklet, is part of the applicant's submittal, referenced above as "Exhibit A".

EXHIBIT "A"

MedProperties

September 24, 2014

Neil Byrnes, Chair
Steve Cashman
Julie Crnovich
Anna Fiascone
Laura Johnson
Laurene McMahon
Mary Ryan
Luke Stifflear
Troy Unell

RE: Planned Development for Salt Creek Medical Campus

Dear Plan Commission Member:

On behalf of MedProperties, I want to thank you for all of the comments and feedback we received at the Plan Commission Hearing on September 10th. We received very positive feedback from many of the commissioners both during and after the meeting about our investment in the campus and this specific project. We appreciate that the Planned Development ("PD") process is one which the Village of Hinsdale and Plan Commission take seriously, and we recognize that there may be some concern about what the PD will allow for as it relates to the requirement for future approvals.

MedProperties had several meetings over the past year with Village Staff to discuss this project and how best to balance the Village Zoning Codes and Ordinances with the goals of the Salt Creek Medical Campus development. This redevelopment is very unique to Hinsdale and the complexities of the Campus plan lends itself very well to the Planned Development process of the Hinsdale Zoning Code. Village Staff supports the PD route as it gives the Village the most control over the long term plans, and requires the developer to provide various public benefits which would not otherwise be required. The public benefits in connection with this application exceed $500,000. The Ordinance allows the Village to review changes to multiple parcels at one time and in context of all other existing and proposed improvements, including the following factors:

1. Creation of a more desirable environment than would be possible through strict application of other Village land use regulations.
2. Promotion of a creative approach to the use of land and related physical facilities resulting in better design and development, including aesthetic amenities.
3. Combination and coordination of architectural styles, building forms, and building relationships.
4. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation, and geologic features, the provision of screening or other facilities that benefit neighboring properties, and the prevention of soil erosion.
5. Provision for the preservation and beneficial use of open space.
6. An increase in the amount of open space over that which would result from the application of conventional subdivision and zoning regulations.
7. Encouragement of land uses that promote the public health, safety, and general welfare.

MedProperties agrees with Village Staff and believes that the proposed Salt Creek Medical Campus development is best accomplished through the use of the Planned Development review process.

This project is also unique in that the ongoing leasing effort may require future Village review and approval for various tenant specific items such as signage or additional modifications to a building exterior. Under a PD, we will still be required to present all of these proposed future modifications to the Village for review and approval at such time.

Aside from the discussion about the PD alternative approach at the September Plan Commission meeting, we believe the project was well received with various requests for changes. Therefore, we plan to update our application with the following changes and clarifications:

Increase the Capacity of the Storm Detention System

- The applicant has reviewed the size of the storm detention vaults under the proposed parking lot and they will be increased from an estimated 1.0 acre-feet to 1.5 acre-feet, equivalent to about 500,000 gallons. This system will be designed to retain 100% of the storm water collected until the Salt Creek water level is below the flood plain elevation and no water will be released until there is capacity in Salt Creek. Further, the applicant will be decreasing the amount of existing storm water running undetained to Salt Creek by connecting the existing storm sewers from Salt Creek Lane and 907 Elm as well as the roof drains from 12 Salt Creek to the detention system. This increased detention capacity will substantially decrease the existing water run-off from Salt Creek Medical Campus in severe rain events.
- Mr. Sean Gascoigne has also advised us that the Village Engineer will be providing a memo to the Plan Commission members stating that the new development at 10 Salt Creek will not contribute any additional storm water run-off.

Updated Traffic Study

- KLOA will provide an updated traffic study to account for existing traffic which may be utilizing Dee Road/Fox Lane to cut through from York Road to the signal at Salt Creek Lane and Ogden Avenue. It should be noted though that the cut through traffic concerns raised by neighboring residents exists regardless, and the proposed 10 Salt Creek building would add only about 2% to the overall traffic volume in the area.

Area Map

- The applicant will provide a map identifying the roadways connected to the development, and how the proposed bike paths will connect to the DuPage County Trail system.

Walking Paths and Proposed Oak Grove Pavilion

- The network of walking paths will be utilized by the occupants of the campus during business hours as well as the residents of both Spinning Wheel apartments and Graue Mill. These paths will connect new common area features like the Oak Grove Pavilion and the Clock Tower Plaza.
- Renderings of the proposed pavilion will be added to the application.

New Tenant Entrance

- As mentioned at the September meeting, the applicant is completing a lease with a tenant which will require a dedicated entrance at the south side of the 12 Salt Creek building. The entrance for this tenant space will be located on the south side of 12 Salt Creek adjacent to the parking lot between 10 and 12 Salt Creek. We have added the details of the proposed entry canopies to this application for consideration as part of the PD request. We have also provided additional landscaping at the south side of 12 Salt Creek which buffers the north edge of the proposed parking lot.

Cancer Institute Signage

- The applicant will add the previously approved signage for the Adventist Cancer Institute to the exhibits to clarify how the requested way-finding signage fit in context of the other campus signage.

Additional Parking Lot Landscaping

- The applicant will increase the amount of landscaped area within the proposed parking lot which will decrease the lot coverage and provide more plantings within the parking field.

There are many elements associated with the Planned Development and proposed 3-story building at 10 Salt Creek, and the Commissioners may have questions requiring clarification of the proposal. MedProperties would be happy to meet individually with any of the Commissioners to answer any questions regarding the application. We thank you for your consideration in this matter and look forward to completing our presentation on October 8th.

Sincerely,

William J. Dvorak
Director, Development Services
MedProperties Group

cc: Thomas Cauley, Village Board President
Kathleen A. Gargano, Village Manager
Robert McGinnis, Building Commissioner / Director of Community Development
Sean Gascoigne, Village Planner
Timothy Scott, Director of Economic Development and Urban Planning

EXHIBIT "B"

Sean Gascoigne

From: Susan Williams <matriarchwilliams@gmail.com>
Sent: Friday, September 19, 2014 5:21 PM
To: Sean Gascoigne
Subject: Salt Creek Medical Campus (I can't confirm that my first email went through---I apologize if this is a duplicate)

Dear Mr Byrnes and Plan Commissioners,

I am not against responsible development at this location and was actually disappointed that a modest retail and housing development did not come to fruition at the formerly identified "Office Park". That developer wanted to shoe-horn in overly tall and wide buildings and the ONLY good result from the economy tanking in 2008 and forward was that this proposal was withdrawn.

My concern is that the 100 year flood event (1 in 100 chance flood which does not mean that a flood will happen every 100 years) is being used as the standard for water management in regards to this flood prone area. We know that 2 recent floods in less than 3 years have attained that statistical event. For this reason, I feel the developer should simply work within the existing building codes. If the request for an over-sized building is granted, I think the developer should be required not only to have an underground detention tank, but also a water permeable parking lot. The developer could use the underground tank for landscape irrigation instead of just releasing it wastefully back into the creek. After doing some preliminary research on permeable surfaces, I find that there are limitations to the various types of permeable surfaces and regular maintenance is a must to maintain these surfaces (for example truck traffic can not be accommodated on surfaces meant only for car traffic). If only one water management system is to be implemented, the underground water tank may be the better option due to regular maintenance issues with the permeable parking lot.

