

Approved
DRAFT

**MINUTES
VILLAGE OF HINSDALE
PLAN COMMISSION
SEPTEMBER 10, 2014
MEMORIAL HALL
7:30 P.M.**

Chairman Byrnes called the meeting to order at 7:30 p.m., Tuesday, September 10, 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, Commissioner Ryan, Commissioner Fiascone, Commissioner Johnson and Commissioner Unell

ABSENT: None

ALSO PRESENT: Sean Gascoigne, Village Planner

Approval of Minutes

The Plan Commission reviewed the minutes from the July 9, 2014 meeting. Commissioner Cashman motioned to approve the minutes of July 9, 2014. Commissioner McMahon seconded. The motion passed unanimously.

Findings and Recommendations

A-13-2014 – 230 E. Ogden – Shred415 – Special Use Permit to Allow a Physical Fitness Facility - 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 Stifflear motioned to approve the findings and recommendations for case A-13-2014 – 230 E. Ogden – Shred415 – Special Use Permit to Allow a Physical Fitness Facility. Commissioner Crnovich seconded. The motion passed unanimously, with a 6-0 vote and 3 abstentions.

54 South Washington – Einstein Bagels – Site Plan/Exterior Appearance Approval for Two New Awnings with Valance Signage and One Wall Sign – 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 54 S. Washington – Einstein Bagels, two new awnings with valance signage and one wall. Commissioner Crnovich seconded. The motion passed unanimously, with a 6-0 vote and 3 abstentions.

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112 S. Washington – Vistro – Site Plan/Exterior Appearance Approval for Three new Awnings with Valance Signage – 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 112 S. Washington – Vistro, for three new awnings with valance signage. Commissioner Cashman seconded. The motion passed unanimously, with a 6-0 vote and 3 abstentions.

907 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 Crnovich motioned to approve the findings and recommendations for Site Plan/Exterior Appearance Approval at 907 N. Elm for Façade and Exterior Improvements. Commissioner Stifflear seconded. The motion passed unanimously, with a 6-0 vote and 3 abstentions.

Sign Permit Review

Chairman Byrnes summarized the general sign process for the new Commissioners and asked if the applicant was present.

Tom Campione, the sign contractor for the applicant, introduced himself and summarized the request.

Commissioner Stifflear made a motion to approve the request for one monument sign at 101 Chestnut – Republic Bank. Commissioner Cashman seconded. The motion passed unanimously.

Public Hearings

Chairman Byrnes stated that he would move the request for site plan/exterior appearance at 10 Salt Creek, to the end of the agenda with the Planned Development request since the two should be considered together. He then summarized how the special use process worked for the new Commissioners.

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 and A-18-2014 – 111 S. Vine – Nourished Table and Home – Special Use to Allow a Cooking School in the O-1, Specialty Office District. (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, as well as intended days and

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hours of operation. He explained that the site originally had six parking spaces, but that the current owner had reduced it to five to accommodate his oversized vehicle. Mr. Coules then confirmed that his client intended to restripe the lot to gain that spot back. He also identified other spots in the area that were available for public parking.

General discussion ensued regarding the request, including the parking layout and restricting class size.

Mr. Gascoigne indicated that generally you don't want to restrict the number of users for a specific special use in the Zoning Code, but rather in the special use ordinance that would be adopted for that property where the use is to take place. He then explained how the parking requirements work for this site.

General discussion ensued regarding the intended uses for the specific areas of the house and the clientele the owner intended to attract.

Ms. Napleton then went on to describe the surrounding uses and the intended class schedule for the business.

General discussion ensued regarding the appropriateness of the use in the O-1 District and the Commission entertained the idea of including the use in the O-2 and O-3 Districts as a special use. The Commission agreed that if it was appropriate for the O-1, which is the most restrictive office district, it made sense to include it in the other two as well. Especially since the proposal was as a special use.

Chairman Byrnes asked if there was anyone in the audience that wanted to speak on this matter.

Tom Heinz, a neighbor at 116 S. Vine, approached the podium and expressed some of his concerns regarding the proposal, which included parking, as well as his fear of this being the first step in allowing more intense uses in the O-1 District.

The Commission appreciated Mr. Hine's concerns, but summarized how the process would not allow for something like he was indicating, without the involvement of the Plan Commission and notification to the neighbors.

General discussion ensued regarding parking in the area and the impact of the use.

Commissioner Stifflear suggested that because the O-1 District was the most restrictive District, the Commission should entertain the idea of also allowing this use as a Special Use in the O-2 and O-3 Districts.

General discussion ensued and the Commission agreed that given the request, that made sense and was appropriate.

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Commissioner Cashman motioned for approval for a Text Amendment to Section 6-106 to allow Cooking Classes as Special Uses in the O-1, Specialty, O-2 Limited and O-3, General Office Districts. Commissioner Crnovich seconded. The motion passed unanimously.

Chairman Byrnes summarized the standards for a Special Use.

Commissioner Stifflear offered some final thoughts and then went on to explain that he felt the use was appropriate and was far less intrusive than some of the uses that were permitted as of right in the O-1 District.

Commissioner Fiascone motioned for approval for a Special Use Permit to Allow a Cooking School at 111 S. Vine Street, 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

Commissioner Cashman seconded. The motion passed unanimously.

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 and Site Plan/Exterior Appearance Approval for the Construction of a New 3-Story Building with Surface Parking Lot at 10 Salt Creek (Transcript of the following Public Hearing on file).

Chairman Byrnes opened the public hearing.

Chris Leach, Attorney for the applicant, introduced himself and summarized the proposal, which included a request for a special use for a planned development consisting of 10, 11 and 12 Salt Creek, as well as 901 and 907 N. Elm Street, and exterior appearance/site plan review approval for a new three-story office building with a surface parking lot, at 10 Salt Creek Lane. In addition, he stated that they would be requesting a comprehensive sign package for the campus. He went on to describe the existing conditions, as well as the waivers that were being requested as part of the Planned Development request.

General discussion ensued regarding the nature of the waivers requested for existing conditions versus those that are new.

Mr. Leach continued with the summary of the proposal.

Chairman Byrnes offered some thoughts regarding the scope of the project and the large amounts of information the Commission would need to disseminate. He then indicated his thoughts on timing and how he perceived the evening progressing.

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Bill Dvorak introduced himself and provided a background for the campus and explained what the applicant envisioned for the property.

Steve Saunders, architect for the applicant, introduced himself and provided a history of the property. With that he began his Powerpoint presentation, summarizing existing structures and conditions within the campus. He went on to summarize the proposed public benefits for the project which included a bike path, gazebos, a stormwater management system and several site improvements, including walking paths and increased landscaping.

Mike Trippedi, landscape architect, introduced himself and explained several of the changes to the landscaping, which included their justification for tree removal, as well as the new comprehensive landscaping plan. He continued with the Powerpoint identifying specific plant material that they would be installing and other hardscape features within the campus including how they would also be landscaped.

Chairman Byrnes confirmed the applicant's intent to retain or remove certain trees on the site.

General discussion ensued regarding the proposed landscape plan.

Kim Cardosi introduced herself and summarized the proposed sign package and indicated how the wayfinding was intended to work. She went on to explain how they arrived at the proposed number, size and content of the signs.

General discussion ensued regarding the signage including the size, locations, the need for certain signs and how the other sites within the office park fit in to the sign plan.

Commissioner Stifflear confirmed the size and intent for 10 Salt Creek and expressed his concerns with that request in the form of a Planned Development.

General discussion began regarding signage and the Commission expressed an interest in seeing the sizes of some of the signs being reduced in size and additional information being provided to put the requested signs in context. The discussion then progressed to the concept of a Planned Development and why the applicant chose this process.

Commissioner Stifflear questioned why the applicant couldn't accomplish the same request with variations. He indicated that he supported the request and didn't have a problem with the lot coverage as he felt that the applicant's willingness to reduce the height justified the lot coverage increase, but wondered why they couldn't go through the Zoning Board for that request.

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General discussion ensued regarding the Planned Development process, the proposed community benefits and how the applicant intended to promote open space, as expected with a Planned Development. The Commission then discussed expected occupancy levels in the building and how that would impact parking requirements.

Commissioner Crnovich indicated that she liked the idea of a Planned Development but felt that the public benefits needed to be more substantial. She suggested obtaining a variation to reduce the parking requirement by 20%, which would open up some more green space.

Commissioner Stifflear expressed his concerns with the Planned Development process and the need for a detailed concept plan. He explained that he supported everything about the proposal, with the exception of some of the signage, but didn't agree with the process.

General discussion ensued regarding the thought process behind pursuing this request as a Planned Development and the viability of some of the requests being made including the public benefits and signage.

Chairman Byrnes asked if anyone from the public wanted to speak and the audience indicated they would like to hear the traffic report first.

Michael Wirthman of KLOA, introduced himself and summarized the findings of the traffic report, including any impacts it may create for the new Oak Street bridge.

General discussion ensued regarding the traffic study and the proposal's impact to the surrounding area. Mr. Wirthman explained how the rating scale worked for levels of service on a roadway, and the discussions continued.

Joan McInerney, resident of Graue Mill, expressed her concern with the traffic and the use of the office park as a cut through from York and Ogden. She then went on to indicate that the requested entrance sign was far too tall for the proposed location.

Janet Mose, explained her concerns to the Commission which were largely related to stormwater management and flooding concerns for the Graue Mill residents. She also indicated her desire to see more landscaping and green space.

Linda Einspar introduced herself and questioned the hours of operation for the uses, as well as any consideration for transportation to get patients from the far portions of the parking lots, to the buildings.

Mr. Dvorak indicated that the hours were projected to be approximately 7 a.m. to 7 p.m., generally, and then indicated that the parking lot designs were constructed to make the parking spaces conveniently located to the entrances of the respective buildings.

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General discussion ensued regarding stormwater management and the design of the parking lot with the concept of utilizing alternatives to asphalt in their design, such as permeable pavers.

The Commission offered some final thoughts regarding the Planned Development process, parking lot suggestions and considerations for additional benefits. They summarized what they would like to see the applicant address and bring back for the next meeting.

Chairman Byrnes entertained a motion to continue the requests to the October 8th Plan Commission meeting. Commissioner Cashman motioned to continue both requests to the October 8th meeting. Commissioner Stifflear seconded and the motion passed unanimously.

Adjournment

Commissioner Cashman moved to adjourn. Commissioner Stifflear seconded and the meeting adjourned at 10:34 p.m. on September 10, 2014.

Respectfully Submitted,

Sean Gascoigne
Village Planner

Approved
DRAFT

**MINUTES
VILLAGE OF HINSDALE
PLAN COMMISSION
OCTOBER 8, 2014
MEMORIAL HALL
7:30 P.M.**

Chairman Byrnes called the meeting to order at 7:30 p.m., Tuesday, October 8, 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, Commissioner Ryan, Commissioner Fiascone, Commissioner Johnson and Commissioner Unell

ABSENT: None

ALSO PRESENT: Sean Gascoigne, Village Planner

Approval of Minutes

Chairman Byrnes indicated that the Minutes from September 10 would be continued and approved at the November meeting.

Findings and Recommendations

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 and A-18-2014 – 111 S. Vine – Nourished Table and Home – Special Use to Allow a Cooking School in the O-1, Specialty Office District.

Chairman Byrnes provided a brief summary of the discussion that took place on these agenda items 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 case A-17-2014 – Text Amendment to 6-106 to Allow Cooking Classes as a Special Use in the Office Districts. Commissioner Crnovich seconded. The motion passed unanimously.

Commissioner Crnovich motioned to approve the findings and recommendations for case A-18-2014 – 111 S. Vine – Nourished Table and Home – Special Use to Allow a Cooking School in the O-1, Specialty Office District. Commissioner Cashman seconded. The motion passed unanimously.

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Public Hearings

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 and Site Plan/Exterior Appearance Approval for the Construction of a New 3-Story Building with Surface Parking Lot at 10 Salt Creek (Transcript of the following Public Hearing on file).

Chairman Byrnes confirmed that the public hearing was still open and indicated that this item was continued from the September 10 meeting.

John George, attorney for the applicant, introduced himself, summarized the proposal and outlined the changes from the original proposal. He then went on to explain some specifics regarding the project, as well as the requested waivers.

Bill Dvorak of Med Properties, introduced himself and discussed the memo that was circulated as part of the packet. He explained the purpose and intent of the applicant's proposal and introduced the project architect.

Steve Saunders of ESA Architects thanked the Commission for their time and detailed the changes that were made since the previous submittal, which included alterations to the wayfinding signage, increased landscaping improvements, a new loading dock at 10 Salt Creek and two new entrances proposed for 12 Salt Creek Lane.

General discussion ensued and the Commission questioned aspects of the wayfinding signage, including the size and number of signs, as well as whether the other tenants in the office park had been notified and were on board with the proposed entrance sign. Additional discussion ensued regarding the additional tenants in the office park and the overall number of signs that already exist.

Mr. Saunders continued with his presentation, identifying the additional changes that were introduced at both 10 and 12 Salt Creek, as a result of comments and concerns raised at the September meeting.

The Commission engaged in discussions on the proposed changes, including parking lot setbacks, landscape buffers and the proposed bike paths.

Mr. Saunders continued with his presentation pertaining to the design and architecture of the proposed 10 Salt Creek building. He discussed building materials, colors and other specifics regarding the proposal.

Commissioner Stifflear questioned the applicant as to why they decided to go with a three-story building, rather than a five-story as permitted.

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Mr. Saunders indicated that the reason was driven by parking needs and discussion ensued regarding the proposed parking requirements and occupancy make up within the building.

General discussion ensued regarding the proposed parking, landbanking and the possibility of a parking variation for less parking. Discussions continued regarding the architectural changes to 12 Salt Creek and proposed elements of 10 Salt Creek.

Mr. Saunders continued with his presentation.

Michael Wirthman from KLOA, presented the additional information collected in regards to the traffic study and which areas of the study contained revisions.

General discussion ensued regarding the traffic report revisions and the impact of some of those changes.

Chairman Byrnes asked if anyone in the audience wanted to speak and several Graue Mill residents came forward to express concerns regarding traffic, stormwater management and the overabundance of signage within the office park.

Peter Coules introduced himself as a representative for a potential tenant within one of the office buildings, as well as a long time tenant of the office park. He presented a history of the office park as well as a general history of the sale and purchase of several of the individual properties over the years.

General discussion ensued regarding the history of the property, as well as the signage.

The Commission and applicant continued their discussions regarding the wayfinding signage and the proposed sign at the main entrance. Mr. Dvorak indicated that the applicant had determined earlier in the day, to remove all signage requests from the application, and only pursue signage as it relates to wayfinding.

Mr. George provided some closing remarks in response to some of the neighbor's comments and general discussion ensued regarding the development of 10 Salt Creek and lot coverage.

General discussion ensued regarding the proposed lot coverage at 10 Salt Creek. Many of the Commissioners expressed concerns with the degree of lot coverage and lack of green space, versus the public benefits being offered by the applicant.

Chairman Byrnes closed the public hearing and summarized the standards relevant to this request.

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Several of the Commissioners offered their final thoughts on the proposal and agreed that the largest concerns were a result of the lack of open space, proposed coverage and the overall size and number of the requested wayfinding signage. Others expressed concern with the process and indicated they could not support a Planned Development given that the proposed public amenities did not substantiate the degree of non-compliant lot coverage.

Chairman Byrnes entertained a motion. Commissioner Stifflear motioned to approve a Special Use to allow a Planned Development for 10, 11 and 12 Salt Creek, as well as 901 and 907 N. Elm Street, which included the proposed exterior changes to the building at 12 Salt Creek. Commissioner Fiascone seconded. With a vote of 0 ayes and 9 nays, the Plan Commission unanimously recommended **denial** of the requested Special Use.

Commissioner Johnson motioned to approve exterior appearance for the proposed three-story building and associated surface parking lot at 10 Salt Creek. Commissioner Stifflear seconded. With a vote of 0 ayes and 9 nays, the Plan Commission unanimously recommended **denial** of the request for exterior appearance approval.

Commissioner Johnson motioned to approve the site plan for the proposed three-story building and associated surface parking lot at 10 Salt Creek. Commissioner Crnovich seconded. With a vote of 0 ayes and 9 nays, the Plan Commission unanimously recommended **denial** of the request for site plan approval.

Adjournment

Commissioner Johnson moved to adjourn. Commissioner Cashman seconded and the meeting adjourned at 9:47 p.m. on October 8, 2014.

Respectfully Submitted,

Sean Gascoigne
Village Planner

HINSDALE PLAN COMMISSION

RE: Case A-23-2014 - Applicant: Med Properties – Location: 10, 11 and 12 Salt Creek, and 901 and 907 N. Elm Street - Request: Special Use Permit for a Planned Development

DATE OF PLAN COMMISSION REVIEW: September 10 and October 8, 2014

DATE OF ZONING AND PUBLIC SAFETY REVIEW: N/A

FINDINGS AND RECOMMENDATION

I. FINDINGS

1. The Applicant, Med Properties, submitted an application for a Special Use Permit to allow a Planned Development for the properties at 10, 11 and 12 Salt Creek, as well as 901 and 907 N. Elm Street.
2. The properties are located within the O-3, General Office District and are currently improved with several office buildings being used for medical offices. The current proposal for a Planned Development also includes a request for a new three-story office building, with associated surface parking lot, at the property known as 10 Salt Creek Lane.
3. The Plan Commission held a public hearing and heard a presentation from the applicant regarding the proposed request, which included several waivers, for existing conditions and proposed changes. The public hearing was heard at the Plan Commission meeting of September 10, 2014 and was continued October 8, 2014.
4. Several concerns were presented by area residents of Graue Mill specific to stormwater management, traffic and existing signage in the office park. The residents felt that the proposed development would only exacerbate the existing issues they were currently experiencing.
5. Commissioners agreed with many of the comments and concerns expressed by the Graue Mill residents and other Commissioners.
6. While the applicant felt that they had satisfied the expectation for public benefits relative to the waiver requests, several of the Commissioners did not agree and felt that the proposed improvements were insufficient to satisfy the number and degree of waivers being requested by the applicant. Especially considering the amount of lot coverage being proposed.
7. Certain Commissioners acknowledged support for the proposal, but were not comfortable with the process. Especially given the number of waivers requested relative to what they felt was a lack of true public benefits.

8. The Plan Commission specifically found that based on the Application and the evidence presented at the public hearing, the Applicant had not satisfied the standards in Section 11-603 of the Zoning Code applicable to approval of a special use permit for a planned development. Among the evidence relied upon by the Plan Commission were the comments and concerns put forth by both the neighbors and Commissioners considered at the September 10 and October 8, 2014 Plan Commission meetings.

II. RECOMMENDATION

The Village of Hinsdale Plan Commission, by a vote of 0 "Ayes," 9 "Nay," and 0 "Absent" recommends that the President and Board of Trustees deny the Application for the Special Use Permit for a Planned Development for the properties located at 10, 11 and 12 Salt Creek, as well as 901 and 907 N. Elm Street – Med Properties.

THE HINSDALE PLAN COMMISSION

By: _____
Chairman

Dated this _____ day of _____, 2015.

HINSDALE PLAN COMMISSION

RE: Case A-23-2014 - Applicant: Med Properties – Location: 10, 11 and 12 Salt Creek, and 901 and 907 N. Elm Street - Request: Special Use Permit for a Planned Development

DATE OF PLAN COMMISSION REVIEW: September 10 and October 8, 2014

DATE OF ZONING AND PUBLIC SAFETY REVIEW: N/A

FINDINGS AND RECOMMENDATION

I. FINDINGS

1. The Applicant, Med Properties, submitted an application for a Special Use Permit to allow a Planned Development for the properties at 10, 11 and 12 Salt Creek, as well as 901 and 907 N. Elm Street.
2. The properties are located within the O-3, General Office District and are currently improved with several office buildings being used for medical offices. The current proposal for a Planned Development also includes a request for a new three-story office building, with associated surface parking lot, at the property known as 10 Salt Creek Lane.
3. The Plan Commission held a public hearing and heard a presentation from the applicant regarding the proposed request, which included several waivers, for existing conditions and proposed changes. The public hearing was heard at the Plan Commission meeting of September 10, 2014 and was continued October 8, 2014.
4. Several concerns were presented by area residents of Graue Mill specific to stormwater management, traffic and existing signage in the office park. The residents felt that the proposed development would only exacerbate the existing issues they were currently experiencing.
5. Commissioners agreed with many of the comments and concerns expressed by the Graue Mill residents and other Commissioners.
6. While the applicant felt that they had satisfied the expectation for public benefits relative to the waiver requests, several of the Commissioners did not agree and felt that the proposed improvements were insufficient to satisfy the number and degree of waivers being requested by the applicant. Especially considering the amount of lot coverage being proposed.
7. Certain Commissioners acknowledged support for the proposal, but were not comfortable with the process. Especially given the number of waivers requested relative to what they felt was a lack of true public benefits.

8. The Plan Commission specifically found that based on the Application and the evidence presented at the public hearing, the Applicant had not satisfied the standards in Section 11-603 of the Zoning Code applicable to approval of a special use permit for a planned development. Among the evidence relied upon by the Plan Commission were the comments and concerns put forth by both the neighbors and Commissioners considered at the September 10 and October 8, 2014 Plan Commission meetings.

II. RECOMMENDATION

The Village of Hinsdale Plan Commission, by a vote of 0 "Ayes," 9 "Nay," and 0 "Absent" recommends that the President and Board of Trustees deny the Application for the Special Use Permit for a Planned Development for the properties located at 10, 11 and 12 Salt Creek, as well as 901 and 907 N. Elm Street – Med Properties.

THE HINSDALE PLAN COMMISSION

By: _____
Chairman

Dated this _____ day of _____, 2015.

HINSDALE PLAN COMMISSION

RE: Applicant: Med Properties – Location: 10 Salt Creek Lane - Request: Site Plan/Exterior Appearance Approval for a New 3-Story Building and Associated Surface Parking Lot

DATE OF PLAN COMMISSION REVIEW: September 10 and October 8, 2014

DATE OF ZONING AND PUBLIC SAFETY REVIEW: N/A

FINDINGS AND RECOMMENDATION

I. FINDINGS

1. The Applicant, Med Properties, submitted an application for Site Plan and Exterior Appearance Approval as part of a planned development request, for a new 3-story building and associated surface parking lot, at the property known as 10 Salt Creek Lane.
2. The property is located within the O-3, General Office District and is currently vacant. The proposal is for site plan/exterior appearance approval to construct a new three-story office building, with associated surface parking lot, on the property known as 10 Salt Creek Lane.
3. The Plan Commission held a public meeting and heard a presentation from the applicant regarding the proposed request, which also included the consideration of a Planned Development for this property, as well as 11 and 12 Salt Creek Lane, and 901 and 907 N. Elm Street. The public meeting was heard at the Plan Commission meeting of September 10, 2014 and was continued October 8, 2014.
4. Several concerns were presented by area residents of Graue Mill specific to stormwater management, traffic and existing signage in the office park. The residents felt that the proposed development would only exacerbate the existing issues they were currently experiencing.
5. Several Commissioners agreed with many of the comments and concerns expressed by the Graue Mill residents and other Commissioners.
6. Certain Commissioners expressed concern with the large amount of lot coverage, relative to the site, and the lack of open space available as a result of the proposal.
7. The Plan Commission specifically found that based on the Application and the evidence presented at the public meeting, the Applicant had not satisfied the standards in Section 11-604 and 11-606 of the Zoning Code applicable to approval of a site plan and exterior appearance approval. Among the evidence relied upon by the Plan Commission were the comments and concerns put forth by both the neighbors and Commissioners considered at

the September 10 and October 8, 2014 Plan Commission meetings and more specifically, the amount of lot coverage being requested for the development of this site.

II. RECOMMENDATION


The Village of Hinsdale Plan Commission, by a vote of 0 "Ayes," 9 "Nay," and 0 "Absent" recommends that the President and Board of Trustees deny the Application for both Site Plan and Exterior Appearance Approval for the construction of a new 3-story building and associated surface parking lot, at the property commonly known as 10 Salt Creek – Med Properties.

THE HINSDALE PLAN COMMISSION

By: _____
Chairman

Dated this _____ day of _____, 2015.

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: January 14, 2015
Re: Scheduling of a Public Hearing for Case A-35-2014
Applicant: Salt Creek Club
Request: Scheduling of a Public Hearing for Major Adjustment to a Planned Development and Site Plan/Exterior Appearance Approval at 830 N. Madison

BACKGROUND

Application

The Village of Hinsdale has received an application from Pete Coules of Hinsdale, Illinois on behalf of Salt Creek Club requesting a major adjustment to the existing planned development for the property located at 830 N. Madison. On August 15th, 2006, the Village Board executed ordinance number O2006-61 (attached), approving a special use permit for a planned development, as well as site plan and exterior appearance approval, for the property. The applicant is now proposing to demolish certain parts of the existing clubhouse and replace and modernize the facility.

Process

Major Adjustment to the Existing Planned Development

Pursuant to Article 11, Section 11-603(L) of the Village of Hinsdale Zoning Ordinance, the Board of Trustees may grant approval of the major adjustments upon finding that the changes are within substantial compliance with the approved final plan or if it is determined that the changes are not within substantial compliance with the approved plan, shall refer it back to the Plan Commission for further hearing and review. While the Board has the authority to hear and approve adjustments, the applicant has acknowledged that the proposed changes are not in substantial conformity with the originally approved plans. As such, because they are not required to appear before the Village Board initially, they will proceed directly to the Plan Commission to consider the major adjustment. Due to the nature of the request, this application requires a public hearing. As such, it is requested that the Plan Commission schedule the public hearing for the next available meeting on February 11, 2015.

Exterior Appearance/Site Plan Review

The site plan review process recognizes that even those uses and developments that have been determined to be generally suitable for location in a particular district are capable of adversely affecting the purposes for which 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 11-604C
2. Section 11-606E

Due to the nature of the request, this portion of the application would require a meeting before the Plan Commission, rather than a public hearing. Due to the fact that the request also requires a public hearing for the major adjustment to the planned development, all requests will be heard concurrently as a single request. 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 December 15, 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.

Description of property and existing use

The subject property is 830 N. Madison and is zoned OS which is the Open Space District. The district is intended to recognize the existence of major open space and recreational areas in the Village. It is intended to apply to all public open space of notable quality and to major private open spaces such as golf courses and cemeteries.

Section 7-205 provides that membership sports and recreation clubs are special uses in the OS District.

The surrounding zoning and land uses are as follows:

North: R-2, Single-Family Residential

East: R-2, Single-Family Residential

South: R-2, Single-Family Residential

West: R-2, Single-Family Residential (Institute of Basic Life Principles (IBLP))

The applicant received approval for a Planned Development in 2006 (see attached ordinance). The existing property is approximately 9 acres and contains a main clubhouse, several pools, tennis courts, paddle courts, a paddle court clubhouse, as well as several accessory maintenance buildings.

The attached Hinsdale Zoning map highlights the subject property.

Request

The applicant, Salt Creek Club, is proposing the partial demolition and construction of a new clubhouse at 830 N. Madison Street, within the Salt Creek Membership Club which is a special use in the O-3

District. The proposal also includes the resurfacing and restriping of existing pavement, to confirm compliance for the required parking. The pavement currently exists, but is not striped, so the applicant is proposing to resurface and restripe the existing area to satisfy these requirements. The table included in the applicant's submittal compares the existing zoning with the request made by the applicant. Based on the information provided by the applicant, the proposed clubhouse will not require any waivers and will not create any additional non-conformities. The following chart outlines the affected bulk regulations for the proposed clubhouse:

	Required/Allowed	Provided/Proposed
Height	30'-0"	17'-8 ¾"
Front Yard Setback	100'-0"	100'-0"
Interior Side Yards	50'-0"/50'-0"	277'-0"/344'-0"
Rear Yard Setback	50'-0"	133'-0"
F.A.R.	.20	.04 (15,619.34 S.F.)
Parking	106	108

Property History

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

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VILLAGE OF HINSDALE

ORDINANCE NO. 02006-61

**AN ORDINANCE APPROVING A SPECIAL USE PERMIT,
PLANNED DEVELOPMENT, SITE PLANS,
AND EXTERIOR APPEARANCE PLANS
FOR A NEW BUILDING PROJECT AT THE
SALT CREEK CLUB LOCATED
AT 830 NORTH MADISON STREET
(Plan Commission Case No. A-17-2006)**

WHEREAS, the Salt Creek Club (the "Applicant") is the legal title owner of the property totaling approximately 8.93 acres in area and commonly known as 830 North Madison Street (the "Subject Property"), which Subject Property is legally described on Exhibit A attached to and made a part of this Ordinance by this reference; and

WHEREAS, the Subject Property is improved with a private membership sports and recreation club, having a club house, detached garage, tennis building, swimming pools, tennis courts and volleyball courts along with an accessory parking lot; and

WHEREAS, the membership sports and recreation club is currently classified in the OS Open Space District pursuant to the Hinsdale Zoning Code; and

WHEREAS, the Applicant proposes the development of a planned development, which would encompass the Subject Property and would also include the removal and replacement of the existing tennis building with an approximate 6,796-square-foot building at the site of the existing membership sports and recreation club on the Subject Property; and

WHEREAS, the Applicant seeks (i) a special use permit and planned development approval authorizing a membership sports and recreation club and a planned development on the Subject Property, (ii) modifications of certain regulations in the Hinsdale Zoning Code to accommodate the existing and proposed building expansion, (iii) site plan approval, and (iv) exterior appearance approval; and

WHEREAS, the Hinsdale Plan Commission conducted a public hearing and deliberated on the application on July 12, 2006, pursuant to notice thereof properly published in the Hinsdale Doings on June 22, 2006, and, after considering all of the testimony and evidence presented at the public hearing, the Plan Commission

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recommended approval of the Application subject to numerous conditions and recommendations, all as set forth in the Plan Commission's Findings and Recommendations for PC Case No. A-17-2006, incorporated herein by reference as though fully set forth; and

WHEREAS, the Zoning and Public Safety Committee of the Board of Trustees, at a public meeting on July 19, 2006, considered the Application, the Findings and Recommendations of the Plan Commission, and all of the facts and circumstances related to the Application, and made its recommendation to the President and Board of Trustees; and

WHEREAS, the President and Board of Trustees of the Village of Hinsdale have reviewed the recommendation of the Zoning and Public Safety Committee, the Findings and Recommendation of the Plan Commission, and all of the materials, facts, and circumstances related to the Application, and they find that the Application satisfies the standards set forth in the Hinsdale Zoning Code relating to the requested approvals, but only subject to the conditions set forth in this Ordinance;

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

Section 1. Recitals. The foregoing recitals are incorporated into this Ordinance by this reference as findings of the President and Board of Trustees.