I also do not totally agree with the architect's (in a conversation prior to the Plan Commission meeting of Sept 10/14) assessment that Graue Mill is only affected by what our neighbors in Elmhurst, Oak Brook, and locations farther north do. The following is paraphrasing and quoting from an email from Dan Deeter: Storm water flows through a 15" storm sewer beginning from N Madison St low point through various streets, backyards where it crosses Ogden Ave at N Monroe St. This pipe meets up with more storm water from Monroe/Ogden area and is carried by a 36" pipe to a ravine on the Institute for Basic Life Principles property. "This ravine carries the water to a series of ponds and streams that flow north to Salt Creek in the vicinity of Spring Road between Adams and Monroe Streets". So in other words, Graue Mill is impacted by water from south of Ogden Avenue.

Additionally, storm water from the Crown Center hemorrhages out from the parking lot during heavy rains and Mrs Mose at the Plan Commission meeting noted other areas where water gushes like a "waterfall" into Salt Creek.

Graue Mill is a PUD and we know how well that turned out. Townhouses (under construction adjacent to Salt Creek) were flooded to varying degrees during the 1987 flood and yet more units were allowed to be built after that time. Would it not have been better to construct underground storage and/or detention ponds in place of some of those buildings? In some instances it appears that the acronym PUD stands for "Please Use as Desired" and isn't it about time that we stopped ravishing the land?

After attending the Plan Commission meeting Sept 10th, I am assured that traffic concerns and signage is in your capable hands. Thank you for your deliberations about this situation and I am sorry this email is so long.

Susan Williams
1204 Hawthorne Lane
Hinsdale IL 60521
630 654-1275

EXHIBIT "C"

MEMORANDUM

TO: Planning Commission

FROM: Dan Deeter, PE
Village Engineer

DATE: September 18, 2014

RE: Stormwater Infrastructure Improvements
10 Salt Creek Lane, Hinsdale, IL

It has come to Staff's attention that there is a concern about the impact of the proposed development at 10 Salt Creek Lane on Salt Creek flood levels. It is my professional opinion that the stormwater management plan of the proposed 10 Salt Creek Lane development will reduce the stormwater runoff rate from 10 Salt Creek Lane. However, due to the size of the proposed development compared to the total Salt Creek drainage area, this positive effect will be insignificant.

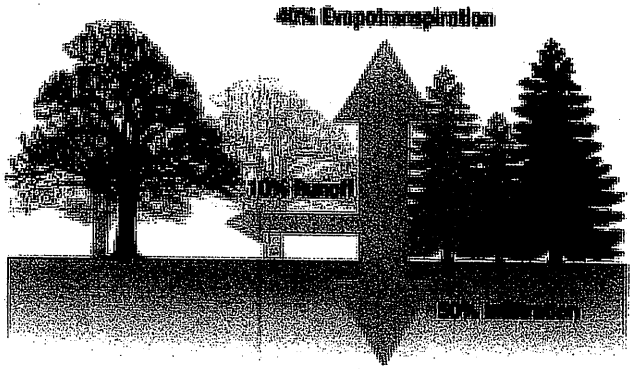
Stormwater Runoff. As seen in the attached graphic, the volume of water that runs off a parcel increases with the increase in the ease of drainage and the increase in impervious surfaces (pavements, roofs, etc.). Landscaped lawn area (as currently exists on the 10 Salt Creek Lane site) can generate twice the stormwater runoff of a "natural" site. Without a stormwater management plan, the proposed development could cause the stormwater runoff to increase four to six times due to the combination of landscaping, lawn and impervious surfaces.

Site Stormwater Management. The proposed development will include stormwater management features designed and constructed to meet the DuPage County Stormwater Ordinance. One of the goals of this ordinance is to release stormwater from a developed site at the natural stormwater rate. This is primarily done by collecting the stormwater runoff into a detention facility. The stormwater is then released through a smaller outlet calculated to match the natural rate. Therefore, the stormwater management features of the proposed <u>developed</u> site will release stormwater at a slower rate than the water flows from the <u>current</u> site. The developer's engineers must demonstrate that their plans meet the DuPage County Stormwater Ordinance prior to Staff issuing a construction permit.

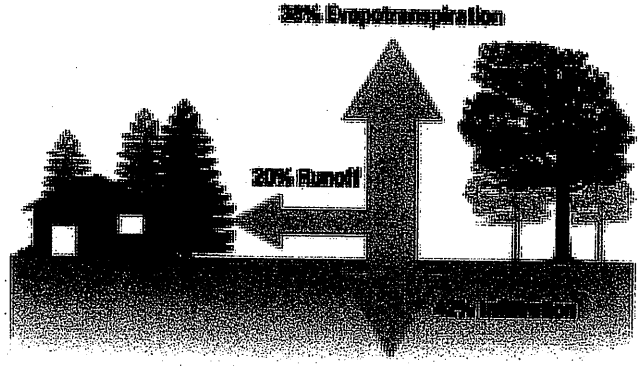
Graue Mill Tributary Area. Even though 10 Salt Creek Lane will be constructed to meet all Village, County, State, and Federal stormwater ordinances and regulations, the development's overall impact on Salt Creek flood levels is insignificant. The Federal Emergency Management Agency (FEMA) Flood Insurance Study revised August 19, 2008 shows Salt Creek's drainage area upstream of York Road is 112.0 square miles. Since there are 640 acres per square mile, there are 71,680 acres contributing to the storm water flowing in Salt Creek at York Road/Graue Mill. Thus, the 2.5-acre development of 10 Salt Creek Lane contributes only 0.003% of the total flows of Salt Creek (during both normal

flows or during floods). Even though the site will reduce the stormwater release rate, the amount it releases will not have a noticeable impact on the Salt Creek water level at Graue Mill.

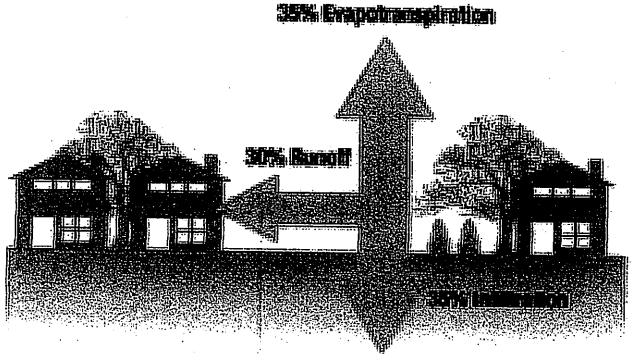
EFFECTS OF IMPERVIOUSNESS ON RUNOFF AND INFILTRATION



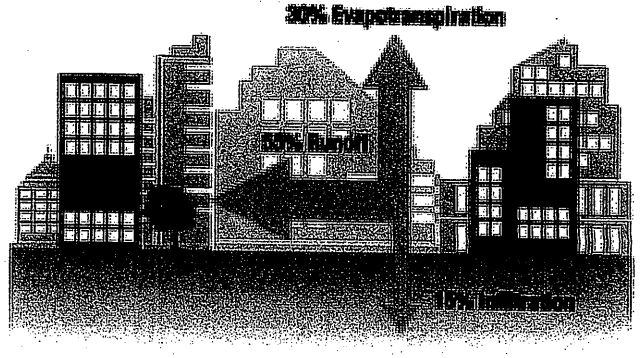
NATURAL GROUND COVER
0% Impervious Surface



LOW DENSITY RESIDENTIAL(e.g. rural)
10-20% Impervious Surface



MEDIUM DENSITY RESIDENTIAL (e.g. subdivision)
30-60% Impervious Surface



HIGH DENSITY RESIDENTIAL/INDUSTRIAL/COMMERCIAL (e.g. town centre)
75-100% Impervious Surface

Source: Arnold and Gibbons (1996) Impervious Surface Coverage.

EXHIBIT "D"

Forest Preserve District of DuPage County

3S580 Naperville Road • Wheaton, IL 60189-8761 • 630.933.7200 • Fax 630.933.7204 • TTY 800.526.0857

September 5, 2014

Mr. Neale Byrnes
Chairman
Hinsdale Plan Commission
Village of Hinsdale
19 East Chicago Avenue
Hinsdale, Illinois 60521

Re: Public Hearing Notice on Salt Creek Medical Campus Property
Plan Commission Case Number A-23-2014

Dear Mr. Byrnes:

The Forest Preserve District of DuPage County recently received notice of a requested Special Use Permit for a Planned Development, including certain waivers, on property known as the Salt Creek Medical Campus. We appreciate receiving timely notification of such requests and projects that may have an impact on our adjacent property, and thank you for the opportunity to comment.

District Staff has reviewed the public hearing notice and the proposed project and Special Use requests, and has the following comment at this time. The District requests that Chanticleer Pear be removed from their landscape plan. Ornamental pears have become very invasive and are a prime example of a widespread ornamental variety that is becoming a nuisance. Staff has begun to devote considerable time and money controlling this species in our forest preserves. Eastern Redbud (Cercis canadensis) is a suitable, showy alternative that should be widely available from landscape nurseries. If they would like, we can suggest additional suitable alternatives.

We hope you will allow us the opportunity to review and comment on any major revisions that may be proposed as this project moves forward. Please consider this as my request that this letter be read and entered into the public record at the hearing on September 10, 2014. If you have any questions, please contact me at (630) 933-7235.

Sincerely,

Kevin Stough
Director of Land Preservation

cc: D. "Dewey" Pierotti, Jr., President
Joe Cantore, District 2 Commissioner
Bob Vick, Deputy Director of Natural Resources
Mike Palazzetti, Deputy Director of Operations

Med Properties
Salt Creek Medical Campus

VILLAGE OF HINSDALE, IL
SALT CREEK MEDICAL CAMPUS PLANNED DEVELOPMENT AMENDMENT
and
10 SALT CREEK APPEARANCE AND SITE PLAN REVIEW APPLICATION
and
12 SALT CREEK SOUTH ENTRY EXTERIOR APPEARANCE REVIEW APPLICATION

10.08.14

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

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

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

ESA Project Number 14061

MedProperties

September 24, 2014

Neil Byrnes, Chair
Steve Cashman
Julie Crnovich
Anna Fiascone
Laura Johnson
Laurene McMahon
Mary Ryan
Luke Stifflear
Troy Unell

RE: Planned Development for Salt Creek Medical Campus

Dear Plan Commission Member:

On behalf of MedProperties, I want to thank you for all of the comments and feedback we received at the Plan Commission Hearing on September 10th. We received very positive feedback from many of the commissioners both during and after the meeting about our investment in the campus and this specific project. We appreciate that the Planned Development ("PD") process is one which the Village of Hinsdale and Plan Commission take seriously, and we recognize that there may be some concern about what the PD will allow for as it relates to the requirement for future approvals.

MedProperties had several meetings over the past year with Village Staff to discuss this project and how best to balance the Village Zoning Codes and Ordinances with the goals of the Salt Creek Medical Campus development. This redevelopment is very unique to Hinsdale and the complexities of the Campus plan lends itself very well to the Planned Development process of the Hinsdale Zoning Code. Village Staff supports the PD route as it gives the Village the most control over the long term plans, and requires the developer to provide various public benefits which would not otherwise be required. The public benefits in connection with this application exceed $500,000. The Ordinance allows the Village to review changes to multiple parcels at one time and in context of all other existing and proposed improvements, including the following factors:

1. Creation of a more desirable environment than would be possible through strict application of other Village land use regulations.
2. Promotion of a creative approach to the use of land and related physical facilities resulting in better design and development, including aesthetic amenities.
3. Combination and coordination of architectural styles, building forms, and building relationships.
4. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation, and geologic features, the provision of screening or other facilities that benefit neighboring properties, and the prevention of soil erosion.
5. Provision for the preservation and beneficial use of open space.
6. An increase in the amount of open space over that which would result from the application of conventional subdivision and zoning regulations.
7. Encouragement of land uses that promote the public health, safety, and general welfare.

MedProperties agrees with Village Staff and believes that the proposed Salt Creek Medical Campus development is best accomplished through the use of the Planned Development review process.

This project is also unique in that the ongoing leasing effort may require future Village review and approval for various tenant specific items such as signage or additional modifications to a building exterior. Under a PD, we will still be required to present all of these proposed future modifications to the Village for review and approval at such time.

Aside from the discussion about the PD alternative approach at the September Plan Commission meeting, we believe the project was well received with various requests for changes. Therefore, we plan to update our application with the following changes and clarifications:

Increase the Capacity of the Storm Detention System

- The applicant has reviewed the size of the storm detention vaults under the proposed parking lot and they will be increased from an estimated 1.0 acre-feet to 1.5 acre-feet, equivalent to about 500,000 gallons. This system will be designed to retain 100% of the storm water collected until the Salt Creek water level is below the flood plain elevation and no water will be released until there is capacity in Salt Creek. Further, the applicant will be decreasing the amount of existing storm water running undetained to Salt Creek by connecting the existing storm sewers from Salt Creek Lane and 907 Elm as well as the roof drains from 12 Salt Creek to the detention system. This increased detention capacity will substantially decrease the existing water run-off from Salt Creek Medical Campus in severe rain events.
- Mr. Sean Gascoigne has also advised us that the Village Engineer will be providing a memo to the Plan Commission members stating that the new development at 10 Salt Creek will not contribute any additional storm water run-off.

Updated Traffic Study

- KLOA will provide an updated traffic study to account for existing traffic which may be utilizing Dee Road/Fox Lane to cut through from York Road to the signal at Salt Creek Lane and Ogden Avenue. It should be noted though that the cut through traffic concerns raised by neighboring residents exists regardless, and the proposed 10 Salt Creek building would add only about 2% to the overall traffic volume in the area.

Area Map

- The applicant will provide a map identifying the roadways connected to the development, and how the proposed bike paths will connect to the DuPage County Trail system.