Section 2. Approval of a Special Use Permit for a Membership Sports and Recreation Club and Planned Development. The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and by Sections 11-602 and 11-603 of the Hinsdale Zoning Code, hereby approves a special use permit authorizing a membership sports and recreation club and a planned development on the Subject Property, and approves the planned development detailed plan prepared by J. Michael Meissner Architects P.C. and dated July 15, 2005 in the form attached to, and by this reference incorporated into, this Ordinance as Exhibit B (the "Approved Detailed Plan"). The approvals granted in this Section 3 are subject to the conditions stated in Section 7 of this Ordinance.

Section 3. Approval of Site Plans. The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and by Section 11-604 of the Hinsdale Zoning Code, hereby approves the site plans for the proposed development in the form attached to and by this reference incorporated into this Ordinance as Exhibit B (the "Approved Site Plans"), subject to the conditions stated in Section 6 of this Ordinance.

Section 4. Approval of Exterior Appearance Plans. The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and by Section 11-606 of the Hinsdale Zoning Code, hereby approves the exterior appearance plans for the proposed development in the form attached to and by this reference incorporated into this Ordinance as Exhibit C (the "Approved Exterior Appearance Plans"), subject to the conditions stated in Section 6 of this Ordinance.

Section 5. Modifications of Certain Zoning Code Regulations. The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and by Subsection 11-603H of the Hinsdale Zoning Code, grants to the Applicant the following modification to the Hinsdale Zoning Code, subject to the conditions provided in Section 6 of this Ordinance: Additional off-street parking spaces need not be provided for the proposed new building and the off-street parking shown on the Approved Detailed Plan is approved.

Section 6. Conditions on Approvals. The approvals granted in Sections 2, 3, 4, and 5 of this Ordinance are granted expressly subject to all of the following conditions:

- A. **No Authorization of Work.** This Ordinance does not authorize the commencement of any work on the Subject Property. Except as otherwise specifically provided in writing in advance by the Village, no work of any kind shall be commenced on the Subject Property until all conditions of this Ordinance precedent to such work have been fulfilled and after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law.
- B. **Compliance with Codes, Ordinances, and Regulations.** Except as specifically set forth in this Ordinance, the provisions of the Hinsdale Municipal Code and the Hinsdale Zoning Code shall apply and govern the development of the Subject Property. All such development shall comply with all Village codes, ordinances, and regulations at all times.
- C. **Compliance with Approved Plans.** All development within the Subject Property shall be undertaken only in strict compliance with the Village-approved planned development plans, including without limitation the Approved Site Plans, the Approved Exterior Appearance Plans, and other Village-approved plans.
- D. **Building Permits.** The Applicant shall submit all required building permit applications and other materials in a timely manner to the appropriate parties, which materials shall be prepared in compliance with all applicable Village codes and ordinances.

8/15
Section 7. Violation of Condition or Code. Any violation of (i) any term or condition stated in this Ordinance or (ii) any applicable code, ordinance, or regulation of the Village shall be grounds for the immediate rescission by the Board of Trustees of the approvals made in this Ordinance.

Section 8. Severability and Repeal of Inconsistent Ordinances. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the other provisions of this Ordinance, and all ordinances, resolutions or orders, or parts thereof, in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.

Section 9. Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law.

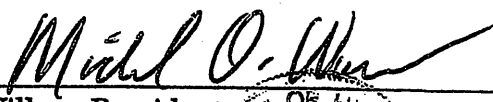
PASSED this 15th day of August 2006.

AYES: TRUSTEES TUGGLE, WILLIAMS, SMITH, ORLER, JOHNSON AND FOLLETT.

NAYS: NONE

ABSENT: NONE

APPROVED this 15th day of August 2006.



Village President

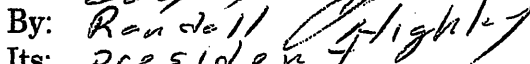
ATTEST:



Village Clerk



ACKNOWLEDGEMENT AND AGREEMENT BY THE APPLICANT TO THE CONDITIONS OF THIS ORDINANCE:


By: Randall P. Light
Its: President

Date: Aug 2, 2006

Psdata/ord&res/pc/2006/a172006 - 830 north Madison salt creek club

EXHIBIT A
LEGAL DESCRIPTION

THAT PART OF TRACT 1 IN THE PLAT OF SURVEY OF PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 9, 1950, AS DOCUMENT NO. 584124, DESCRIBED AS FOLLOWS: COMMENNCING AT THE NORTHEAST CORNER OF SAID TRACT 1 AND RUNNING THENCE SOUTH 01 DEGREES 34 MINUTES 47 SECONDS WEST ALONG THE EAST LINE OF TRACT 1, BEING ALSO THE WEST LINE OF MADISON STREET, A DISTANCE OF 14.86 FEET FOR A POINT OF BEGINNING: THENCE CONTINUING SOUTH 01 DEGREES 34 MINUTES 47 SECONDS WEST ALONG THE EAST LINE OF TRACT 1 A DISTNACE OF 551.08 FEET; THENCE NORTH 88 DEGREES 28 MINUTES 22 SECONDS WEST A DISTNACE OF 232.76 FEET; THENCE SOUTH 01 DEGREE 34 MINUTES 47 SECONDS WEST A DISTANCE OF 109.88 FEET; THENCE NORTH 88 DEGREES 28 MINUTES 22 SECONDS WEST A DISTANCE OF 109.88 FEET; THENCE NORTH 88 DGEREEES 28 MINUTES 22 SECONDS WEST A DISTANCE OF 395.62 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 1; THENCE NORTH 01 DEGREES 43 MINUTES 57 SECONDS EAST ALONG THE WEST LINE OF TRACT 1 A DISTANCE OF 659.72 FEET; THENCE SOUTH 88 DEGREES 35 MINUTES 11 SECONDS EAST A DISTANCE OF 626.62 FEET TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

Commonly known as 830 North Madison Street, Hinsdale.

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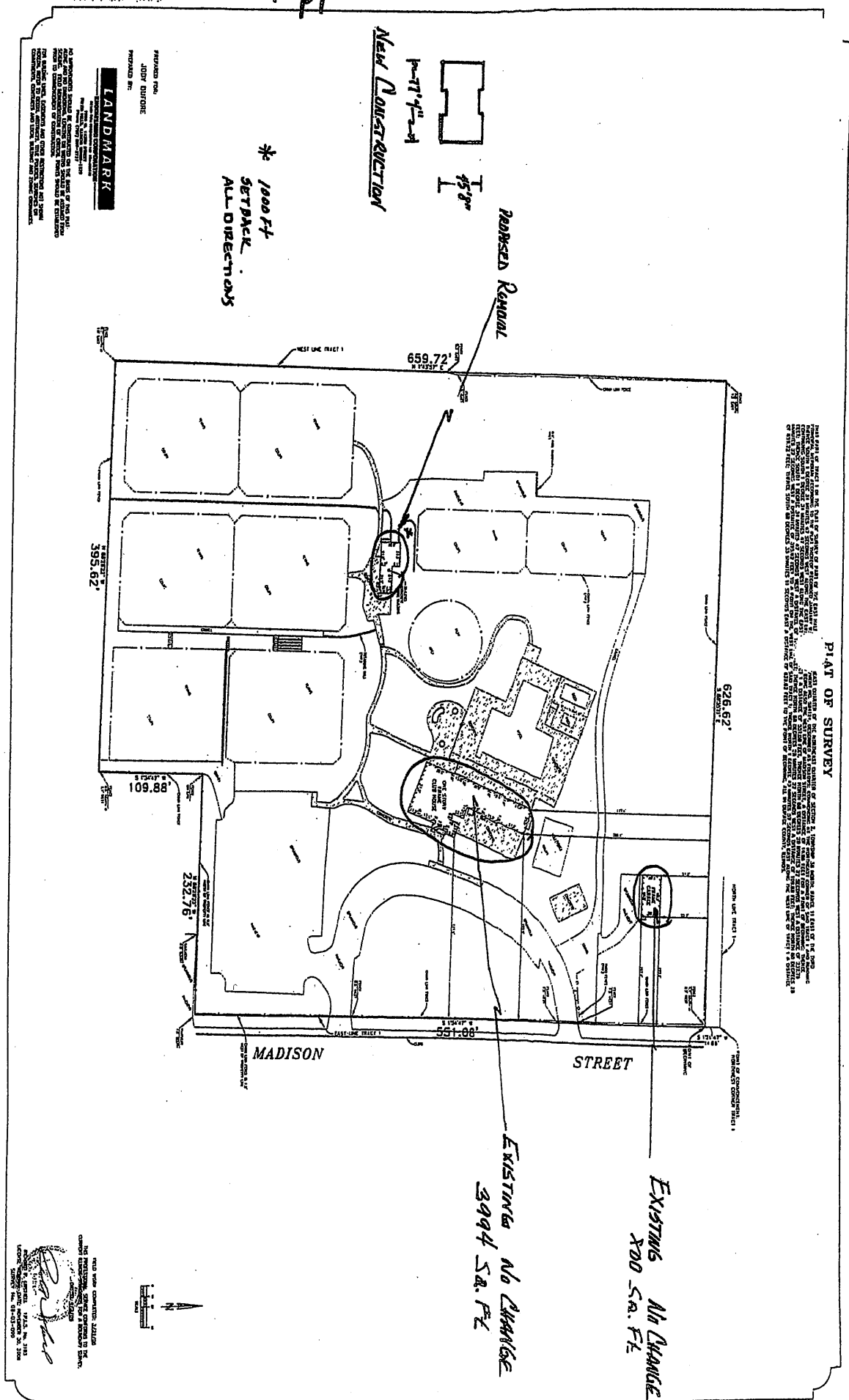


Exhibit C - Approved Exterior Appearance Plans 131

Exhibit C - Approved Exterior Appearance Plans

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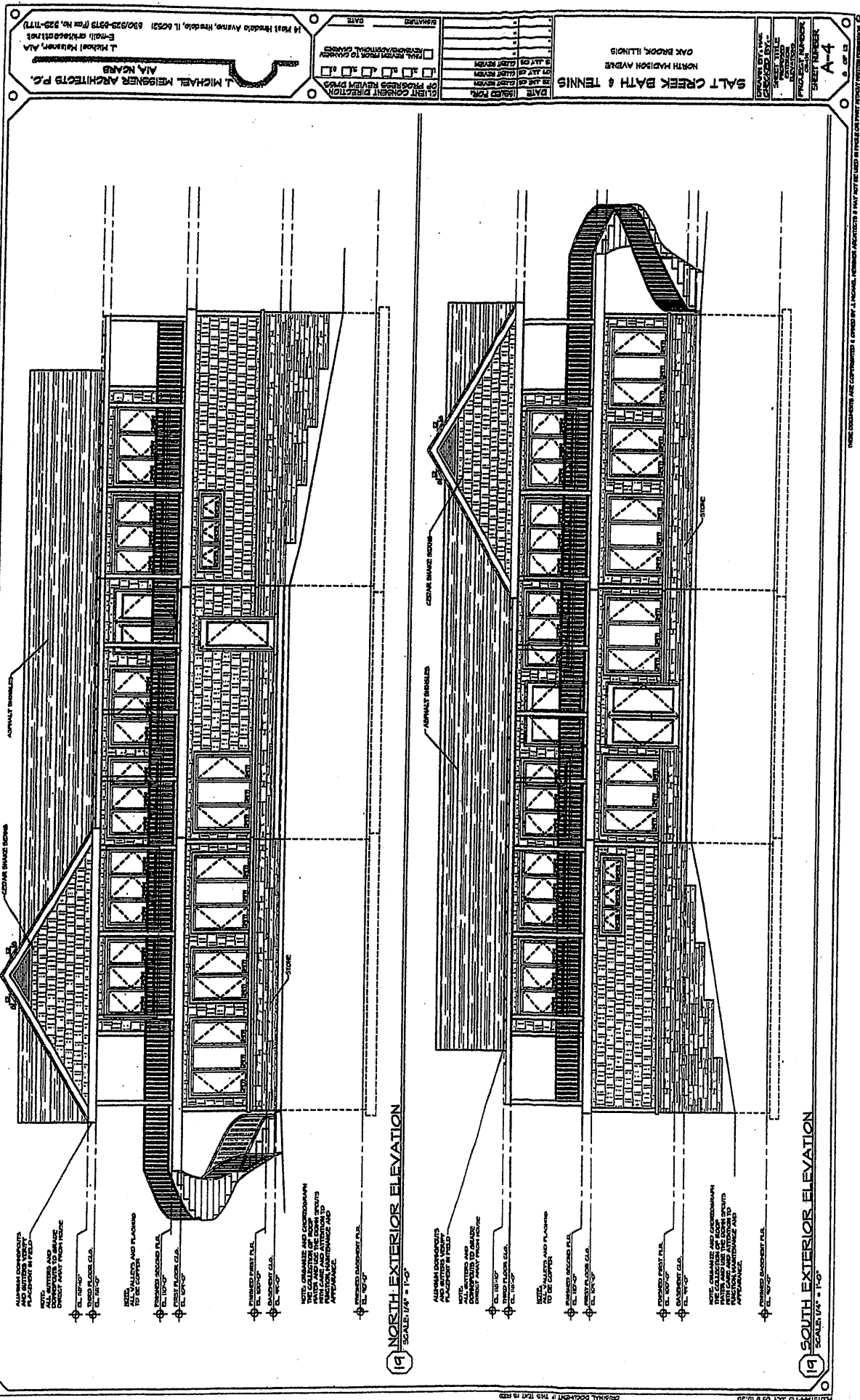
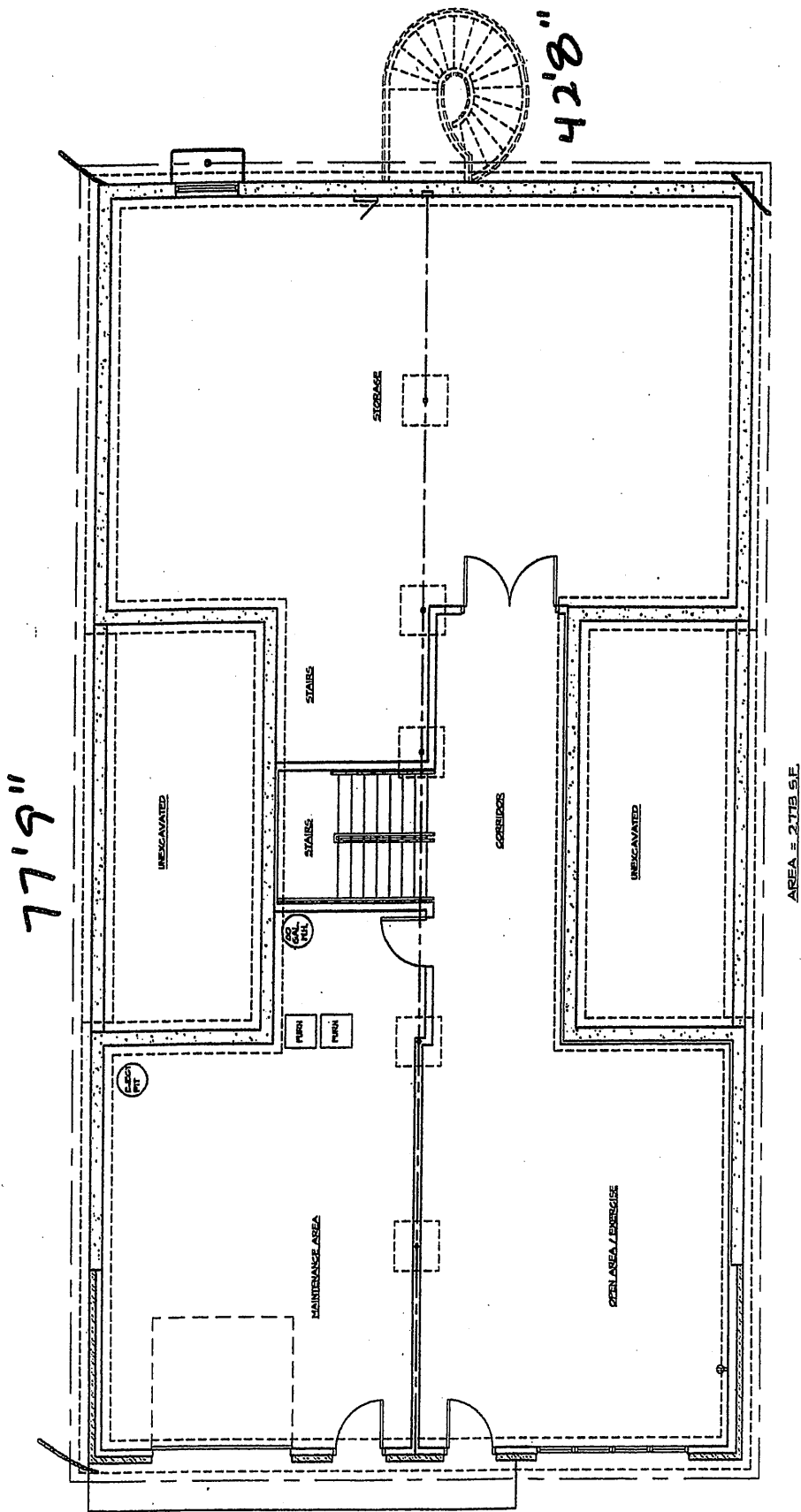


Exhibit B - Approved Detailed Plans Approved Site Plans

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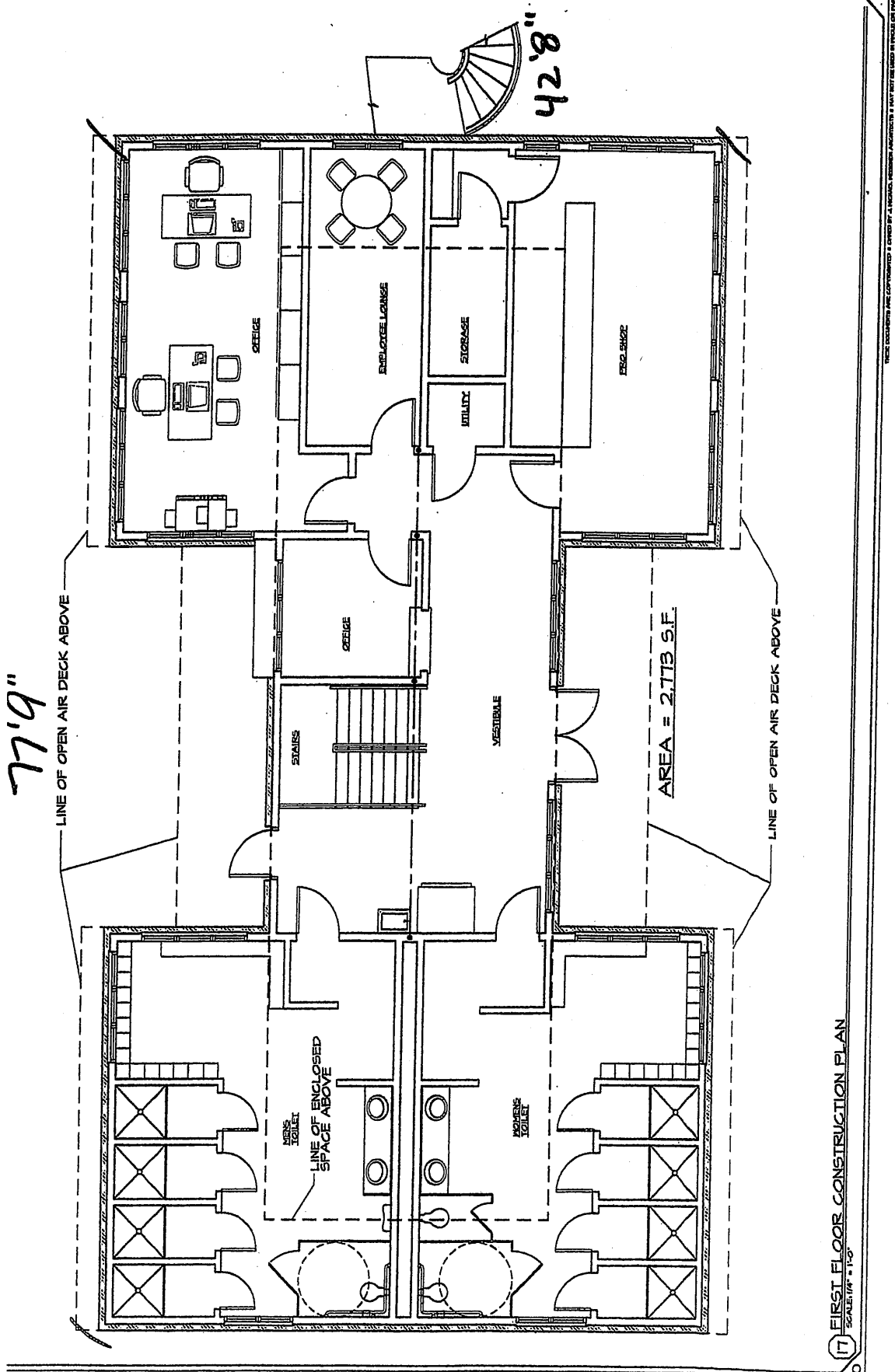
J. MICHAEL MEISNER ARCHITECTS 110 West Hubbard Avenue, Hoboken, IL 60231 850/921-1100		DATE: _____ DRAWN BY: _____ CHECKED BY: _____ APPROVED BY: _____ PROJECT NUMBER: _____	CLIENT: SALT CREEK BATH & TENNIS PROJECT: NORTH HAZEN AVENUE CITY: OAK BROOK, ILLINOIS	SHEET NUMBER: A-1 OF: 2
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13 BASEMENT CONSTRUCTION PLAN
SCALE: 1/4" = 1'-0"

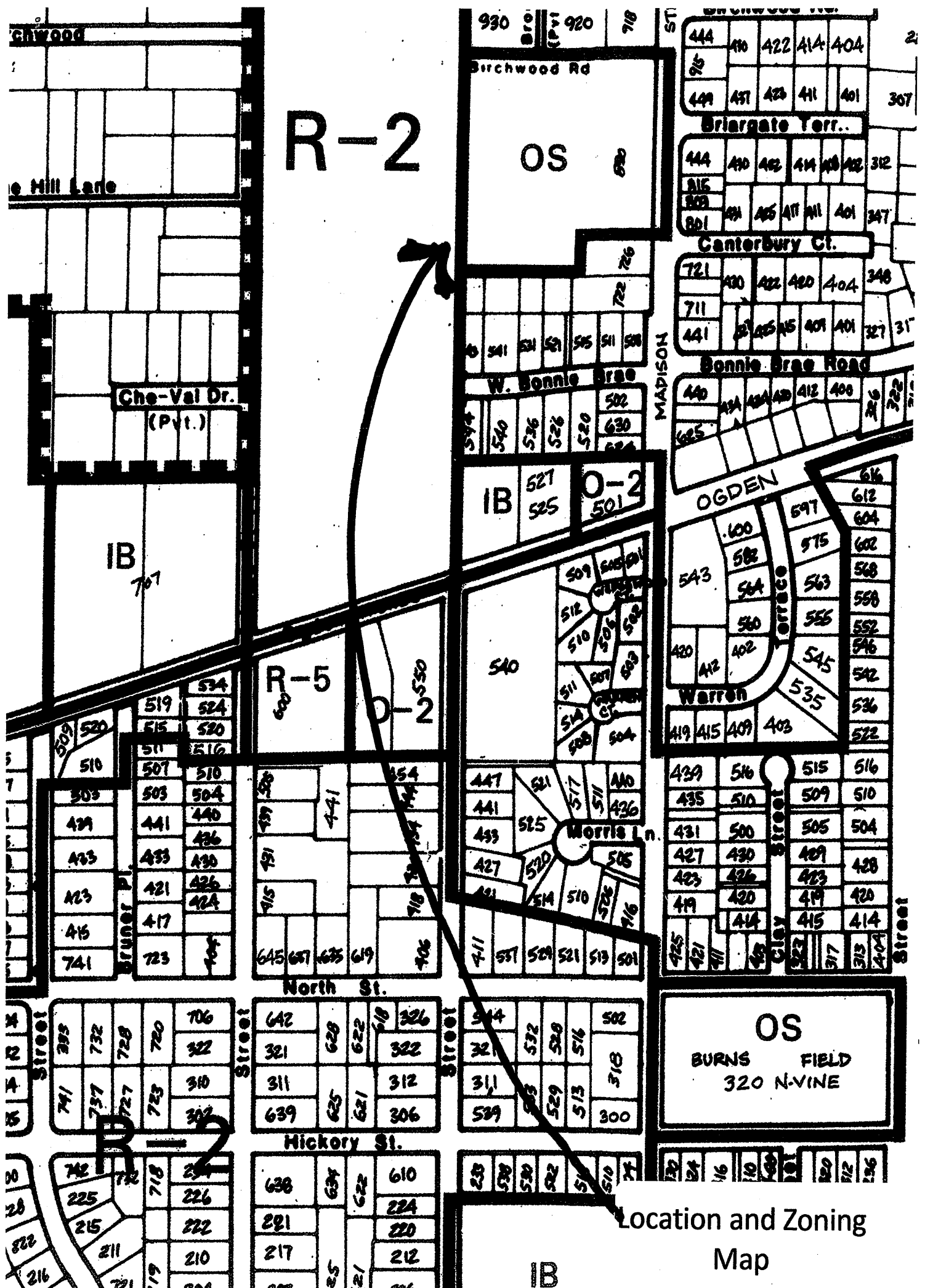
Exhibit B- Approved Detailed Plans Approved Site Plans

J. MICHAEL MEISSNER ARCHITECTS 100 West Madison Avenue, Suite 1000 Chicago, Illinois 60601		DATE: _____ DRAWN BY: _____ CHECKED BY: _____ APPROVED BY: _____ PROJECT NO.: _____ SHEET NO.: _____	
PROJECT: SALT CREEK BATH & TENNIS LOCATION: OAK BROOK, ILLINOIS CLIENT: _____ DATE: _____ DRAWN BY: _____ CHECKED BY: _____ APPROVED BY: _____ PROJECT NO.: _____ SHEET NO.: _____		DATE: _____ DRAWN BY: _____ CHECKED BY: _____ APPROVED BY: _____ PROJECT NO.: _____ SHEET NO.: _____	



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17 SECOND FLOOR CONSTRUCTION PLAN
SCALE: 1/4" = 1'-0"



Location and Zoning Map



**VILLAGE
OF HINSDALE** FOUNDED IN 1873

**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT**

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant

Name: Steve Wolsfeld, General Manager
Address: 830 N. Madison St.
City/Zip: Hinsdale, IL 60521
Phone/Fax: (630) 323-7890 / Ext. 2
E-Mail: saltcreek2@comcast.net

Owner

Name: Salt Creek Club
Address: 830 N. Madison St.
City/Zip: Hinsdale, IL 60521
Phone/Fax: (630) 323 / 7890
E-Mail: saltcreek2@comcast.net

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

Name: Vincenzo Caprio, Architect, ALA
Title: Caprio Prisby Architectural Design, PC
Address: 106 S. Washington St.
City/Zip: Hinsdale, IL 60521
Phone/Fax: (630) 323-7554 Ext. 101 / (630) 323-7615
E-Mail: vcaprio@caprioprisby.com

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

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

- 1) Unknown, but do not believe any commissioners are Members.
- 2) _____
- 3) _____

II. SITE INFORMATION

Address of subject property: 830 N. Madison Street, Hinsdale, IL 60521

Property identification number (P.I.N. or tax number): 09 - 022 - 070 - 001

Brief description of proposed project: Proposed demolition of 75% of the existing Salt Creek Club's Main Clubhouse. Rebuilding and expanding the Main Clubhouse. Also proposed are the addition of thirteen (13) new parking spaces.

General description or characteristics of the site: Salt Creek Club is a social, swim, and racquet club.

Existing zoning and land use: a P.U.D. with underlying zoning of O-S

Surrounding zoning and existing land uses:

North: R-2 Single Family Residential District

South: R-2 Single Family Residential District

East: R-2 Single Family Residential District

West: R-2 Single Family Residential District

Proposed zoning and land use: Same as existing

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

☒ Site Plan Approval 11-604

☐ Design Review Permit 11-605E

☒ Exterior Appearance 11-606E

☐ Special Use Permit 11-602E

Special Use Requested: _____

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

☐ Planned Development 11-603E

☐ Development in the B-2 Central Business District Questionnaire

TABLE OF COMPLIANCE

Address of subject property: 830 N. Madison St., Hinsdale, IL 60521

The following table is based on the OS Zoning District.

	Minimum Code Requirements	Proposed/Existing Development
	Section 7-210	
Minimum Lot Area (s.f.)	40,000.00 SF	388,786.05 SF
Minimum Lot Depth	150'	626'
Minimum Lot Width	250'	551' (front) 659' (Rear)
Building Height	30'0" (Maximum)	17'-8 3/4"
Number of Stories	Not Applicable	Not Applicable
Front Yard Setback	100'-0"	100'-0"
Corner Side Yard Setback	100'-0"	Not Applicable
Interior Side Yard Setback	50'	277' and 344'
Rear Yard Setback	50'	133'
Maximum Floor Area Ratio (F.A.R.)*	20 x(388,786.05 S.F.)= 77,757.21 S. F.	15,619.34 sq ft.
Maximum Total Building Coverage*	Not Applicable	Not Applicable
Maximum Total Lot Coverage*	Not Applicable	Not Applicable
Parking Requirements	Required spaces: 106	Existing Spaces: 95 New Spaces Provided: 13 Total Parking Spaces: 108
Parking front yard setback	Not Applicable	Not Applicable
Parking corner side yard setback	Not Applicable	Not Applicable
Parking interior side yard setback	Not Applicable	Not Applicable
Parking rear yard setback	Not Applicable	Not Applicable
Loading Requirements	Not Applicable	Not Applicable
Accessory Structure Information	Not Applicable	Not Applicable

* 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 10th day of December, 2014, I/We have read the above certification, understand it, and agree to abide by its conditions.