Walking Paths and Proposed Oak Grove Pavilion

- The network of walking paths will be utilized by the occupants of the campus during business hours as well as the residents of both Spinning Wheel apartments and Graue Mill. These paths will connect new common area features like the Oak Grove Pavilion and the Clock Tower Plaza.
- Renderings of the proposed pavilion will be added to the application.

MEMORANDUM

TO: Planning Commission

FROM: Dan Deeter, PE
Village Engineer

DATE: September 18, 2014

RE: Stormwater Infrastructure Improvements
10 Salt Creek Lane, Hinsdale, IL

It has come to Staff's attention that there is a concern about the impact of the proposed development at 10 Salt Creek Lane on Salt Creek flood levels. It is my professional opinion that the stormwater management plan of the proposed 10 Salt Creek Lane development will reduce the stormwater runoff rate from 10 Salt Creek Lane. However, due to the size of the proposed development compared to the total Salt Creek drainage area, this positive effect will be insignificant.

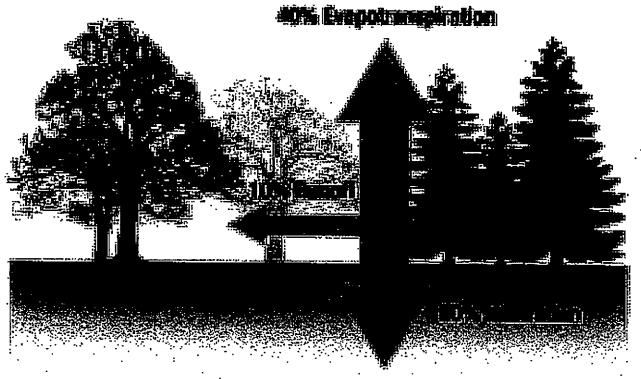
Stormwater Runoff. As seen in the attached graphic, the volume of water that runs off a parcel increases with the increase in the ease of drainage and the increase in impervious surfaces (pavements, roofs, etc.). Landscaped lawn area (as currently exists on the 10 Salt Creek Lane site) can generate twice the stormwater runoff of a "natural" site. Without a stormwater management plan, the proposed development could cause the stormwater runoff to increase four to six times due to the combination of landscaping, lawn and impervious surfaces.

Site Stormwater Management. The proposed development will include stormwater management features designed and constructed to meet the DuPage County Stormwater Ordinance. One of the goals of this ordinance is to release stormwater from a developed site at the natural stormwater rate. This is primarily done by collecting the stormwater runoff into a detention facility. The stormwater is then released through a smaller outlet calculated to match the natural rate. Therefore, the stormwater management features of the proposed <u>developed</u> site will release stormwater at a slower rate than the water flows from the <u>current</u> site. The developer's engineers must demonstrate that their plans meet the DuPage County Stormwater Ordinance prior to Staff issuing a construction permit.

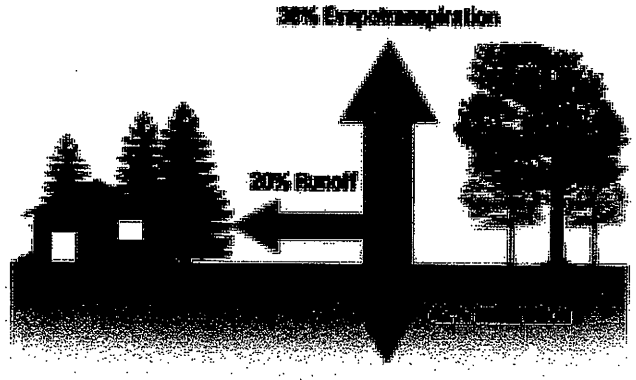
Graue Mill Tributary Area. Even though 10 Salt Creek Lane will be constructed to meet all Village, County, State, and Federal stormwater ordinances and regulations, the development's overall impact on Salt Creek flood levels is insignificant. The Federal Emergency Management Agency (FEMA) Flood Insurance Study revised August 19, 2008 shows Salt Creek's drainage area upstream of York Road is 112.0 square miles. Since there are 640 acres per square mile, there are 71,680 acres contributing to the storm water flowing in Salt Creek at York Road/Graue Mill. Thus, the 2.5-acre development of 10 Salt Creek Lane contributes only 0.003% of the total flows of Salt Creek (during both normal

flows or during floods). Even though the site will reduce the stormwater release rate, the amount it releases will not have a noticeable impact on the Salt Creek water level at Graue Mill.

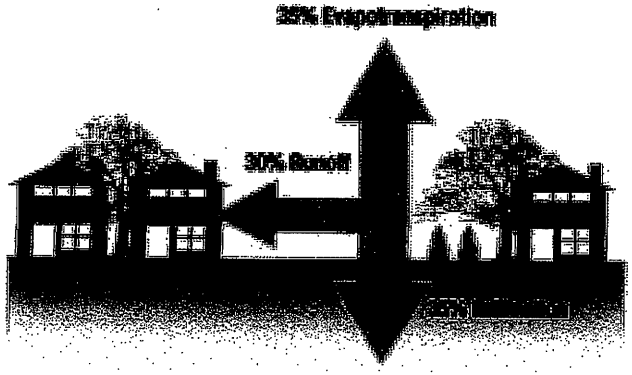
EFFECTS OF IMPERVIOUSNESS ON RUNOFF AND INFILTRATION



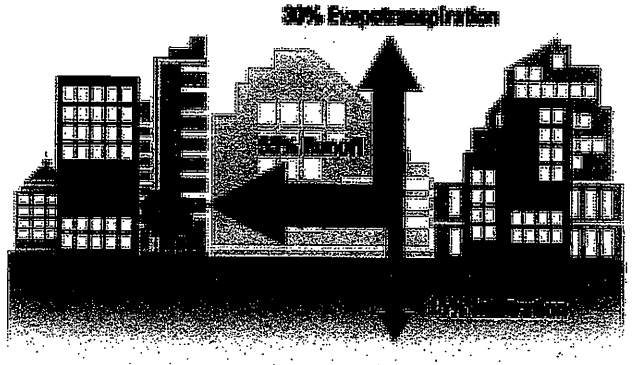
NATURAL GROUND COVER
0% Impervious Surface



LOW DENSITY RESIDENTIAL (e.g. rural)
10-20% Impervious Surface



MEDIUM DENSITY RESIDENTIAL (e.g. subdivision)
30-50% Impervious Surface



HIGH DENSITY RESIDENTIAL/INDUSTRIAL/COMMERCIAL (e.g. town centre)
75-100% Impervious Surface

Source: [illegible] (1998) Impervious Surface Coverage.

Salt Creek Medical Campus Comprehensive Zoning Analysis

Hinsdale, IL 60521

2014.06.06

ESA # 12075

	Zoning Requirements	Individual Lots					Planned Development: 10 SC, 12 SC, 907 Elm
Category	"O3"	10 Salt Creek	12 Salt Creek	907 Elm	901 Elm	11 Salt Creek	P.D.[6] 10 SC+ 11 SC+ 12 SC +907 Elm+ 901 Elm
Site Area (SF)	20,000 Min.	108,854	224,808	97,600	95,903	170,811	697,976
Gross Area (SF)	-	43,065	68,000	32,000	34,835	57,520	235,420
Net Area (SF)	-	39,500	61,200	28,800	23,484	51,193	204,177
Foot Print Area (SF)	-	14,450	20,615	10,670	13,370	14,380	73,485
Parking Area (SF)	-	69,128	107,010	43,844	42,914	73,636	336,532
FAR	0.35	0.40	0.30	0.33	0.36	0.34	0.34
Lot Coverage	50% Max	78%	57%	56%	59%	52%	59%
Parking Spaces[1] + Street Parking	(Req'd[2]) Actual	(144) 150 + 9 Street= 159	(204) 192 + 29 street=221	(105) 108	(87)90	(171)171	(610[7]) 749[8]
ADA Spaces[3]	(Req'd) Actual	(6) 8[4]	(6) 12[4]	(5) 6[4]	(4)5[4]	(6)6[4]	(27) 51[4]
Parking / 1000 Net SF	3.33 / 1000 SF Min	4.33	3.61	3.75	3.78	3.34	3.6
Height[5]	60'	44'	55'	42'	33'	50'	55'
Building Front Setback	40'	44.5'	84.5'	75'	58'	96'	N/A
Building Corner Side Setback	40'	56.5'	N/A	52'	48', 109.5'	N/A	
Building Side Setback	10'	14.5'	201', 11'	49'	N/A	142', 90'	N/A
Building Rear Setback	40'	245'	120.5'	161'	70'	205'	N/A
Front Yard	25'	140'	47'	60'	39'	82'	N/A
Corner Side Yard	25'	47'	N/A	51.5'	17', 31'	N/A	
Side Yard	10'	0'	0', 67'	0'	N/A	15.5', 5'	N/A
Rear Yard	20'	0'	5.5'	21'	0'	14'	N/A

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

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

[3]Required ADA parking spaces per Illinois Accessibility Code

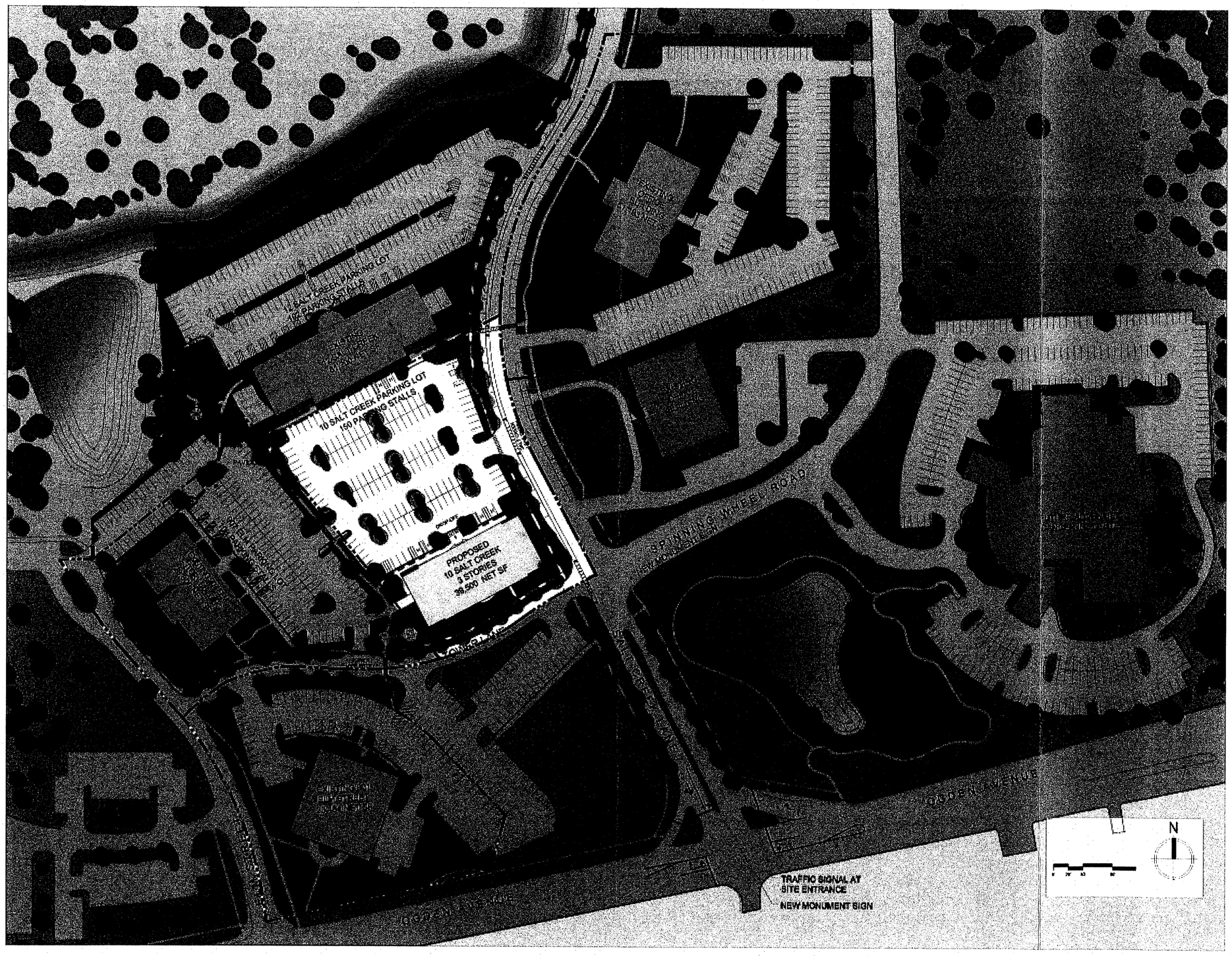
[4]Total number of actual spaces determined by averaging requirements of IAC + 5% of all parking lot spaces