[Signature]
Signature of applicant or authorized agent

Signature of applicant or authorized agent

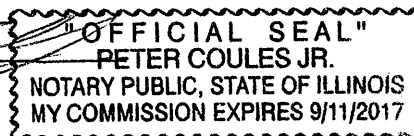
STEVE J WOLSFELD
Name of applicant or authorized agent
General Manager

Name of applicant or authorized agent

SUBSCRIBED AND SWORN

to before me this 10th day of
December, 2014.

[Signature]
Notary Public





**MAJOR ADJUSTMENT TO PLANNED
DEVELOPMENT
COMMUNITY DEVELOPMENT
DEPARTMENT**

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

Address of proposed request: 830 N. Madison St., Hinsdale, IL 60521

Proposed Planned Development request: To demolish approx. 75% of the existing Salt Creek Club's Clubhouse and rebuild that portion and enlarge same. Also to add thirteen (13) parking spaces.

Amendment to Adopting Ordinance Number: 02006-61

REVIEW CRITERIA:

Paragraph 11-603K2 of the Hinsdale Zoning Code regulates Major Adjustments to a Final Planned Development that are under construction and Subsection 11-603L regulates Amendments to Final Plan Developments Following Completion of Development and refers to Subsection 11-603K. Any adjustment to the Final Plan not authorized by Paragraph 11-603K1 shall be considered to be a Major Adjustment and shall be granted only upon application to, and approval by, the Board of Trustees. The Board of Trustees may, by ordinance duly adopted, grant approval for a Major Adjustment without a hearing upon finding that any changes in the Final Plans as approved will be in substantial conformity with said Final Plan. If the Board of Trustees determines that a Major Adjustment is not in substantial conformity with the Final Plan as approved, then the Board of Trustees shall refer the request to the Plan Commission for further hearing and review.

1. Explain how the proposed major adjustment will be in substantial conformity with said plan.

The existing Salt Creek Club is a social, racquet and swim club. The existing clubhouse was built over many years and is comprised of numerous additions. Seventy five (75%) percent of the Clubhouse will be demolished, rebuilt and expanded. The new Clubhouse and kitchen will all be modernized and all new utilities will be provided.

The new Clubhouse will match the architecture and color scheme of the Paddle Court Clubhouse which was erected in 2009. The additional impervious sources added and additional FAR are nominal and are code compliant. This includes the renovated and expanded Main Clubhouse and the additional thirteen (13) parking spaces.

There is not a request for any waivers from any zoning standard of the O-S District (underlying zoning of the parcel).

It is a wonderful upgrade to the property, the Buildings on the property will resemble and does not affect the topography of the Property, and fully meets the spirit of the Planned Development created.



COMMUNITY DEVELOPMENT
DEPARTMENT
EXTERIOR APPEARANCE AND
SITE PLAN REVIEW CRITERIA

Address of proposed request: 830 North Madison, Hinsdale, IL 60521

REVIEW CRITERIA

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

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

FEES for Exterior Appearance/Site Plan Review:

Standard Application: \$600.00

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

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

1. *Open spaces.* The quality of the open space between buildings and in setback spaces between street and facades. Has not materially changed and parking spaces added to existing drive and still sixty (60') feet from property line.
2. *Materials.* The quality of materials and their relationship to those in existing adjacent structures. The paddle court clubhouse was erected in 2009 and the materials and colors of the renovated main Clubhouse is going to match same.
3. *General design.* The quality of the design in general and its relationship to the overall character of neighborhood. The architecture (same architect) is the same as the existing paddle court clubhouse which is a very nice building that fits the character of the neighborhood.
4. *General site development.* The quality of the site development in terms of landscaping, recreation, pedestrian access, auto access, parking, servicing of the property, and impact on vehicular traffic patterns and conditions on-site and in the vicinity of the site, and the retention of trees and shrubs to the maximum extent possible. The development on the site adds

parking spaces, thus improving the parking conditions and no trees will be removed in the process. The building will have updated utilities, kitchen and bathrooms, which is a great improvement as the existing building is numerous additions that were erected over time.

5. *Height.* The height of the proposed buildings and structures shall be visually compatible with adjacent buildings. The new structure will be below the existing paddle court clubhouse and well below the allowable height in the O-S Zoning Districts.
6. *Proportion of front façade.* The relationship of the width to the height of the front elevation shall be visually compatible with buildings, public ways, and places to which it is visually related. The new building will be no wider than the existing structure and much more pleasing to the eye. Also not visible from public ways.
7. *Proportion of openings.* The relationship of the width to the height of windows shall be visually compatible with buildings, public ways, and places to which the building is visually related. As stated above it is similar to the existing Paddle Court Clubhouse
8. *Rhythm of solids to voids in front facades.* The relationship of solids to voids in the front façade of a building shall be visually compatible with buildings, public ways, and places to which it is visually related. It is and same architect. It will meet this criteria.
9. *Rhythm of spacing and buildings on streets.* The relationship of a building or structure to the open space between it and adjoining buildings or structures shall be visually compatible with the buildings, public ways, and places to which it is visually related. Similar to way it exists and a lot of open space on all sides of building. Also not visual from public way.
10. *Rhythm of entrance porch and other projections.* The relationship of entrances and other projections to sidewalks shall be visually compatible with the buildings, public ways, and places to which it is visually related. This criteria is met as can be visualized on the proposed and attached drawings.
11. *Relationship of materials and texture.* The relationship of the materials and texture of the façade shall be visually compatible with the predominant materials to be used in the buildings and structures to which it is visually related. They are the same as existing Paddle Court Clubhouse which was erected in 2009.
12. *Roof shapes.* The roof shape of a building shall be visually compatible with the buildings to which it is visually related. The addition to the remaining portion of the building will visually improve the existing building and as such will match the existing Paddle Court Clubhouse.
13. *Walls of continuity.* Building facades and appurtenances such as walls, fences, and landscape masses shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street to ensure visual compatibility with the buildings, public ways, and places to which such elements are visually related. The plans (attached) are characteristic of the area concerning the proposed facades, walls and landscape.

14. *Scale of building.* The size and mass of buildings and structures in relation to open spaces, windows, door openings, porches, and balconies shall be visually compatible with the buildings, public ways, and places to which they are visually related. The scale and mass of the proposed design is visually compatible to the existing Paddle Court Clubhouse and not seen from public way. Also, visually related to the drive into the Salt Creek Club.
15. *Directional expression of front elevation.* The buildings shall be visually compatible with the buildings, public ways, and places to which it is visually related in its directional character, whether this be vertical character, horizontal character, or nondirectional character. The direction and orientation is similar to existing building and is orientated with existing driveway.
16. *Special consideration for existing buildings.* For existing buildings, the Plan Commission and the Board of Trustees shall consider the availability of materials, technology, and craftsmanship to duplicate existing styles, patterns, textures, and overall detailing.
Not Applicable

REVIEW CRITERIA – Site Plan Review

Below are the criteria that will be used by the Plan Commission and Board of Trustees in determining if the application meets the requirements for Site Plan Approval. Briefly describe how this application will meet the below criteria. Please respond to each criterion as it relates to the application. Please use an additional sheet of paper to respond to questions if needed.

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

1. The site plan adequately meets specified standards required by the Zoning Code with respect to the proposed use or development, including special use standards where applicable.
The property was approved as a special use private sports club in 2006 and the underlying zoning is O-S. Also at that time, a Planned development was approved (ordinance 2006-61). No change nor waivers from any zoning requirements are being requested.
2. The proposed site plan does not interfere with easements and rights-of-way.
This is a correct statement.
3. The proposed site plan does not unreasonably destroy, damage, detrimentally modify, or interfere with the enjoyment of significant natural, topographical, or physical features of the site. Not being impacted as the building pad will be substantially over the existing pad and concrete walkway that exist today. Also the spot chosen for the additional thirteen (13) parking spaces is relatively flat and no trees need to be removed.
4. The proposed site plan is not unreasonably injurious or detrimental to the use and enjoyment of surrounding property. The additional parking space was chosen as it is sixty (60') feet from the property line and only thirteen (13) spots that will be screened.

5. The proposed site plan does not create undue traffic congestion or hazards in the public streets, or the circulation elements of the proposed site plan do not unreasonably create hazards to safety on or off site or disjointed, inefficient pedestrian or vehicular circulation paths on or off the site.
None
6. The screening of the site provides adequate shielding from or for nearby uses.
Please see response to number 4 above about the parking and Main Clubhouse is not visible from the street.
7. The proposed structures or landscaping are not unreasonably lacking amenity in relation to, or are incompatible with, nearby structures and uses.The new Main Clubhouse will be a great addition to the property and will match the architecture of the existing Paddle Court Clubhouse.
8. In the case of site plans submitted in connection with an application for a special use permit, the proposed site plan makes adequate provisions for the creation or preservation of open space or for its continued maintenance. Not Applicable
9. The proposed site plan does not create unreasonable drainage or erosion problems or fails to fully and satisfactorily integrate the site into the overall existing and planned ordinance system serving the community. The proposed plans do not have a negative impact on the drainage nor does it create any erosion issues.
10. The proposed site plan does not place unwarranted or unreasonable burdens on specified utility systems serving the site or area or fails to fully and satisfactorily integrate the site's utilities into the overall existing and planned utility system serving the Village. Does not and in fact all the utilities to the Main Clubhouse are being replaced.
11. The proposed site plan provides for required public uses designated on the Official Map. Not Applicable.
12. The proposed site plan does not otherwise adversely affect the public health, safety, or general welfare. It does not as the use and number of members will be like today.

ZONING DISTRICT: 08
 LOT CLASSIFICATION: MHSB1 LOT
 TOTAL LOT AREA: 34,640.00 SQ. FT. = 7.93 ACRES
 CONFORMANCE: CONFORMING
 MAXIMUM BUILDING HEIGHT: 30' 0"
 ACTUAL BUILDING HEIGHT: 17' 6"
 MAXIMUM BUILDING ELEVATION: 107' 0"
 ACTUAL BUILDING ELEVATION: 101' 0"

EXISTING CLUBHOUSE INFORMATION		sq. ft.
1. EXISTING CLUBHOUSE AND CONCRETE PATIO		
EXISTING FIRST FLOOR	1487.00 SF.	
EXISTING FIRST FLOOR (TO REMAIN)	1251.00 SF.	
EXISTING FIRST FLOOR (TO BE DEMOLISHED - 0153)	236.00 SF.	
CONCRETE PATIO	2,008.65 SF.	

(TO BE DEMOLISHED - 100%)	
PROPERTY BUILDINGS SQUARE FOOTAGE	SQ. FT.

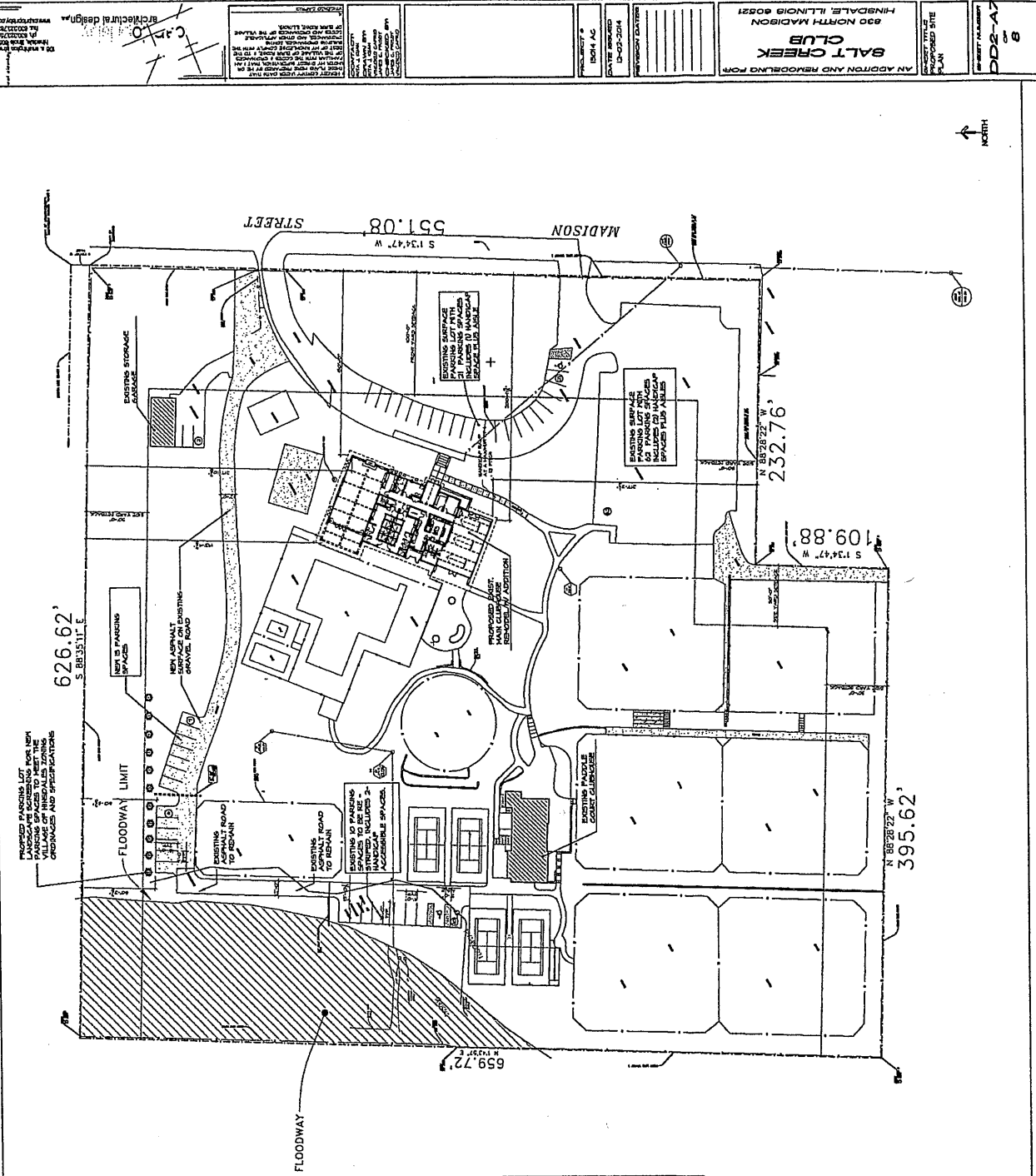
1. PROMISED CLUBHOUSE ADD.			
FIRST FLOOR (NEW + EXIST.)	125.00 SF		
ATTIC (NEW)	184.00 SF		
CONCRETE PATIO ADDITION - NONE			
EXIST. AND NOT ADDED			
EXIST. AND NOT ADDED			
EXIST. EXEMPTED NOTED ABOVE			
2. EXISTING GARAGE			
GARAGE	82.11 SF		
3. EXIST. PALDOLE COURT BLDG.			
CELLAR - STORAGE	224.14 SF		
FIRST FLOOR	224.14 SF		
OPEN VIEWING DECK	224.14 SF		

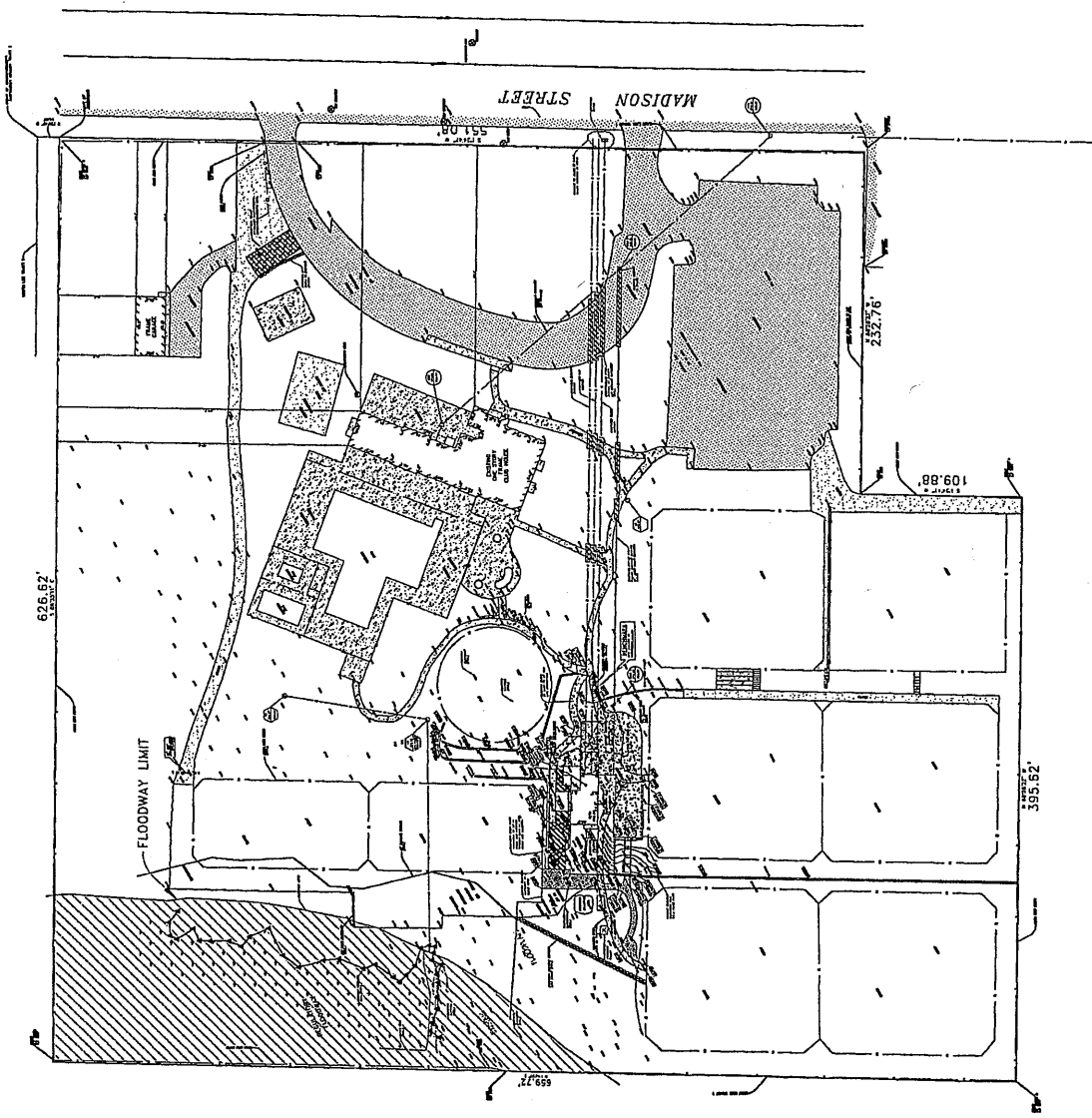
OCCUPANCY LOADS	
1. PROPOSED CLUBHOUSE ADD.	241 (PERSONS)
2. EXISTING GARAGE	0 (PERSONS)
3. EXIST. PADDOLE COURT BLDG.	67 (PERSONS)
TOTAL VACANCY LOAD	307 (PERSONS)

PARKING REQUIREMENTS	
REQUIRED SPACES	106 (SPACES)
IS REQ. TO BE ACCESSIBLE SPACES)	
EXISTING SPACES	45 (SPACES)
NEW SPACES PROVIDED IS (SPACES)	

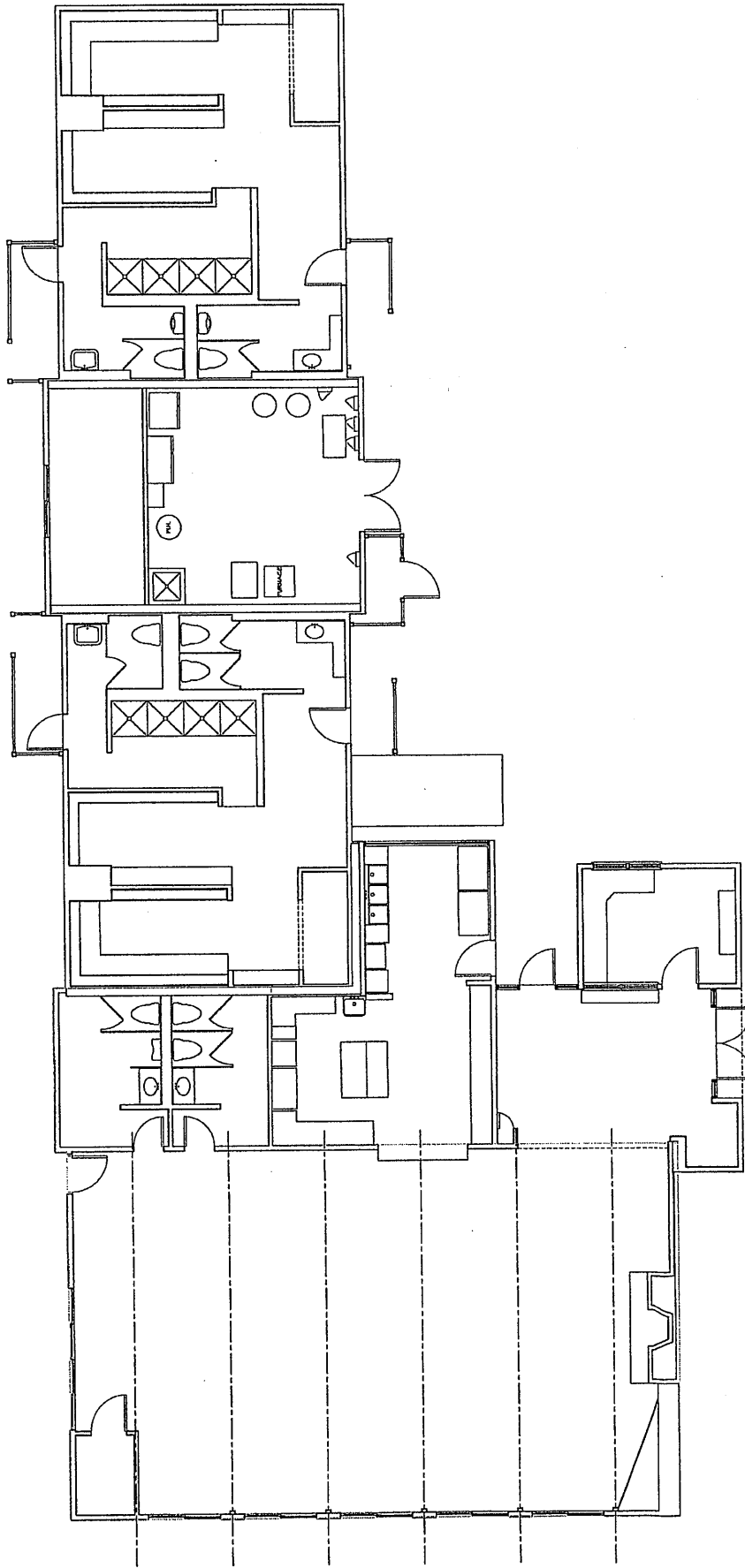
TOTAL PARKING SPACES	105 SPACES
MAXIMUM ALLOWABLE FUEL: 30 x 250,100.05 \$/J = 7,503,001.5¢.	
ACTUAL FLOOR AREA RATIO:	• 0.499,05 SF.

A SITE PLAN
1"=50'-0"





PROJECT TITLE BALT CREEK CLUB 800 NORTH MADISON HINDALE, ILLINOIS 60521		PROJECT NUMBER DD2-AB of 8
PROPOSED SITE PLAN		DATE 12-02-2014
DESIGNER ARCHITECTURAL DESIGN, INC. 1000 N. WILSON AVENUE SUITE 100 HINDALE, IL 60521 TEL: 815-895-1234 FAX: 815-895-1235 WWW.ARCHITECTURALDESIGN.COM		CLIENT BSH AC 1000 N. WILSON AVENUE SUITE 100 HINDALE, IL 60521 TEL: 815-895-1234 FAX: 815-895-1235 WWW.BSHAC.COM
NOTES 1. ALL DIMENSIONS ARE IN FEET AND INCHES. 2. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD. 3. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD. 4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD. 5. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD. 6. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD. 7. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD. 8. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD. 9. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD. 10. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD.		



EXISTING CLUBHOUSE FLOOR PLAN

DD2-A-1
8

PROJECT LOCATION
830 NORTH MADISON
HINDALE, ILLINOIS 60521

OWNER
BALD CREEK CLUB

DESIGNER
C.A. HARTMAN & SONS
ARCHITECTURAL DESIGNERS
100 N. WASHINGTON
HINDALE, ILLINOIS 60521
TEL: 630-232-1100
WWW.CAHARTMAN.COM

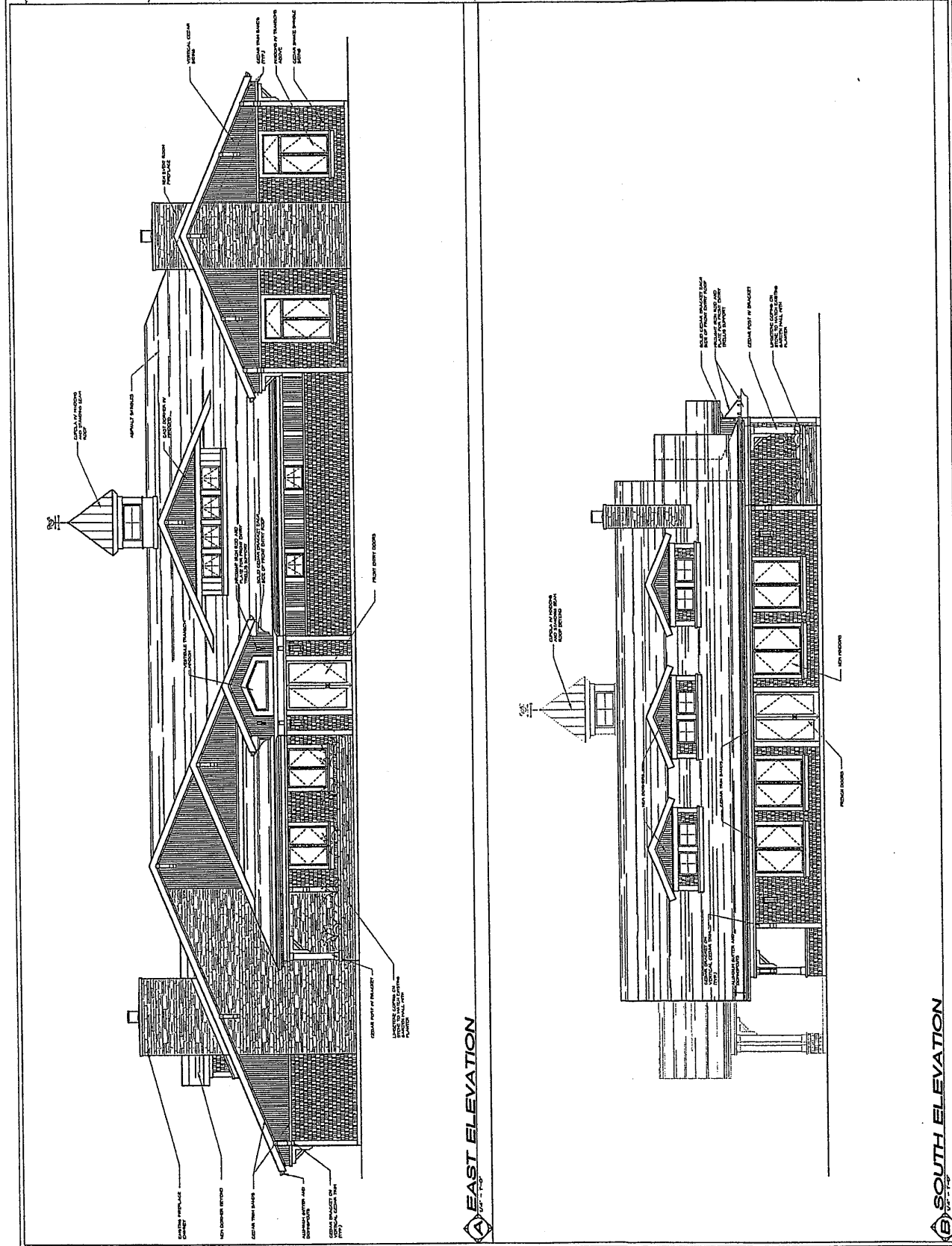
AN ADDITION AND REMODELING FOR
BALD CREEK CLUB
830 NORTH MADISON
HINDALE, ILLINOIS 60521

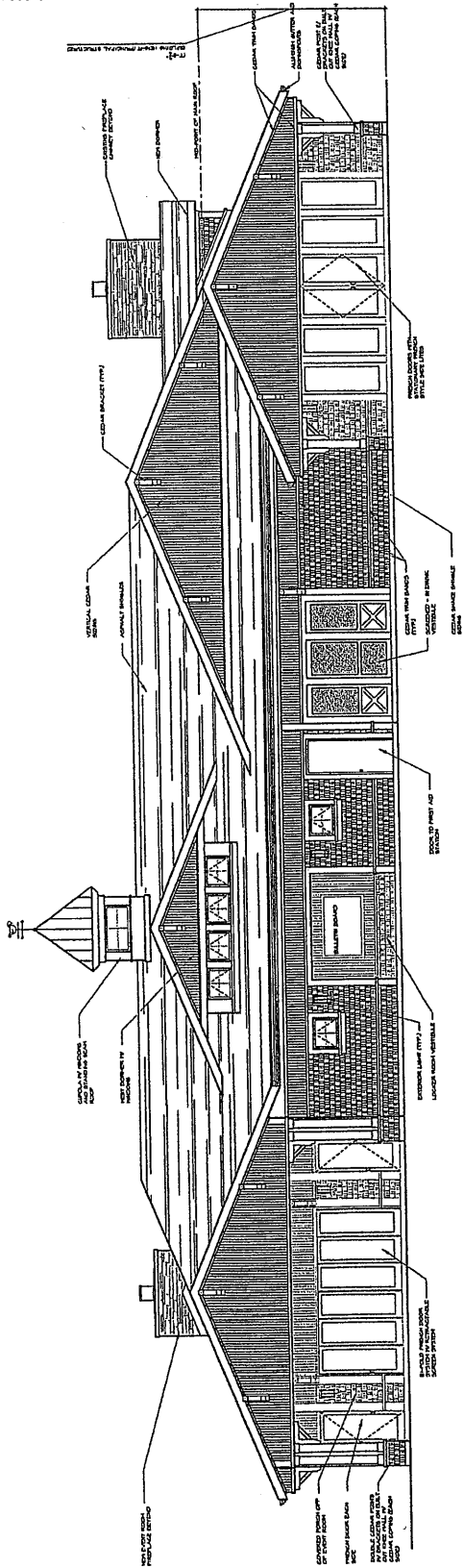
PROJECT #
830-101

DATE REVISION
11-01-2004

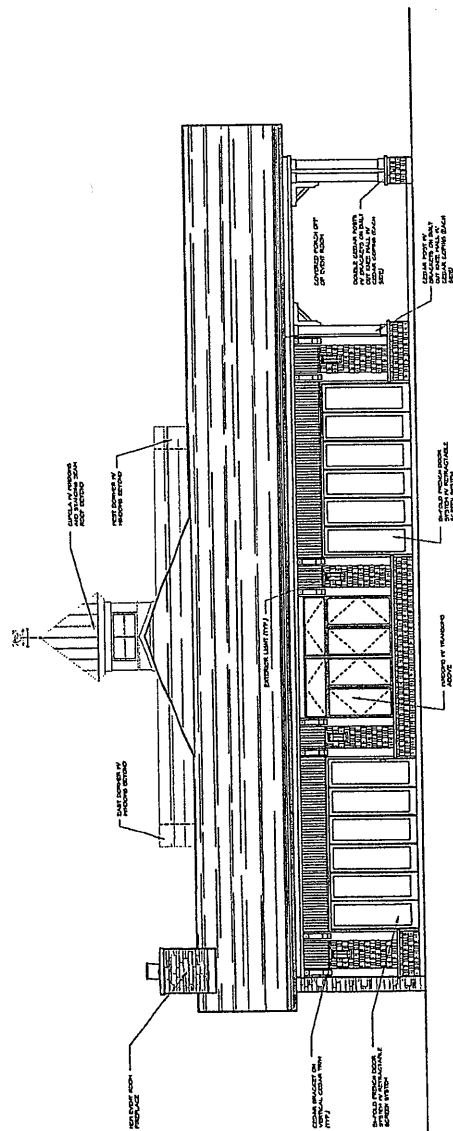
REVISIONS
1. 11-01-2004
2. 11-01-2004
3. 11-01-2004
4. 11-01-2004
5. 11-01-2004
6. 11-01-2004
7. 11-01-2004
8. 11-01-2004
9. 11-01-2004
10. 11-01-2004

DESIGN NOTES
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2000 IBC AND ALL APPLICABLE CODES.
2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
3. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT.
5. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT.

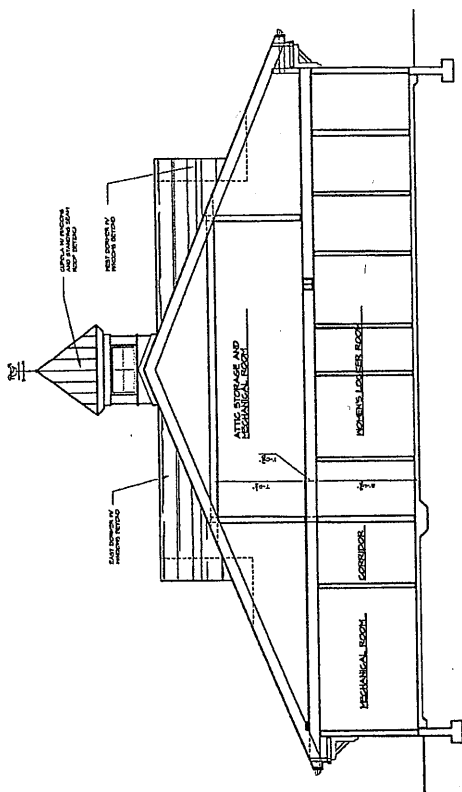




WEST ELEVATION



NORTH ELEVATION



WEST - WEST BUILDING SECTION

PROJECT TITLE SALT CREEK CLUB 830 NORTH MADISON HINSDALE, ILLINOIS 60521		DATE 10-14-2014	PROJECT NUMBER 10-14-2014
ARCHITECT ARCHITECTURAL DESIGN 10101 S. WILSON AVE. CHICAGO, IL 60628		OWNER SALT CREEK CLUB 830 NORTH MADISON HINSDALE, IL 60521	DATE 10-14-2014
DESIGNER ARCHITECTURAL DESIGN 10101 S. WILSON AVE. CHICAGO, IL 60628		DATE 10-14-2014	PROJECT NUMBER 10-14-2014

BUILDING CODE INFORMATION

BUILDING CODE: 2009 INTERNATIONAL BUILDING CODE
 ELECTRICAL CODE: 2009 INTERNATIONAL ELECTRICAL CODE
 MECHANICAL CODE: 2009 INTERNATIONAL MECHANICAL CODE
 PLUMBING CODE: 2009 INTERNATIONAL PLUMBING CODE
 FIRE CODE: 2009 INTERNATIONAL FIRE CODE
 CONSTRUCTION TYPE: TYPE V - A
 AREA LIMITATIONS: 11500 SF.
 HEIGHT LIMITATIONS: 2 STORIES

PROPOSED BUILDING INFORMATION

FIRST FLOOR PLAN = 1195 SF.
 ATTIC FLOOR PLAN = 1194 SF.
 TOTAL SQUARE FOOTAGE = 2389 SF.

AN ADDITION AND REMODELING FOR
BALT CREEK CLUB
 800 NORTH MADISON
 HINSDALE, ILLINOIS 60521

PROJECT # 1004 AC
 DATE ISSUED 11-01-2014
 DRAWING NUMBER 1004-01

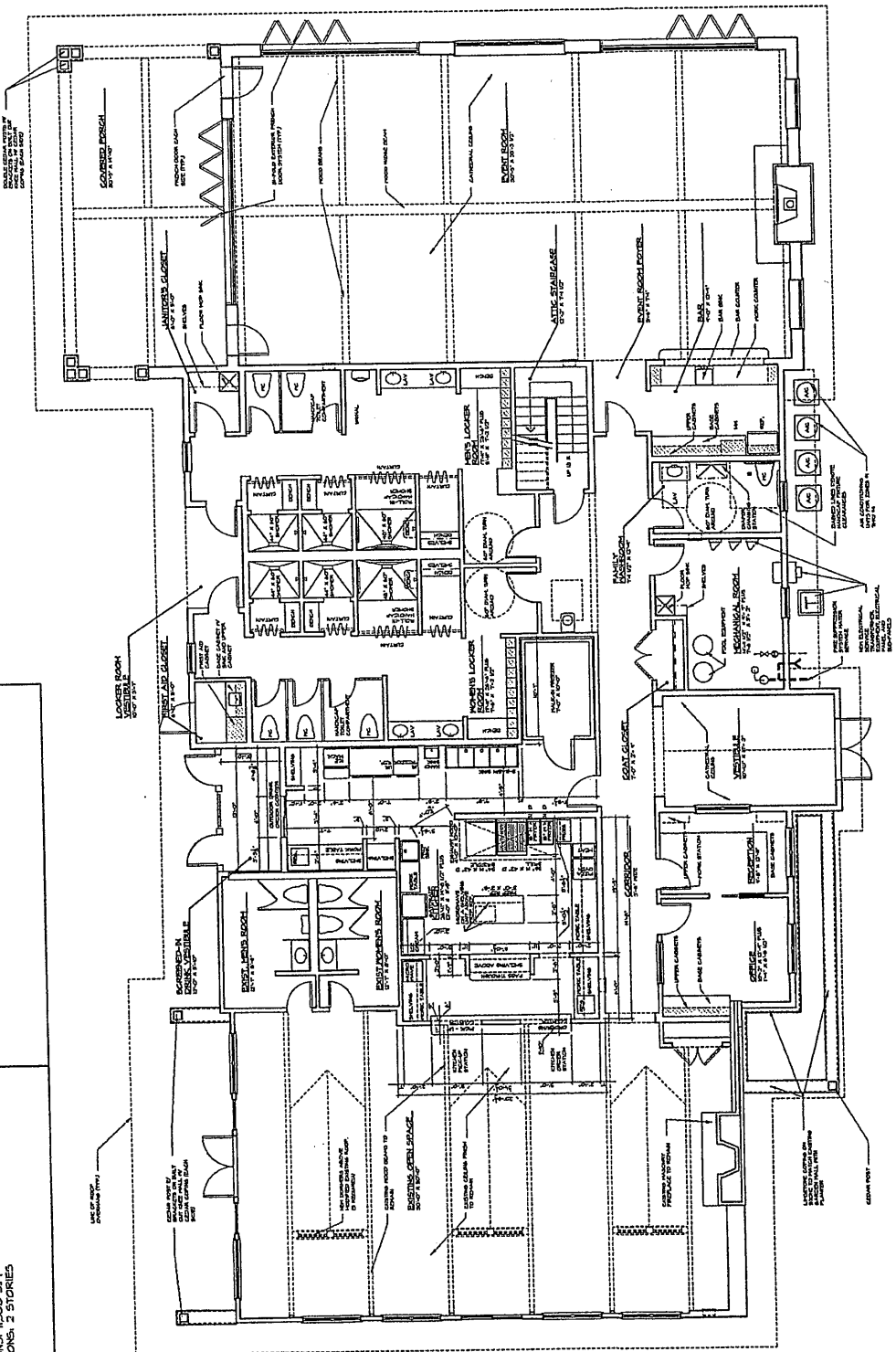
DESIGNED BY
 DRAWN BY
 CHECKED BY
 APPROVED BY

DATE OF REVISION
 REVISION

1004 AC
 11-01-2014
 1004-01

1004 AC
 11-01-2014
 1004-01

1004 AC
 11-01-2014
 1004-01



FIRST FLOOR PLAN

8
DD2-AS
01

PROJECT TITLE
ROOF PLAN

AN ADDITION AND REMODELING FOR
SALT CREEK CLUB
850 NORTH MADISON
HINSDALE, ILLINOIS 60521

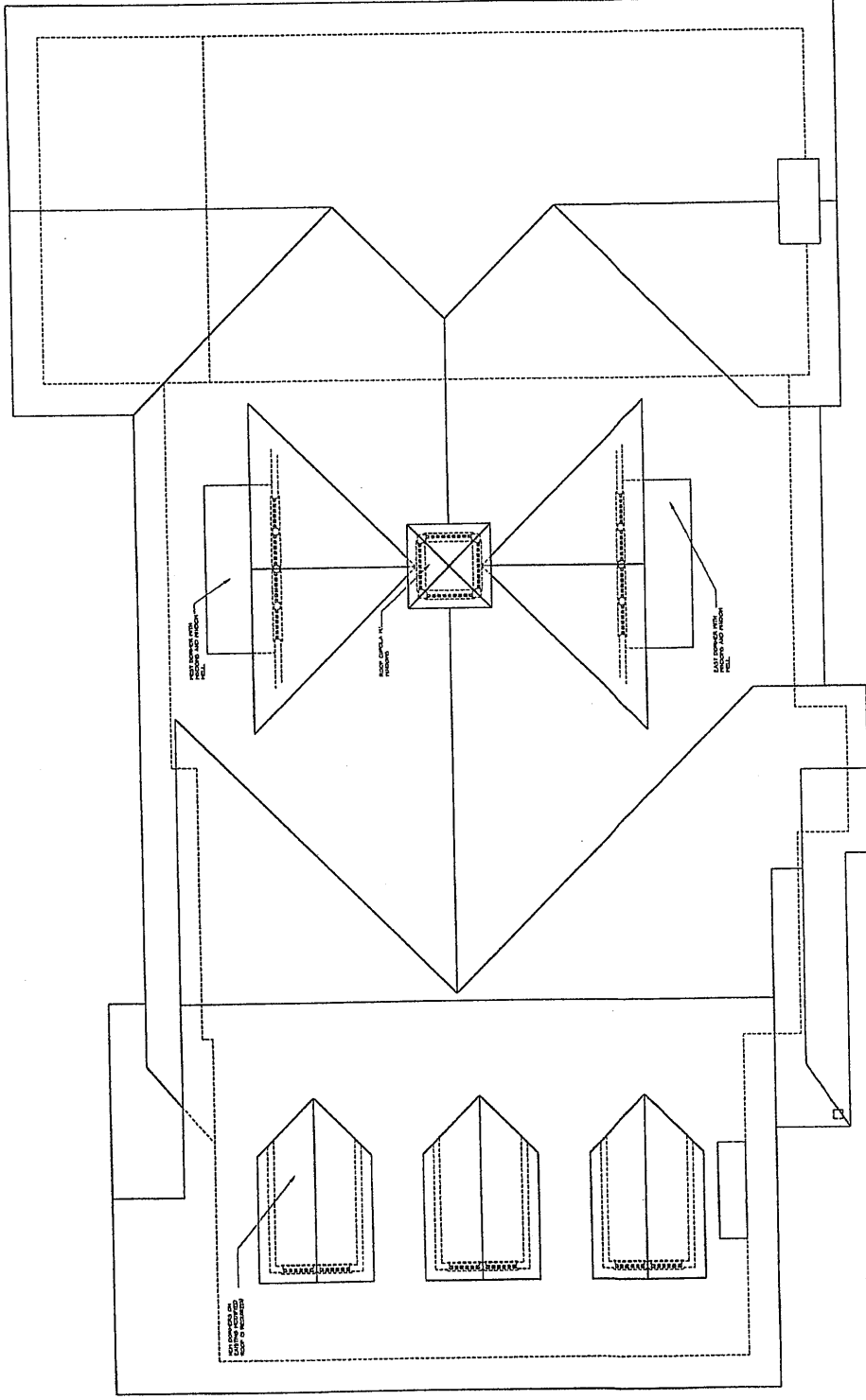
DATE: 10/04/01
BY: J. M. J. / J. M. J.
CHECKED BY: J. M. J. / J. M. J.
PROJECT NO: 1004 AC

NOTES:
1. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
2. SEE MECHANICAL DRAWINGS FOR DETAILS.
3. SEE ELECTRICAL DRAWINGS FOR DETAILS.
4. SEE CIVIL DRAWINGS FOR DETAILS.

REVISIONS:
1. 10/04/01: INITIAL DESIGN.
2. 10/04/01: REVISIONS TO MECHANICAL AND ELECTRICAL SYSTEMS.


Architectural design
C. J. O.
10/04/01
10/04/01
10/04/01

↑ NORTH



ROOF PLAN
10/04/01

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: November 12, 2014
Re: Scheduling of a Public Hearing: Case A-34-2014 – Applicant: Village of Hinsdale –
Request: Referral of a Text Amendment to Section 11-401, as it relates to Requirements
for a Certificate of Zoning Compliance

DISCUSSION

Background

As most are aware, Section 11-401 of the Zoning Code requires that a Certificate of Zoning Compliance (COZC) application be submitted and a certificate approved, prior to any Building Permit being issued. Similarly, an applicant is required to submit the same with any Plan Commission application that has been received, however in these instances a certificate is no longer issued until the permit is approved, since several factors can invariably alter the final proposal and plans. In the recent past, staff has taken similar steps to clarify process and provide a better understanding in regards to the Certificate of Zoning Compliance process. Most notably, when considering Plan Commission applications, we have gone from a system of approving a certificate with conditions, to denying the certificate since the code provides for this, subject to the appropriate approvals being sought and approved through the appropriate Commissions. Similarly, the Building Department has fought with similar clarity issues when dealing with building permits that don't require an entitlement process. A COZC application and certificate are required for every permit being submitted and many times, these applications are for items such as water heaters, furnaces and electrical upgrades, which still require permits but are irrelevant to the zoning of a property. As such, the Building Department is requesting that the Zoning and Public Safety Committee discuss and consider a text change that would exclude a requirement for a COZC application for these types of building permit requests.

Request

The recommended language would simply exclude the requirement that a certificate be obtained for certain innocuous permit requests such as those mentioned above. As such, staff is recommending a text amendment to the following underlined changes to Section 11-401 (Certificate of Zoning Compliance):

C. *Certificate Required:* Except for permits for improvements expressly waived in this section, and except where expressly or waived by another provision of this code, unless a certificate of zoning compliance shall have first been obtained from the village manager:

1. The construction, reconstruction, remodeling, alteration, or moving of any structure, except signs, shall not be commenced; and
2. No land vacant on the effective date of this code shall be used or occupied for any purpose, except the raising of crops; and
3. The grading, excavation, or improvement of land preliminary to any construction on or use of such land, other than those associated with landscape improvements, shall not be commenced; and
4. Building or other permits pertaining to the construction, reconstruction, remodeling, alteration, or moving of any structure or the use of any land or structure, excluding permits for:
 - a. Suppression/Detection
 - b. Mechanical Equipment
 - c. Fences
 - d. Interior Remodeling
 - e. Roofing
 - f. Irrigation
 - g. Elevators
 - h. Electrical (when no other work and/or permit would be required)
 - i. Plumbing (when no other work and/or permit would be required),

~~shall not be issued by the village; and~~

5. No home occupation shall be established or maintained; and
6. No temporary use shall be established or maintained, except as provided in subsection 9-103C1 of this code; and
7. No land shall be annexed to the village.

In any case where a certificate of zoning compliance is not required under this code, the manager shall, on written request, issue a certificate of such fact.

By adding the underlined language above, a Certificate of Zoning Compliance would still be required for almost all standard permits (and nothing would change for requests requiring any type of entitlement process), but would eliminate the need to obtain them for permits that have absolutely no impact on zoning, such as those described above.

Committee and Village Board Action

At the Zoning and Public Safety meeting of October 27th and the Village Board meeting of November 4th, both heard a presentation from staff regarding the proposed amendment and unanimously moved to recommend that the application be referred to the Plan Commission for review and consideration of a Text Amendment to Section 11-401, as it relates to Requirements for a Certificate of Zoning Compliance.



VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant
Name: Village of Hinsdale
Address: 19 E. Chicago Avenue
City/Zip: Hinsdale, Il. 60521
Phone/Fax: (630) 789-7036 /
E-Mail: N/A

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

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

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

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

Disclosure of Village Personnel: (List the name, address and Village position of any officer or employee of the Village with an interest in the owner of record, the Applicant or the property that is the subject of this application, and the nature and extent of that interest)
1) Robert McGinnis - Director of Community Development/Building Commissioner
2) Sean Gascoigne - Village Planner
3)

II. SITE INFORMATION

Address of subject property: N/A

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

Brief description of proposed project: Text Amendment to Section 11-401C, as it relates to requirements for a Certificate of Zoning Compliance.

General description or characteristics of the site: N/A

Existing zoning and land use: N/A

Surrounding zoning and existing land uses:

North: N/A

South: N/A

East: N/A

West: N/A

Proposed zoning and land use: N/A

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

☐ Site Plan Approval 11-604

☐ Design Review Permit 11-605E

☐ Exterior Appearance 11-606E

☐ Special Use Permit 11-602E

Special Use Requested:

☒ Map and Text Amendments 11-601E

Amendment Requested: Text Amendment to Section 11-401C, as it relates to the requirements for a Certificate of Zoning Compliance

☐ Planned Development 11-603E

☐ Development in the B-2 Central Business District Questionnaire

TABLE OF COMPLIANCE

Address of subject property: Text Amendment - N/A

The following table is based on the N/A Zoning District.

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

* Must provide actual square footage number and percentage.

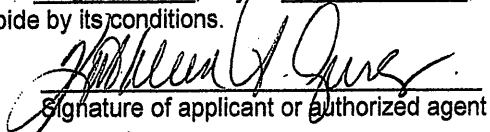
Where any lack of compliance is shown, state the reason and explain the Village's authority, if any, to approve the application despite such lack of compliance: N/A

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 23rd day of October, 2014, I/We have read the above certification, understand it, and agree to abide by its conditions.


Signature of applicant or authorized agent
Kathleen A. Gangano
Name of applicant or authorized agent

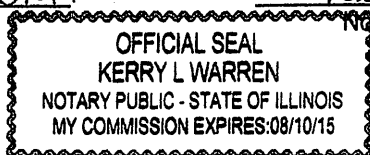
Signature of applicant or authorized agent

Name of applicant or authorized agent

SUBSCRIBED AND SWORN

to before me this 23 day of October, 2014.


Notary Public





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

Must be accompanied by completed Plan Commission Application

Is this a: Map Amendment ☐ Text Amendment ☒

Address of the subject property N/A

Description of the proposed request: Text Amendment to Section 11-401C as it relates to requirements for a Certificate of Zoning Compliance.

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.
The Certificate of Zoning Compliance is intended to confirm zoning compliance with certain applications. The changes that are being proposed are for permits that would have no zoning requirements or implications.
2. The existing uses and zoning classifications for properties in the vicinity of the subject property.
N/A
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.
N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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.

N/A

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.

N/A

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.

N/A


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

The proposed changes would allow a quicker turn around on permits that have no impact or relationship to zoning requirements. The specific permit applications that would be exempt from a Certificate of Zoning Compliance, will be specific and listed in any accompanying documents.

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.

N/A

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: January 14, 2015
Re: 12 Salt Creek Lane
Applicant: Med Properties
Request: Exterior Appearance and Site Plan Review Approval for Exterior Modifications and Façade Improvements

BACKGROUND

Application

The Village of Hinsdale has received an application from Med Properties of Northbrook, Illinois on behalf of Salt Creek Campus LLC., requesting approval of exterior appearance and site plans to allow for site and façade improvements to the existing office building at 12 Salt Creek Lane. The site is improved with a multi-story commercial building in the O-3, General Office District that will be home to varying medical office uses. The owner, Med Properties, is also the owner of 10 and 11 Salt Creek, as well as 901 and 907 N. Elm Street.

Process

The applicant, Med Properties, is proposing exterior improvements and façade changes at 12 Salt Creek Lane, within the Salt Creek Medical Campus which medical offices are a permitted use in the O-3 District. The site plan review process recognizes that even those uses and developments that have been determined to be generally suitable for location in a particular district are capable of adversely affecting the purposes for which the code was enacted unless careful consideration is given to critical design elements. As such, site plan review is required in this case due to the following provisions:

1. Section 11-604C
2. Section 11-606E

Due to the nature of the request, this application would require a meeting before the Plan Commission and does not require public notification. The Village Board has 90 days from receiving the recommendation of the Plan Commission to act on its recommendation. Failure by the Board to act within 90 days is considered a denial of the Plan Commission's recommendation. Section 11-604F of the Zoning Code details the standards for site plan approval. The applicant provides its response to the Site

Plan Review criteria on pages 3 and 4 of its application. The applicant filed its revised submission on December 12, 2014.

Description of property and existing use

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

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

The 12 Salt Creek location is generally bordered on the east, west and south by properties zoned O-3 Professional Office, and to the north by properties zoned R-5, Multi-Family.

The applicant has been before the Plan Commission and the Village Board for several of the properties within the medical campus, including this one at 12 Salt Creek, which received its original approval in July 2013 for exterior modifications and site plan improvements.

The attached Hinsdale Zoning map highlights the specific subject property.

Request

The applicant is requesting site plan/exterior appearance approval for exterior improvements and façade changes to the existing structure at 12 Salt Creek Lane. The changes being proposed are similar in architectural character to the changes previously made to this building. While the building is existing and several of the non-conforming conditions are not impacted by this request, the Commission should consider the architectural elements and changes being proposed to the elevations, as well as the new mechanical screening, landscaping plan and the configuration of the two new entrances on the south elevation.

Based on the illustrations provided, the substantial changes being proposed to the site consist of two new entrances along the south façade, which includes canopies over both entrances, as well as new landscaping throughout the site and new screening for the mechanical area. Besides the general landscaping improvements, the applicant has confirmed that one oak tree will be removed from the site.

Property History

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

O-3 Requirement

12 Salt Creek

Lot Area	20,000 s.f.	224,808 s.f.
Lot Width	80'	299.5'
Front Yard	25'	84.5'
Int. Side Yard	10'	11'/187.5'
Corner Side Yard	25'	N/A
Rear Yard	40'	35.5'
Height	60'	55'
Number of Stories	5	4
Total Bldg. Coverage	N/A	N/A
Total Lot Coverage	50%	43.5%*
F.A.R.	.35	.34

***Reduced from the existing coverage of 51.8%**

TABLE OF COMPLIANCE

Address of subject property: 12 Salt Creek Lane

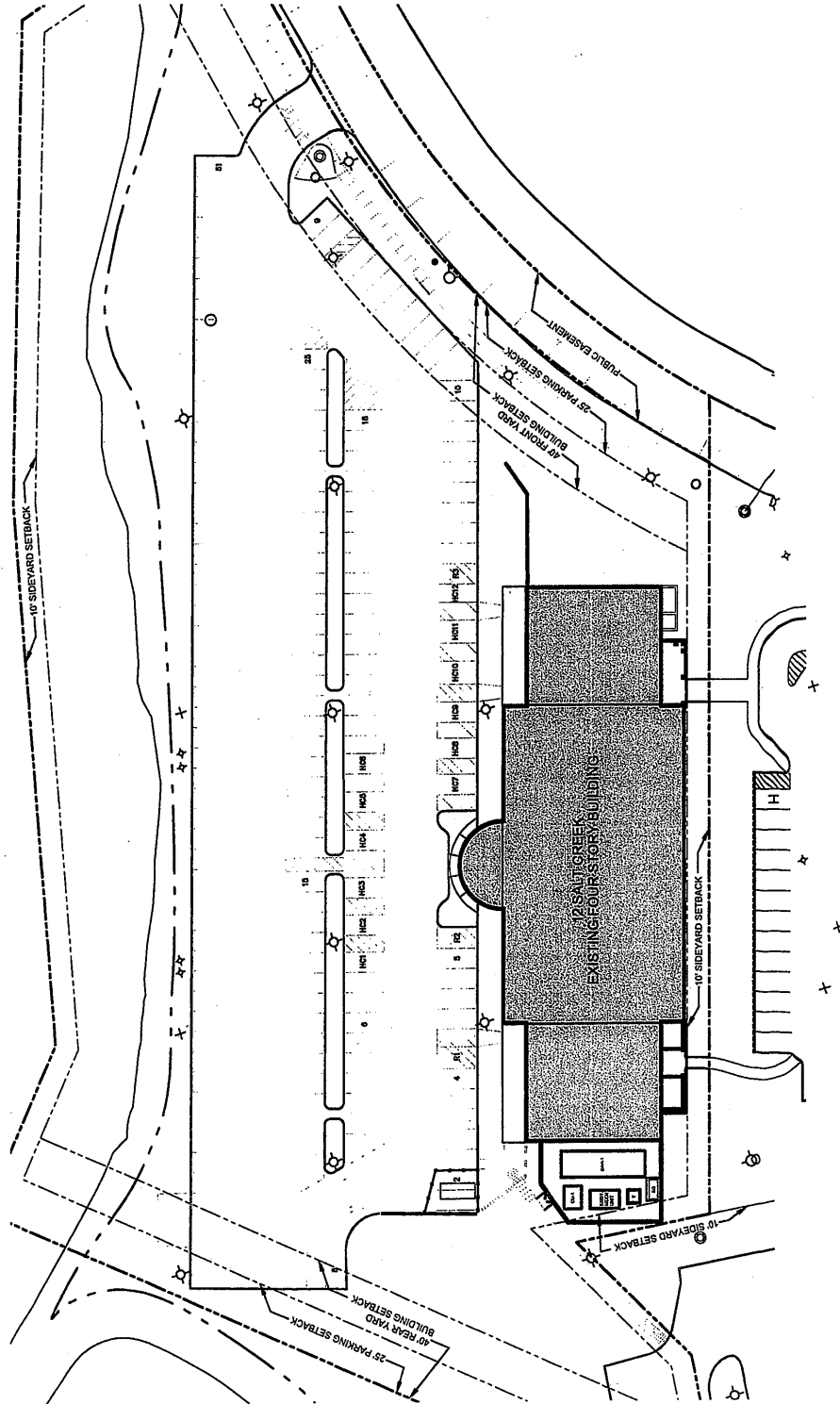
The following table is based on the 0-3 Zoning District.

	Minimum Code Requirements	Proposed/Existing Development
Minimum Lot Area (s.f.)	20,000 SF	171,954 SF
Minimum Lot Depth	125'	652'
Minimum Lot Width	80'	299.5'
Building Height	60'	55'
Number of Stories	5	4
Front Yard Setback	25'	84.5'
Corner Side Yard Setback	25'	N/A
Interior Side Yard Setback	10'	11' and 187.5'
Rear Yard Setback	20'	35.5'
Maximum Floor Area Ratio (F.A.R.)*	.35	58,583SF/171,954SF = .34
Maximum Total Building Coverage*	N/A	N/A
Maximum Total Lot Coverage*	50%	43.5%
Parking Requirements	1/300 NSF 61,200/300 = 204	190 off-street park'g stalls 14 on-street park'g stalls 204 Total parking stalls
Parking front yard setback	25'	
Parking corner side yard setback	25'	N/A
Parking interior side yard setback	10'	60.5'
Parking rear yard setback	20'	5'-2" existing
Loading Requirements	1	0-existing non-conforming
Accessory Structure Information	N/A	N/A

* Must provide actual square footage number and percentage.