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

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

[7]Total required parking spaces based on 1/335 SF

[8]Total actual parking spaces include 28 street parking spaces

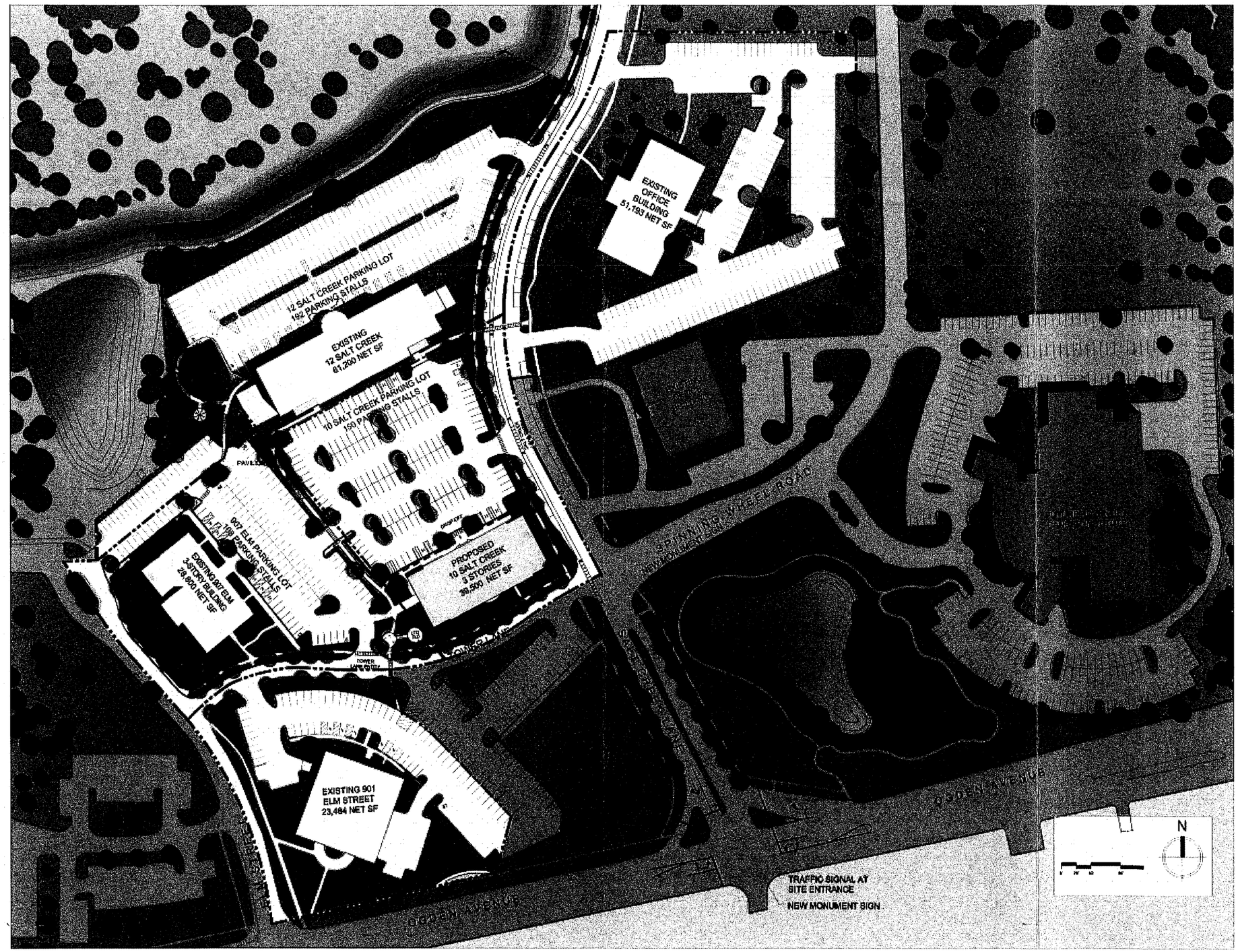


ECKENHOFF SAUNDERS ARCHITECTS

MedProperties

Salt Creek Medical Campus

Project No: 12076 Date: 2014.08.04



ECKENHOFF SAUNDERS ARCHITECTS

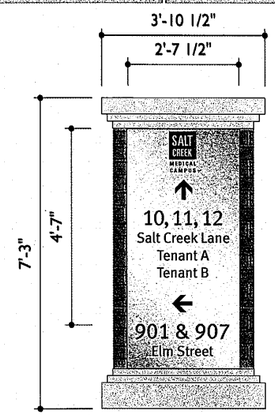
MP
MedProperties

Salt Creek Medical Campus

Planned Development

Project No: 12076 Date: 2014.06.06

Salt Creek Site Plan



Location 2 Side A

Location 2 Side B

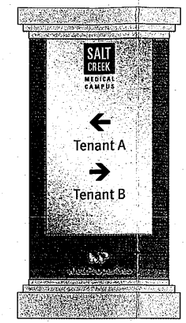
Location 3 Side A/B

Location 5 Side A/B