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

Rear Yard Parking Setback - Existing parking lot is on both sides of Property Line.



SCALE: 1" = 50'-0"



ECKENHOFF SAUNDERS ARCHITECTS



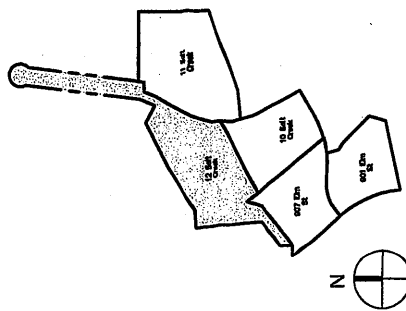
MedProperties

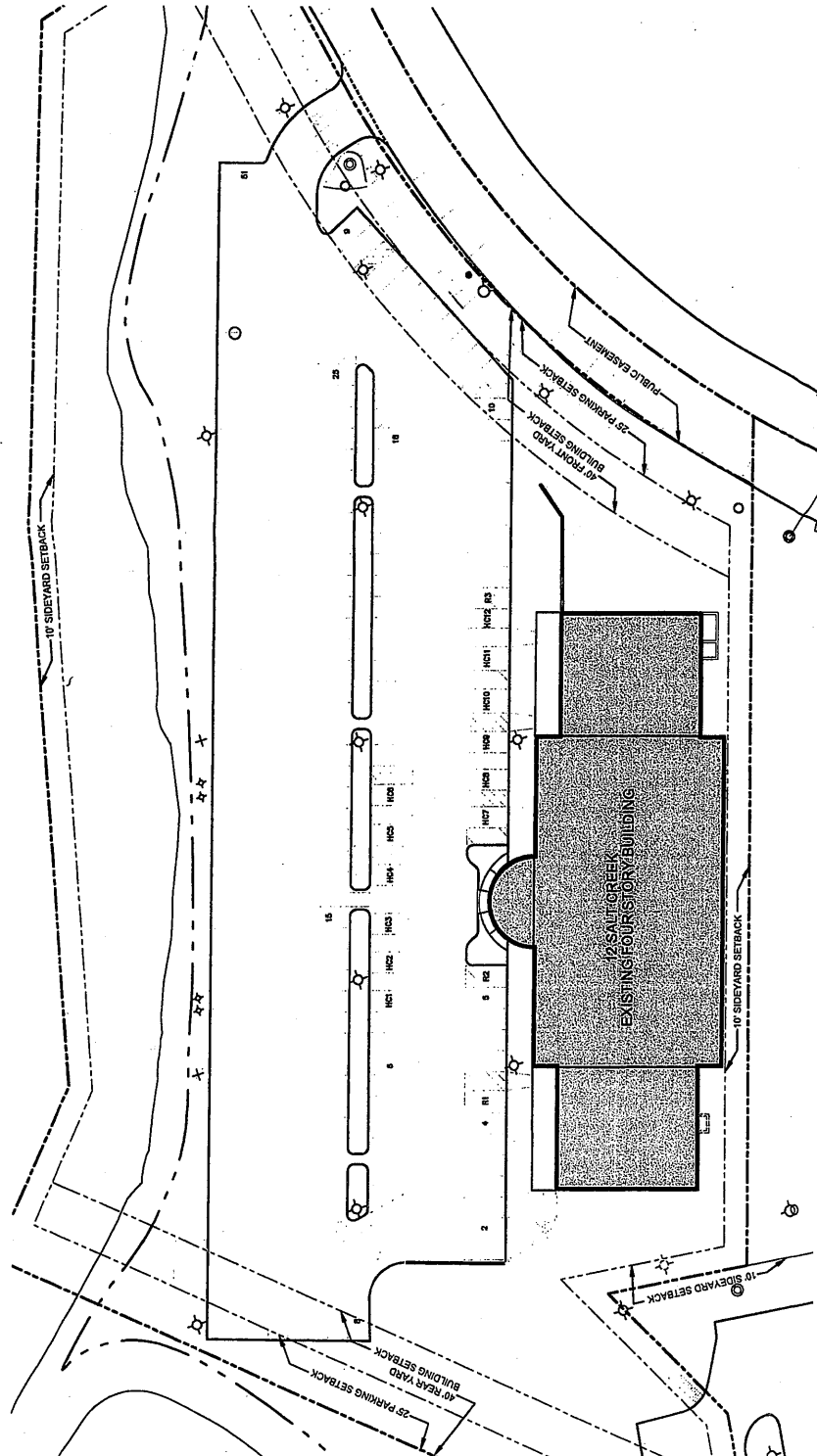
SITE PLAN

Salt Creek Medical Campus
12 Salt Creek Ln Medical Office Building
Project No: 14043 DATE: 2015.1.05

SITE DATA

PROPERTY AREA:	224,808 SF
EASEMENT AREA:	52,854 SF
TOTAL LOT AREA:	171,954 SF
TOTAL BUILDING AREA:	68,000 SF
50% BASEMENT AREA:	9,417 SF
BUILDING AREA (GROSS):	58,583 SF
F.A.R. (.35 MAX):	.34
BUILDING FOOTPRINT:	18,835 SF
IMPERVIOUS AREA (SF)	74,771 SF
PERVIOUS AREA (SF)	97,183 SF
LOT COVERAGE:	43.5%
BUILDING AREA (NET):	61,200 SF
ON-SITE PARKING:	190 CARS
STREET PARKING:	14 CARS
TOTAL PARKING COUNT	204 CARS
PARKING RATIO (3.33 MIN.)	3.33 C/1000





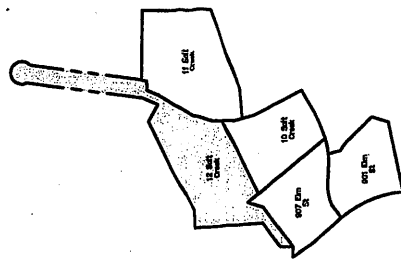
SITE DATA

PROPERTY AREA: 224,808 SF
EASEMENT AREA: 52,854 SF
TOTAL LOT AREA: 171,954 SF

LOST ON-SITE PARKING SPACES: 2
AVAILABLE PARKING SPACES ON STREET: >2



SCALE: 1" = 50'-0"



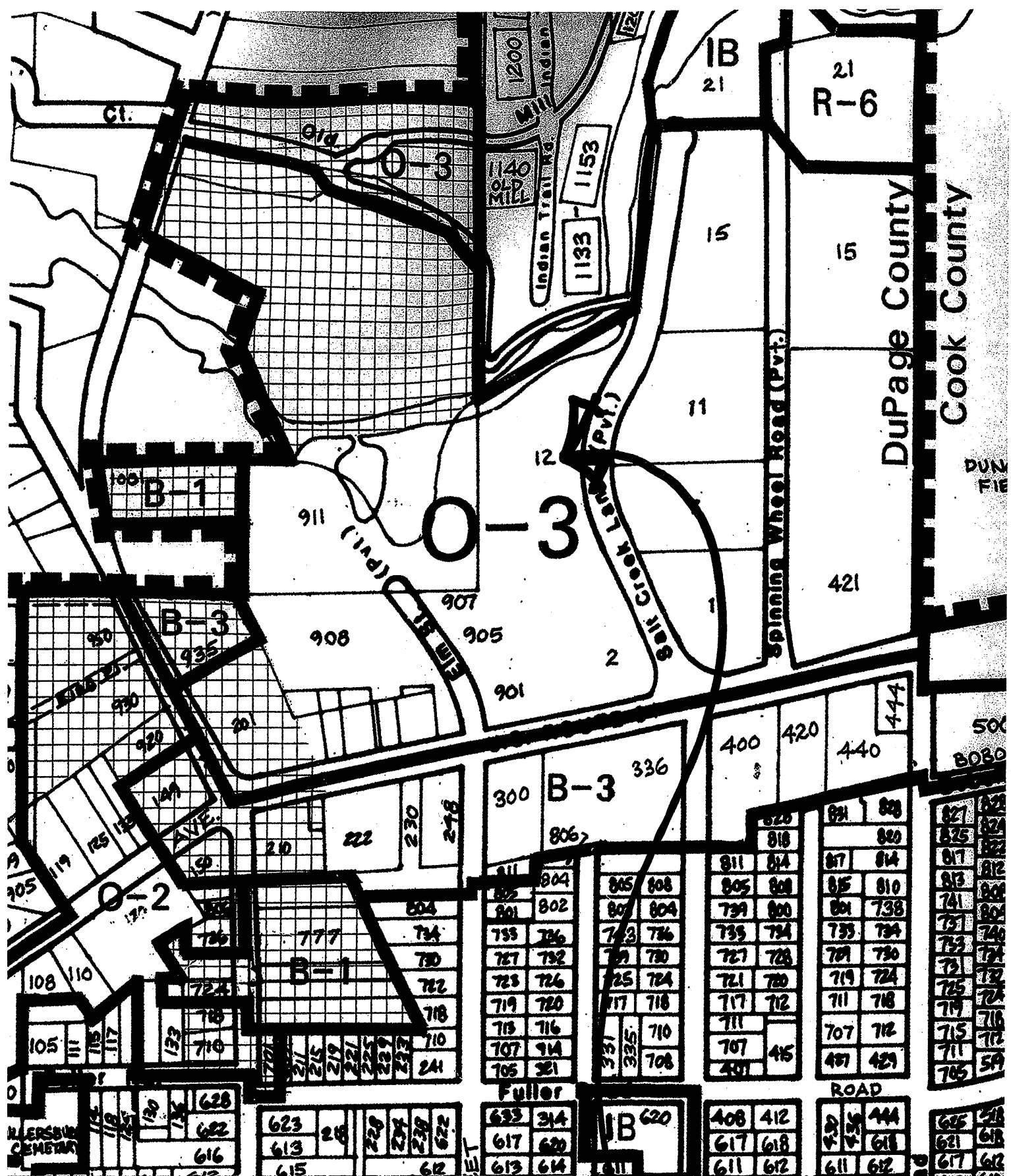
EXISTING AND DEMOLITION SITE PLAN

ECKENHOFF SAUNDERS ARCHITECTS



MedProperties

Salt Creek Medical Campus
12 Salt Creek Ln Medical Office Building
Project No: 1483 Date: 2015.1.05



Location and Zoning
Map

Med Properties Salt Creek Medical Campus

VILLAGE OF HINSDALE, IL

**12 SALT CREEK SOUTH ENTRY EXTERIOR
APPEARANCE REVIEW APPLICATION**

DECEMBER 12, 2014

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

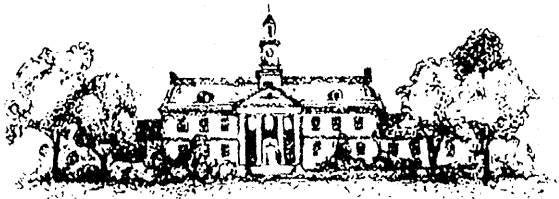
Civil Engineer
Mackie Consultants, LLC
9575 W. Higgins Rd., Suite 500
Rosemont, IL 60018
847.696.1400



ECKENHOFF SAUNDERS ARCHITECTS

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

ESA PROJECT NUMBER 14083



**VILLAGE
OF HINSDALE** FOUNDED IN 1873

**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT**

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant

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

Owner

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

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

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

Name: Schuyler, Roche & Crisham, P.C. - John J. George
Title: Attorney
Address: 180 N. Stetson Avenue, Suite 3700
City/Zip: Chicago, IL 60601
Phone/Fax: (312) 565-8439 / (312) 565-8300
E-Mail: jgeorge@srcattorneys.com

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

- 1) Not Applicable
- 2) _____
- 3) _____

II. SITE INFORMATION

Address of subject property: 12 Salt Creek Lane

Property identification number (P.I.N. or tax number): 06 - 36 - 405 - 020

Brief description of proposed project: Addition of new entrances, including canopies and parking with drop-off lane on the 10

Salt Creek Property, to the south side of the existing 4-story building at at-grade Second Floor. Mechanical equipment will be sunk on west side of
the building with additional screening and gate on North side of building, and associated landscaping.

General description or characteristics of the site: The site is in the Salt Creek Medical Campus and includes the center line
of Salt Creek to the North and is adjacent to a pond to the west. Site has about 8 feet of slope and includes mature oak trees.

Existing zoning and land use: O-3 / Professional Office

Surrounding zoning and existing land uses:

North: R-5 / Multi-Family Residential & O-3 / Forest Preserve

South: O-3 / Vacant / Proposed Professional Office Building

East: O-3 / Professional Office

West: O-3 / Professional Office

Proposed zoning and land use: O-3 / Professional Office

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

☒ Site Plan Approval 11-604

☐ Design Review Permit 11-605E

☒ Exterior Appearance 11-606E

☐ Special Use Permit 11-602E

Special Use Requested: _____

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

☐ Planned Development 11-603E

☐ Development in the B-2 Central Business
District Questionnaire

TABLE OF COMPLIANCE

Address of subject property: 12 Salt Creek Lane

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

	Minimum Code Requirements	Proposed/Existing Development
Minimum Lot Area (s.f.)	20,000 SF	224,808 SF
Minimum Lot Depth	125'	652'
Minimum Lot Width	80'	299.5'
Building Height	60'	55'
Number of Stories	5	4
Front Yard Setback	25'	84.5'
Corner Side Yard Setback	25'	N/A
Interior Side Yard Setback	10'	11' and 187.5'
Rear Yard Setback	20'	35.5'
Maximum Floor Area Ratio (F.A.R.)*	.35	68,000SF/224,808SF = .30
Maximum Total Building Coverage*	N/A	N/A
Maximum Total Lot Coverage*	50%	51.8 % (existing)
Parking Requirements	1/300 NSF 61,200/300 = 204	188 off-street park'g stalls 16 on-street park'g stalls 204 Total parking stalls
Parking front yard setback	25'	47'
Parking corner side yard setback	25'	N/A
Parking interior side yard setback	10'	60.5'
Parking rear yard setback	20'	5'-2" existing
Loading Requirements	1	0 - existing non conforming
Accessory Structure Information	N/A	N/A

* Must provide actual square footage number and percentage.

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

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

Lot Coverage - Nonconforming lot coverage is existing. The proposed plan does not increase the impervious area.

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

Signature of applicant or authorized agent

William Dvorak
Name of applicant or authorized agent

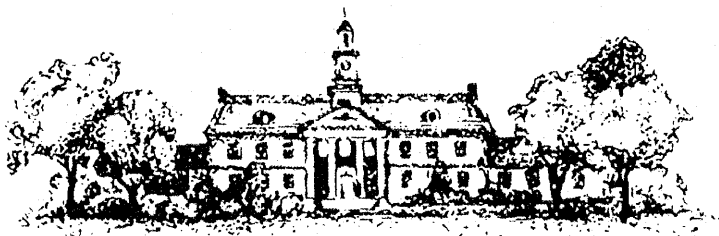
Signature of applicant or authorized agent

Name of applicant or authorized agent

SUBSCRIBED AND SWORN
to before me this 10th day of
December, 2014.

[Signature]
Notary Public

OFFICIAL SEAL
KARIN J WALTER
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 09/21/16



VILLAGE OF HINSDALE

FOUNDED IN 1873

COMMUNITY DEVELOPMENT DEPARTMENT EXTERIOR APPEARANCE AND SITE PLAN REVIEW CRITERIA

Address of proposed request: 12 Salt Creek, Hinsdale, IL

REVIEW CRITERIA

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

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

FEEs for Exterior Appearance/Site Plan Review:

Standard Application: \$600.00

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

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

1. *Open spaces.* The quality of the open space between buildings and in setback spaces between street and facades.
With exception to open space immediately adjacent to the west facade of the building, existing open spaces will be preserved. Parking setback requirements are observed.
2. *Materials.* The quality of materials and their relationship to those in existing adjacent structures.
Existing Construction will be preserved. Screens are designed to have similar look and same materials as the existing screens.
3. *General design.* The quality of the design in general and its relationship to the overall character of neighborhood.

Mechanical equipment is below grade to minimize impact to surrounding site. New entrances are designed to match the existing features of the existing building.

4. *General site development.* The quality of the site development in terms of landscaping, recreation, pedestrian access, auto access, parking, servicing of the property, and impact on vehicular traffic patterns and conditions on-site and in the vicinity of the site, and the retention of trees and shrubs to the maximum extent possible.

Entrance at at-grade Second Floor is designed to increase access into the building. Landscaping maintains all but one mature oak tree and adds layers of landscape screening of the mechanical area and south facade.

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

The existing height will not be modified.

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

The front facade will remain unchanged as proposed work is entirely on rear and side yard facades.

7. *Proportion of openings.* The relationship of the width to the height of windows shall be visually compatible with buildings, public ways, and places to which the building is visually related.

The existing fenestration is unchanged.

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

The existing solids and voids will remain unchanged.

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

The new entrances / canopies are designed to relate to the existing porches on the front facade.

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

The new entrances / canopies are designed to relate to the existing porches on the front facade.

11. *Relationship of materials and texture.* The relationship of the materials and texture of the façade shall be visually compatible with the predominant materials to be used in the buildings and structures to which it is visually related.

Existing materials are unchanged. New entrance canopies and mechanical screens are designed with the same materials and textures as the existing building. New metal louvers will be designed to be of similar color to existing brick and to visually recess from the column and porch structure.

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

The existing roof is unchanged.

13. *Walls of continuity.* Building facades and appurtenances such as walls, fences, and landscape masses shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street to ensure visual compatibility with the buildings, public ways, and places to which such elements are visually related.

The majority of exterior walls are unchanged. New canopies and mechanical screens will be built in front of existing masonry walls and of same characteristics as the existing porches.

14. *Scale of building.* The size and mass of buildings and structures in relation to open spaces, windows, door openings, porches, and balconies shall be visually compatible with the buildings, public ways, and places to which they are visually related.

The mass of the building remains unchanged. Adding entrances and canopies to south facade will soften the mass of the existing three-story facade.

15. *Directional expression of front elevation.* The buildings shall be visually compatible with the buildings, public ways, and places to which it is visually related in its directional character, whether this be vertical character, horizontal character, or nondirectional character.

Horizontal and vertical character are unchanged.

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

See above comments.

REVIEW CRITERIA – Site Plan Review

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

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

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

All Zoning Code standards are met.

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

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

3. The proposed site plan unreasonably destroys, damages, detrimentally modifies, or interferes with the enjoyment of significant natural, topographical, or physical features of the site.

Existing trees are to remain to the greatest extent possible. Any trees required to be removed are replaced with new trees.

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

The new design does not adversely impact surrounding properties.

5. The proposed site plan creates undue traffic congestion or hazards in the public streets, or the circulation elements of the proposed site plan unreasonably creates hazards to safety on or off site or disjointed, inefficient pedestrian or vehicular circulation paths on or off the site.

The revised Site Plan should cause no undue traffic congestion or harm to pedestrians.

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

Mechanical equipment is on west side of the building so it is shielded by the building from adjacent properties. Further, the equipment is sunk below grade of the Westy and South sides and the screen is designed to have intense landscaping in front of it.

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

Modifications to the building and site are comparable with the uses of adjacent properties and buildings.

8. In the case of site plans submitted in connection with an application for a special use permit, the proposed site plan makes inadequate provision for the creation or preservation of open space or for its continued maintenance.

No Special Use is being requested.

9. The proposed site plan creates unreasonable drainage or erosion problems or fails to fully and satisfactorily integrate the site into the overall existing and planned ordinance system serving the community.

Modifications to existing topography and site drainage are minimal and will not adversely effect adjacent properties or increase water run-off.

10. The proposed site plan places unwarranted or unreasonable burdens on specified utility systems serving the site or area or fails to fully and satisfactorily integrate the site's utilities into the overall existing and planned utility system serving the Village.

Existing utilities remain unchanged.

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

No modifications to public uses is proposed.

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

New use is identical to existing use and will not adversely affect public health, safety or welfare.

Provided:**Required by Code:**

corner side	<u>N/A</u>	<u>25'</u>
rear	<u>5.5'</u>	<u>25'</u>
Setbacks (businesses and offices):		
front:	<u>84.5'</u>	<u>40'</u>
interior side(s)	<u>11' / 187'</u>	<u>10' / 10'</u>
corner side	<u>N/A</u>	<u>40'</u>
rear	<u>35.4'</u>	<u>40'</u>
others:	<u>N/A</u>	<u>N/A</u>
Ogden Ave. Center:	<u>N/A</u>	<u>N/A</u>
York Rd. Center:	<u>N/A</u>	<u>N/A</u>
Forest Preserve:	<u>187'</u>	<u>100'</u>
Building heights:		
principal building(s):	<u>55'</u>	<u>60'</u>
accessory building(s):	<u>N/A</u>	<u>N/A</u>
Maximum Elevations:		
principal building(s):	<u>N/A</u>	<u>N/A</u>
accessory building(s):	<u>N/A</u>	<u>N/A</u>
Dwelling unit size(s):	<u>N/A</u>	<u>N/A</u>
Total building coverage:	<u>N/A</u>	<u>N/A</u>
Total lot coverage:	<u>51.8%</u>	<u>50%</u>
Floor area ratio:	<u>.35</u>	<u>.30</u>
Accessory building(s):	<u>N/A</u>	

Spacing between buildings:[depict on attached plans]

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

Number of off-street parking spaces required: 204Number of loading spaces required: 1**Statement of applicant:**

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

By: 

Applicant's signature

William Dvorak

Applicant's printed name

Dated: 12/10, 2014.

EXHIBIT "A"

LEGAL DESCRIPTION

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

ZONING CONFIRMATION OF AUTHORITY

TO WHOM IT MAY CONCERN:

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

Dated this 4th day of June, 2014.

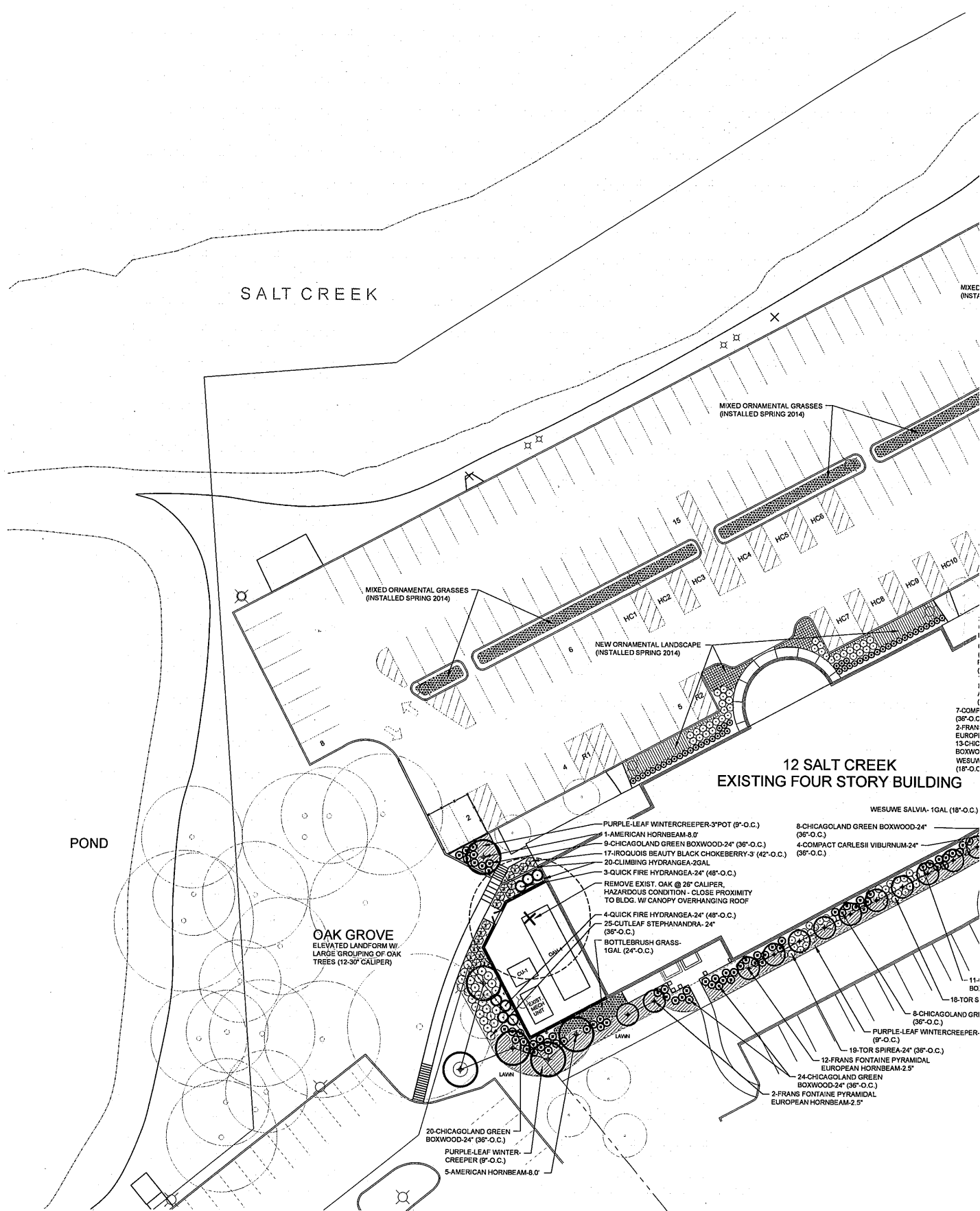
PROPERTY OWNER:

SALT CREEK CAMPUS LLC

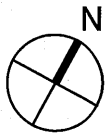
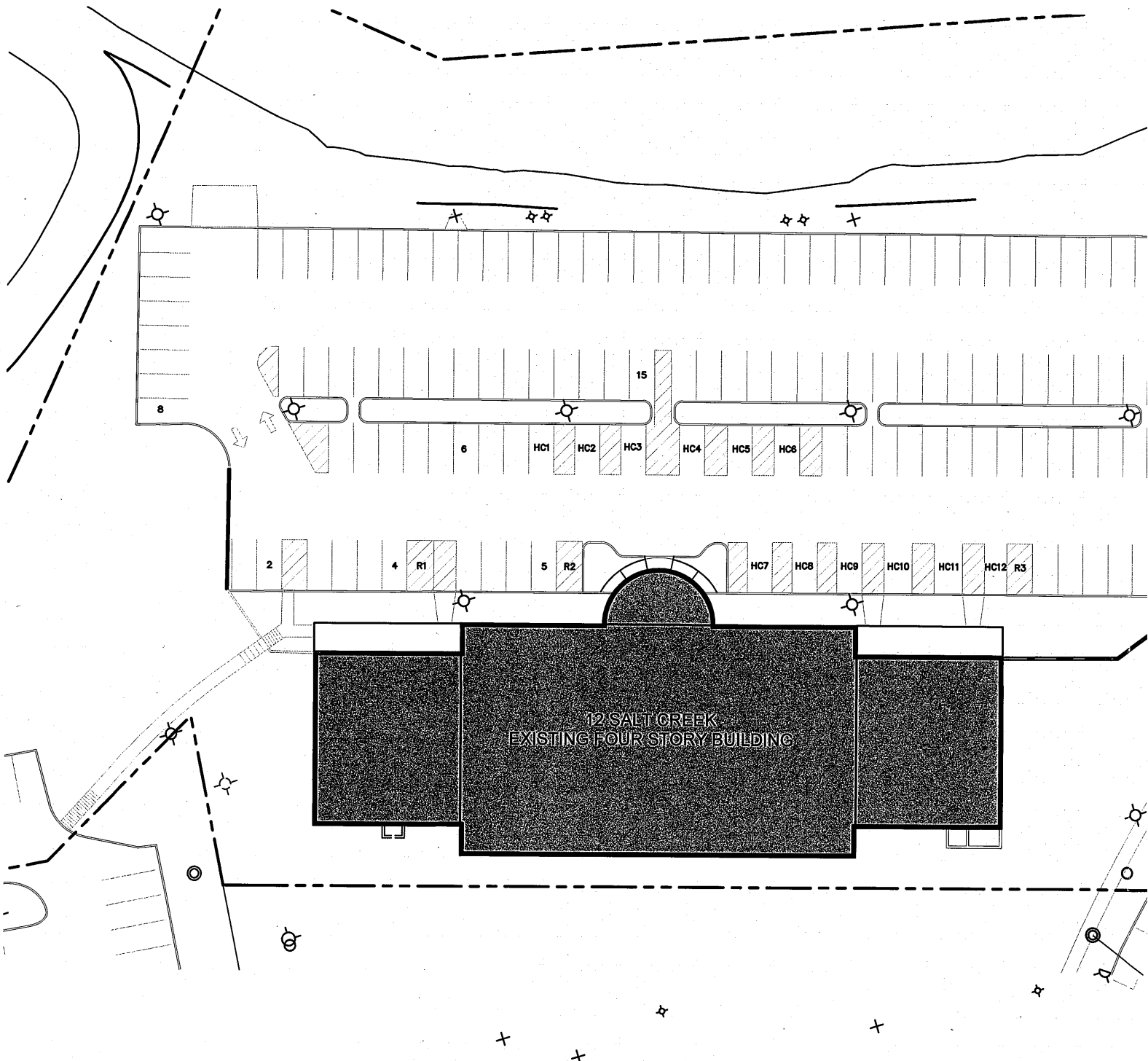
Paul Kopelki

By: PAUL KOPELKI

Title: MANAGER



LANDSCAPE DEVELOPMENT PLAN



SCALE: 1" = 50'-0"



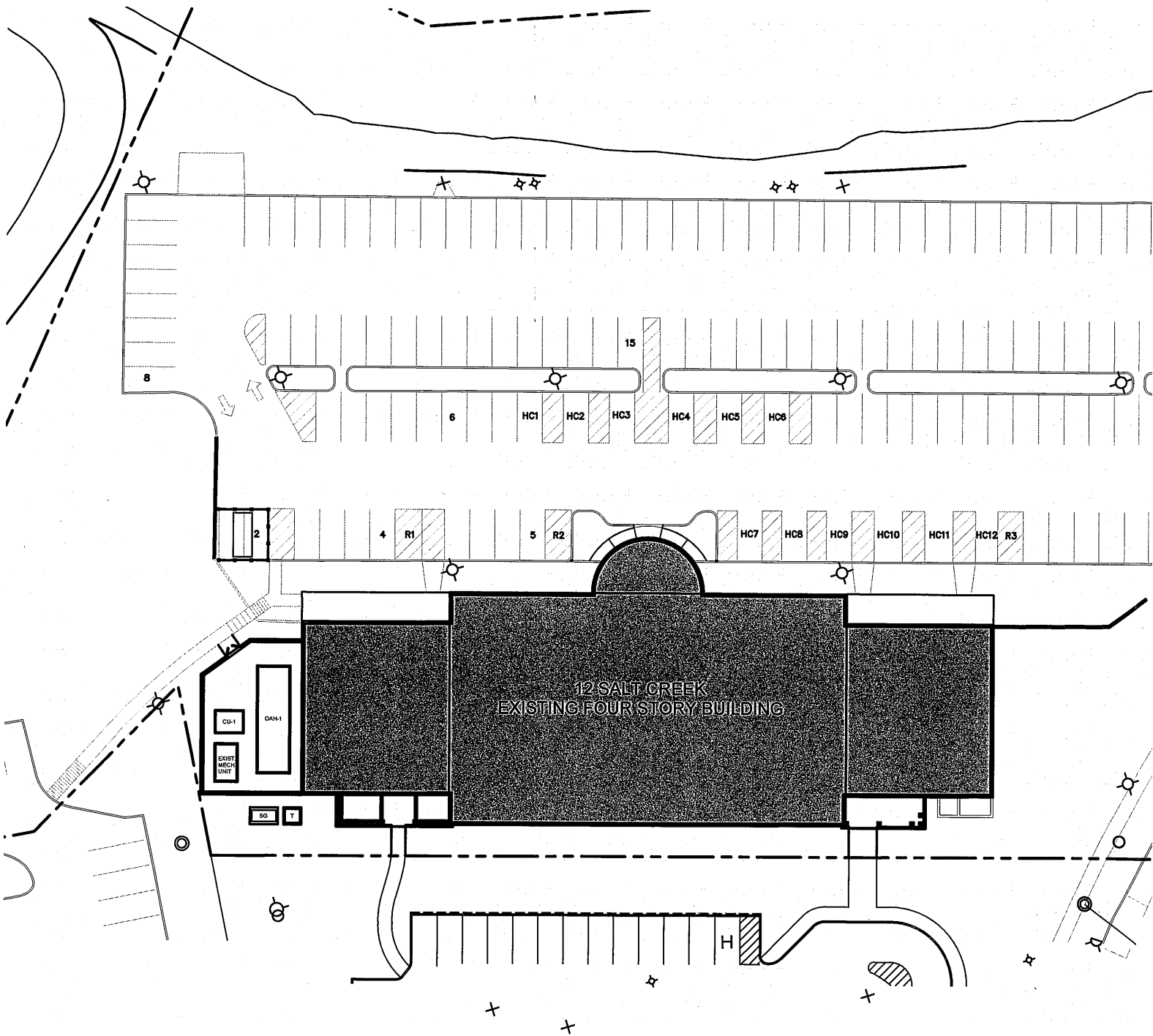
ECKENHOFF SAUNDERS ARCHITECTS



Eckenhoff Saunders Architects, Inc.



MedProperty



SCALE: 1" = 50'-0"



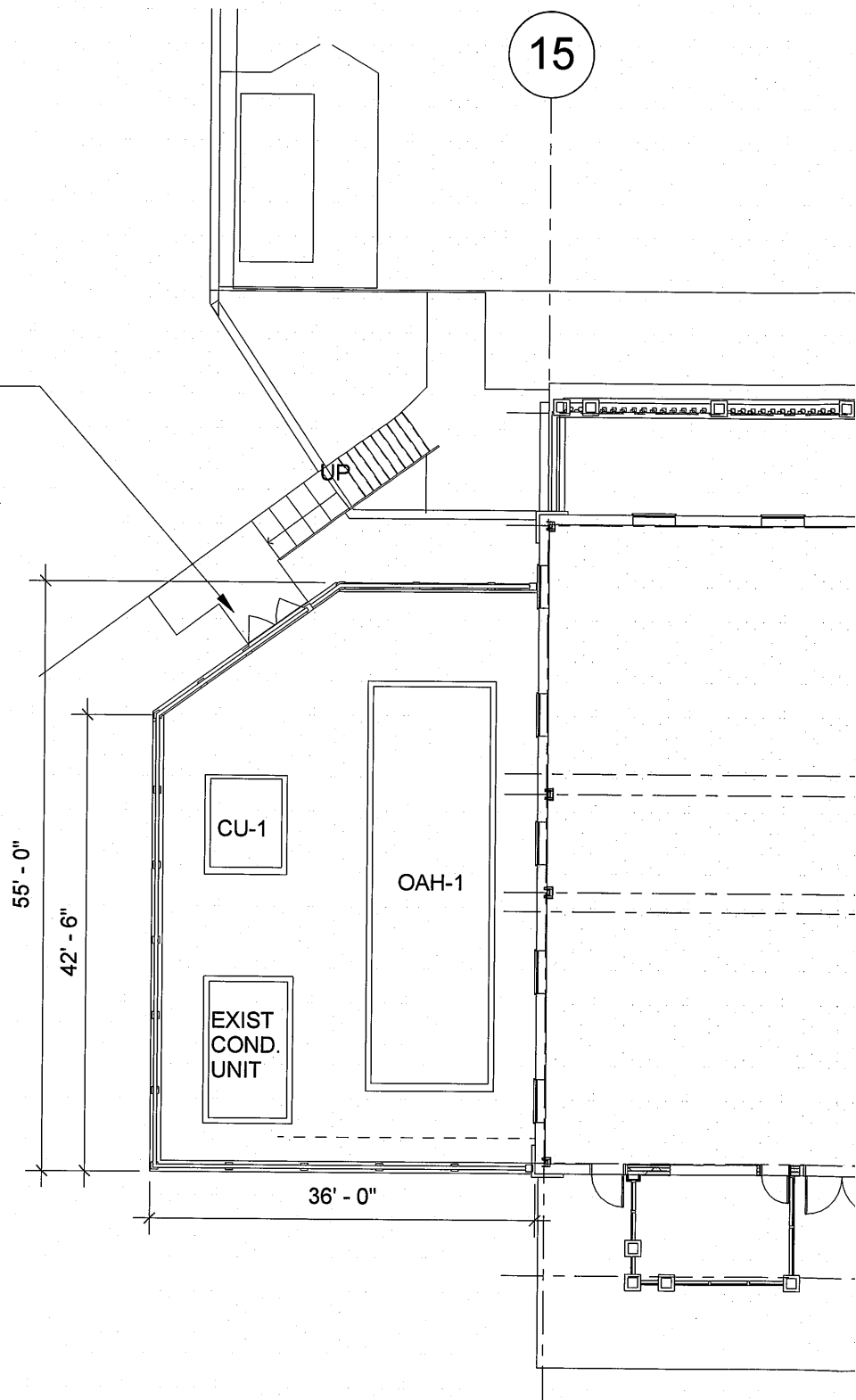
ECKENHOFF SAUNDERS ARCHITECTS

© Eckenhoff Saunders Architects, Inc.



MedProper

ENTRY TO
MECHANICAL
SPACE



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



ECKENHOFF SAUNDERS ARCHITECTS

ALUM. MECHANICAL
SCREEN

STOREFRONT
WINDOW SYSTEM

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

Roof Structure
70'-2"

4TH FLOOR
40'-0"

3RD FLOOR
26'-8"

2ND FLOOR
13'-4"

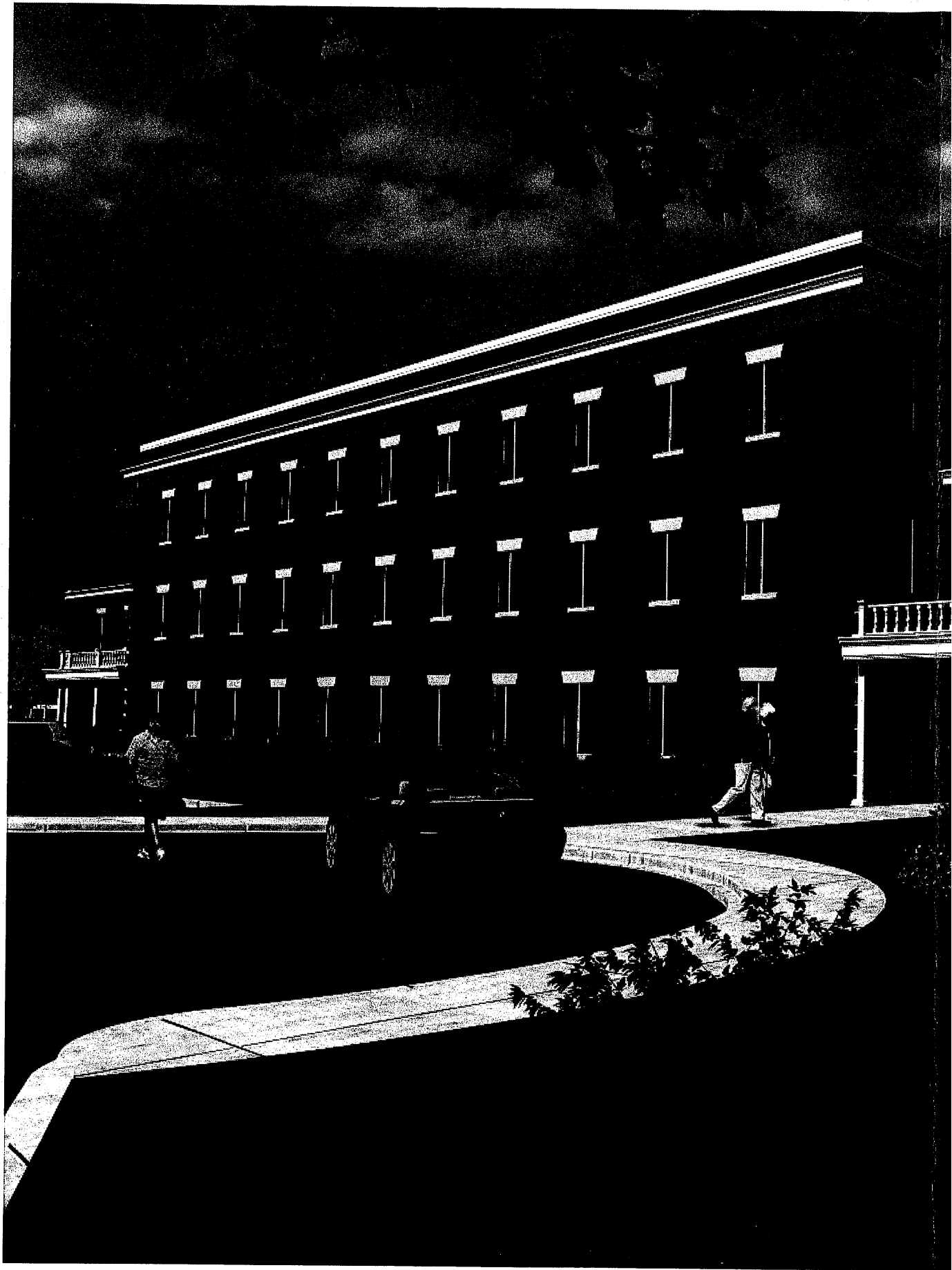
1ST FLOOR
0'

ALUM.
MECHANICAL
SCREENING

GATE TO
MECHANICAL
SPACE

EXISTING
RETAINING WALL

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



12 Salt Creek Surgical Center

MedProperties Group


Appearance Review

December 12, 2014

Plant Material List

Botanical Name	Common Name	Size	Qty	Remarks
Shade, Intermediate, and Evergreen Trees				
Carpinus b. 'Frans Fontaine'	Pyramidal European Hornbeam	2.5" C	14	Matching Specimens
Carpinus caroliniana	American Hornbeam	8.0' clump	6	Matching Specimens
Crataegus c. var. inermis	Thornless Cockspur Hawthorn	8.0' clump	3	Matching Specimens
Quercus rubra	Red Oak	3.0" C	1	Matching Specimens
Syringa reticulata	Japanese Tree Lilac	8.0' clump	1	Matching Specimens
Flowering and Evergreen Shrubs				
Aronia m. 'Morton'	Iroquois Beauty Black Chokeberry	30" H	17	Matching Specimens
Buxus 'Glencoe'	Chicagoland Green Boxwood	24" S	100	Matching Specimens
Hydrangea p. 'Bulk'	Quick Fire Hydrangea	30" H	13	Matching Specimens
Rhus a. 'Gro-Low'	Gro-Low Sumac	18" S	30	Matching Specimens
Spiraea b. 'Tor'	Tor Spirea	24" H	37	Matching Specimens
Stephanandra incisa 'Crispa'	Crispa Cutleaf Stephanandra	24"H/5 gal.	25	Matching Specimens
Viburnum carlesii 'Compactum'	Compact Carlesii Viburnum	24" H	11	Matching Specimens
Perennials, Groundcover, Vines, and Ornamental Grasses				
Alchemilla m. 'Auslese'	Lady's Mantle	1 gal.		
Calamagrostis a. 'Karl Foerster'	K. Foerster Feather Reed Grass	1 gal.		
Euonymus f. 'Coloratus'	Purple-Leaf Wintercreeper	3" pot		
Geranium 'Rozanne'	Rozanne Geranium	1 gal.		
Hydrangea a. subsp. Petiolaris	Climbing Hydrangea	3 gal.		
Liriope spicata	Creeping Lilyturf	1 pt.		
Molinia c. 'Moorhexe'	Moor Witch Moor Grass	1 gal.		
Nepeta f. 'Early Bird'	Early Bird Catmint	1 gal.		
Panicum v. 'Northwind'	Northwind Switch Grass	1 gal.		
Salvia n. 'Wesuwe'	Wesuwe Salvia	1 gal.		
Sesleria autumnalis	Autumn Moor Grass	1 gal.		
Sporobolus heterobolus	Prairie Dropseed	1 gal.		
Sporobolus h. 'Tara'	Dwarf Prairie Dropseed	1 gal.		
Vinca m. 'Dart's Blue'	Dart's Blue Periwinkle	3" pot		

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: January 14, 2015
Re: 10 Salt Creek Lane
Applicant: Med Properties
Request: Exterior Appearance and Site Plan Review for a New 3- Story Building with a New Surface Parking Lot at 10 Salt Creek Lane

BACKGROUND

Application

The Village of Hinsdale has received an application from Med Properties of Northbrook, Illinois on behalf of Salt Creek Campus LLC., requesting Exterior Appearance and Site Plan Review approval for the property located at 10 Salt Creek Lane. The owner Med Properties, are also owners of 11 and 12 Salt Creek, as well as 901 and 907 N. Elm Street.

Exterior Appearance and Site Plan Review Application

Process

The applicant, Med Properties, is proposing the construction of 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 94 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 11-604C
2. Section 11-606E

Due to the nature of the request, this application would require a meeting before the Plan Commission and does not require public notification. The Village Board has 90 days from receiving the

recommendation of the Plan Commission to act on its recommendation. Failure by the Board to act within 90 days is considered a denial of the Plan Commission's recommendation. Section 11-604F of the Zoning Code details the standards for site plan approval. The applicant provides its response to the Site Plan Review criteria on pages 3 and 4 of its application. The applicant filed its submission on December 12, 2014.

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 three of the five properties. The property at 12 Salt Creek received approval in July 2013 for exterior modifications and site plan improvements, and 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 appeared before the Board on September 16th for final approval. The property at 12 Salt Creek is requesting additional modifications concurrently with this request.

The attached Hinsdale Zoning map highlights the specific subject property.

Request

The applicant is requesting site plan/exterior appearance approval to construct a new 3-story office building, with a surface parking lot containing 94 parking spaces, on the vacant site at 10 Salt Creek Lane. In addition to the 94 on-site parking spaces, the applicant will have 14 parking spaces on the private road immediately adjacent to the subject property, for a total of 108 parking spaces. Pursuant to Section 9-104D(3), the applicant can use remote parking spaces when they are proposed to eliminate a deficiency or when they are required because of a change in use or an increase in use intensity. 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 907 N. Elm (September 2014). The proposed building is identified as 3-stories and 43 feet tall. This can be compared to other structures in the immediate area using the chart detailed below

in this report. In addition to the proposed landscape improvements, the applicant has indicated in their application that they are proposing to remove 7 trees and install 43, for a net gain of 36 trees.

Property History

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

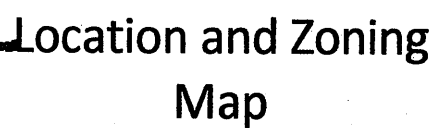
	<u>Existing Requirement</u>	<u>Proposed Development</u>
Lot Area	20,000 s.f.	108,859 s.f.
Lot Width	80'	241'
Front Yard	40'	68'
Int. Side Yard	10'	25'
Corner Side Yard	40'	50'
Rear Yard	40'	210'
Height	60'	43'
Number of Stories	5	3
Total Bldg. Coverage	N/A	12.9%
Total Lot Coverage	50%	50%
F.A.R.	.35	.35

Additional Comments

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	32,809 square feet	43 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
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**Med Properties
Salt Creek Medical Campus
10 Salt Creek Lane
Medical Office Building**

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

December 12, 2014

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

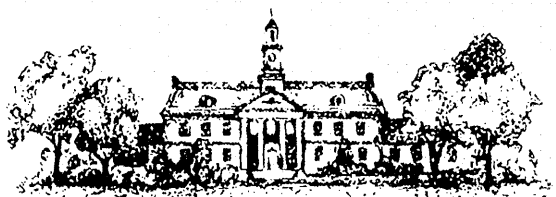
Civil Engineer
Mackie Consultants, LLC
9575 W. Higgins Rd., Suite 500
Rosemont, IL 60018
847.696.1400



ECKENHOFF SAUNDERS ARCHITECTS

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**VILLAGE
OF HINSDALE** FOUNDED IN 1873

**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT**

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant

Name: Med Properties - Bill Dvorak

Address: 40 Skokie Blvd., Suite 410

City/Zip: Northbrook, IL 60062

Phone/Fax: (847) 897-7310 / 897-7333

E-Mail: bdvorak@medpropertiesgroup.com

Owner

Name: Salt Creek Campus LLC

Address: 40 Skokie Blvd., Suite 410

City/Zip: Northbrook, IL 60062

Phone/Fax: (847) 897-7310 / 897-7333

E-Mail: bdvorak@medpropertiesgroup.com

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

Name: Eckenhoff Saunders Architects-Steve Saunders

Title: Architect

Address: 700 S. Clinton Suite 200

City/Zip: Chicago, IL 60607

Phone/Fax: (312) 786-1204 / 786-1838

E-Mail: ssaunders@esa-inc.com

Name: Schuyler, Roche & Crisham, P.C. - John J. George

Title: Attorney

Address: 180 N. Stetson Avenue, Suite 3700

City/Zip: Chicago, IL 60601

Phone/Fax: (312) 565-8439 / (312) 565-8300

E-Mail: jgeorge@srcattorneys.com

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

1) Not Applicable

2)

3)

II. SITE INFORMATION

Address of subject property: 10 Salt Creek Lane

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

Brief description of proposed project: Construction of a new three story professional office building containing

32,809 GSF and 94 parking stalls.

General description or characteristics of the site: The site is in the Salt Creek Medical Campus. Total Lot Area excludes the

Public Right-of Way streets measured from the center lines of Salt Creek Lane and Tower Lane to roughly the back of curbs. The pond to the

northwest is visible from the site.

Existing zoning and land use: 0-3/vacant

Surrounding zoning and existing land uses:

North: 0-3 / Prof. Office

South: 0-3 Prof. Office

East: 0-3 / Prof. Office

West: 0-3 / Prof. Office

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

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

☒ Site Plan Approval 11-604

☐ Design Review Permit 11-605E

☒ Exterior Appearance 11-606E

☐ Special Use Permit 11-602E

Special Use Requested: _____

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

☐ Planned Development 11-603E

☐ Development in the B-2 Central Business District Questionnaire

TABLE OF COMPLIANCE

Address of subject property: 10 Salt Creek Lane

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

	Minimum Code Requirements	Proposed/Existing Development
Minimum Lot Area (s.f.)	20,000 SF	93,782 SF
Minimum Lot Depth	125'	372.5
Minimum Lot Width	80'	241'
Building Height	60'	43'
Number of Stories	5	3
Front Yard Setback	40'	68'
Corner Side Yard Setback	40'	50'
Interior Side Yard Setback	10'	25'
Rear Yard Setback	40'	210'
Maximum Floor Area Ratio (F.A.R.)*	.35	32,809 SF / 93,782 SF = .35
Maximum Total Building Coverage*	N/A	12,095 SF / 93,782 SF = 12.9%
Maximum Total Lot Coverage*	50%	46,892 / 93,782 SF = 50%
Parking Requirements	1/275 NSF 29,645/275=107.8	94 Off-Street Park'g Stalls 14 On-Street Park'g Stalls 108 Total Park'g Stalls
Parking front yard setback	25'	N/A
Parking corner side yard setback	25'	28'
Parking interior side yard setback	10'	14'
Parking rear yard setback	20'	20'
Loading Requirements	1	1
Accessory Structure Information	N/A	N/A

* Must provide actual square footage number and percentage.

Where any lack of compliance is shown, state the reason and explain the Village's authority, if any, to approve the application despite such lack of compliance: None

CERTIFICATION

The Applicant certifies and acknowledges and agrees that:

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

On the 10 day of DECEMBER, 2014, I/We have read the above certification, understand it, and agree to abide by its conditions.

Signature of applicant or authorized agent

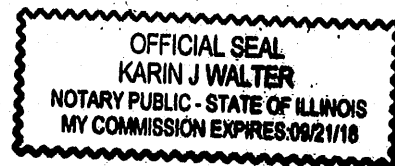
William Dvorak
Name of applicant or authorized agent

Signature of applicant or authorized agent

Name of applicant or authorized agent

SUBSCRIBED AND SWORN
to before me this 10th day of
December, 2014.

Notary Public





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

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

REVIEW CRITERIA

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

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

FEES for Exterior Appearance/Site Plan Review:

Standard Application: \$600.00

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

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

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

Building setbacks from Salt Creek Lane and Tower Lane exceed those required by code.

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

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

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

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

4. *General site development.* The quality of the site development in terms of landscaping, recreation, pedestrian access, auto access, parking, servicing of the property, and impact on vehicular traffic patterns and conditions on-site and in the vicinity of the site, and the retention of trees and shrubs to the maximum extent possible.

When roadways are removed from the calculation, the lot coverage is 50% so the site will feel very open. There are a lot of new trees and landscaped beds to compliment existing trees around the perimeter of the site.

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

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

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

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

7. *Proportion of openings.* The relationship of the width to the height of windows shall be visually compatible with buildings, public ways, and places to which the building is visually related.

Windows are punched openings, similar to those on adjacent buildings on campus. Window proportions are based on providing best possible healthcare environment in the interior.

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

The rhythm of the window openings and solids are similar to those on adjacent buildings on campus.

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

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

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

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

11. *Relationship of materials and texture.* The relationship of the materials and texture of the façade shall be visually compatible with the predominant materials to be used in the buildings and structures to which it is visually related.

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

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

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

13. *Walls of continuity.* Building facades and appurtenances such as walls, fences, and landscape masses shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street to ensure visual compatibility with the buildings, public ways, and places to which such elements are visually related.

Landscaping is designed to blend the building facades with the site.

14. *Scale of building.* The size and mass of buildings and structures in relation to open spaces, windows, door openings, porches, and balconies shall be visually compatible with the buildings, public ways, and places to which they are visually related.

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

15. *Directional expression of front elevation.* The buildings shall be visually compatible with the buildings, public ways, and places to which it is visually related in its directional character, whether this be vertical character, horizontal character, or nondirectional character.

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

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

See above comments.

REVIEW CRITERIA – Site Plan Review

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

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

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

We are seeking a variance for relief from the lot coverage requirements. The hearing is scheduled for December 17th.
2. The proposed site plan interferes with easements and rights-of-way.

There are no infringements upon the building or parking setbacks.
3. The proposed site plan unreasonably destroys, damages, detrimentally modifies, or interferes with the enjoyment of significant natural, topographical, or physical features of the site.

Existing site amenities are being kept and improved. Improvements follow much of the existing topography.
4. The proposed site plan is unreasonably injurious or detrimental to the use and enjoyment of surrounding property.

The design of the site does not interfere with the use or enjoyment of surrounding properties.
5. The proposed site plan creates undue traffic congestion or hazards in the public streets, or the circulation elements of the proposed site plan unreasonably creates hazards to safety on or off site or disjointed, inefficient pedestrian or vehicular circulation paths on or off the site.

No traffic congestion due to this site is expected.
6. The screening of the site does not provide adequate shielding from or for nearby uses.

Nearby uses are similar to this site and do not require screening. screening has been placed around trash enclosures and transformer.
7. The proposed structures or landscaping are unreasonably lacking amenity in relation to, or are incompatible with, nearby structures and uses.

Structures and landscaping are designed to provide comprehensive appearance throughout the entire campus including convenient access to on-site amenities.
8. In the case of site plans submitted in connection with an application for a special use permit, the proposed site plan makes inadequate provision for the creation or preservation of open space or for its continued maintenance.

No special use is being requested.
9. The proposed site plan creates unreasonable drainage or erosion problems or fails to fully and satisfactorily integrate the site into the overall existing and planned ordinance system serving the community.

Underground retaining vault is designed to obtain all roof and parking lot run off for a 100 year 24 hour event.

10. The proposed site plan places unwarranted or unreasonable burdens on specified utility systems serving the site or area or fails to fully and satisfactorily integrate the site's utilities into the overall existing and planned utility system serving the Village.

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

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

No modifications to public uses is proposed.

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

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

Provided:**Required by Code:**

corner side	<u>28'</u>	<u>25'</u>
rear	<u>20'</u>	<u>20'</u>
Setbacks (businesses and offices):		
front:	<u>68'</u>	<u>40'</u>
interior side(s)	<u>25' / N/A</u>	<u>10' / 10'</u>
corner side	<u>50'</u>	<u>40'</u>
rear	<u>210'</u>	<u>40'</u>
others:	<u>N/A</u>	<u>N/A</u>
Ogden Ave. Center:	<u>N/A</u>	<u>N/A</u>
York Rd. Center:	<u>N/A</u>	<u>N/A</u>
Forest Preserve:	<u>N/A</u>	<u>N/A</u>

Building heights:

principal building(s):	<u>43'</u>	<u>60'</u>
accessory building(s):	<u>N/A</u>	<u>N/A</u>

Maximum Elevations:

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

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

Total building coverage: 11.1% N/A

Total lot coverage: 57% 50%

Floor area ratio: .33 .35

Accessory building(s): N/A

Spacing between buildings: [depict on attached plans]

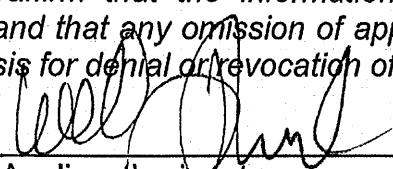
principal building(s):	<u>N/A</u>	<u> </u>	<u> </u>
accessory building(s):	<u>N/A</u>	<u> </u>	<u> </u>

Number of off-street parking spaces required: 122

Number of loading spaces required: 1

Statement of applicant:

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

By: 
Applicant's signature
William D. Drake
Applicant's printed name

Dated: December 10, 2014.

EXHIBIT "A"

LEGAL DESCRIPTION

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

SURVEYOR'S NOTES:

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

A. TITLE EXCEPTION NO. E 18. (PROPERTY SUBJECT TO TERMS AND PROVISIONS OF EASEMENT BETWEEN HINSDALE SANITARY DISTRICT AND OFFICE PARK OF HINSDALE RECORDED FEBRUARY 24, 1972 AS DOCUMENT R72-2137. HINSDALE SANITARY DISTRICT CONVEYED ITS INTEREST IN SAID EASEMENT TO THE VILLAGE OF OAK BROOK BY QUIT CLAIM DEED RECORDED MAY 27, 1981 AS DOCUMENT R81-27229. AFFECTS PARCELS 1 AND 2. PLOTTED HEREON. SEE DOCUMENTS FOR PARTICULARS.)

B. TITLE EXCEPTION NO. F 17. (PROPERTY SUBJECT TO GRANT OF EASEMENT MADE BY HINSDALE SANITARY DISTRICT RECORDED NOVEMBER 8, 1973 AS DOCUMENT R73-89216. HINSDALE SANITARY DISTRICT CONVEYED ITS INTEREST IN SAID EASEMENT TO THE VILLAGE OF OAK BROOK BY QUIT CLAIM DEED RECORDED MAY 27, 1981 AS DOCUMENT R81-27229. AFFECTS PARCELS 1 AND 2. PLOTTED HEREON. SEE DOCUMENTS FOR PARTICULARS.)

C. TITLE EXCEPTION NO. G 18. (PROPERTY SUBJECT TO GRANT OF EASEMENT MADE BY OFFICE PARK OF HINSDALE TO THE VILLAGE OF HINSDALE RECORDED NOVEMBER 8, 1973 AS DOCUMENT R73-89217. HINSDALE SANITARY DISTRICT CONVEYED ITS INTEREST IN SAID EASEMENT TO THE VILLAGE OF OAK BROOK BY QUIT CLAIM DEED RECORDED MAY 27, 1981 AS DOCUMENT R81-27229. AFFECTS PARCELS 1 AND 2. PLOTTED HEREON. SEE DOCUMENTS FOR PARTICULARS.)

D. TITLE EXCEPTION NO. H 19. (PROPERTY SUBJECT TO GRANT OF EASEMENT RECORDED SEPTEMBER 23, 1989 AS DOCUMENT R89-07289. AFFECTS PARCELS 1 AND 2. NOT PLOTTABLE: EXCEPTION IS BLANKET IN NATURE. SEE DOCUMENT FOR PARTICULARS.)