Location 6 Side A/B

Location 7.1 Side A/B

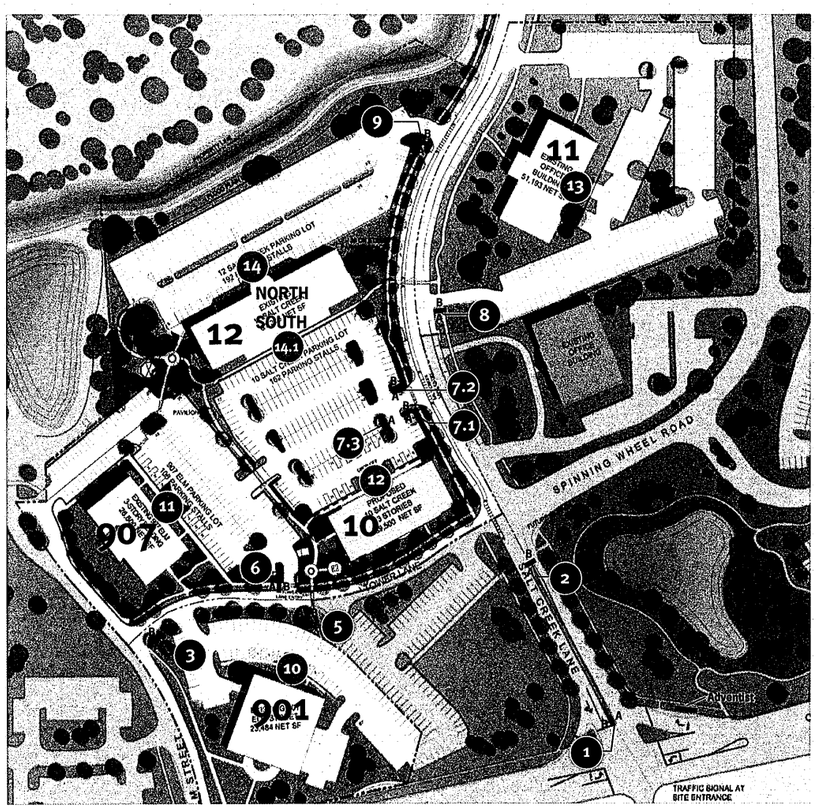
Location 7.2 Side A/B



Location 7.3 Side A

Location 8 Side A/B

Location 9 Side A/B

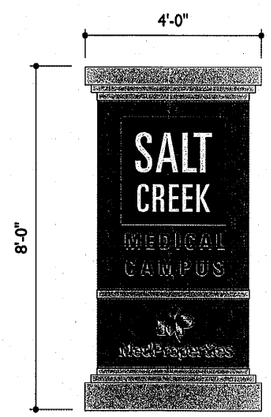


901 907

Location 10 Location 11

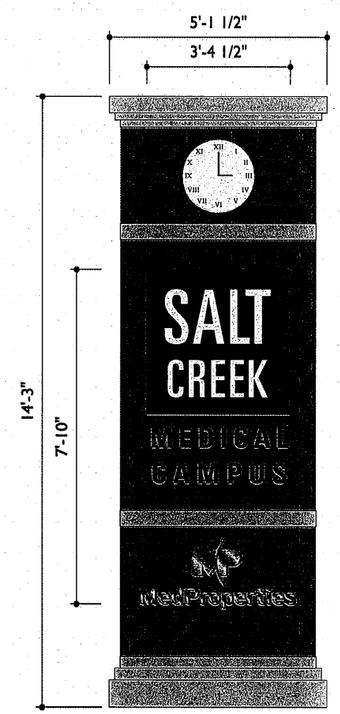
10 11 12 NORTH 12 SOUTH

Location 12 Location 13 Location 14 Location 14.1



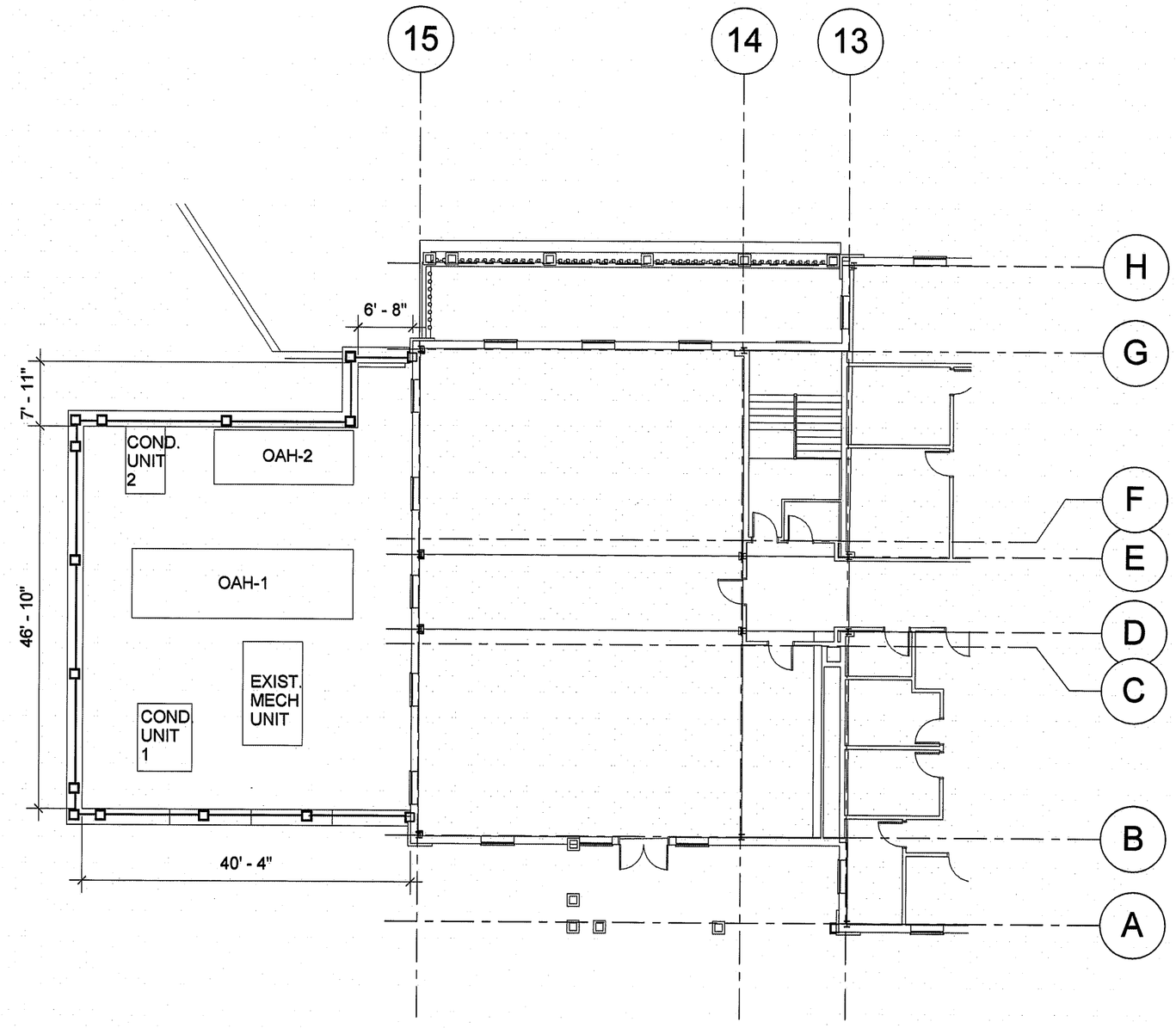
Revised Design

Location 1 Side A/B



Previous Design

OGDEN ROAD VIEW

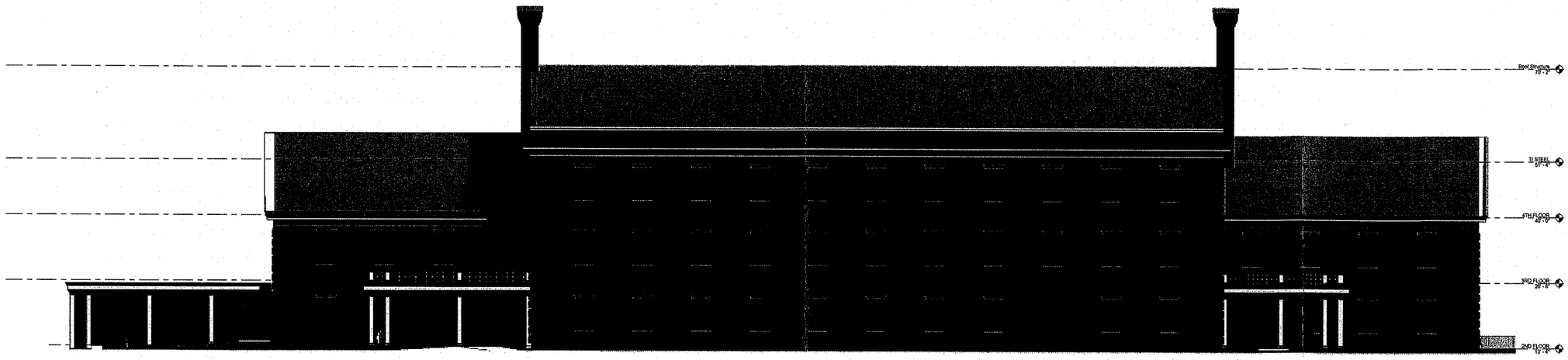


1 Floor Plan - West Mechanical Space
1/16" = 1'-0"

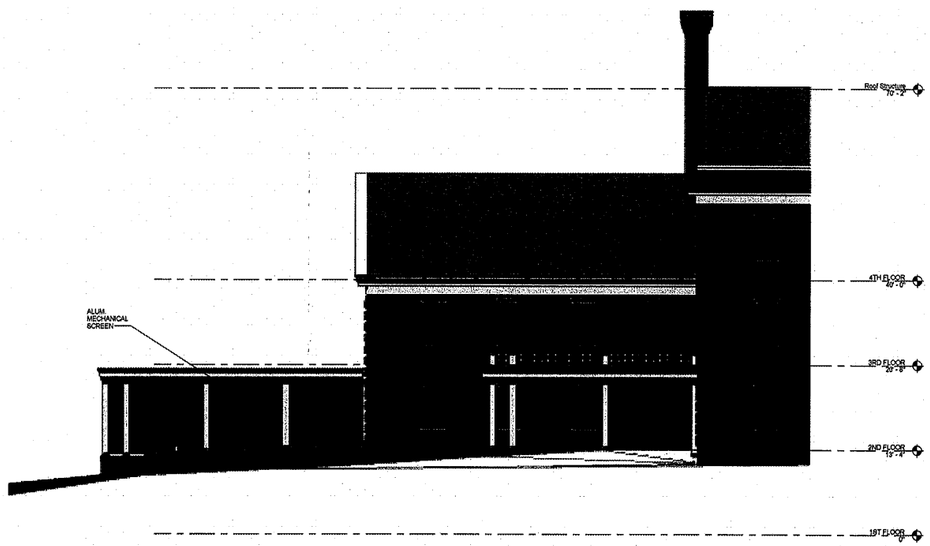
ECKENHOFF SAUNDERS ARCHITECTS

12 Salt Creek
12 Salt Creek, Hinsdale, IL