E. TITLE EXCEPTION NO. I 20. (PROPERTY SUBJECT TO NON-EXCLUSIVE, PERPETUAL EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY AGREEMENT RECORDED JUNE 11, 1973 AS DOCUMENT R73-33823. AMENDED BY DOCUMENT R81-23651, R81-23652 AND R2001-197280. AFFECTS PARCELS 2, 3, 4, 5, 6, 7, 8, 9, 10 AND 11. NOT PLOTTABLE: EXCEPTION IS BLANKET IN NATURE. SEE DOCUMENTS FOR PARTICULARS.)

F. TITLE EXCEPTION NO. J 21. (PROPERTY SUBJECT TO EASEMENT GRANT RECORDED JANUARY 18, 1989 AS DOCUMENT R89-06821 AND AMENDED BY DOCUMENT R89-07289. AFFECTS PARCELS 1 AND 2. PLOTTED HEREON. SEE DOCUMENTS FOR PARTICULARS.)

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

H. TITLE EXCEPTION NO. L 23. (PROPERTY SUBJECT TO SANITARY SEWER AND WATER LINE EASEMENTS AS ESTABLISHED BY DOCUMENT R73-33823, RECORDED JUNE 11, 1973. AFFECTS PARCELS 1 AND 2. PLOTTED HEREON. SEE DOCUMENT FOR PARTICULARS.)

I. TITLE EXCEPTION NO. M 24. (PROPERTY SUBJECT TO RIGHTS OF THE UNITED STATES OF AMERICA, STATE OF ILLINOIS, THE MUNICIPALITY AND THE PUBLIC IN AND TO THAT PART OF THE LAND LYING WITHIN THE BED OF SALT CREEK AND THE RIGHTS OF OTHER OWNERS OF LAND BORDERING ON THE CREEK IN RESPECT TO THE WATER OF SAID CREEK. SALT CREEK SHOWN ON PLAT OF SURVEY OF LOT 6.)

J. TITLE EXCEPTION NO. N 25. (PROPERTY SUBJECT TO EASEMENT GRANT TO ILLINOIS BELL TELEPHONE COMPANY RECORDED OCTOBER 6, 1978 AS DOCUMENT R78-86978. AFFECTS PARCELS 1 AND 2. PLOTTED HEREON. SEE DOCUMENT FOR PARTICULARS.)

K. TITLE EXCEPTION NO. O 26. (PROPERTY SUBJECT TO EASEMENT GRANT TO COMMONWEALTH EDISON COMPANY AND ILLINOIS BELL TELEPHONE COMPANY RECORDED JUNE 18, 1970 AS DOCUMENT R70-19379. AFFECTS PARCELS 1 AND 2. PLOTTED HEREON. SEE DOCUMENT FOR PARTICULARS.)

L. TITLE EXCEPTION NO. P 27. (PROPERTY SUBJECT TO GAS MAIN EASEMENT MADE BY PAUL SCHWENGER TO NORTHERN ILLINOIS GAS COMPANY, RECORDED APRIL 18, 1970 AS DOCUMENT R70-10262. AFFECTS PARCELS 1 AND 2. PLOTTED HEREON. SEE DOCUMENT FOR PARTICULARS.)

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

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

P. TITLE EXCEPTION NO. Y 36. (PROPERTY SUBJECT TO TERMS, PROVISIONS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN AMENDED AND RESTATED DEVELOPMENT AGREEMENT RECORDED AUGUST 1, 2008 AS DOCUMENT R2008-120585. AFFECTS PARCELS 1 AND 2. NOT PLOTTABLE: EXCEPTION IS BLANKET IN NATURE. SEE DOCUMENT FOR PARTICULARS.)

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

R. TITLE EXCEPTION NO. AF 38. (PROPERTY SUBJECT TO EASEMENT GRANT TO COMMONWEALTH EDISON COMPANY AND ILLINOIS BELL TELEPHONE COMPANY RECORDED JULY 8, 1989 AS DOCUMENT R89-30060. DOES NOT AFFECT PARCEL 1 OR PARCEL 2. PLOTTED HEREON. SEE DOCUMENT FOR PARTICULARS.)

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

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

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

5. SURVEY WAS BASED ON FIELD WORK COMPLETED ON 10-09-12 AND 11-16-12 (BUILDING HEIGHTS ONLY). AS OF THAT DATE, THERE DOES NOT APPEAR TO BE SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL. HOWEVER, SINCE THIS IS NOT OUR AREA OF EXPERTISE, AN ENVIRONMENTAL REPORT (BY OTHERS) SHOULD BE PERFORMED FOR THIS SITE TO MAKE THIS DETERMINATION. THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING OR BUILDING CONSTRUCTION WITHIN RECENT MONTHS.

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

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

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

9. ACCORDING TO OUR INTERPRETATION OF THE FLOOD INSURANCE RATE MAPS THAT COVER THE AREA SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, SAID DESIGNATION BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT ON FLOOD INSURANCE RATE MAP NO. 17043SS0000H WITH AN EFFECTIVE DATE OF DECEMBER 18, 2004, FOR COMMUNITY NUMBER 17043, IN DUPAGE COUNTY, STATE OF ILLINOIS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS LOCATED.

ZONING:

ACCORDING TO THE VILLAGE OF HINSDALE COMMUNITY DEVELOPMENT DEPARTMENT, THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAT IS ZONED O-3 STANDARD DENSE RESIDENTIAL. THE TABLE OF COMPLIANCE FOR ZONE O-3 IS AS FOLLOWS:
MINIMUM LOT AREA 5,000 SQ. FT.
MINIMUM LOT DEPTH 125 FEET
MINIMUM LOT WIDTH 60 FEET
BUILDING HEIGHT 35 FEET
NUMBER OF STORIES 3
FRONT YARD SETBACK 25 FEET
CORNER SIDE YARD SETBACK 25 FEET
REAR YARD SETBACK 20 FEET
MAXIMUM FLOOR AREA RATIO (F.A.R.) 35
MAXIMUM TOTAL BUILDING COVERAGE 50%
NOTE: THE SETBACKS CANNOT BE PLOTTED HEREON AS THE LOCATION IS SUBJECT TO INTERPRETATION BY THE VILLAGE OF HINSDALE.

CLIENT:

FOXFORD, LLC

12 SALT CREEK LANE, SUITE 200
HINSDALE, ILLINOIS 60521
(630)-867-1705

ALTA/ACSM LAND TITLE SURVEY

PROPERTY DESCRIPTION:

PARCEL 1:

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

PARCEL 2:

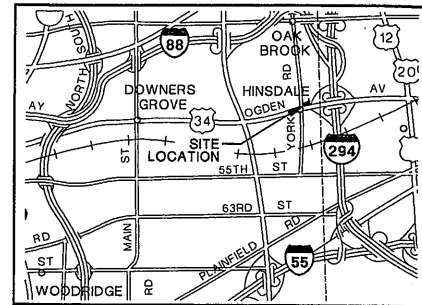
NON-EXCLUSIVE, PERPETUAL EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY AGREEMENT RECORDED JUNE 11, 1973 AS DOCUMENT R73-33823 AS AMENDED BY DOCUMENTS R81-23651, R81-23652 AND R2001-197280, DESCRIBED IN RIDER DESCRIPTIONS 2, 4 AND 8 ATTACHED THERETO, AND BY EASEMENT GRANT RECORDED JANUARY 18, 1989 AS DOCUMENT R89-06821 AS AMENDED BY DOCUMENT R89-07289, AND AS CREATED BY EASEMENT GRANT RECORDED JUNE 20, 1989 AS DOCUMENT R89-07287, DESCRIBED IN EXHIBITS C1 THROUGH C5 ATTACHED THERETO, FOR THE PURPOSES OF INGRESS AND EGRESS OVER, UPON AND ACROSS EASEMENT PREMISES.

PARCEL 3:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF EASEMENTS AND OPERATING COVENANTS RECORDED MAY 29, 2003, AS DOCUMENT R2003-200111, AND RE-RECORDED JANUARY 10, 2006 AS DOCUMENT R2006-005825 AND AMENDED BY R2012-024784 FOR THE PURPOSE OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS UPON THE ROADWAYS, RETENTION DETENTION AND DRAINAGE OF WATER AND OVER COMMON IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO THE CLOCK TOWER, SIDEWALKS, LANDSCAPED AREAS AND POND FOR PEDESTRIAN INGRESS, EGRESS, ACCESS AND FOR PASSIVE RECREATIONAL PURPOSES OVER THE FOLLOWING DESCRIBED LAND: LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, AND 10 IN OFFICE PARK OF HINSDALE, BEING A SUBDIVISION OF PART OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 20, 2002, AS DOCUMENT R2002-243817, IN DUPAGE COUNTY, ILLINOIS.

AREA OF PARCEL 1:
107,020 SQ. FT. +/-
2.4558 ACRES +/-

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



LEGEND:

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

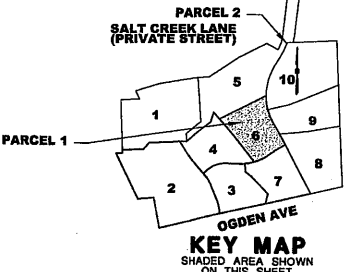
LEGEND (CONT.):

- ELECTRIC PEDESTAL (PEDE)
- TELEPHONE PEDESTAL (PEOT)
- SIGN
- MAILBOX (MB)
- CHAIN LINK FENCE
- AIR CONDITIONER UNIT
- BOTTOM OF WALL
- DEED
- DIP
- DUCTILE IRON PIPE
- ELECTRIC METER
- FINISHED FLOOR
- GARAGE FLOOR
- GRADE AT FOUNDATION
- GAS METER
- INVERT
- MEASURED
- PVC
- POLYVINYL CHLORIDE PIPE
- RECORD
- REINFORCED CONCRETE PIPE
- RETAINING WALL
- SANITARY
- STORM
- TOP OF FOUNDATION
- TOP OF PIPE
- TOP OF WALL
- TRANSFORMER
- CONCRETE (CONC)
- GRAVEL
- HOT MIX ASPHALT (HMA)
- BUILDING
- BARRIER CURB
- 6.12 CURB & GUTTER
- DEPRESSED CURB

TABLE A OPTIONS

CHECKED IF INCLUDED

- MONUMENTATION
- ADDRESSES
- FLOOD ZONE
- LAND AREAS
- ELEVATIONS
- CURRENT ZONING CLASSIFICATION
- CURRENT ZONING RESTRICTIONS
- BUILDING DIMENSIONS
- BUILDING AREAS/EXTERIOR FOOTPRINTS
- OTHER BUILDING AREAS
- BUILDING HEIGHT
- VISIBLE IMPROVEMENTS
- PARKING STRIPS
- TERMINATION OF PARTY WALLS
- DETERMINATION OF PARTY WALLS/PLUMB
- UTILITIES OBSERVED EVIDENCE
- UTILITIES OBSERVED EVIDENCE W/ PLANS & MARKINGS
- GOVERNMENTAL AGENCY REQUIREMENTS
- NAKES OF ADJOINING OWNERS
- DISTANCE TO NEAREST INTERSECTING STREET
- RECTIFIED ORTHOPHOTOGRAHY
- EVIDENCE OF EARTH MOVING/BUILDING CONSTRUCTION
- CHANGES IN RIGHT OF WAY
- EVIDENCE OF WASTE DUMP
- LOCATION OF WETLANDS (DELINEATED BY OTHERS)
- LOCATE IMPROVEMENTS WITHIN OFFSITE EASEMENT
- MONUMENTS PLACED AT CORNERS WITHIN OFFSITE EASEMENT
- PROFESSIONAL LIABILITY INSURANCE



PARCEL 3
NON-EXCLUSIVE EASEMENT
LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, & 10

GENERAL NOTES:

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



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

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

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



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

CLIENT:

FOXFORD, LLC

12 SALT CREEK LANE, SUITE 200
HINSDALE, ILLINOIS 60521
(630)-867-1705

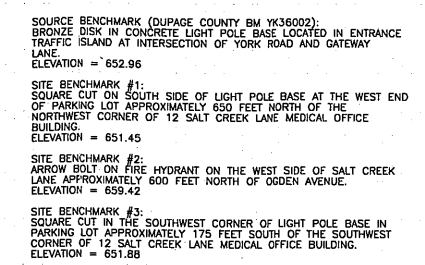
DESIGNED	
DRAWN	RWO
APPROVED	DAG
DATE	10-10-12
SCALE	1" = 60'
DATE	11-20-12
REVISION	REVISE PER UPDATED TITLE COMMITMENT
DESCRIPTION OF REVISION	
DATE	
BY	

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

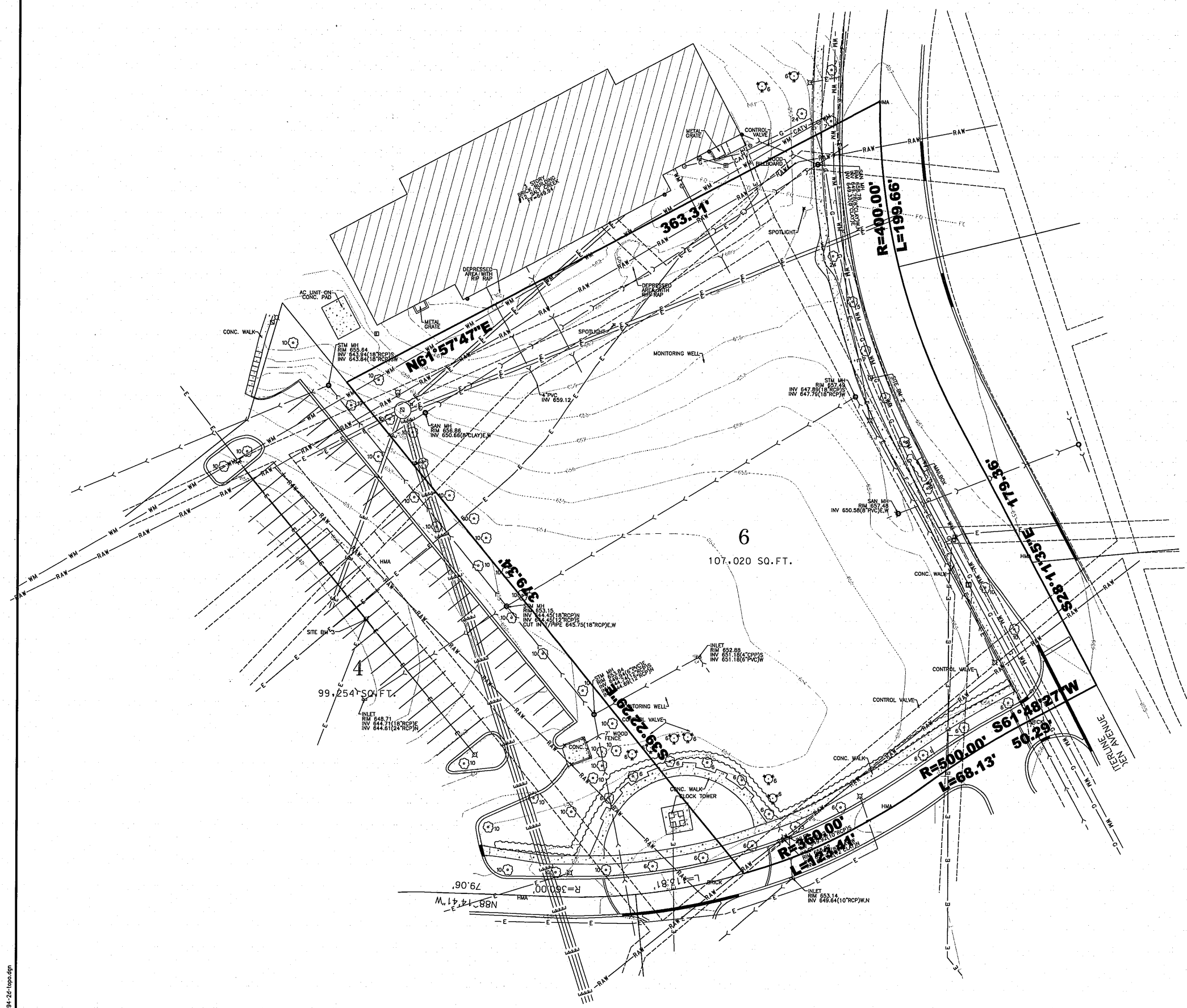
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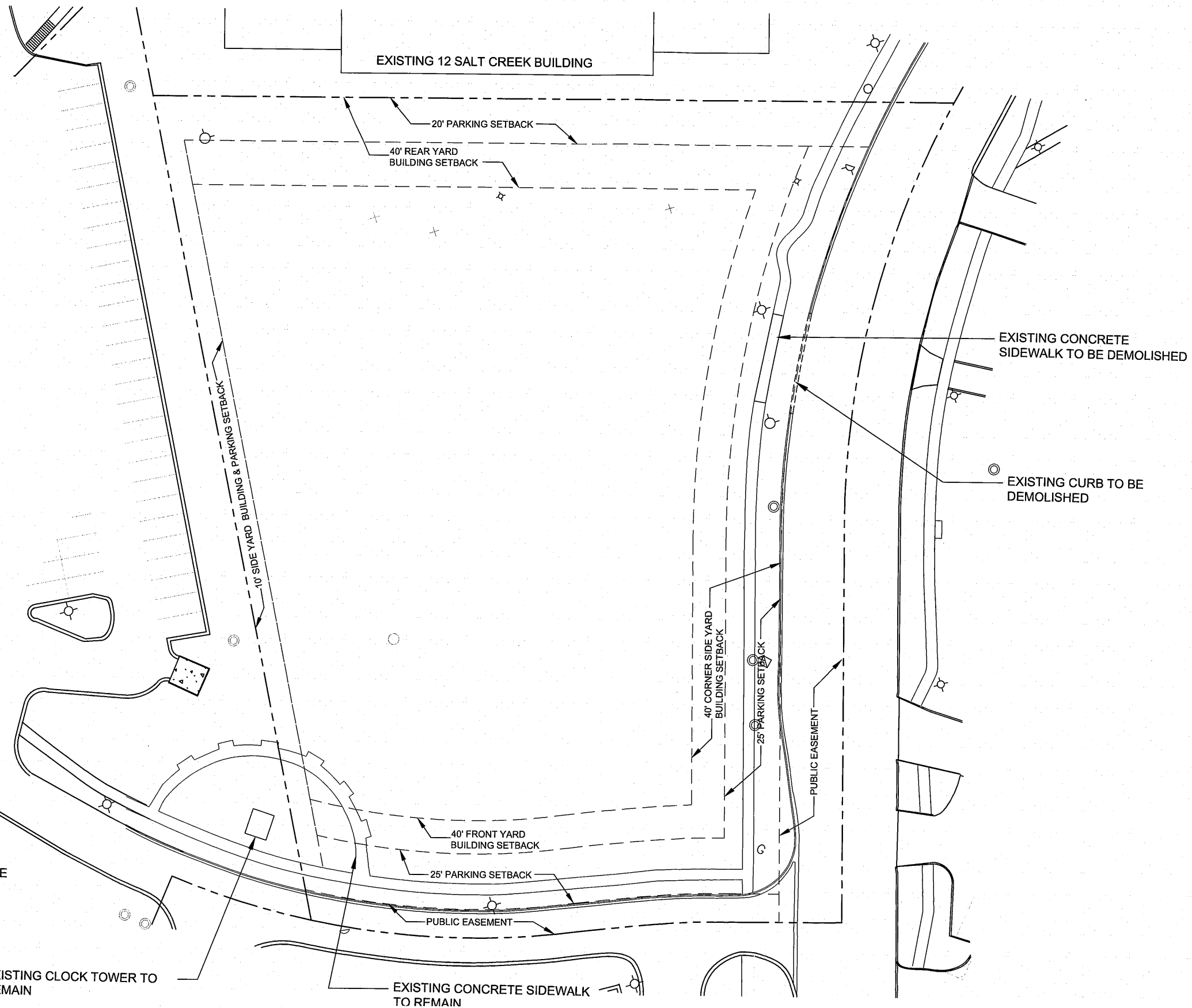
PROJECT NUMBER: 2207
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ILLINOIS FIRM LICENSE 184-002694



	SANITARY SEWER
	STORM SEWER
	COMBINED SEWER
	WATER MAIN
	FORCE MAIN
	UNDERDRAIN
	CABLE TV LINE
	ELECTRIC LINE
	FIBER OPTIC LINE
	GAS LINE
	TELEPHONE LINE
	OVERHEAD WIRE
	FENCE
	GUARDRAIL
	BUSH LINE
	TREE LINE
	RAILROAD
	EDGE OF WATER
	MANHOLE (STWH/SAWH)
	CATCH BASIN (CB)
	INLET (INL)
	FLARED END SECTION (FES)
	VALVE VAULT (VV)
	VALVE BOX (VB)
	BUFFALO BOX (BB)
	FIRE HYDRANT (FH)
	AUXILIARY VALVE (AV)
	CLEANOUT (CO)
	BOLLARD (BOL)
	GAS VALVE (GV)
	ELECTRIC MANHOLE (EMH)
	TRAFFIC SIGNAL MANHOLE (TMH)
	HANDHOLE (HH)
	TRAFFIC SIGNAL BOX (TSB)
	TRAFFIC SIGNAL (TS)
	LIGHT (L)
	GROUND LIGHT (GLHT)
	POWER POLE (PP)
	GUY WIRE (GW)
	CABLE PEDESTAL (PEDC)
	ELECTRIC PEDESTAL (PEDE)
	TELEPHONE PEDESTAL (PEDT)
	SIGN
	MAILBOX (MB)
	DECIDUOUS TREE (SIZE IN INCHES)
	CONIFEROUS TREE (SIZE IN INCHES)
	BUSH
	CONTOUR LINE
	SPOT ELEVATION
	PAVEMENT ELEVATION
	TOP OF CURB ELEVATION
	TOP OF DEPRESSION CURB ELEVATION
	WALK ELEVATION
	CHAIN LINK FENCE
	AIR CONDITIONER UNIT
	BOTTOM OF WALL
	DEED
	DUCTILE IRON PIPE
	ELECTRIC METER
	FINISHED FLOOR
	GARAGE FLOOR
	GRADE AT FOUNDATION
	GAS METER
	INVERT
	MEASURED
	POLYVINYL CHLORIDE PIPE
	RECORD
	REINFORCED CONCRETE PIPE
	RETAINING WALL
	SANITARY
	STORM
	TOP OF FOUNDATION
	TOP OF PIPE
	TOP OF WALL
	TRANSFORMER
	CONCRETE (CONC)
	GRAVEL
	HOT MIX ASPHALT (HMA)
	BUILDING
	BARRIER CURB
	B 6.12 CURB & GUTTER
	DEPRESSED CURB

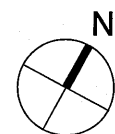


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PROJECT NUMBER:	2294
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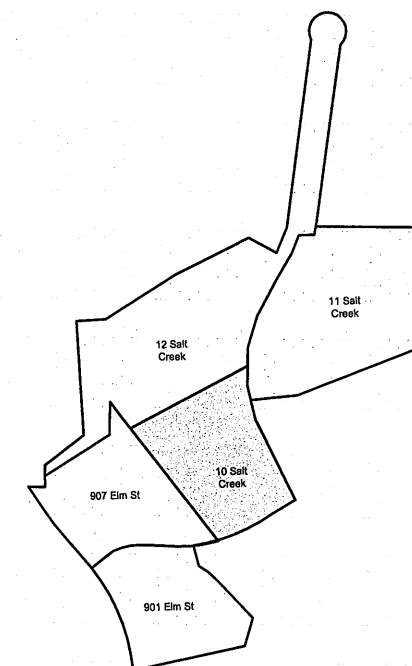
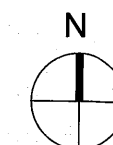


SITE DATA

PROPERTY AREA:	108,854 SF
EASEMENT AREA:	15,072 SF
TOTAL LOT AREA:	93,782 SF



SCALE: 1" = 50'-0"



EXISTING / DEMOLITION SITE PLAN



ECKENHOFF SAUNDERS ARCHITECTS



MedProperties

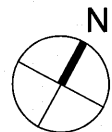
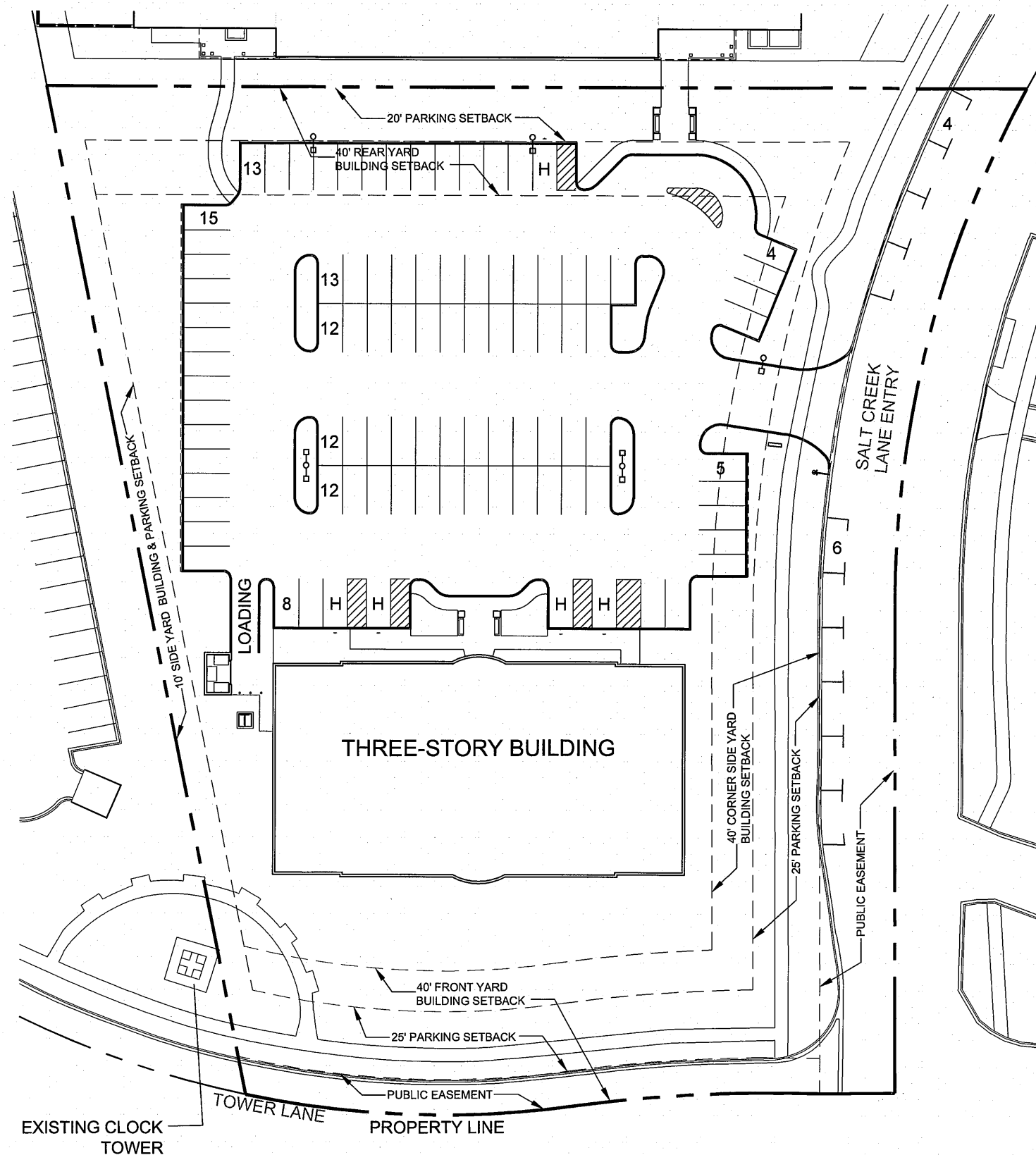
Salt Creek Medical Campus

10 Salt Creek Ln Medical Office Building

Project No:

14147

Date: 2014.12.19



SCALE: 1" = 50'-0"

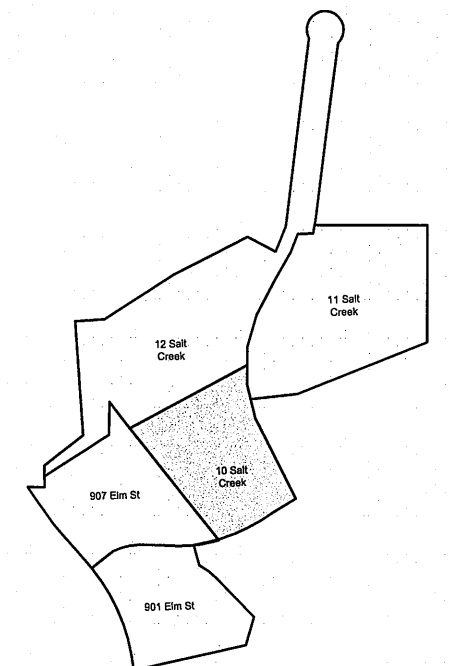
SITE DATA

PROPERTY AREA: 108,854 SF
 EASEMENT AREA: 15,072 SF
 TOTAL LOT AREA: 93,782 SF

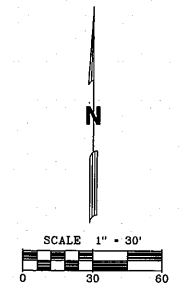
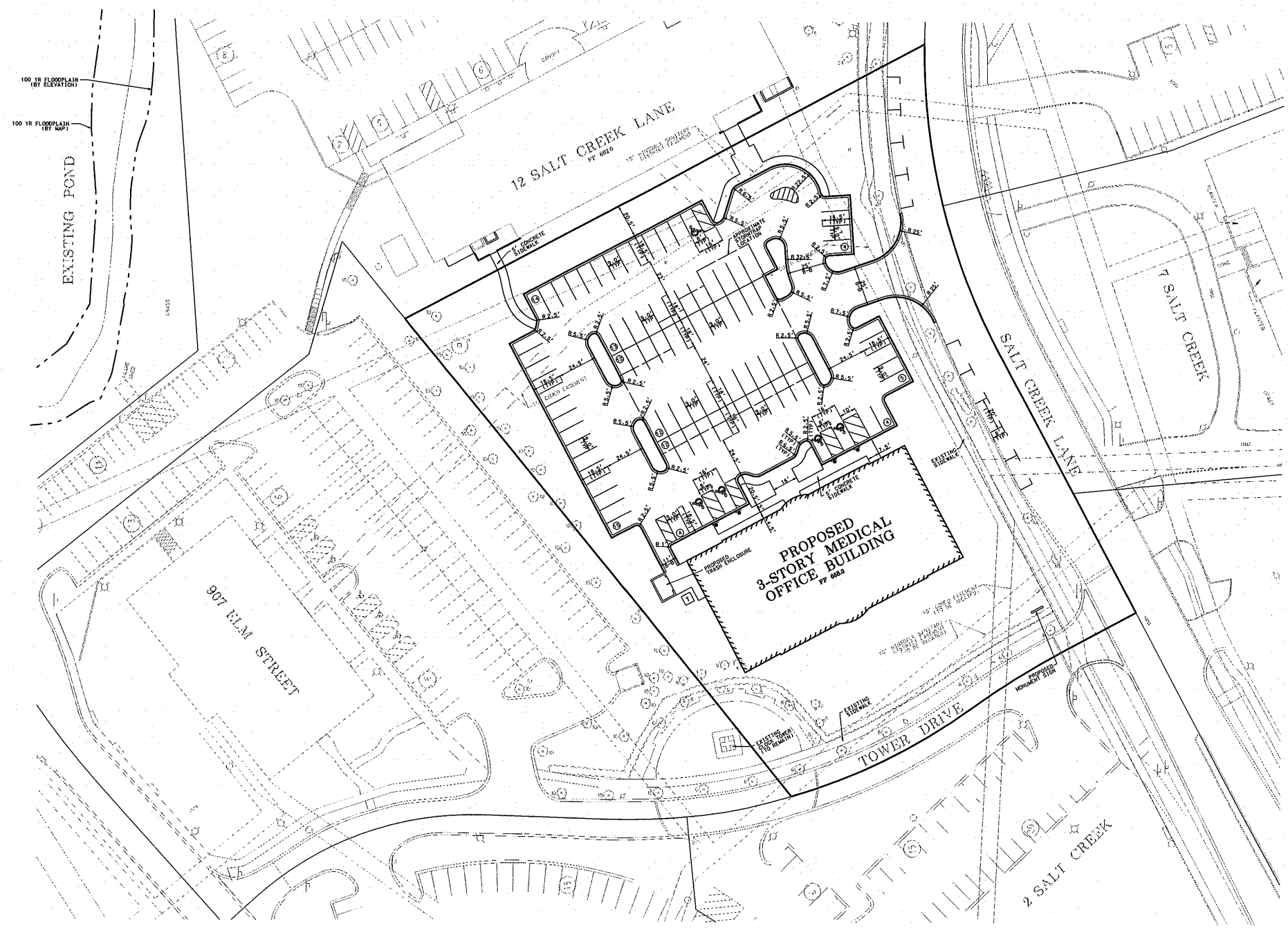
F.A.R. MAX = .35 32,824 SF
 BUILDING AREA (GROSS): 32,809 SF
 F.A.R. ACTUAL: .349

BUILDING FOOTPRINT: 12,094 SF
 IMPERVIOUS AREA (SF) 46,892 SF
 PERVIOUS AREA (SF) 46,890 SF
 LOT COVERAGE 50.0%

BUILDING AREA (NET): 29,645 SF
 ON-SITE PARKING 94 CARS
 STREET PARKING 14 CARS
 TOTAL PARKING COUNT 108 CARS
 PARKING RATIO 3.64 C/1000



SITE PLAN



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

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

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

INDEX	
1	PRELIMINARY OVERALL SITE PLAN
2	PRELIMINARY GRADING PLAN
3	PRELIMINARY UTILITY PLAN

PRELIMINARY OVERALL SITE PLAN

Salt Creek Medical Campus
10 Salt Creek Ln Medical Office Building
Project No: 12075 Date: 12/12/2014



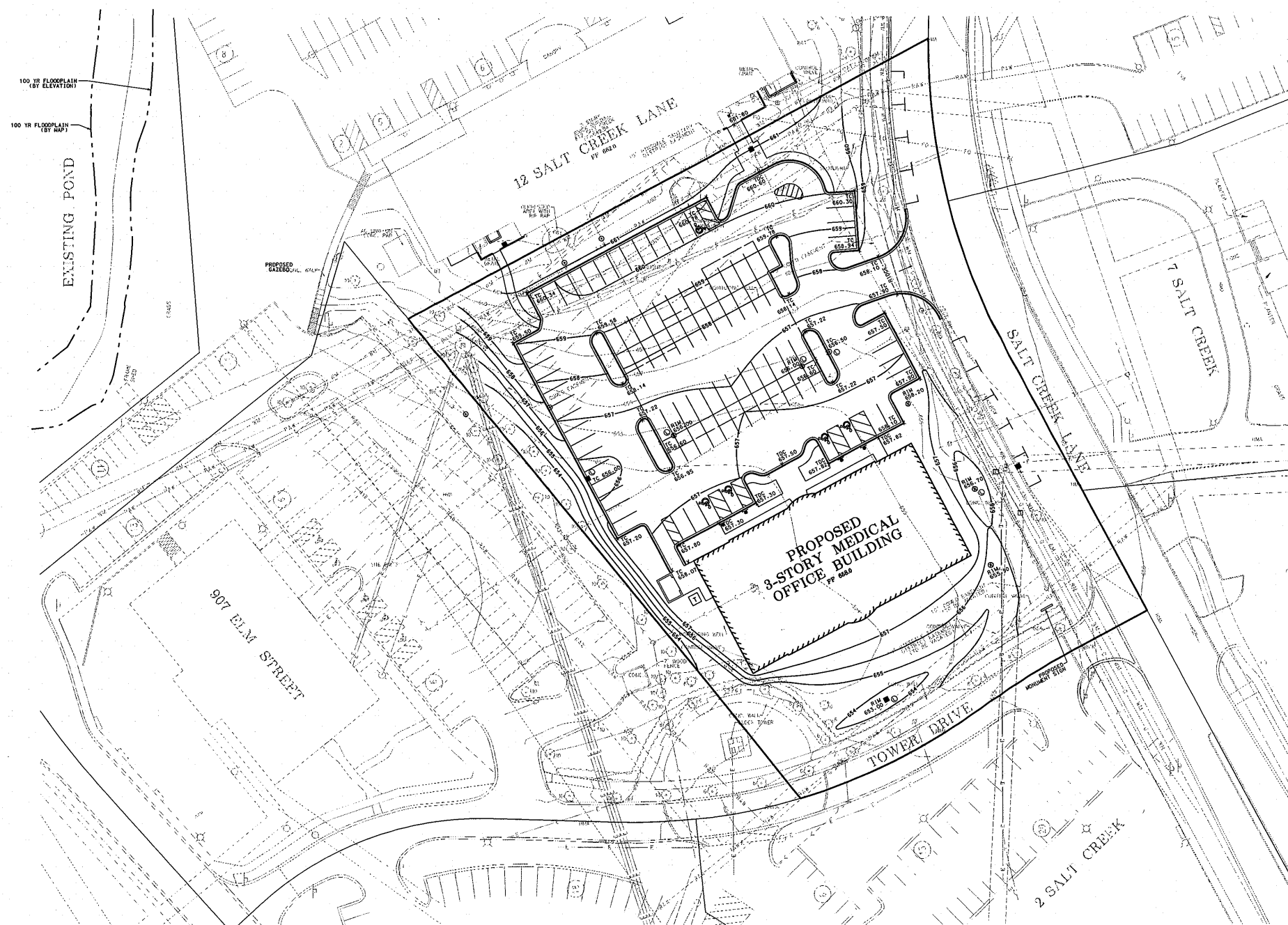
ECKENHOFF SAUNDERS ARCHITECTS



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(847) 696-1400
www.mackieconsult.com



MedProperties



GRADING PLAN GENERAL NOTES

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

PRELIMINARY GRADING PLAN

Salt Creek Medical Campus

10 Salt Creek Ln Medical Office Building

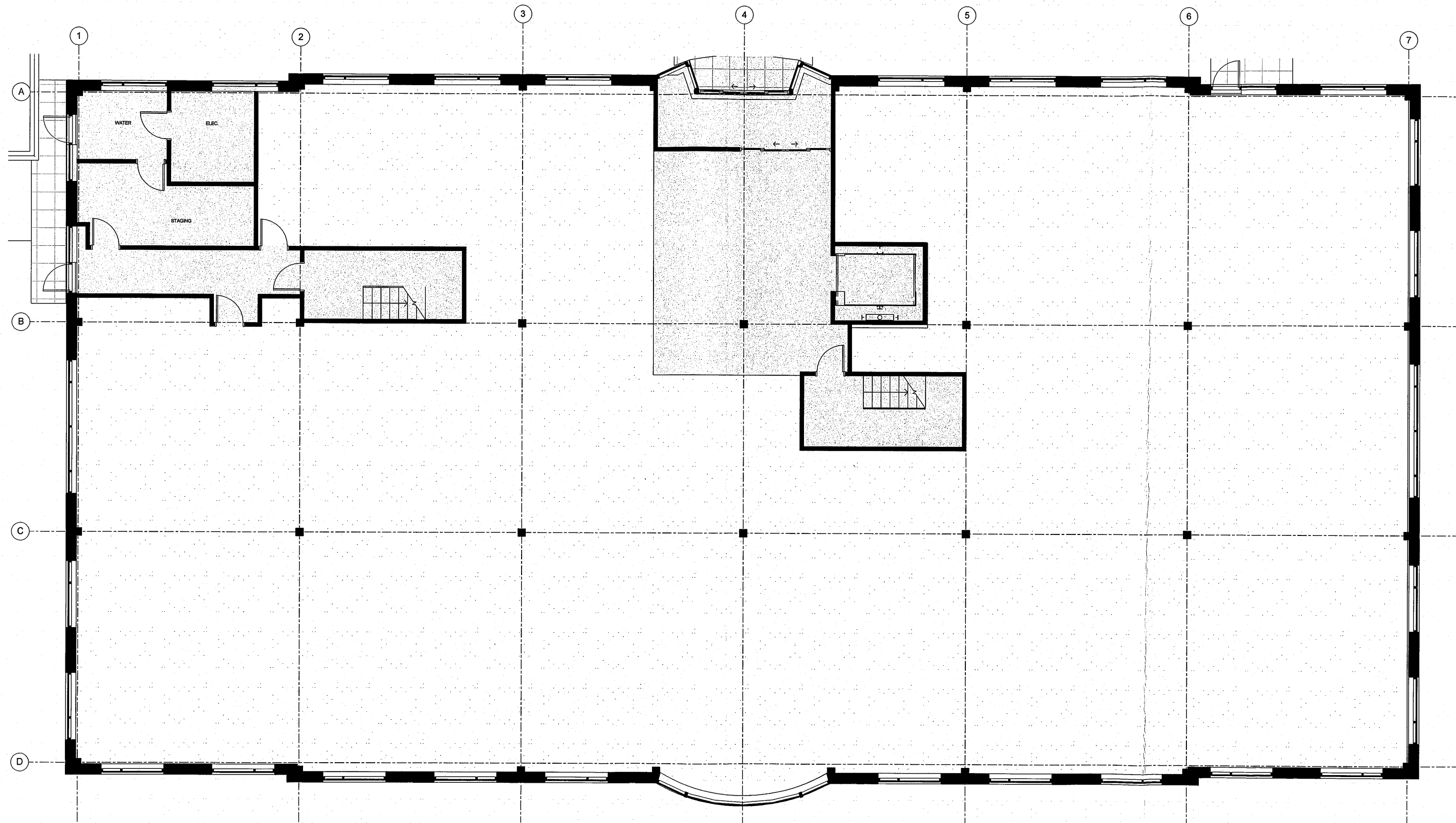
Project No: 12078 Date: 12/12/2014

Landscape Data

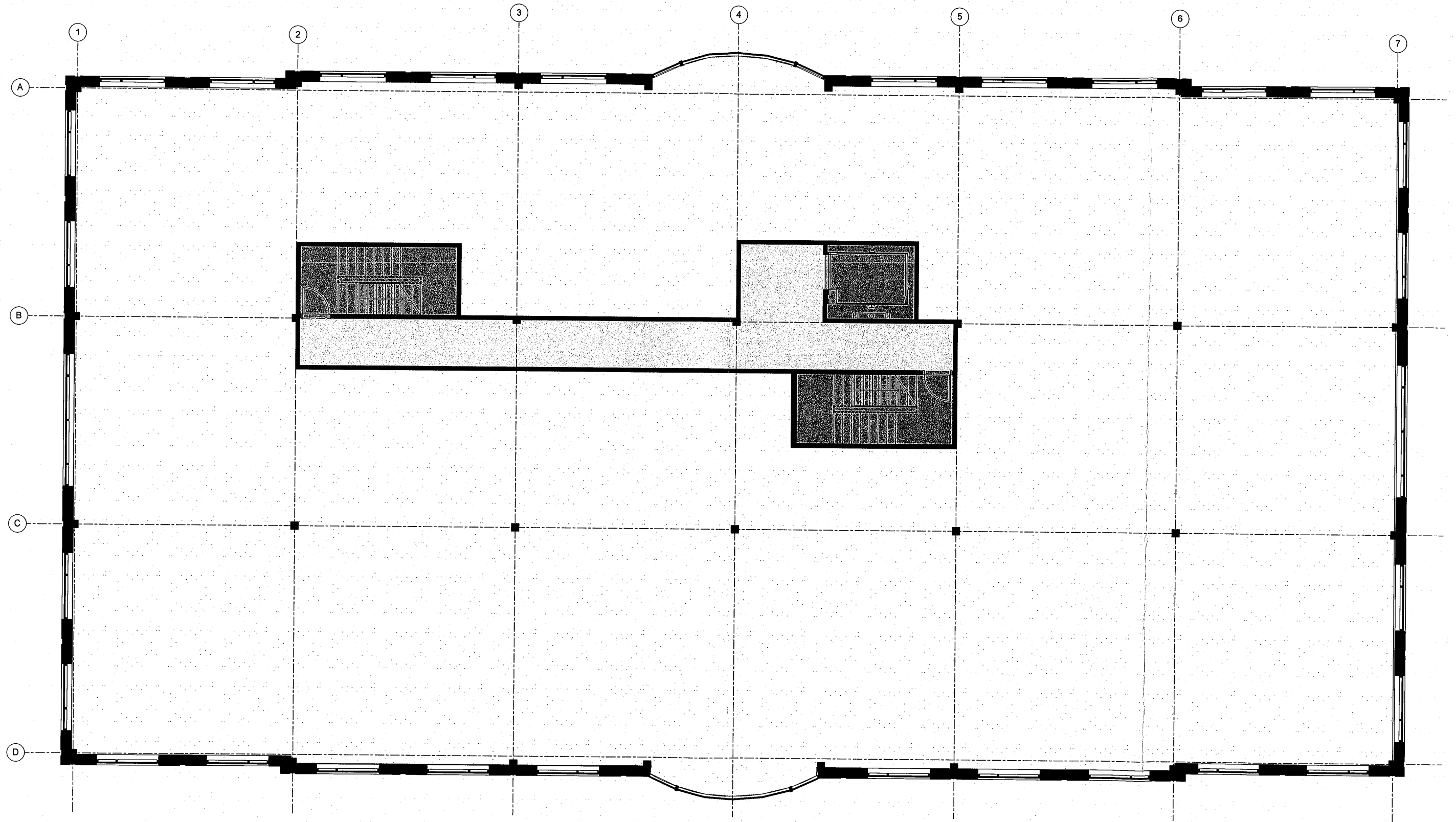
Site Trees

Existing Trees	33
Proposed New Trees	43
Proposed Tree Removals*	(7)
Tree Total	69
Net Tree Gain	36

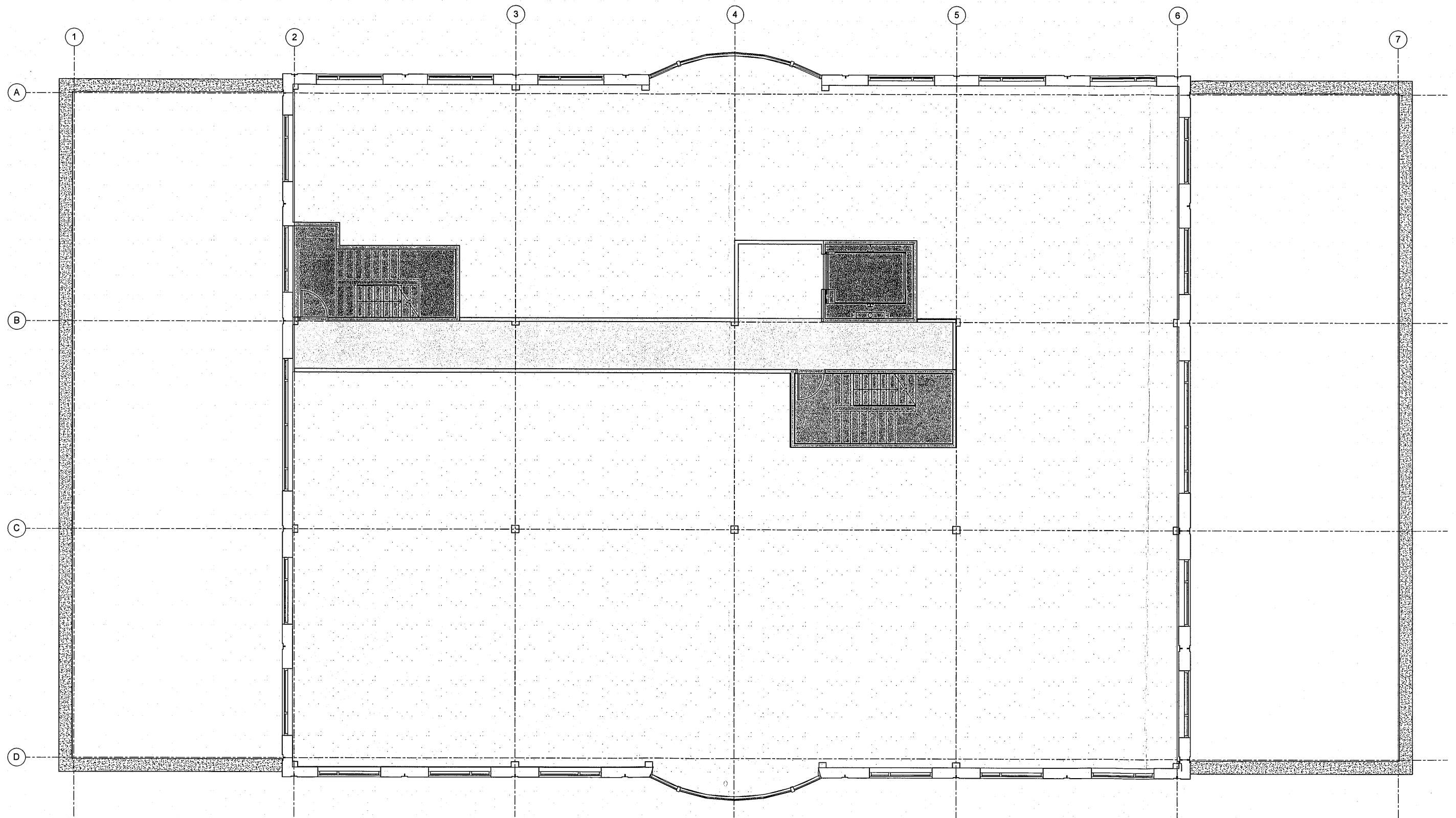
*Condition	
Insect Damage due to EAB	1
Fair to Good Health in conflict w/ improvements	6
Total	7



1 Level 1
1/4" = 1'-0"

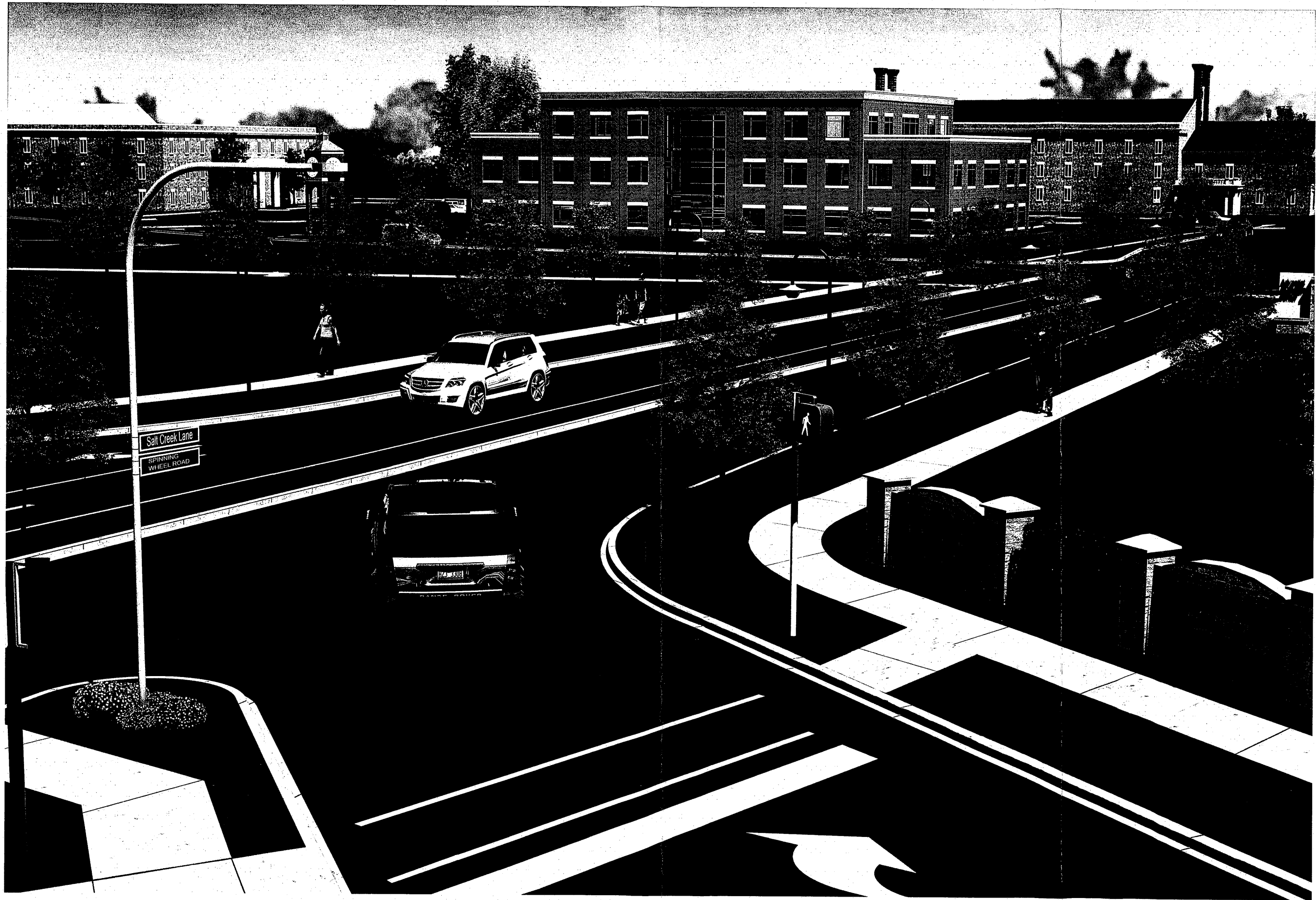


1 Level 2
1/4" = 1'-0"



1 Level 3
1/4" = 1'-0"





Salt Creek Medical Campus Parking Analysis

Hinsdale, IL 60521
2014.12.04
ESA # 12075



Category	Zoning Requirements	Individual Lots		
	"O3"	10 Salt Creek	12 Salt Creek	11 Salt Creek
Site Area (SF)	20,000 Min.	93,782 ⁵	224,808	170,811
Gross Area (SF)	-	32,809	68,000	57,520
Net Area (SF)	-	29,645	61,200	51,193
Parking Spaces Required ¹	10,001 to 50,000 SF= 1/275 SF 50,001 to 100,000 SF= 1/300 SF	108	204	171
Parking Spaces Off-Street	-	94	188	171
Parking Spaces On-Street	-	10	>16	>4
On-Street Parking Easement	-	+4	0	-4
Total parking provided	-	122	204	171
ADA Spaces ³	(Req'd) Actual	(5) 5	(6) 12	(6)6
Parking / 1000 Net SF	-	3.64	3.61	3.34

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

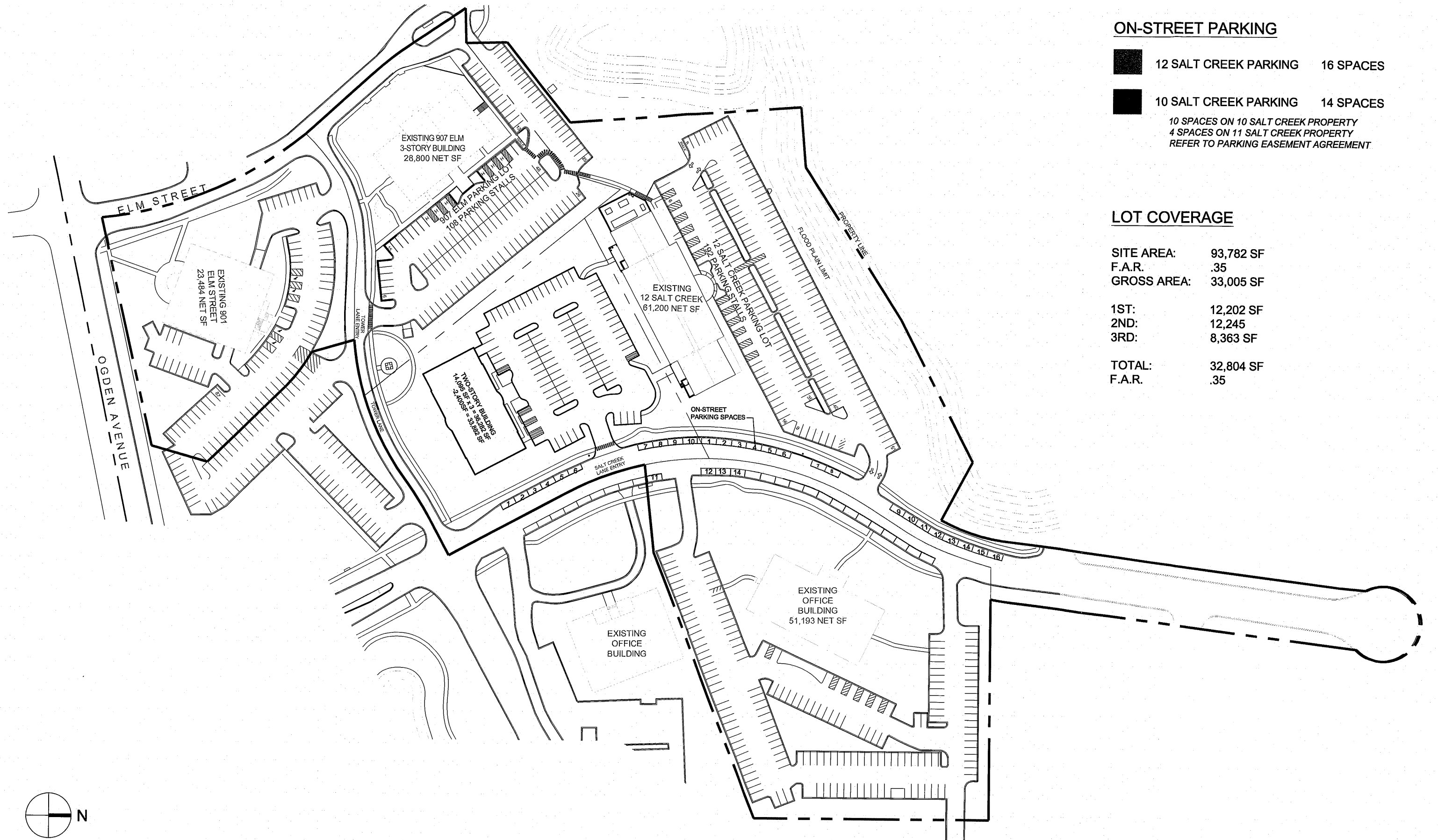
²Required number of spaces per Hinsdale Zoning Code (10,001 to 50,000 SF= 1/275 SF, 50,001 to 100,000 SF= 1/300 SF, 100,001+ SF= 1/335 SF)

³Required ADA parking spaces per Illinois Accessibility Code

⁴An easement has been drafted which grants 10 Salt Creek the right to park 18 cars on the street of and part of the 11 Salt Creek Property.

⁵ Total Lot area excludes Public Right of Ways (Salt Creek Lane and Tower Lane)

Note: See attached Site Plan depicting on-street parking spaces.



ON-STREET PARKING

12 SALT CREEK PARKING	16 SPACES
10 SALT CREEK PARKING	14 SPACES
10 SPACES ON 10 SALT CREEK PROPERTY 4 SPACES ON 11 SALT CREEK PROPERTY REFER TO PARKING EASEMENT AGREEMENT	

LOT COVERAGE

SITE AREA:	93,782 SF
F.A.R.	.35
GROSS AREA:	33,005 SF
1ST:	12,202 SF
2ND:	12,245
3RD:	8,363 SF
TOTAL:	32,804 SF
F.A.R.	.35



SCALE: 1" = 120'-0"

12 SALT CREEK / 10 SALT CREEK PARKING & LOT COVERAGE DATA ANALYSIS

Salt Creek Medical Campus

10 Salt Creek Ln Medical Office Building

Project No: 14147 Date: 2014.12.19