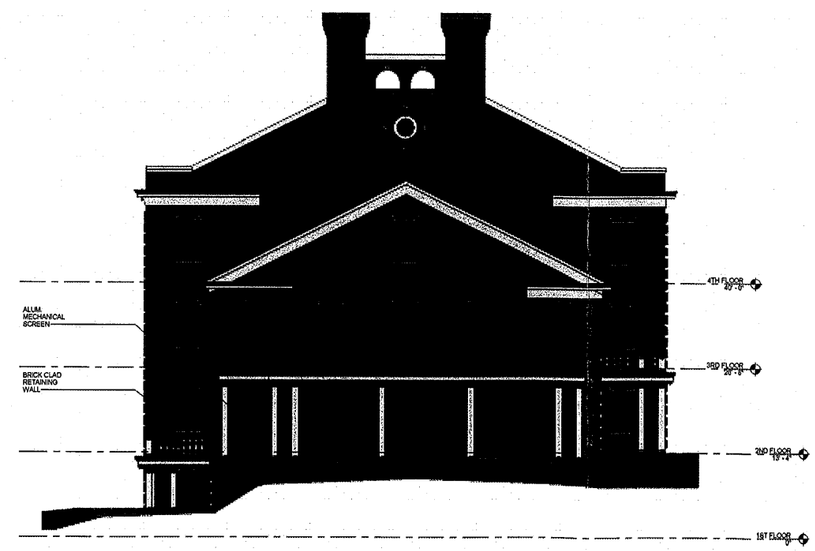
Building Renovation Project No: 12027 Date: 10.08.14



1 South Elevation
1/8" = 1'-0"



2 SOUTH ELEVATION- MECHANICAL SCREEN
1/8" = 1'-0"



3 WEST ELEVATION- MECHANICAL SCREEN
1/8" = 1'-0"

ECKENHOFF SAUNDERS ARCHITECTS

MedProperties

12 Salt Creek

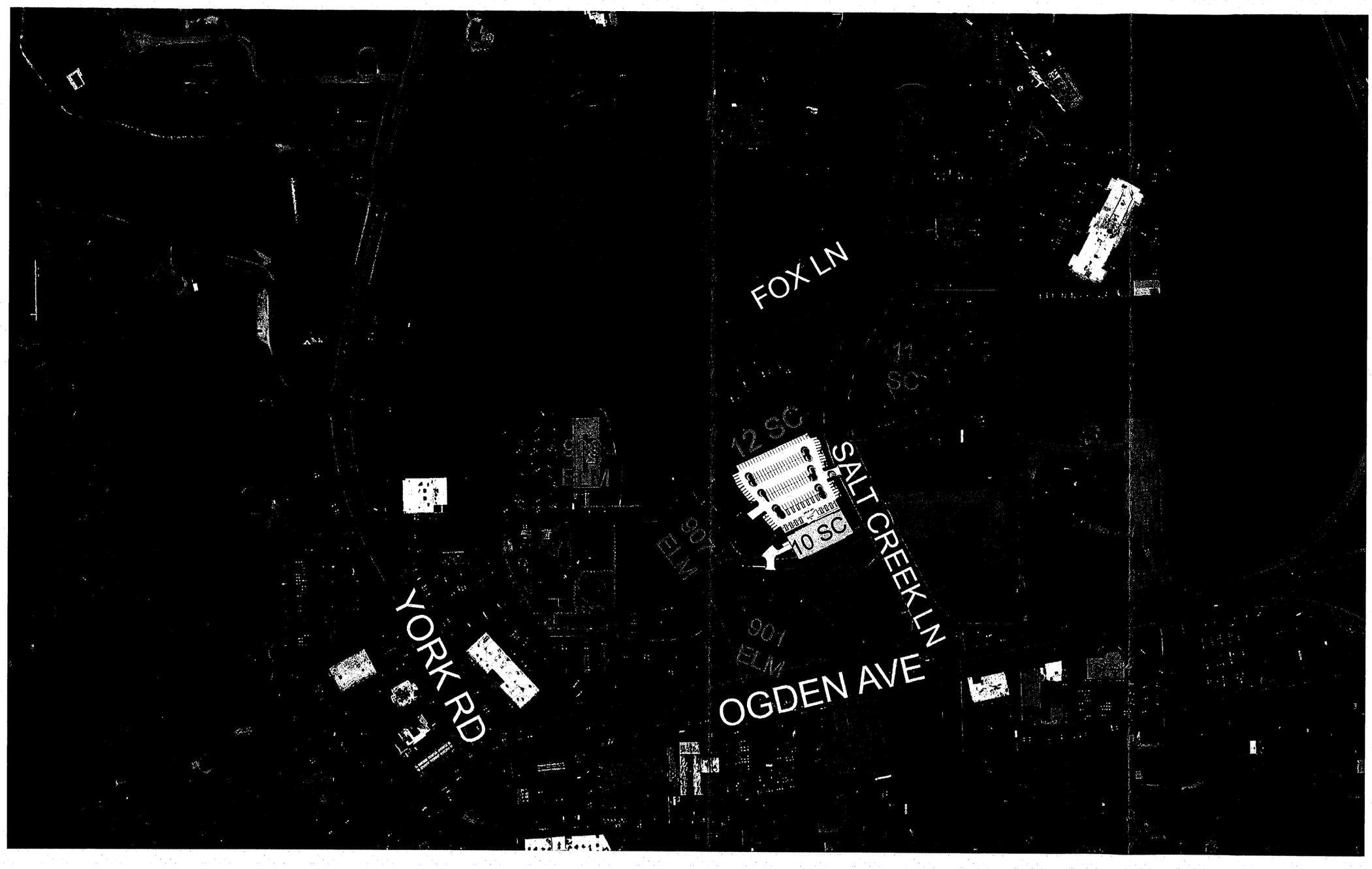
Building Renovation Project No: 12027 Date: 10.09.14

WEST MECHANICAL SCREEN

ECKENHOFF SAUNDERS ARCHITECTS

12 Salt Creek
12 Salt Creek, Hinsdale, IL

Building Renovation Project No: 12027 Date: 10.08.14



AREA PLAN

ECKENHOFF SAUNDERS ARCHITECTS

Salt Creek Medical Campus

10 Salt Creek Ln Medical Office Building

Project No: 12075 Date: