

Approved

**DRAFT
MINUTES
VILLAGE OF HINSDALE
PLAN COMMISSION
MARCH 11, 2015
MEMORIAL HALL
7:30 P.M.**

Chairman Byrnes called the meeting to order at 7:30 p.m., Wednesday, March 11, 2015 in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

PRESENT: Chairman Byrnes, Commissioner Crnovich, Commissioner McMahon, Commissioner Cashman and, Commissioner Ryan and Commissioner Fiascone,

ABSENT: Commissioner Stifflear, Commissioner Unell, Commissioner Johnson

ALSO PRESENT: Robert McGinnis, Director of Community Development/Building Commissioner

Approval of Minutes

The Plan Commission reviewed the minutes from the February 11, 2015 meeting. Commissioner Ryan motioned to approve the minutes of February 11, 2015 as submitted. Commissioner Cashman seconded. The motion passed unanimously.

Findings and Recommendations

Case A-35-201 – 830 N. Madison – Salt Creek Club-Site Plan/Exterior Appearance Approval for New Clubhouse

Chairman Byrnes provided a brief summary of the discussion that took place on this agenda item at the last Plan Commission meeting. Commissioner Crnovich asked for clarification on the language regarding being remanded from the Board of Trustees as it was her understanding Plan Commission approval was all that was necessary. Robert McGinnis stated she was correct and he would revise the Findings and remove that language.

Commissioner Cashman moved to approve the Findings and Recommendations for Case A-35-201 – 830 N. Madison-Salt Creek Club Site Plan/Exterior Appearance Approval with corrections. Commissioner McMahon seconded. The motion was passed unanimously.

**Plan Commission Minutes
March 11, 2015**

Case A-34-2014 - Village of Hinsdale – Text Amendment to Section 11-401 (Certificate of Zoning compliance) of the Hinsdale Zoning code as it relates to when Certificates of Zoning Compliance are required

Chairman Byrnes provided a brief summary of the discussion that took place on this agenda items at the last Plan Commission meeting. Chairman Byrnes mentioned the one phrase that was crossed out and should have remained had not been corrected in the language in the Findings and Recommendations. Mr. McGinnis explained that the Village attorney is working on the exact language for the Ordinance. Chairman Byrnes asked that the language be corrected before he comes to sign the Findings.

Commissioner Ryan motioned to approve the findings and recommendations for Case A-34-2014 - Village of Hinsdale – Text Amendment to Section 11-401 (Certificate of Zoning compliance) of the Hinsdale Zoning code as it relates to when Certificates of Zoning Compliance are required with corrections. Commissioner Cashman seconded. Motion was unanimously approved.

11 E. First Street- Ten Friends – Exterior Appearance/Site Plan Review and Signage

The Commission heard a presentation from the applicant, Patrick Fortelka, proposing changes to the existing façade to construct a new salon and associated wall signage. The commission was very complimentary of the proposal. Mr. Fortelka also handed out to the Commission a plan showing the location of the new air conditioning unit to be placed in the alley behind the store.

Commissioner Cashman moved to approve the Exterior Appearance Approval for 11 E. First Street, Ten Friends as submitted. Commissioner Ryan seconded. Motion was unanimously approved.

Commissioner McMahon moved to approve the Site Plan Review and Signage for 11 East First Street Ten Friends as submitted. Commissioner Cashman seconded. Motion was unanimously approved.

10(8) Salt Creek Lane – Elmhurst Hospital – Two Wall Signs

The Commission heard a presentation from Peter Coules, attorney for the applicant, Edward-Elmhurst Healthcare. The proposal is to place two illuminated wall signs on the face of the new building. Mr. Coules stated that the proposed signage meets all criteria requirements in terms of size and color and they are asking for no variances.

Commissioner Crynovch asked for clarification on the actual name of the facility. Mr. Coules stated the correct name is Elmhurst Hospital Health Center.

There was discussion over the “Immediate Care” sign on the east wall of the building and whether or not this could be construed as an advertising sign. Mr. Coules addressed the Commission’s concerns and members felt supportive of the proposed signage.

Plan Commission Minutes
March 11, 2015

Commissioner Cashman motioned to approve the sign application request for 10(8) Salt Creek Lane – Elmhurst Hospital Wall Signs as submitted. Commissioner Ryan seconded. Motion was unanimously approved.

With no further business Commissioner McMahon moved to adjourn. Commissioner Cashman seconded and the meeting was adjourned at 8:00 p.m.

Respectfully Submitted,

Robert McGinnis
Director of Community Development
Building Commissioner

HINSDALE PLAN COMMISSION

RE: 11 E. First Street - Ten friends - Exterior Appearance and Site Plan Review

DATE OF PLAN COMMISSION REVIEW:

March 11, 2015

DATE OF BOARD OF TRUSTEES MEETING – 1ST READING: April 7, 2015 (tent.)

FINDINGS AND RECOMMENDATION

I. FINDINGS

1. The Village of Hinsdale has received an application from CVG Architects, Naperville, Illinois on behalf of Ten Friends, requesting approval of exterior appearance and site plans to allow for façade improvements to the existing building at 11 E. First Street. The site is improved with a multi-story commercial building in the B-2, Central Business District.
2. The property is currently zoned B-2, which is the central business district intended to serve the entire Hinsdale suburban community with a wide variety of retail and service uses. It is intended to serve as the primary shopping area of the Village. This district is located in the center of the village, adjacent to commuter facilities, and at the convergence of primary thoroughfares. The bulk standards are intended to reflect the generally more intense development of property in this area.
3. Section 5-102E(5) provides that beauty shops are a permitted use in the B-2 district.
4. The 11 E. First Street location is bordered in all directions by properties zoned B-2, Central Business District.
5. At the February 11, 2015 Plan Commission meeting, the Plan Commission heard a presentation from the applicant and reviewed the applicant's site plan and exterior appearance plans relative to the remodeling of an existing storefront at the above location.
6. The applicant circulated a drawing and photograph of the rear of the building and the proposed installation of an air conditioning unit as requested by the building department.
7. The Commission complemented the applicant on the efforts being made to restore the existing transom windows above the storefront glass making comments that the changes were tasteful and would be a good compliment to the surrounding architecture.
8. The Plan Commission finds that based on the Application and the evidence presented at the public meetings, and based on the submitted plans, the Applicant has satisfied the standards in Sections 11-604 and 11-606 of the Zoning Code applicable to approval of site plan and exterior appearance approval, respectively. Among the evidence relied upon by the Plan Commission were the site plans and various plans submitted and considered for the March 11, 2015, Plan Commission meeting, prepared by Charles Vincent George Architects.

II. RECOMMENDATIONS

Following a motion to recommend approval of the proposed exterior appearance plans, the Village of Hinsdale Plan Commission, on a vote of six (6) "Ayes," zero (0) "Nayes," and three (3) "Absent," recommends that the President and Board of Trustees approve the exterior appearance plans for 11 E. First Street –Ten Friends.

Following a motion to recommend approval of the proposed site plan, the Village of Hinsdale Plan Commission, on a vote of six (6) "Ayes," zero (0) "Nay," and three (3) "Absent," recommends on remand that the President and Board of Trustees approve the site plans for 11 E. First Street- Ten Friends.

THE HINSDALE PLAN COMMISSION

By: _____
Chairman

Dated this _____ day of _____, 2015.

Memorandum

To: Chairman Byrnes and Plan Commissioners

From: Chan Yu, Village Planner

Cc: Kathleen A. Gargano, Village Manager
Robb McGinnis, Director of Community Development/Building Commissioner

Date: March 24, 2015

Re: Public Hearing for Case A-07-2015
Applicant: David Weekley Homes
Request: Public Meeting for Subdivision Application
Tentative and Final Plat Approval at 950 and 954 Madison Street (R-4 District)

BACKGROUND

Application

The Village of Hinsdale has received an application from David Weekley Homes, proposing to subdivide 14 lots at 950 and 954 Madison Street into four (4) conforming lots within the R-4 Single Family Residential District (Attachment 1).

Purpose

Per Title 11, Section 11-1-1, all subdivisions shall conform to its regulations and shall be in conformance with all applicable parts of the Hinsdale Zoning Code. The proposed subdivision is located in the Single-Family Residential District (R-4). Thus, the application should be reviewed to reflect Section 3-101 of the Zoning Code; to perpetuate the existing high quality residential character of the Village by preserving established neighborhoods and encouraging new residential development consistent with the overall character of the Village.

Process

Per Title 11, Section 11-1-8, the Plan Commission (PC) shall approve or disapprove the tentative plat within 90 days of receipt. If the tentative plat is not satisfactory in all details presented, the PC may require the applicant to make such corrections or changes as they may request before approval of said plat. Upon the approval of a tentative plat, such plat shall be forwarded to the Village Board for their approval or disapproval within 30 days of receipt by said Board.

Per Title 11, Section 11-1-9, the applicant shall file application for final approval of a subdivision plat not later than one year after a tentative plat has been approved by the Village Board. Within 60 days of the filing of the last required documents attendant to final plat requirements, the Village Board shall approve or disapprove the final plat.

Description of Property, Existing Use and History

The subdivision site is comprised of 14 parcels (Attachment 1 and 2) at 950 and 954 S. Madison Street. The property is currently zoned R-4 Single Family Residential. However, the site for decades has been utilized as a family-owned restaurant and tavern. Lot 3, per the application, has served as a parking lot for the restaurant (Attachment 3).

The surrounding zoning and land uses are as follows:

North: R-4, Single-Family Residential

East: R-4, Single-Family Residential

South: R-6, Multi-Family Residential

West: R-4, Single-Family Residential

The total existing and proposed subdivision project area is 45,678 square feet. The attached Hinsdale Zoning map illustrates the surrounding zoning districts and subject property location (Attachment 4).

A review of the zoning maps finds that the property has been zoned R-4 since at least 1989.

Request

The applicant, David Weekley Homes is proposing to subdivide the existing 14 parcels into 4 conforming residential lots within the R-4 single family residential district (Exhibit 1 and 2). The table included in the applicant's submittal complies with the bulk, space and yard requirements per Section 3-110 of the Zoning Code- contingent upon acquiring the approximately 17' by 147' (2,499 SF) Village owned alley between the two east and west lots. Without the alley acquisition, proposed lots 3 and 4 would not meet the minimum lot area of 10,000 square feet.

Attachments

Attachment 1 – Subdivision Site Plan

Attachment 2 – Village of Hinsdale Subdivision Application

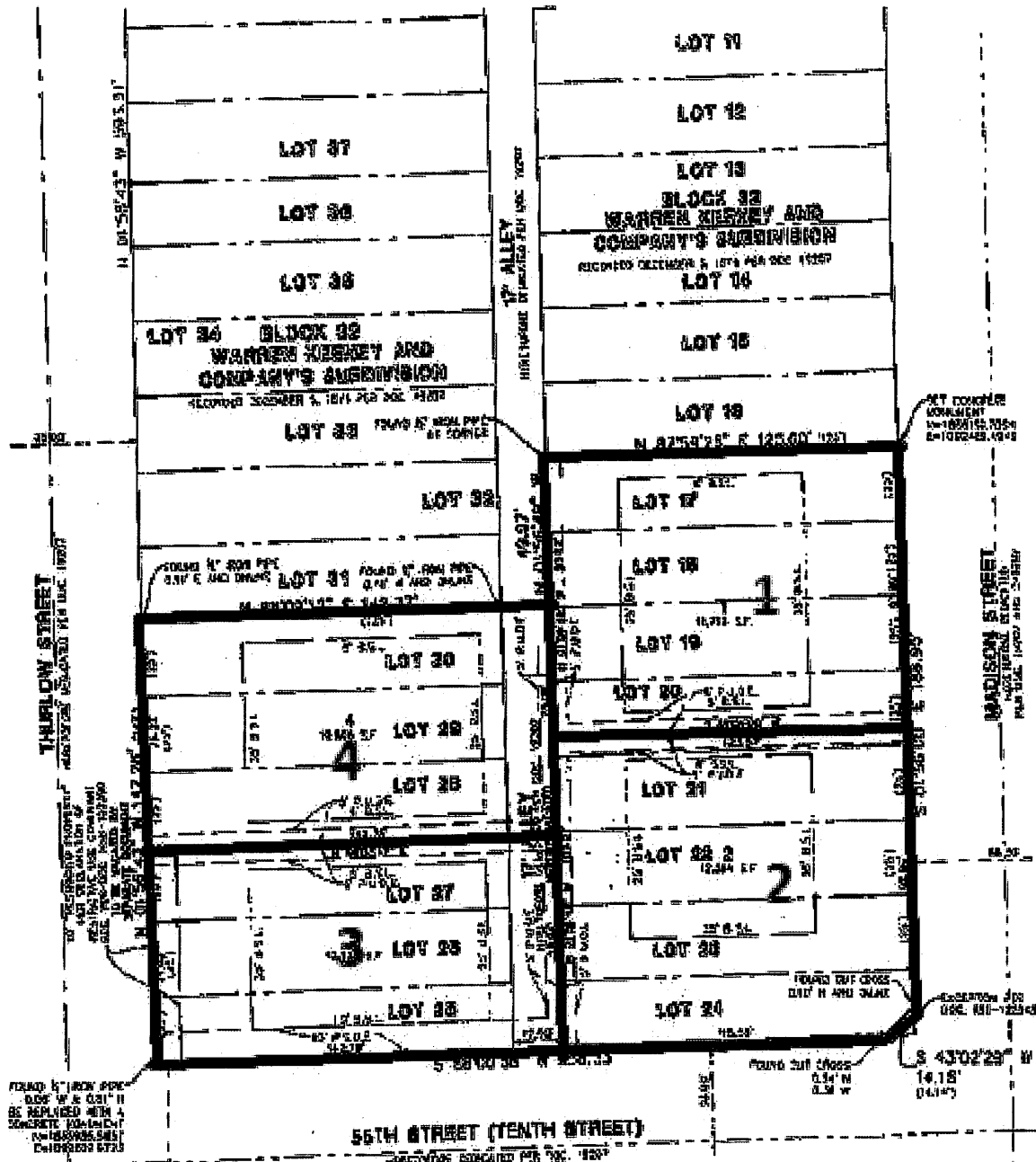
Attachment 3 – North Street View from 55th Street

Attachment 4 – Village of Hinsdale Zoning Map and Project Location

Exhibit 1- Proposed Improvements for Weekley Subdivision (Submitted by Weekley Homes)

Exhibit 2- Proposed Final Landscape Plan (Submitted by Weekley Homes)

Attachment 1: Subdivision Site Plan



SUBDIVISION APPLICATION

TO: ENVIRONMENTAL &
PUBLIC SERVICES COMMITTEE
c/o Engineering Department
19 E. Chicago Avenue
Hinsdale, Illinois 60521
(630) 789-7033

Date Filed: March 3 20 15

Subdivision Title: Weekley Subdivision

Street Address: 950 and 954 S. Madison Street, Hinsdale, IL

Existing Square Footage: 45,678 Proposed Square Footage: 45,678 Zoning District R4

Permanent Index Number(s): See attached Exhibit A

Name of Applicant: David Weekley Homes

Address of Applicant: 1930 N. Thoreau Dr., Suite 160, Schaumburg, IL 60173

Applicant's Phone/Fax Number: (847) 241-4310

Applicant's E-Mail: kseay @ dwhomes.com

Applicant's Signature: Kerem V. Seay

Property Owner: Robert R. Dylla, Sr. received for:
Paul L. and Leslie A. Belluomini

Owner's Address: 3321 Hobson Road, Suite A, Woodridge, IL 60517

Owner's Signature: [Signature]

FOR OFFICE USE ONLY

Accompanying this application are the following:

- Subdivision Application
- 3 Folded Copies of Plat of Subdivision (Do Not Sign Copies) Applicant Keeps Original
- Current Folded Plat of Survey
- Proof of Ownership
- Letter Allowing Village to Record Plat of Subdivision
- Letter from the School Districts (or plat block signed by property owner) identifying all school districts
- Processing Fee in the Amount of \$ 600.00

EXHIBIT A

DuPage County PIN Nos.

09 -11-431-008
09 -11-431-009
09 -11-431-010
09 -11-431-011
09 -11-431-012
09 -11-431-013
09 -11-431-030
09 -11-431-031
09 -11-431-032
09 -11-431-034

Application for Certificate of Zoning Compliance

Attachment 2

Provided:

Required by Code:

corner side

rear

Setbacks (businesses and offices): N/A

front:

interior side(s)

corner side

rear

others:

Ogden Ave. Center:

York Rd. Center:

Forest Preserve:

Building heights:

principal building(s):

accessory building(s):

Maximum Elevations:

principal building(s):

accessory building(s):

Dwelling unit size(s):

Total building coverage:

Total lot coverage:

Floor area ratio:

Accessory building(s):

Spacing between buildings: [depict on attached plans] N/A

principal building(s):

accessory building(s):

Number of off-street parking spaces required: _____

Number of loading spaces required: _____

Statement of applicant:

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

By:

Kevin V. Seay
Applicant's signature

Kevin V. Seay on behalf of David Weekley Homes
Applicant's printed name

Dated: March 3, 2015

50% of variance

TABLE OF COMPLIANCE

Address of subject property: _____

The following table is based on the R-4 Zoning District.

	Minimum Code Requirements	Proposed/Existing Development			
		1	2	3	4
Minimum Lot Area (s.f.)	R-4 10,000 SF	11,791	12,806	10,135	10,845
Minimum Lot Depth	125	125.6	125.6	142.8	142.8
Minimum Lot Width	70' interior 80' corner	70	80	70	70
Building Height		31.5	31.5	31.5	31.5
Number of Stories	3	3	3	3	3
Front Yard Setback	35'	35'	35'	35'	35'
Corner Side Yard Setback	35'	N/A	35'	N/A	N/A
Interior Side Yard Setback	8'	8'	8'	8'	8'
Rear Yard Setback	25'	25'	25'	25'	25'
Maximum Floor Area Ratio (F.A.R.)*					
Maximum Total Building Coverage*	25%	* 3200 ft ² 27%	3080 24%	2500 25%	2600 24%
Maximum Total Lot Coverage*	50%	45%	55%	35%	39%
Parking Requirements	3 per unit	4143.7 2	4134	3096	3276
Parking front yard setback					
Parking corner side yard setback					
Parking interior side yard setback					
Parking rear yard setback					
Loading Requirements					
Accessory Structure Information					

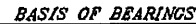
* Must provide actual square footage number and percentage.

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: _____

BEING A SUBDIVISION IN THE NORTH HALF OF SECTION 26, TOWNSHIP 40 NORTH
RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN, DUPAGE COUNTY ILLINOIS.

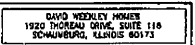
LOCATION MAP
1" = 10 NM
1" = 10 NM

DAVID WEDDELY HOMES
1820 THOREAU DRIVE, SUITE 110
SCHALMBURG, ILLINOIS 60173



BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM OF 1983, EAST ZONE, ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY REAL TIME KINEMATIC (RTK) GPS METHODS.

LOT 1:	81,793 SQUARE FEET (0.271 ACRES ±)
LOT 2:	12,804 SQUARE FEET (0.294 ACRES ±)
LOT 3:	10,118 SQUARE FEET (0.233 ACRES ±)
LOT 4:	10,805 SQUARE FEET (0.247 ACRES ±)
TOTAL:	45,520 SQUARE FEET (1.045 ACRES ±)



1. DISTANCES ARE SHOWN IN FEET AND DECIMAL PLACES THEREOF
2. NO DIMENSION SHALL BE ASSUMED BY SCALE OR MEASUREMENT FROM
3. THERE MAY BE ADDITIONAL TERMS, POINTS, MEASUREMENTS AND VARIATIONS CONTAINED IN AN ABSTRACT DEED, LOCAL ORDINANCES, DEEDS, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD.
4. COMPARE ALL POINTS BEFORE BUILDING BY BALK AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
5. @ MEMBERS CONDUCT VOLUNTARILY TO BE SE"
6. IN CONFORMANCE WITH CHAPTER 183, LESS SECTION 103.7, 5/8" = 3' 4" LONG FROM 1000 ALL BE SET AT ALL PROPERTY CORNERS AND POINTS OF BEGINNING
7. THERE IS NO VEHICULAR ACCESS ORIED DEDICATED 1055 STREET FROM LOTS 2 AND 3

BASIC SURVEYING	
=====	= EXISTING BOUNDARY LINE
---	= EXISTING EASEMENT LINE
----	= EXISTING LOT LINE
BRKLEAK	= RECORD INFORMATION
BRKLEAK	= UNRECORDED INFORMATION
---	= PROPOSED EASEMENT IN
B.5.4	= BUILDING SETBACK LINES
P.1.3.2	= PUBLIC UTILITY OR DRAINAGE EASEMENT

SHEET INDEX	
SHEET 1 OF 2	BOUNDARY, EASEMENT, LOT DATA, AND SETBACK INFORMATION
SHEET 2 OF 2	LEGAL DESCRIPTION, PROMOTION LANGUAGE AND CERTIFICATE

WARREN KEENEY AND
COMPANY'S SUBDIVISION
BLOCK 32

THURLOW STREET

LOT 37
LOT 38
LOT 36
LOT 34 BLOCK 32
WARREN KEENEY AND
COMPANY'S SUBDIVISION
LOT 33
LOT 32
LOT 31
LOT 13
BLOCK 32
WARREN KEENEY AND
COMPANY'S SUBDIVISION
LOT 15
LOT 14
LOT 16
LOT 1
(57'x64')
LOT 2
(65'x50')
LOT 3
(48'x51')
LOT 4
(53'x48')
MADISON STREET

TRUSTEE'S
SUBDIVISION

56TH STREET

GRAPHIC SCALE
1" = 100'

DATE PLANNED CONTINGENCY AND OTHER RELEVANT

SHEET 1 OF 1 DRAWING	DATE: 08/20/2014 TIME: 10:00 AM BY: JED/DA CHECKED: JED/DA APPROVED: JED/DA	WEEKLY SUBDIVISION VILLAGE OF HINSDALE, ILLINOIS PRELIMINARY SITE PLAN

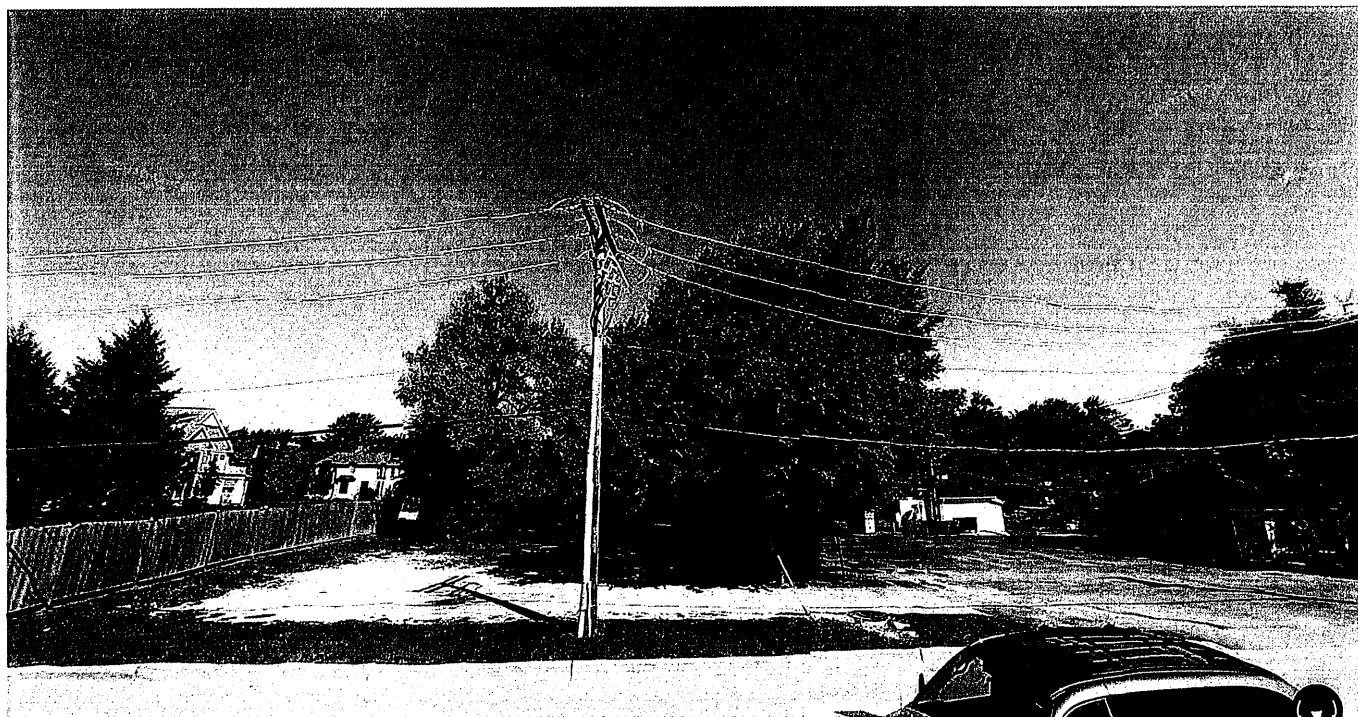


Attachment 3: North Street View from 55th Street

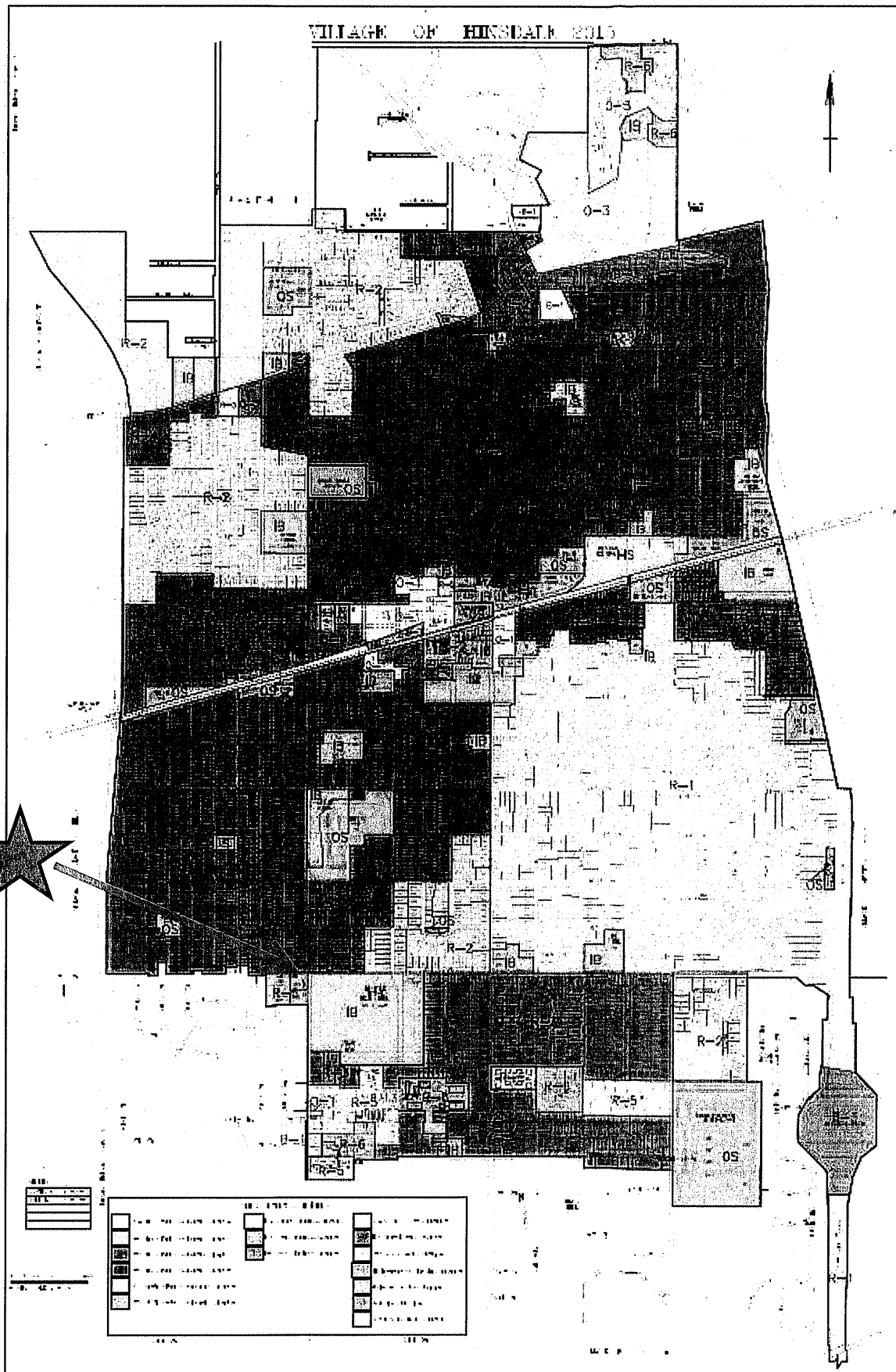
Lot 2



Lot 3



Attachment 4: Village of Hinsdale Zoning Map and Project Location





VILLAGE
OF HINSDALE PLANNED IN 1845

VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant

Name: David Weekley Homes
Address: 1930 Thoreau Drive, Suite 160
City/Zip: Schaumburg, IL 60173
Phone/Fax: (847) 241 / 4310
E-Mail: kseay@dwhomes.com

Owner

Name: Robert R. Dylla, Sr. receiver for
Paul and Leslie A. Belluomini
Address: 3321 Hobson Road, Suite A
City/Zip: Woodridge, IL 60517
Phone/Fax: (630) 852 / 3700
E-Mail: rdylla@rrdcpa.com

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

Name: Lauren Engelking, Manhard Consulting
Title: Staff Engineer
Address: 700 Springer Drive
City/Zip: Lombard, IL 60148
Phone/Fax: (630) 925 / 1069
E-Mail: lengelking@manhard.com

Name: Joe Maschek, BSB Design, Inc.
Title: Designer
Address: 1540 E. Dundee Rd., Suite 310
City/Zip: Palatine, IL 60074
Phone/Fax: (847) 705 / 2200
E-Mail: jmaschek@bsbdesign.com

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

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

Address of subject property: 950 and 954 S. Madison Street, Hinsdale, IL

Brief description of proposed project: We would like to subdivide the property into 4 conforming lots within the R4 District

Existing zoning and land use: R4; Bar

Surrounding zoning and existing land uses:

North: residential

South: residential

East: residential

West: residential

Proposed zoning and land use: R4 residential

Site Plan Approval 11-604

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

☐ Design Review Permit 11-605E

☐ Exterior Appearance 11-606E

☐ Special Use Permit 11-602E

Special Use Requested: _____

☐ Planned Development 11-603E

☐ Development in the B-2 Central Business District Questionnaire

TABLE OF COMPLIANCE

Address of subject property: 950 and 954 S. Madison Street, Hinsdale, IL

The following table is based on the R4 Zoning District.

	Minimum Code Requirements	Proposed/Existing Development
		See Attachment
Minimum Lot Area (s.f.)		
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: _____

CERTIFICATION

The Applicant certifies and acknowledges and agrees that:

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

On the 6th day of March, 2015, I/We have read the above certification, understand it, and agree to abide by its conditions.

Kevin V. Seay
Signature of applicant or authorized agent
Kevin V. Seay on behalf of
David Weekley Homes
Name of applicant or authorized agent

Signature of applicant or authorized agent

Name of applicant or authorized agent

SUBSCRIBED AND SWORN
to before me this 6th day of
March, 2015.

Jill M. Sopala
Notary Public
4

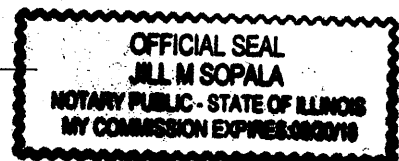


EXHIBIT A

DuPage County PIN Nos.

09 -11-431-008
09 -11-431-009
09 -11-431-010
09 -11-431-011
09 -11-431-012
09 -11-431-013
09 -11-431-030
09 -11-431-031
09 -11-431-032
09 -11-431-034

50% of variance

TABLE OF COMPLIANCE

Address of subject property: _____

The following table is based on the R-4 Zoning District.

	Minimum Code Requirements	Proposed/Existing Development			
	R-4	1	2	3	4
Minimum Lot Area (s.f.)	10,000 SF	11,791	12,886	10,135	10,845
Minimum Lot Depth	125	125.6	125.6	142.8	142.8
Minimum Lot Width	70' interior 80' corner	70	80	70	70
Building Height		31.5	31.5	31.5	31.5
Number of Stories	3	3	3	3	3
Front Yard Setback	35'	35'	35'	35'	35'
Corner Side Yard Setback	35'	N/A	35'	N/A	N/A
Interior Side Yard Setback	8'	8'	8'	8'	8'
Rear Yard Setback	25'	25'	25'	25'	25'
Maximum Floor Area Ratio (F.A.R.)*					
Maximum Total Building Coverage*	25%	* 3200 SF 21%	3080 24%	2500 25%	2600 24%
Maximum Total Lot Coverage*	50%	45%	55%	35%	39%
Parking Requirements	3 per unit	4743.7 2	4134	3096	3276
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: _____

VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT DEPARTMENT
19 East Chicago Avenue
Hinsdale, Illinois 60521-3489
630.789.7030

Application for Certificate of Zoning Compliance

You must complete all portions of this application. If you think certain information is not applicable, then write "N/A." If you need additional space, then attach separate sheets to this form.

Applicant's name: David Weekley Homes
Owner's name (if different): Robert L. Dylla, Sr., Receiver for:
Paul L. and Leslie A. Belluomini
Property address: 950 and 954 Madison St., Hinsdale, IL
Property legal description: [attach to this form] - attached
Present zoning classification: R4
Square footage of property: 45,678 square feet
Lot area per dwelling: See attached Plat and Site Plan
Lot dimensions: x See attached
Current use of property: Belluomini's Bar
Proposed use: ☒ Single-family detached dwelling
☐ Other: _____
Approval sought: ☐ Building Permit ☐ Variation
☐ Special Use Permit ☐ Planned Development
☒ Site Plan ☐ Exterior Appearance
☐ Design Review
☐ Other: _____

Brief description of request and proposal:

We want to subdivide the property into 4 conforming lots within
the R4 SF District

Plans & Specifications: [submit with this form] See attached

Provided: Required by Code:

Yards: See attached chart
front: _____
interior side(s) _____

Provided: Required by Code:

corner side _____
rear _____

Setbacks (businesses and offices): N/A

front: _____
interior side(s) _____ / _____
corner side _____
rear _____
others: _____
Ogden Ave. Center: _____
York Rd. Center: _____
Forest Preserve: _____

Building heights:

principal building(s): TBD Per R4 code
accessory building(s): N/A N/A

Maximum Elevations:

principal building(s): TBD Per R4 code
accessory building(s): N/A N/A

Dwelling unit size(s): TBD TBD

Total building coverage: TBD TBD

Total lot coverage: TBD Per R4 code

Floor area ratio: TBD Per R4 code

Accessory building(s): None

Spacing between buildings: [depict on attached plans] N/A

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

Number of off-street parking spaces required: _____

Number of loading spaces required: _____

Statement of applicant:

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

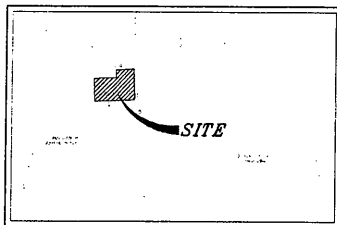
By: Kevin V. Seay
Applicant's signature

Kevin V. Seay on behalf of David Weekley Homes
Applicant's printed name

Dated: March 3, 20 15

FINAL PLAT OF WEEKLEY SUBDIVISION

BEING A SUBDIVISION IN THE NORTH HALF OF SECTION 36, TOWNSHIP 40 NORTH,
RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN, DUPAGE COUNTY, ILLINOIS.

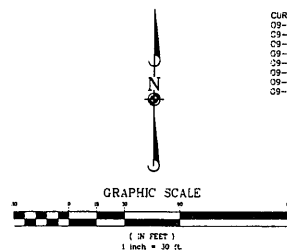


LOCATION MAP

(NOT TO SCALE)

SURVEY PREPARED FOR

DAVID WEEKLEY HOMES
1920 THOREAU DRIVE, SUITE 116
SCHAUMBURG, ILLINOIS 60173



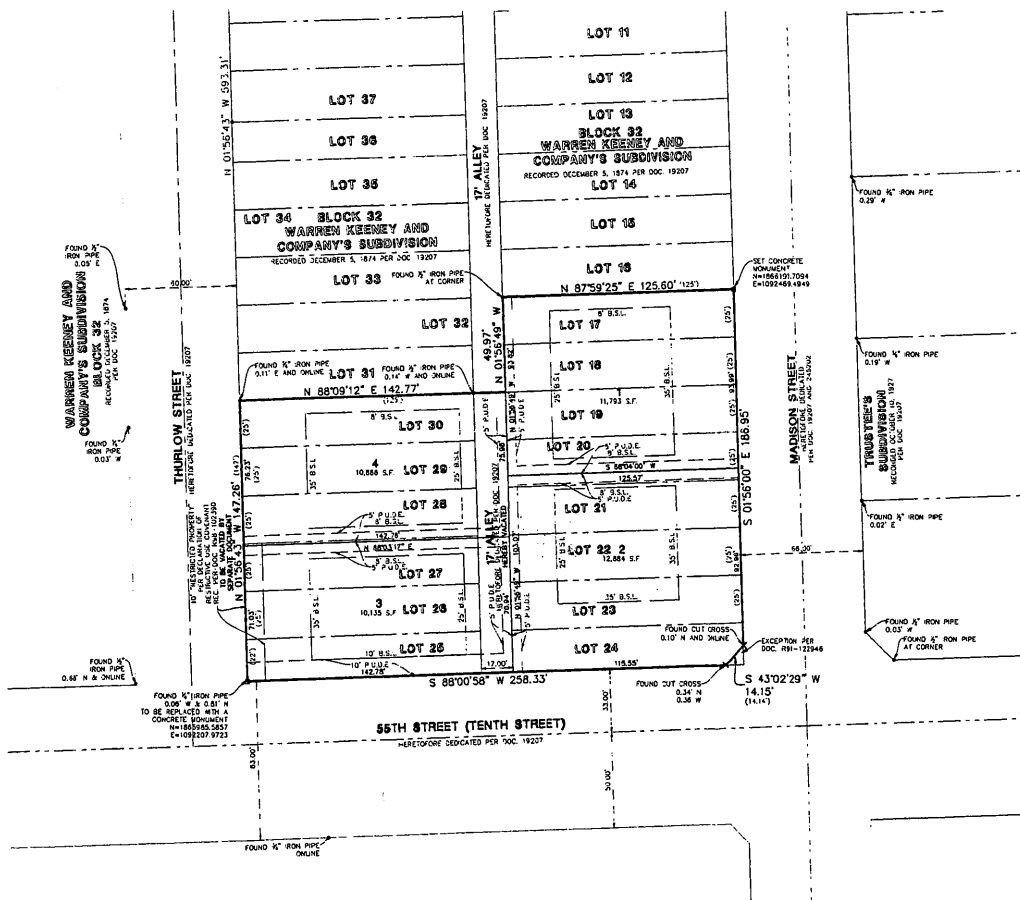
CURRENT P.I.N.
09-11-431-008
09-11-431-009
09-11-431-010
09-11-431-011
09-11-431-012
09-11-431-013
09-11-431-018
09-11-431-037

BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE
SYSTEM OF 1983, EAST ZONE, ADJUSTED TO GROUND VALUES, AS
ESTABLISHED BY REAL TIME KINEMATIC (RTK) GPS METHODS

SURVEYED AREA

LOT 1: 11,731 SQUARE FEET (0.271 ACRES ±)
LOT 2: 12,854 SQUARE FEET (0.298 ACRES ±)
LOT 3: 10,135 SQUARE FEET (0.233 ACRES ±)
LOT 4: 10,855 SQUARE FEET (0.248 ACRES ±)
TOTAL: 45,575 SQUARE FEET (1.049 ACRES ±)



SEND TAX BILL TO:

DAVID WEEKLEY HOMES
1920 THOREAU DRIVE, SUITE 116
SCHAUMBURG, ILLINOIS 60173

GENERAL NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF.
2. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
3. THERE MAY BE ADDITIONAL TERMS, POWERS, PROVISIONS AND LIMITATIONS CONTAINED IN AN ABSTRACT DEED, LOCAL ORDINANCES, DEEDS, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD.
4. COMPARE ALL POINTS BEFORE BUILDING BY S&C, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
5. IF DENOTES CONCRETE MONUMENTS TO BE SET.
6. IN ACCORDANCE WITH CHAPTER 185, LOCAL ORDINANCE 125/1, 1/8" x 1/4" LONG IRON RODS SHALL BE SET AT ALL PROPERTY CORNERS AND POINTS OF GEOMETRIC CHANGE.
7. THERE IS NO VEHICULAR ACCESS PERMITTED ONTO 55TH STREET FROM LOTS 2 AND 3.

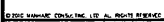
LEGEND

- EXISTING BOUNDARY LINE
- EXISTING EASEMENT LINE
- EXISTING LOT LINE
- (D.A.K.): RECORD INFORMATION
- WEAPLED INFORMATION
- PROPOSED EASEMENT LINE
- B.S.L. BUILDING SETBACK LINE
- P.L.S. PUBLIC UTILITY & DRAINAGE EASEMENT

SHEET INDEX

- | SHEET | DESCRIPTION |
|--------------|---|
| SHEET 1 OF 2 | BOUNDARY, EASEMENT, LOT DETAIL AND RECORD INFORMATION |
| SHEET 2 OF 2 | LEGAL DESCRIPTION, PROVISION LANGUAGE AND CERTIFICATION |



[illegible][illegible]

50% of variance

TABLE OF COMPLIANCE

Address of subject property: _____

The following table is based on the R-4 Zoning District.

	Minimum Code Requirements	Proposed/Existing Development			
		1	2	3	4
Minimum Lot Area (s.f.)	10,000 SF	11,791	12,826	12,135	10,845
Minimum Lot Depth	125	125.6	125.6	142.8	142.8
Minimum Lot Width	70' interior 80' corner	70	80	70	70
Building Height		31.5	31.5	31.5	31.5
Number of Stories	3	3	3	3	3
Front Yard Setback	35'	35'	35'	35'	35'
Corner Side Yard Setback	35'	N/A	35'	N/A	N/A
Interior Side Yard Setback	8'	8'	8'	8'	8'
Rear Yard Setback	25'	25'	25'	25'	25'
Maximum Floor Area Ratio (F.A.R.)*					
Maximum Total Building Coverage*	25%	* 3200 sq ft 21%	3080 24%	2500 25%	2600 24%
Maximum Total Lot Coverage*	50%	45%	55%	35%	39%
Parking Requirements	3 per unit	4743.7	4134	3096	3276
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: _____

SUBDIVISION APPLICATION

TO: ENVIRONMENTAL &
PUBLIC SERVICES COMMITTEE
c/o Engineering Department
19 E. Chicago Avenue
Hinsdale, Illinois 60521
(630) 789-7033

Date Filed: March 3 20 15

Subdivision Title: Weekley Subdivision

Street Address: 950 and 954 S. Madison Street, Hinsdale, IL

Existing Square Footage: 45,678 Proposed Square Footage: 45,678 Zoning District R4

Permanent Index Number(s): See attached Exhibit A

Name of Applicant: David Weekley Homes

Address of Applicant: 1430 N. Thoreau Dr., Suite 160, Schaumburg, IL 60173

Applicant's Phone/Fax Number: (847) 241-4310

Applicant's E-Mail: kseay @ dwhomes.com

Applicant's Signature: Kevin V. Seay

Property Owner: Robert R. Dylla, Sr. receiver for:
Paul L. and Leslie A. Belluomini

Owner's Address: 3321 Hobson Road, Suite A, Woodridge, IL 60517

Owner's Signature: [Signature]

FOR OFFICE USE ONLY

Accompanying this application are the following:

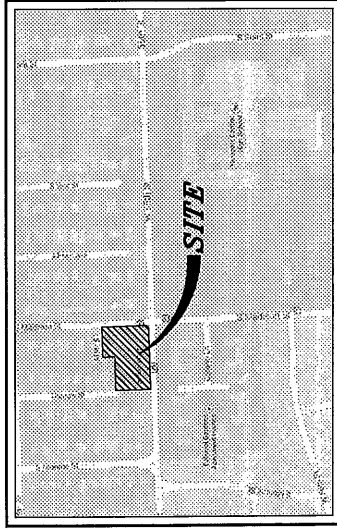
- Subdivision Application
- 3 Folded Copies of Plat of Subdivision (Do Not Sign Copies) Applicant Keeps Original
- Current Folded Plat of Survey
- Proof of Ownership
- Letter Allowing Village to Record Plat of Subdivision
- Letter from the School Districts (or plat block signed by property owner) identifying all school districts
- Processing Fee in the Amount of \$ 600.00

EXHIBIT A

DuPage County PIN Nos.

**09 -11-431-008
09 -11-431-009
09 -11-431-010
09 -11-431-011
09 -11-431-012
09 -11-431-013
09 -11-431-030
09 -11-431-031
09 -11-431-032
09 -11-431-034**

TENTATIVE PLAT / FINAL PLAT OF SUBDIVISION
OF
WEEKLEY SUBDIVISION
BEING A SUBDIVISION IN THE NORTH HALF OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 11 EAST
OF THE THIRD PRINCIPAL MERIDIAN, IN, DUPAGE COUNTY ILLINOIS.



LOCATION MAP
(NOT TO SCALE)

SURVEY PREPARED FOR

DAVID WEEKLEY HOMES
1930 N. THOREAU DRIVE, SUITE 160
SCHAUMBURG, ILLINOIS 60173

LEGEND

- EXISTING BOUNDARY LINE
- EXISTING EASEMENT LINE
- EXISTING LOT LINE
- PROPOSED EASEMENT LINE
- EX. CONCRETE CURB & GUTTER
- EX. DEPRESSION CURB
- EX. SIDEWALK
- EX. EDGE OF PAVEMENT
- EX. TREE/BRUSH LINE
- RECORD DIMENSION
- RECORD DIMENSION
- B.S.L. = BUILDING SETBACK LINE
- P.U.D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
- EX. DECIDUOUS TREE WITH TRUNK DIAMETER IN INCHES
- EX. CONIFEROUS TREE WITH HEIGHT IN FEET
- EX. BUSHES
- EX. ELEVATION
- FOUND IRON PIPE OR ROD
- FOUND CONCRETE MONUMENT
- FOUND CUT CROSS
- EX. 1 FOOT CONTOURS
- EX. SPOT ELEVATION
- EX. SIGN
- EX. MALEBOX
- EX. WOOD FENCE
- SET CONCRETE MONUMENT
- EX. GAS METER
- EX. GAS MARKER JULIE
- EX. STORM LINE
- EX. SANITARY LINE
- EX. WATERMAIN LINE
- EX. UNDERGROUND GAS
- EX. UNDERGROUND ELECTRICAL
- EX. OVERHEAD WIRES
- EX. TRAFFIC SIGNAL
- EX. TRAFFIC SIGNAL WITH ARM
- EX. TRAFFIC SIGNAL MANHOLE
- EX. ELECTRIC METER
- EX. JULIE ELECTRIC MARKER
- EX. UTILITY POLE
- EX. GUY WIRE
- EX. AIR CONDITIONING UNIT
- EX. FIRE HYDRANT/AUX. VALVE
- EX. VALVE BOX
- EX. VALVE VAULT (V.V.)
- EX. AUXILIARY VALVE
- EX. SANITARY MANHOLE (SMH)
- EX. STORM MANHOLE (SMH)
- EX. STORM CATCH BASIN (CB)
- EX. STORM INLET (INL)
- EX. ASPHALT
- EX. CONCRETE
- EX. CONCRETE, BLOCK OR WOOD RETAINING WALL/PLANTER
- T/F = TOP OF FOUNDATION
- G/F = GARAGE FLOOR
- PROPOSED OVERFLOW RELIEF SWALE
- PROPOSED DITCH OR SWALE

SEND TAX BILL TO:

DAVID WEEKLEY HOMES
1930 N. THOREAU DRIVE, SUITE 160
SCHAUMBURG, ILLINOIS 60173

GENERAL NOTES

- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF.
- NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
- THERE MAY BE ADDITIONAL TERMS, POWERS, PROVISIONS AND LIMITATIONS CONTAINED IN AN INSTRUMENT OF RECORD, LOCAL ORDINANCES, DEEDS, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD.
- COMPARE ALL POINTS BEFORE BUILDING BY SAME AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
- EX. DENOTES CONCRETE MONUMENTS TO BE SET.
- IN ACCORDANCE WITH CHAPTER 765 ILCS SECTION 205/4.5/4" X 24" LONG IRON RODS WILL BE SET AT ALL PROPERTY CORNERS AND POINTS OF GEOMETRIC CHANGE.
- THERE IS NO VEHICULAR ACCESS PERMITTED ONTO 55TH STREET FROM LOTS 2 AND 3.

CURRENT P.L.N.:
09-11-431-008
09-11-431-009
09-11-431-010
09-11-431-011
09-11-431-012
09-11-431-013
09-11-431-036
09-11-431-037

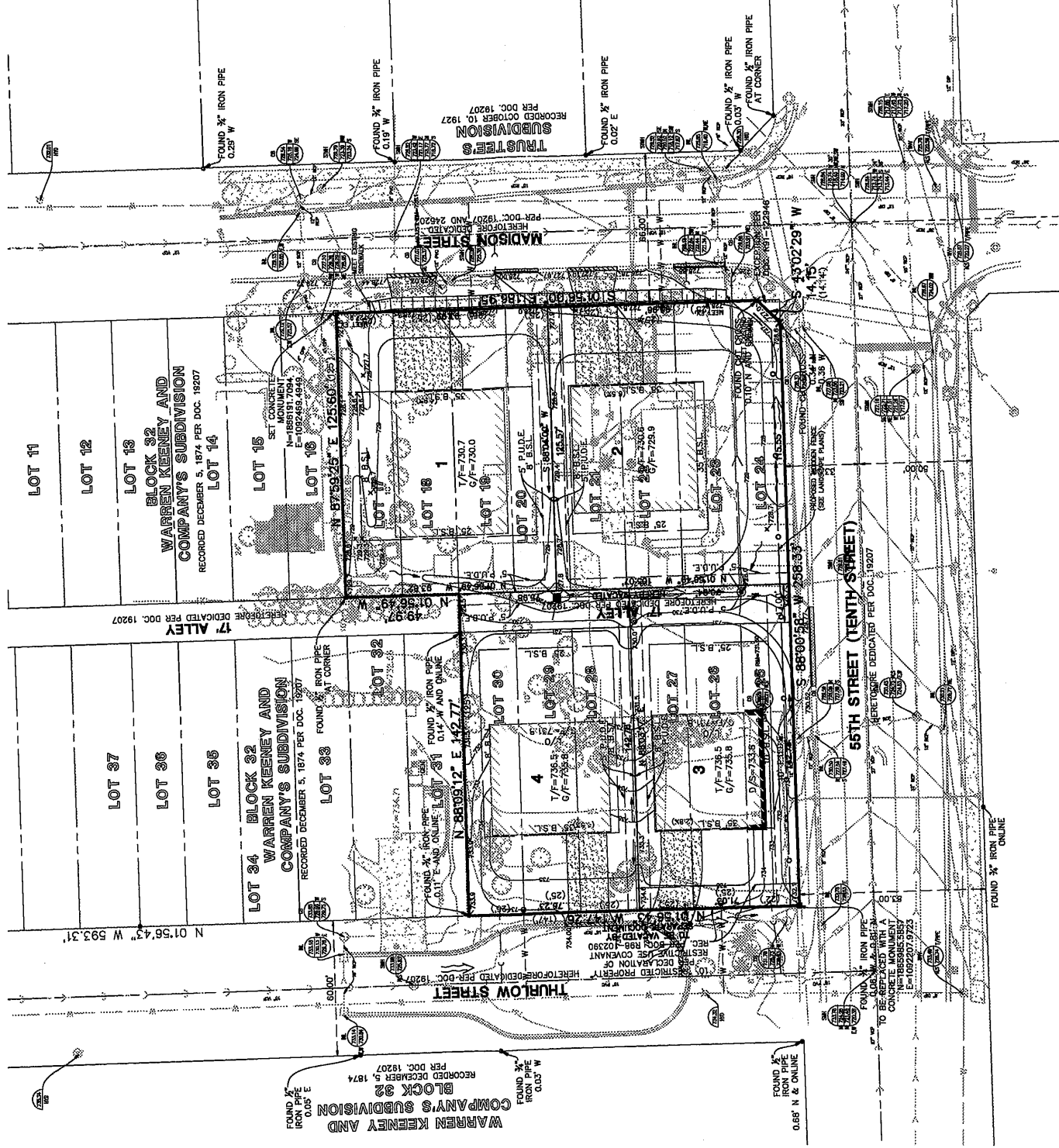


BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83, AS ESTABLISHED BY REAL TIME KINEMATIC (RTK) GPS METHODS.

SURVEYED AREA

LOT 1: 11,763 SQUARE FEET (0.271 ACRES ±)
LOT 2: 12,884 SQUARE FEET (0.296 ACRES ±)
LOT 3: 10,135 SQUARE FEET (0.233 ACRES ±)
LOT 4: 10,866 SQUARE FEET (0.249 ACRES ±)
TOTAL: 45,648 SQUARE FEET (1.049 ACRES ±)



CURRENT ZONING

R-4 - SINGLE FAMILY RESIDENTIAL

BULK RESTRICTIONS

- MAXIMUM HEIGHT
- PRINCIPAL STRUCTURES: (b) 3 STORIES
- ACCESSORY STRUCTURES: 15 FEET
- MAXIMUM ELEVATION
- SMALLEST SIDE YARD PROVIDED OF 14' OR LESS: 35.5' PLUS 0.75' FOR EVERY FOOT OF SIDE YARD PROVIDED IN EXCESS OF 8' AND NOT MORE THAN 14', BUT NOT TO EXCEED 40'
- MAXIMUM LOT COVERED BY PRINCIPAL AND ACCESSORY STRUCTURES: 2.0%
- TOTAL LOT AREA = 10,000 S.F.
- LOT WIDTH: 100 FEET
- MINIMUM LOT: 70 FEET
- MINIMUM LOT: 80 FEET
- LOT DEPTH: 125 FEET
- MINIMUM YARDS:
 - 1. FRONT: 35 FEET
 - 2. MINIMUM SIDE YARD: 5 FEET
 - 3. CORNER SIDE: 35 FEET
 - 4. INTERIOR SIDE: 8 FEET
 - 5. INTERIOR LOT: 8 FEET
 - 6. MINIMUM PER YARD: 8 FEET
 - 7. REAR: 25 FEET
 - 8. CORNER LOT: 25 FEET
 - 9. INTERIOR LOT: 25 FEET
 - 10. MAXIMUM FLOOR AREA RATIO:
- LOTS WITH A TOTAL LOT AREA EQUAL TO OR GREATER THAN 10,000 SQUARE FEET SHALL BE NOT GREATER THAN 20,000 SQUARE FEET: 0.24' PLUS 1,200 SQUARE FEET
- MAXIMUM BUILDING COVERAGE:
 - 1. MAXIMUM COMBINED TOTAL PRINCIPAL AND ACCESSORY USES: 25%
 - 2. MAXIMUM COMBINED TOTAL PRINCIPAL AND ACCESSORY USES: 50%
 - 3. MAXIMUM LOT COVERED BY PRINCIPAL AND ACCESSORY STRUCTURES: 50%
 - 4. MINIMUM SPACING BETWEEN PRINCIPAL AND ACCESSORY STRUCTURES: 10'

SHEET INDEX

SHEET 1 OF 2	BOUNDARY, EASEMENT, LOT DETAIL AND SETBACK INFORMATION.
SHEET 2 OF 2	LEGAL DESCRIPTION, PROVISION LANGUAGE AND CERTIFICATE.

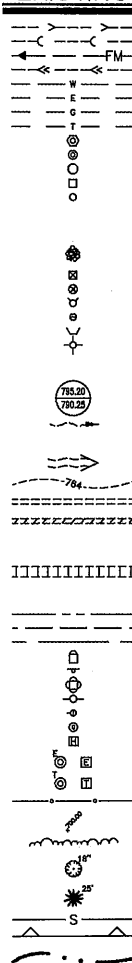
DAVID WEEKLEY HOMES
1930 N. THOREAU DRIVE, SUITE 160
SCHAUMBURG, IL. 60173
(847) 812-3119

Proposed Improvements for WEEKLEY SUBDIVISION

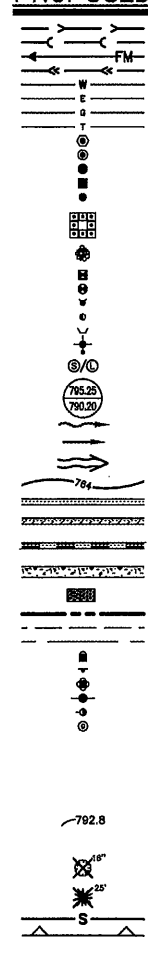
HINSDALE, ILLINOIS

STANDARD SYMBOLS

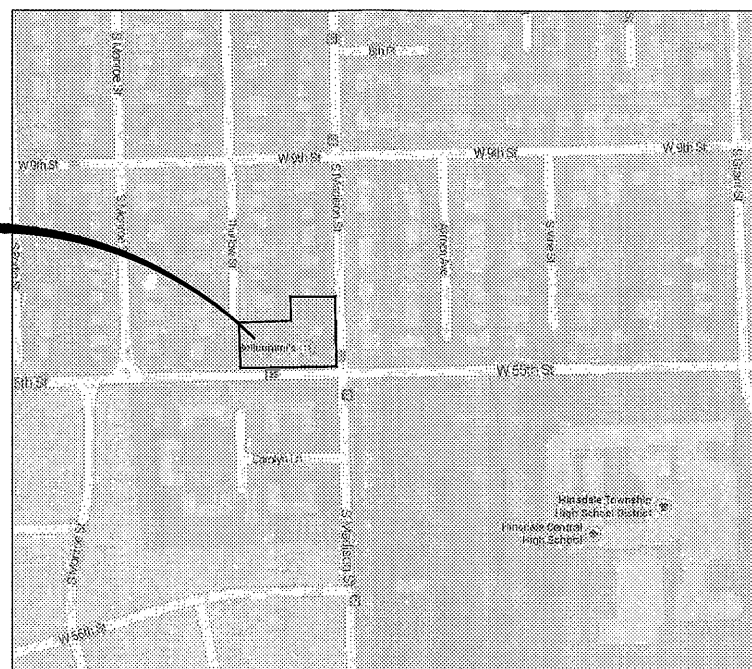
EXISTING



PROPOSED



PROJECT
LOCATION



LOCATION MAP

N.T.S.

INDEX OF SHEETS

SHEET NO. DESCRIPTION

- 1 TITLE SHEET
- 2 EXISTING CONDITIONS & DEMOLITION PLAN
- 3 UTILITY PLAN
- 4 GRADING PLAN
- 5 SOIL EROSION & SEDIMENT CONTROL PLAN
- 6 CONSTRUCTION DETAILS
- 7 CONSTRUCTION SPECIFICATIONS

ATTACHMENTS

- LP LANDSCAPE PLAN (3 SHEETS)

ABBREVIATIONS

ADJ. ADJUST
AGG. AGGREGATE
ARCH. ARCHITECT
B.A.M. BITUMINOUS AGGREGATE MIXTURE
B-B BACK TO BACK
B/P BOTTOM OF PIPE
B/W BACK OF WALK
B-BOX BUFFALO BOX
BT BITUMINOUS
BM BENCHMARK
B.O. BOTTOM OF
CB CATCH BASIN
CL CENTERLINE
CLD CLOSED LID
CMP CORRUGATED METAL PIPE
CNTRL. CONTROL
C.O. CLEANOUT
CONC. CONCRETE
CY CUBIC YARD
D. DIA.
DIP DUCTILE IRON PIPE
DIMM DUCTILE IRON WATER MAIN
DS DOWNSPOUT
DT DRAIN TILE
E. ELECTRIC
E-C EDGE TO EDGE
ELEV. ELEVATION
E/P EDGE OF PAVEMENT
EX. EXISTING
F. FIELD ENTRANCE
F-F FACE TO FACE
F.F. FINISHED FLOOR
FES FLARED END SECTION

F/L FLOW LINE
FM FORCEMAIN
G. GROUND
GAS GAS
G/F GRADE AT FOUNDATION
G/WALL GRADE AT WALL
GM GENERAL MERCHANDISE
GR GUY WIRE
H.W. HEADWALL
HH HANDHOLE
H.W. HIGH WATER LEVEL
HYD. HYDRANT
INL. INLET
INV. INVERT
IP IRON PIPE
MAX. MAXIMUM
MB MAIL BOX
M/E MEET EXISTING
MH MANHOLE
MIN. MINIMUM
N.W. NORMAL WATER LEVEL
OLD OPEN LID
P.E. PRIVATE ENTRANCE
PC POINT OF CURVE
PCC POINT OF COMPOUND CURVE
POL. PROFILE GRADE LINE
PI POINT OF INTERSECTION
PL PROPERTY LINE
PP POWER POLE
PROP. PROPOSED
PT POINT OF TANGENCY
PVC POLYVINYL CHLORIDE PIPE
PVC POINT OF VERTICAL CURVE
PVI POINT OF VERTICAL INTERSECTION

PVT POINT OF VERTICAL TANGENCY
P. PAVEMENT
P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
R. RADIUS
R.O.W. RIGHT-OF-WAY
RCP REINFORCED CONCRETE PIPE
REM. REMOVAL
REV. REVERSE
RR RAILROAD
RT. RIGHT
SAN. SANITARY
SF SQUARE FOOT
SHLD. SHOULDER
SL. STREET LIGHT
SMH. SANITARY MANHOLE
ST. STATION
STD. STANDARD
SW. SIDEWALK
SY. SQUARE YARDS
T. TO BE REMOVED
TEL. TELEPHONE
T-A. TYPE A
T/C. TOP OF CURB
T/F. TOP OF FOUNDATION
T/P. TOP OF PIPE
T/W. TOP OF WALK
T/WALL. TOP OF WALL
TWP. TEMPORARY
TRANS. TRANSFORMER
V.B. VALVE BOX
VCP. VALVED CLAY PIPE
V.V. VALVE VAULT
WL. WATER LEVEL
WM. WATER MAIN

BENCHMARKS:

SOURCE BENCHMARK:
DUPAGE COUNTY MONUMENT DK3198. LOCATED AT THE
NORTHWEST CORNER OF THE INTERSECTION OF GARFIELD
AVENUE AND HINSDALE ROAD, NORTH OF THE RAILROAD
TRACKS. STATION IS 31.5 FT. WEST OF THE CENTERLINE OF
GARFIELD ROAD AND 21 FT. NORTH OF THE NORTHERNMOST
TRACK. MONUMENT IS A 3.5 INCH BRASS DISK ON A VACANT
CONCRETE BASE FOR A RAILROAD CROSSING SIGNAL.
ELEVATION=688.82 NAVD88

SITE BENCHMARK #1:
NORTHWEST BOLT ON A HYDRANT AT THE SOUTH END OF
THURLOW STREET COURT.
ELEVATION=736.22 NAVD88

SITE BENCHMARK #2:
NORTHWEST BOLT ON A HYDRANT AT THE NORTHEAST CORNER
OF 35TH STREET AND MADISON STREET.
ELEVATION=728.73 NAVD88

NOTES:

1. THE TOPOGRAPHY SURVEY FOR THIS PROJECT IS BASED
ON A FIELD SURVEY PREPARED BY MANHARD
CONSULTING AND WAS PERFORMED ON DECEMBER 8,
2014. THE CONTRACTOR SHALL VERIFY THE EXISTING
CONDITIONS PRIOR TO CONSTRUCTION AND SHALL
IMMEDIATELY NOTIFY MANHARD CONSULTING AND THE
CLIENT IN WRITING OF ANY DIFFERING CONDITIONS.

UTILITY CONTACTS

ELECTRIC COMED 688 INDUSTRIAL DRIVE ELMHURST, IL 60126 (630) 600-8352 CONTACT: MARTHA GIERAS	WATER HINSDALE PUBLIC WORKS 223 SYMONDS DRIVE HINSDALE, IL 60521 (630) 789-7030 CONTACT: GEORGE FRANCO
GAS NICOR GAS 1844 FERRY RD NAPERVILLE, IL 60563 (630) 368-3830 CONTACT: CONSTANCE LANE	TELEPHONE AT&T 1000 COMMERCE DRIVE OAK BROOK, IL 60523 (630) 573-5450 CONTACT: STEVE LARSON
SEWER FLAGG CREEK WATER RECLAMATION DISTRICT 7001 FRONTAGE ROAD BURR RIDGE, IL 60527X (636) 323-3299 EXT. 6130 CONTACT: JAMES LUBICICH	TELEPHONE AT&T 1000 COMMERCE DRIVE OAK BROOK, IL 60523 (630) 573-5450 CONTACT: STEVE LARSON

Manhard
CONSULTING LTD.

2000 Westchester Parkway, Suite 100, Naperville, IL 60563
Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners



MANHARD CONSULTING, LTD. IS NOT RESPONSIBLE FOR THE SAFETY OF ANY PARTY AT OR ON THE
CONSTRUCTION SITE. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND ANY OTHER PERSON OR
ENTITY PERFORMING WORK OR SERVICES. NEITHER THE OWNER NOR ENGINEER ASSUMES ANY RESPONSIBILITY FOR
THE JOB SITE SAFETY OF PERSONS ENGAGED IN THE WORK OR THE MEANS OR METHODS OF CONSTRUCTION.

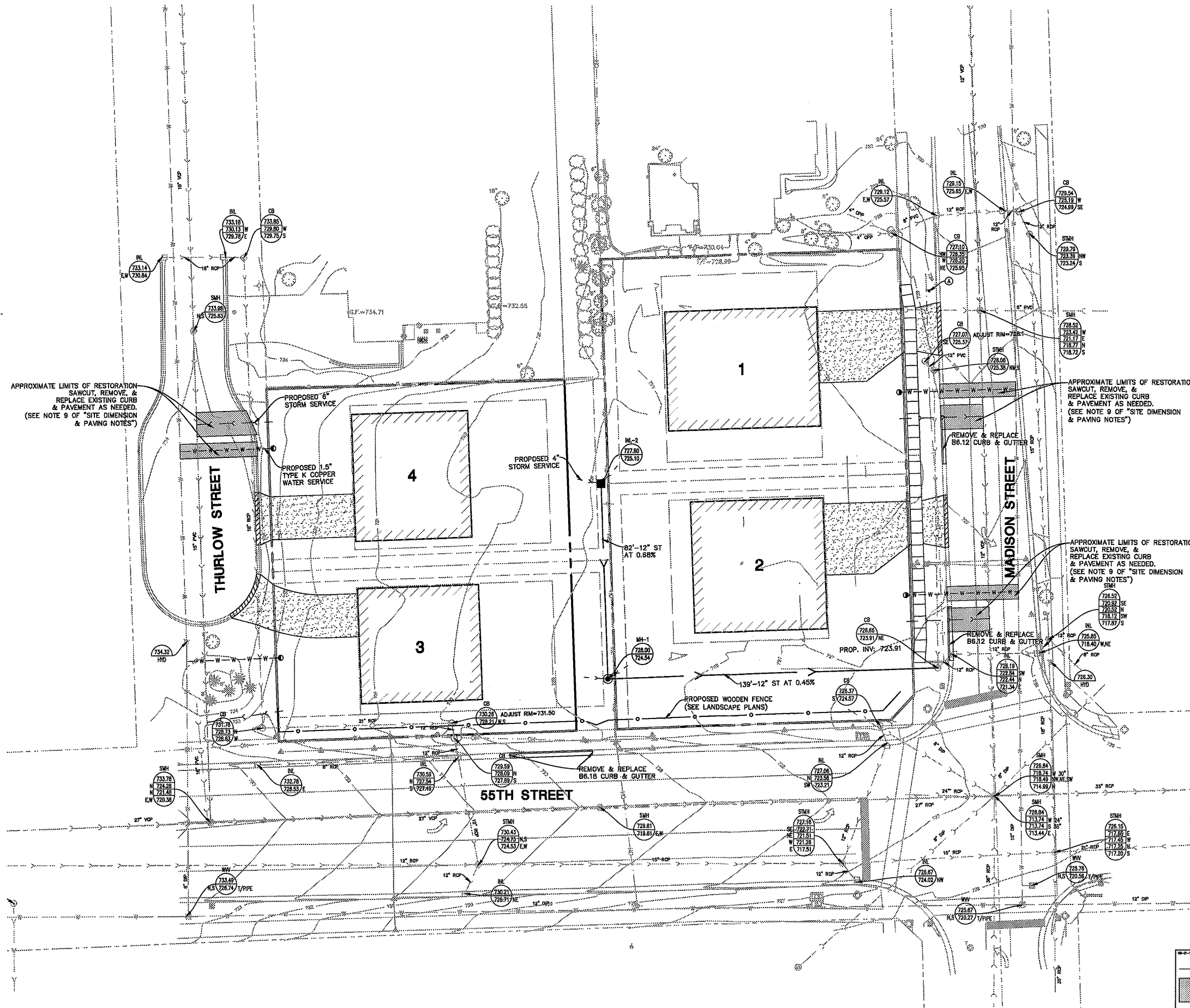
Manhard
CONSULTING LTD.

WEEKLEY SUBDIVISION
HINSDALE, ILLINOIS
TITLE SHEET

PROJ. NO.: 120
PROJ. ASSOC.: LME
DRAWN BY: LME
DATE: 03/08/15
SCALE: N.T.S.
SHEET
1 OF 7
DWHHD101

NOT FOR CONSTRUCTION

March 5, 2015 - 09:59 Date Name: c:\projects\hinsdale\plan\dwg\hinsdale-utility-plan.dwg User: jld Updated By: jld



- UTILITY NOTES:**
1. ALL UTILITY DIMENSIONS ARE TO CENTER OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
 2. BUILDING DIMENSIONS AND ADJACENT UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
 3. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
 4. CONTRACTOR SHALL EXCAVATE AND VERIFY ALL EXISTING SEWER OR WATER MAIN LOCATIONS, SIZES, CONDITIONS & ELEVATIONS AT PROPOSED POINTS OF CONNECTION AND CROSSINGS PRIOR TO ANY UNDERGROUND CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS.
 5. THE CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF ALL EXISTING STRUCTURES TO PROPOSED FINISH GRADES.
 6. CONTRACTOR TO VERIFY LOCATION, SIZES, AND ELEVATION OF ALL BUILDING SERVICE LOCATIONS WITH ARCHITECTURAL PLANS.
 7. ALL EXISTING UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT ELEVATION OR LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES.
 8. ALL STORM SEWER LENGTHS SHOWN ARE CENTER OF MANHOLE TO CENTER OF MANHOLE.
 9. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.

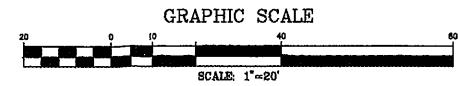
SIGN LEGEND

① R7-13 NO PARKING THIS SIDE OF STREET

- SITE DIMENSIONAL AND PAVING NOTES:**
1. ALL PROPOSED CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.
 2. TIE ALL PROPOSED CURB AND GUTTER TO EXISTING CURB AND GUTTER WITH 2-#4 BARS x 18" LONG DOWELED INTO EXISTING.
 3. BUILDING DIMENSIONS HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
 4. IMPROVEMENTS ADJACENT TO BUILDING, IF SHOWN, SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, FENCES, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, AND TRANSFORMERS ETC. HAVE BE SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS AND DETAILS.
 5. LOCATION OF PRIVATE SIDEWALKS SHALL BE COORDINATED WITH PROPOSED DOORWAY. CONTRACTOR TO VERIFY ACTUAL BUILDING PLAN LOCATIONS WITH ARCHITECT/DEVELOPER PRIOR TO CONSTRUCTING THE SIDEWALKS.
 6. ALL ROADWAY AND PARKING LOT SIGNAGE, STRIPING, SYMBOLS, ETC. SHALL BE IN ACCORDANCE WITH LATEST JURISDICTIONAL GOVERNMENTAL ENTITY DETAILS.
 7. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
 8. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
 9. CONTRACTOR SHALL PROVIDE FULL DEPTH SAWCUT AND REMOVAL OF EXISTING PAVEMENT & CURB AS NECESSARY TO INSTALL PROPOSED SANITARY & WATER SERVICES. CONTRACTOR SHALL REPLACE PAVEMENT & CURB, IN KIND, IN ACCORDANCE WITH THE VILLAGE OF HINSDALE STANDARD SPECIFICATIONS.

PAVEMENT LEGEND

	STANDARD DUTY PAVEMENT RESTORATION
	1 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
	2 1/4" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50
	8" AGGREGATE BASE COURSE, TYPE B
	CONCRETE SIDEWALK
	4" CONCRETE PAVEMENT W/ 6 X 6 W1.4 WWF
	4" COMPACTED AGGREGATE BASE, TYPE B



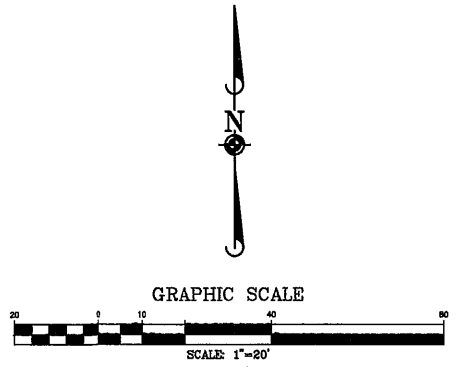
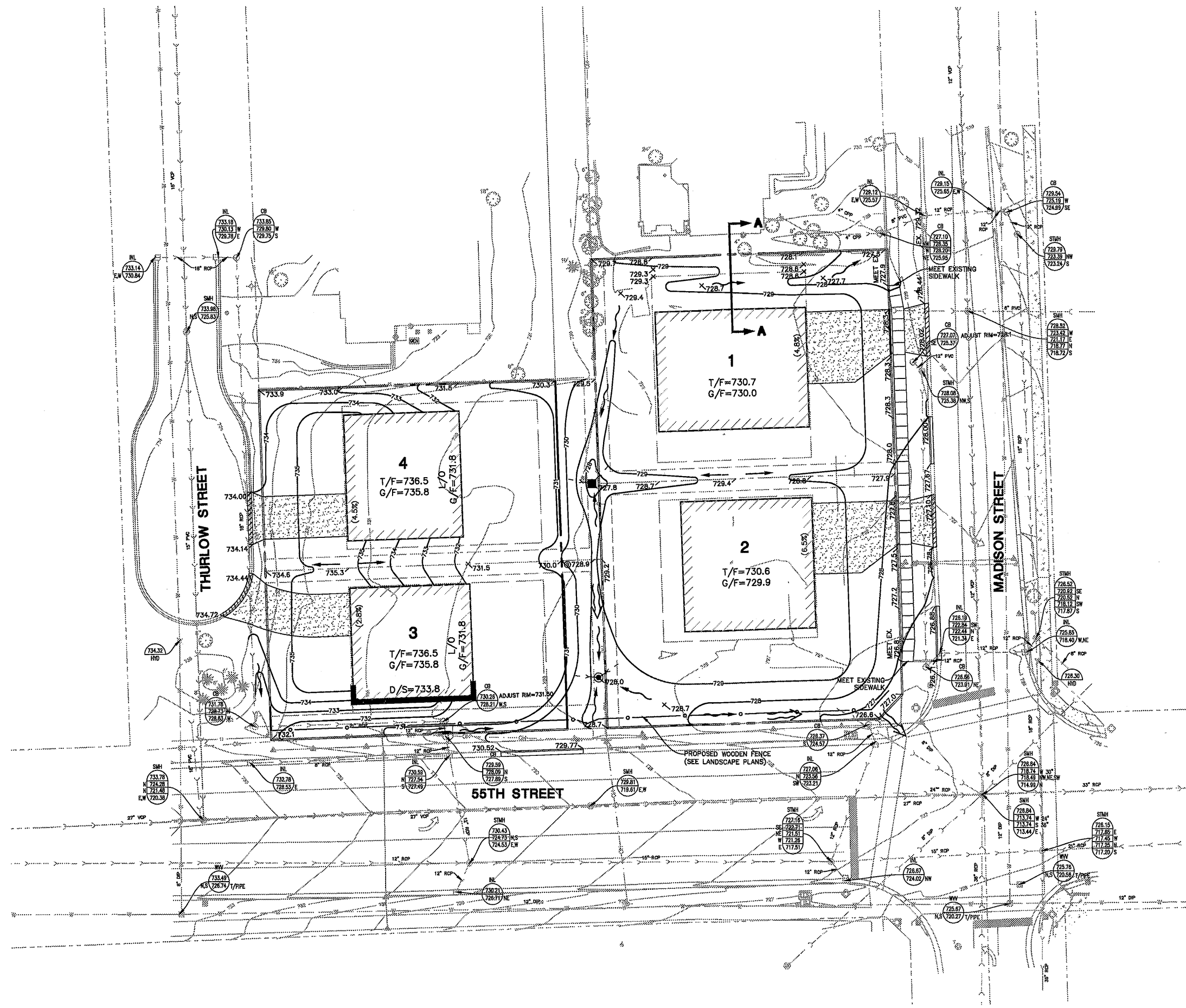
Manhard Consulting, Inc.

WEEKLY SUBDIVISION
HINSDALE, ILLINOIS
UTILITY PLAN

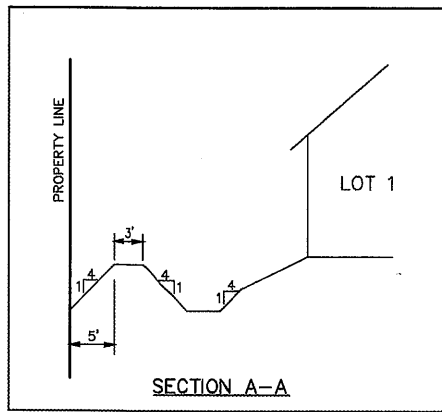
3 OF 7
DW-HDIL01

DATE	03/06/15
SCALE	1"=20'
SHEET	3 OF 7
NOT FOR CONSTRUCTION	

March 5, 2015 - 08:12 Draw Name: P:\Projects\2015\Hinsdale\Grading\DWG\Grading Plan.dwg User: jmcgovern



- GRADING NOTES:**
1. ALL HANDICAP RAMPS SHALL BE CONSTRUCTED WITH A MAXIMUM GROSS SLOPE OF 2.00% OR LESS.
 2. MEET EXISTING GRADE AT PROPERTY LIMITS UNLESS NOTED OTHERWISE.
 3. CONTRACTOR SHALL REFER TO THE SOIL EROSION AND SEDIMENT CONTROL PLAN AND DETAILS FOR CONSTRUCTION SCHEDULING AND EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO BEGINNING GRADING OPERATIONS.
 4. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENTS.
 5. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
 6. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
 7. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 6 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3:1 V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
 8. EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS AS PREPARED BY MANHARD CONSULTING, LTD. ON DECEMBER 2, 2015. CONTRACTOR SHALL FIELD CHECK EXISTING ELEVATIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.



Manhard CONSULTING LTD.

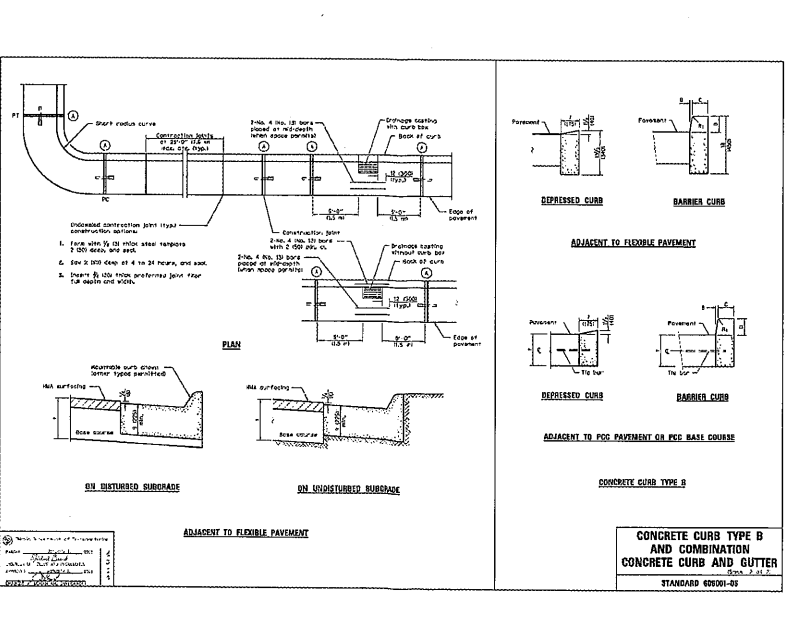
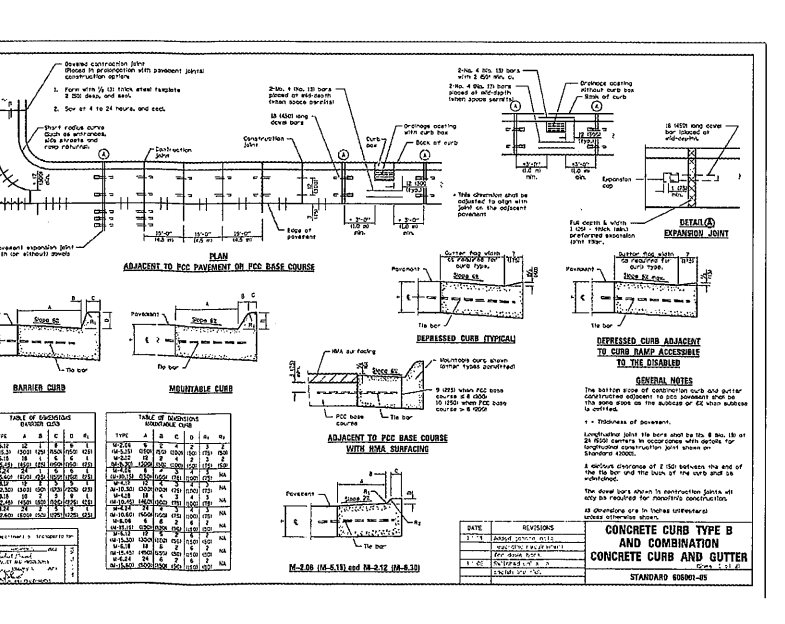
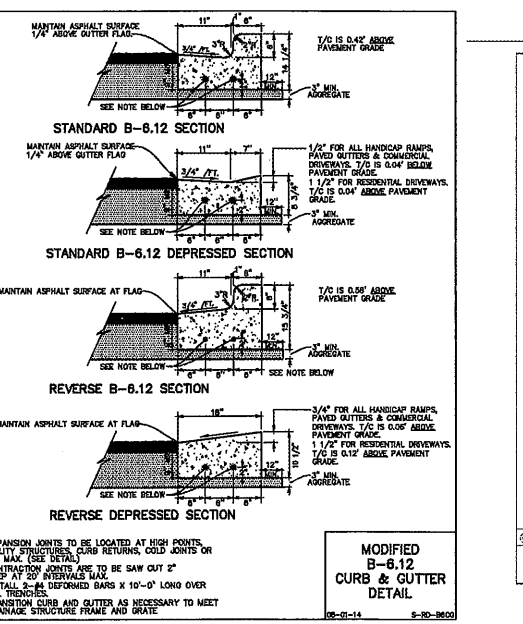
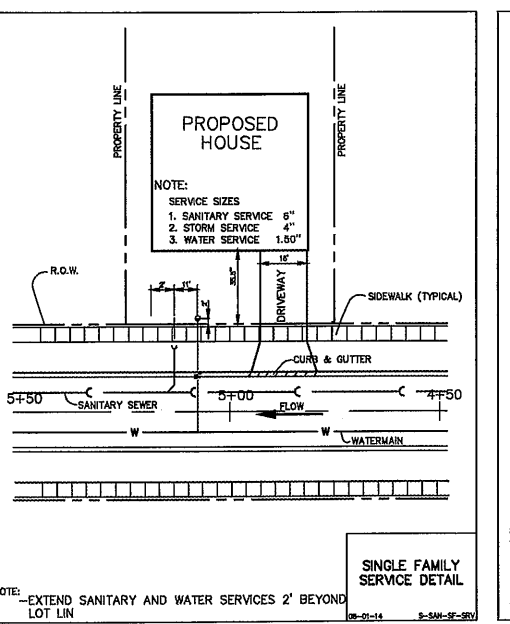
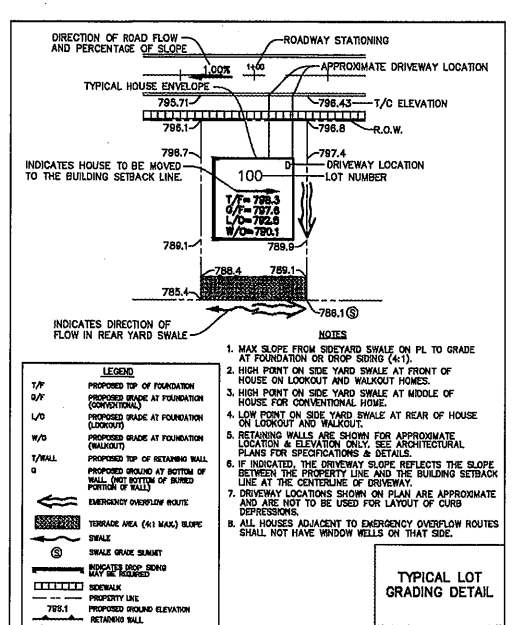
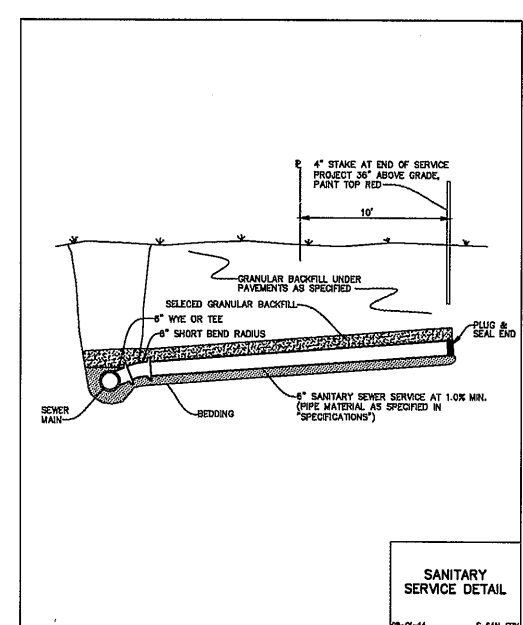
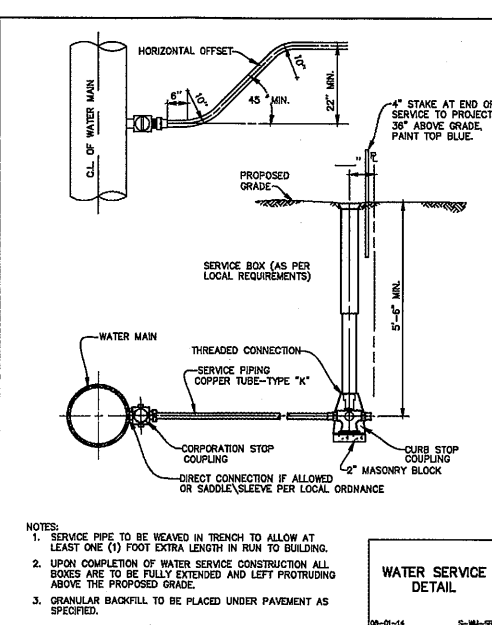
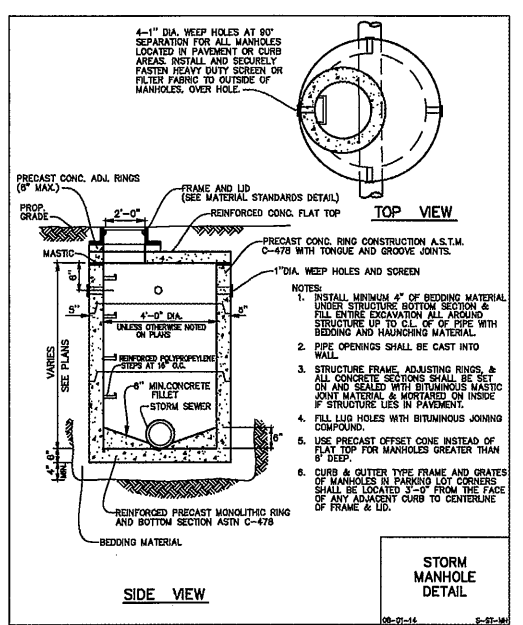
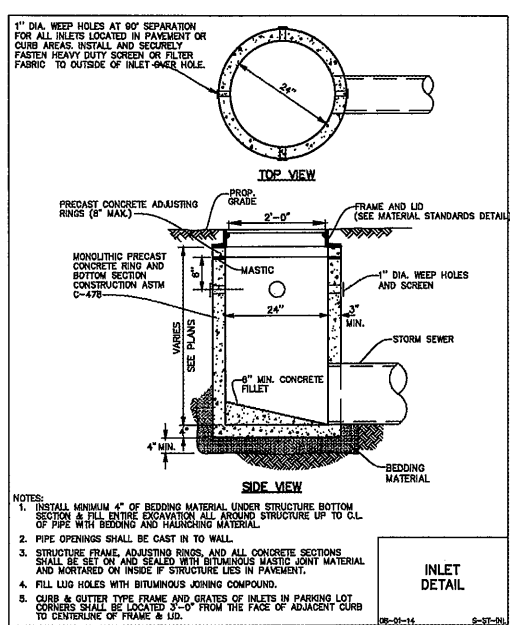
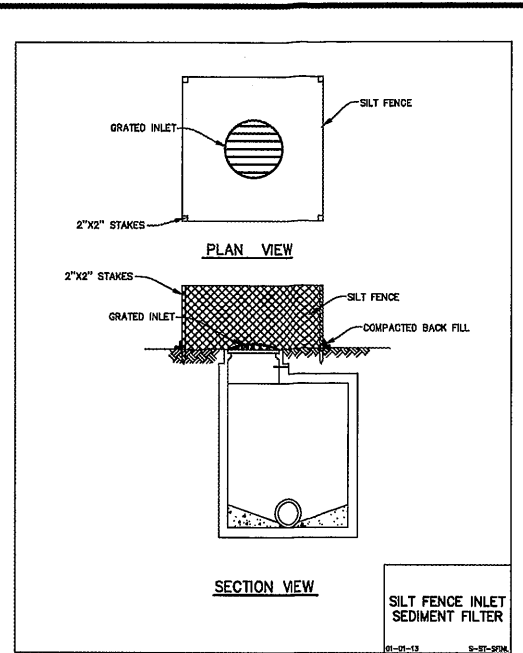
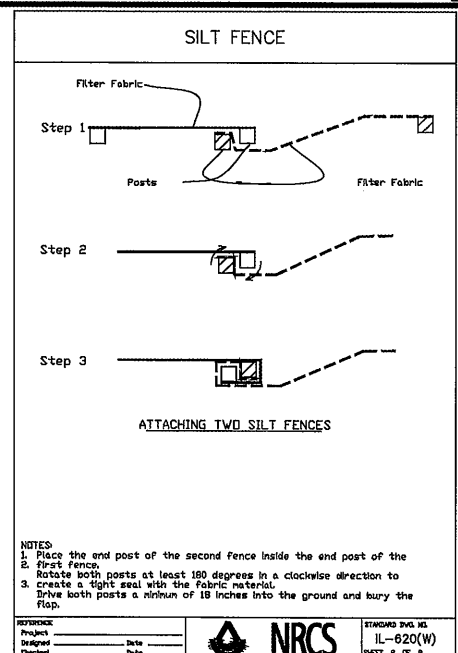
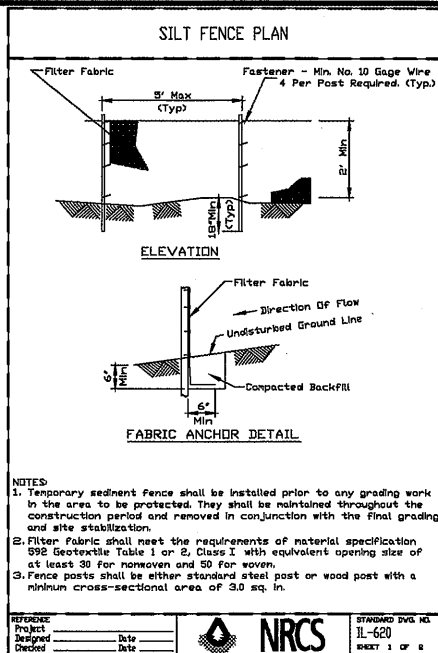
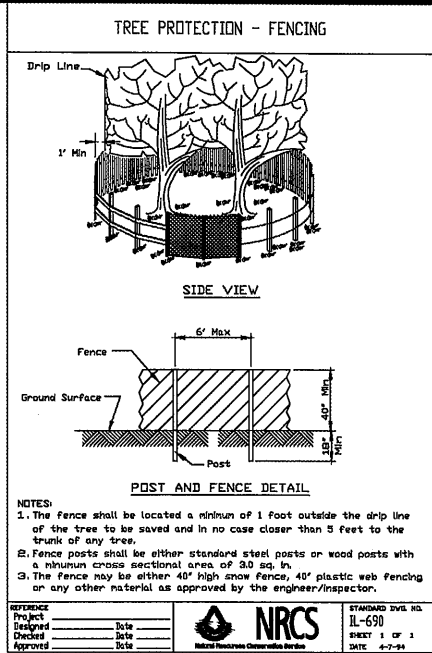
WEEKLEY SUBDIVISION
HINSDALE, ILLINOIS
GRADING PLAN

PROJ. NO.: JPD
PROJ. ASSOC.: LME
DRAWN BY: LME
DATE: 03/08/16
SCALE: 1"=20'

SHEET
4 OF 7
DW-HD101

DATE: 03/08/16
REVISIONS:

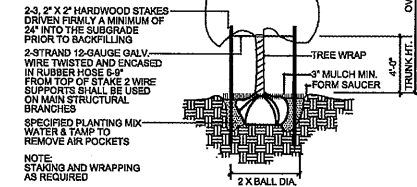
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PLANTING DETAILS

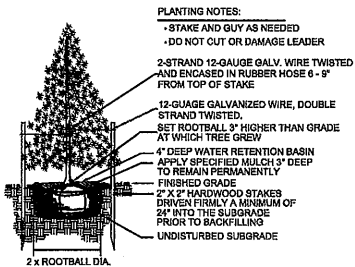
PLANTING NOTES:

- PLANT SO THAT TOP OF ROOT BALL IS EVEN SLIGHTLY ABOVE FINISHED GRADE
- STAKE TO TRUNK BRANCHES AS NECESSARY FOR FIRM SUPPORT
- STAKING WIRE SHALL NOT TOUCH OR RUB AGAINST TRUNKS OR BRANCHES



TREE PLANTING & STAKING

NOT TO SCALE

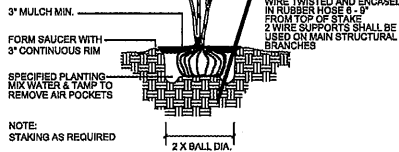


EVERGREEN TREE PLANTING

NOT TO SCALE

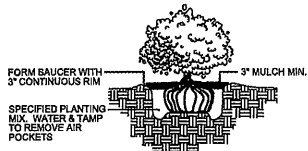
PLANTING NOTES:

- STAKE TO TRUNK BRANCHES AS NECESSARY FOR FIRM SUPPORT
- WIRE SHALL NOT TOUCH OR RUB AGAINST TRUNKS OR BRANCHES



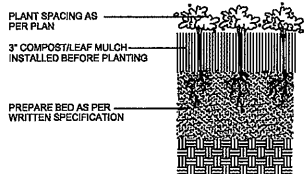
MULTI-TRUNK TREE STAKING

NOT TO SCALE



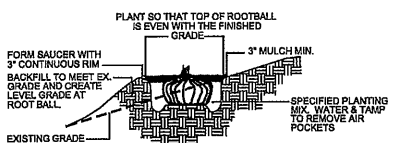
SHRUB PLANTING

NOT TO SCALE



PERENNIAL PLANTING

NOT TO SCALE



HILLSIDE PLANTING

NOT TO SCALE

GENERAL LANDSCAPE NOTES

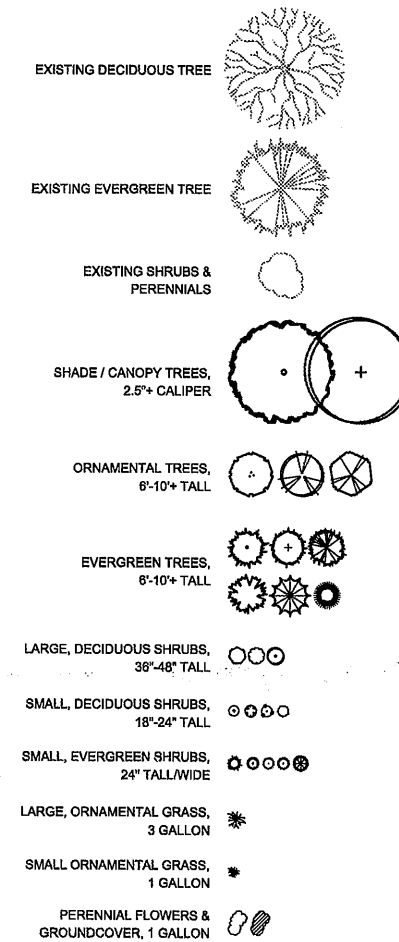
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STANDARDS AND CODES.
- CALL J.U.L.I.E. UTILITY LOCATING SERVICE (TEL 800.892.0123), 48 HOURS PRIOR TO THE START OF ANY DIGGING.
- GENERAL PLANT NOTES:
 - ALL PLANT MATERIAL SHALL CONFORM IN SIZE AND GRADE IN ACCORDANCE WITH AMERICAN STANDARD FOR NURSERY STOCK.
 - ALL PLANT MATERIAL SHALL BE MAINTAINED ALIVE, HEALTHY, AND FREE FROM DISEASE AND PESTS.
 - ALL NEW PLANT MATERIAL SHALL BE FROM A LOCAL SOURCE WHENEVER POSSIBLE (LESS THAN 50 MILES).
 - PLANTS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORM / HABIT. PLANTS SHALL NOT BE PRUNED/HEDGED UNLESS ABSOLUTELY NECESSARY (DUE TO VISIBILITY OR HAZARD OBSTRUCTION).
 - ALL LANDSCAPED AREAS SHALL BE FREE OF WEEDS, LITTER, AND SIMILAR SIGNS OF DEFERRED MAINTENANCE.
 - MAINTENANCE AND CARE OF PLANT MATERIAL SHALL INCLUDE, BUT NOT BE LIMITED TO, WATERING, FERTILIZING (IF NECESSARY), DEAD-HEADING, WEEDING, AND MULCHING.
- LOCATIONS OF PROPOSED PLANT MATERIAL MAY BE ADJUSTED AT TIME OF INSTALLATION DUE TO FINAL ENGINEERING AND FINAL LOCATION OF SITE UTILITIES.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND SPREADING TOPSOIL (6\"-12\" DEEP), FINE GRADING, AND PREPARATION OF ALL LAWN AND LANDSCAPE AREAS. ALL SOILS SHALL BE FREE OF CONSTRUCTION DEBRIS, PRIOR TO INSTALLING ANY PLANT MATERIAL.
- PRIOR TO SPREADING TOPSOIL, THE LANDSCAPE CONTRACTOR SHALL INSPECT AND ACCEPT ALL BASE GRADES. ANY DEVIATION FROM GRADES INDICATED ON THE GRADING PLAN SHALL BE CORRECTED BEFORE PLACING ANY TOPSOIL.
- ALL SHRUB, GROUND COVER, PERENNIAL, AND ANNUAL PLANTING BEDS SHALL BE PREPARED WITH A SOIL AMENDMENT MIX - 1/3 TOPSOIL, 1/3 MUSHROOM COMPOST, AND 1/3 TORPEDO SAND. MATERIAL SHALL BE ROTO-TILLED JUST PRIOR TO THE INSTALLATION OF PLANT MATERIAL.
- ALL PLANTING ISLANDS SHALL BE MOUNDED TO A CENTER HEIGHT OF TWELVE INCHES (12\").
- ALL PLANTING BEDS ADJACENT TO LAWN AREAS SHALL HAVE A SHADED EDGE BORDER, UNLESS METAL OR OTHER BORDER IS SPECIFIED.
- ALL PLANTING BED AREAS SHALL MAINTAIN A MAX. 3\" DEEP LAYER OF SHREDDED HARDWOOD MULCH (COLOR: NON-DYED, BROWN).
- LANDSCAPE CONTRACTOR SHALL COORDINATE PLANTING SCHEDULE WITH LANDSCAPE MAINTENANCE CONTRACTOR, TO ENSURE PROPER WATERING OF PLANTED AND SODDED AREAS AFTER INITIAL INSTALLATION.
- LANDSCAPE CONTRACTOR SHALL COORDINATE WORK WITH OTHER CONTRACTORS ON SITE TO MINIMIZE ANY REDO OF COMPLETED LANDSCAPE WORK AND DAMAGE TO PLANT MATERIAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN LAYOUT WORK. UPON REQUEST, LANDSCAPE ARCHITECT SHALL BE AVAILABLE TO ASSIST/APPROVE CONTRACTOR LAYOUT.
- EVERY ATTEMPT HAS BEEN MADE TO DEPICT ALL EXISTING UTILITY LINES. CONTRACTOR SHALL USE PRECAUTION WHEN DIGGING. CONTRACTOR SHALL MAKE THEMSELVES THOROUGHLY FAMILIAR WITH ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO ANY DIGGING, VERIFYING LOCATIONS AND DEPTHS OF ALL UTILITIES.
- IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE PRIOR TO BID SUBMITTAL, TO BECOME FAMILIAR WITH EXISTING CONDITIONS AT THE SITE.
- PLANT LIST QUANTITIES PROVIDED AT TIME OF FINAL PLANS ARE APPROXIMATIONS. CONTRACTORS ARE RESPONSIBLE FOR COMPLETING THEIR OWN QUANTITY TAKE-OFFS. IF A DISCREPANCY IS FOUND BETWEEN THE PLAN AND THE PLANT LIST, THEN THE PLAN SHALL PREVAIL.
- PLANT SUBSTITUTIONS ARE ALLOWED DUE TO PLANT AVAILABILITY OR PLANTING TIME OF YEAR, ONLY WITH THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT. IF SUBSTITUTIONS ARE MADE WITHOUT PRIOR CONSENT, THE LANDSCAPE ARCHITECT MAINTAINS THE RIGHT TO REJECT MATERIAL IN THE FIELD, AT THE COST TO THE CONTRACTOR.
- CONTRACTOR TO PROVIDE TEST OF EXISTING AND IMPORTED SOILS PER SPECIFICATIONS. PLANTING SOIL SHALL BE AMENDED PER SPECIFICATIONS.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AREAS OF POOR DRAINAGE OR OTHER UNUSUAL SUBSURFACE CONDITIONS ARE ENCOUNTERED DURING EXCAVATION FOR PLANTING PITS.
- ALL TURF SHALL BE KENTUCKY BLUEGRASS BLEND SOD (MINERAL, NOT PEAT), UNLESS OTHERWISE NOTED ON THE PLAN.
- CONTRACTOR SHALL RESTORE LAWN AREAS THAT HAVE REMAINED PARTIALLY INTACT, TOP DRESSING WITH SOIL, SCARIFYING, AND SEEDING TO FORM A SMOOTH, FULL, EVEN LAWN, FREE OF BARE SPOTS, INDENTATIONS, AND WEEDS.
- LANDSCAPE DETAILS SHOWN ARE FOR DESIGN INTENT ONLY, LANDSCAPE ARCHITECT ASSUMES NO LIABILITY. CONTRACTOR IS RESPONSIBLE FOR ERECTING AND INSTALLING PROPERLY BUILT AMENITIES PER CODE, PER SITE CONDITIONS (FINAL GRADING & UTILITY LOCATIONS), AND PER AREA CLIMATE CONDITIONS. ALL LANDSCAPE SITE DETAILS FOR STRUCTURES AND FOOTINGS SHALL BE REVIEWED & APPROVED BY A STRUCTURAL ENGINEER.
- CONTRACTOR INSTALLATION BIDS SHALL INCLUDE A ONE-YEAR WARRANTY ON ALL PLANT MATERIAL.
- (IF APPLICABLE) CONTRACTOR INSTALLATION BIDS SHALL INCLUDE A THREE-YEAR MONITORING AND MAINTENANCE PROGRAM ON ALL NATURALIZED DETENTION AREAS.

DETENTION / NATURAL AREAS NOTES

NOT APPLICABLE.

PLANT SYMBOLS KEY

NOTE: ACTUAL PLANT QUANTITIES, SIZES, AND BOTANIC/COMMON NAMES SHALL BE PROVIDED AT TIME OF FINAL LANDSCAPE PLAN.



SHEET KEY

L0.1 PLANTING DETAILS

GENERAL LANDSCAPE NOTES

PLANT & MATERIALS LIST

L1.0 LAND DEVELOPMENT LANDSCAPE PLAN

PLANT & MATERIALS LIST (LAND DEVELOPMENT)

FENCE DETAIL

L1.1 FOUNDATION LANDSCAPE PLANS



dickson design
STUDIO

526 SKYLINE DRIVE
ALGONQUIN IL 60102
847 878 4019

CLIENT NAME AND ADDRESS

DAVID WEEKLEY HOMES

SCHAUMBURG, IL

PLAN DATE

MARCH 6, 2015

REVISIONS

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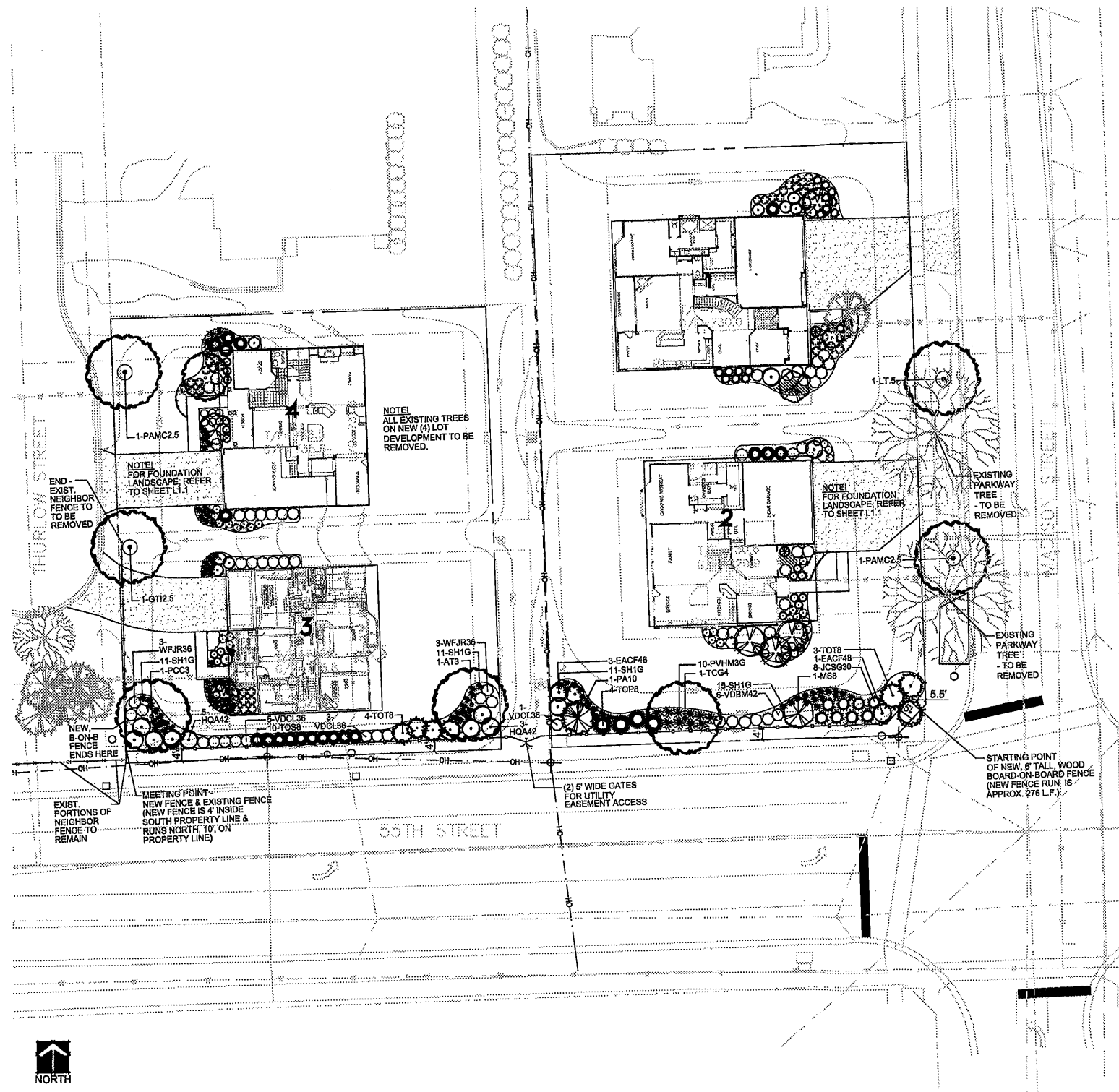
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4-LOT SUBDIVISION
55TH STREET - HINSDALE, IL

FINAL LANDSCAPE PLAN

SHEET NUMBER

L0.1



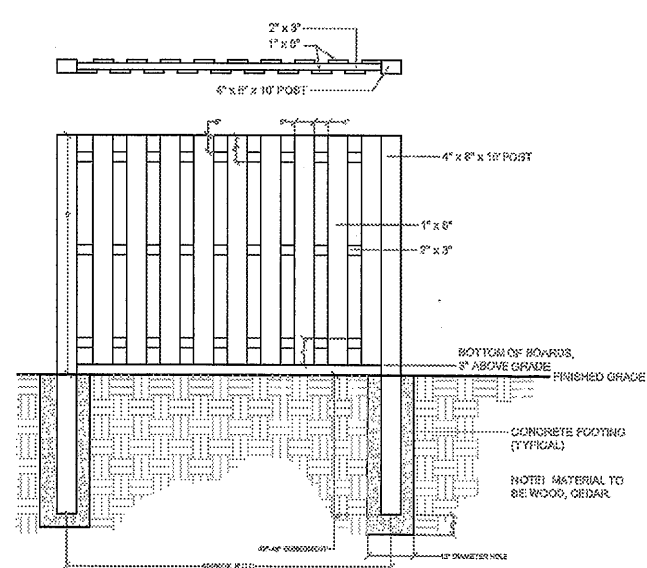
LAND DEVELOPMENT LANDSCAPE PLAN

SCALE: 1" = 20'-0"

PLANT & MATERIALS LIST

CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
Shade Trees				
GT12.5	1	2.5"	Gleditsia triacanthos var. Inermis	Thornless Common Honeylocust
LT2.5	1	2.5"	Liriodendron tulipifera	Tulip Tree
PAMC2.5	2	2.5"	Platanus acerifolia 'Morton Circle'	Exclamation London Planetree
PCC3	1	3"	Pyrus calleryana 'Chanticleer'	Chanticleer Callery Pear
TCG4	1	4"	Tilia cordata 'Glenleven'	Glenleven Littleleaf Linden
Columnar Shade Trees				
AT3	1	3"	Acer triflorum	Three Flower Maple
Evergreen Trees				
PA10	1	10'	Picea abies	Norway Spruce
TOP8	4	8'	Thuja occidentalis 'Pyramidalis'	Pyramidal Arborvitae
TOS8	10	8'	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae
TOT8	7	8'	Thuja occidentalis 'Techny'	Mission Arborvitae
Ornamental Trees				
MS8	1	8'	Malus sargentii	Sargent Flowering Crabapple
Evergreen Shrubs				
JCSG30	8	30"	Juniperus chinensis 'Sargent Green'	Sargent Green Juniper
Large Deciduous Shrubs				
EAC48	2	48"	Euonymus alatus 'Compactus'	Dwarf Burning Bush
HQA42	8	42"	Hydrangea quercifolia 'Alice'	Alice Oakleaf Hydrangea
VDBM42	6	42"	Viburnum dentatum 'Blue Muffin'	Blue Muffin Arrowwood Viburnum
VDCL36	9	36"	Viburnum dentatum 'Chicago Lustre'	Chicago Lustre Arrowwood Viburnum
WFJR36	6	36"	Weigela florida 'Java Red'	Java Red Weigela
Ornamental Grasses				
PVHM3G	10	3 Gal.	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass
SH1G	48	1 Gal.	Sporobolus heterolepis	Prairie Dropseed
Materials				
-	3	C.Y.	-	Soil Amendments
-	9	C.Y.	-	Shredded Hardwood Mulch
-	TBD	S.Y.	-	Kentucky Bluegrass Blend Seed & Blanket
-	TBD	S.F.	-	Kentucky Bluegrass Blend Sod
Amenities				
-	276	L.F.	-	Fence - with (2) 5' wide gates

FENCE



BOARD-ON-BOARD FENCE NOT TO SCALE



dickson design
STUDIO

526 SKYLINE DRIVE
ALGONQUIN IL 60102
847 878 4019

CLIENT NAME AND ADDRESS

DAVID WEEKLEY HOMES

SCHAUMBURG, IL

PLAN DATE

MARCH 6, 2015

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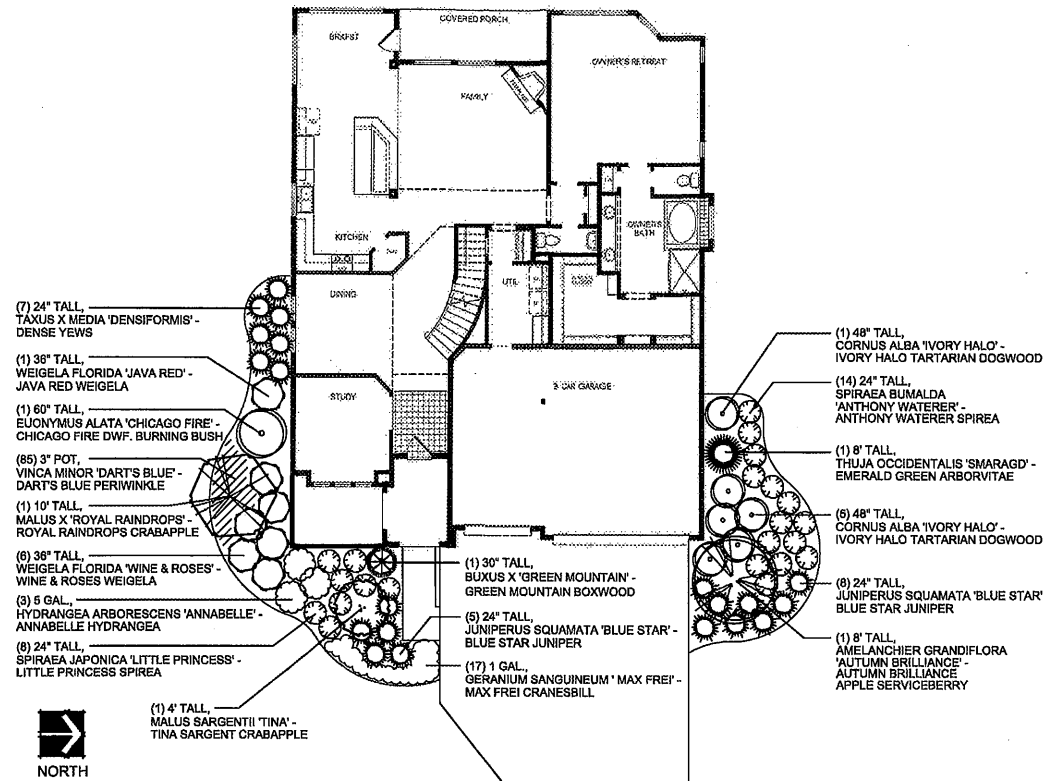
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**4-LOT SUBDIVISION
55TH STREET - HINSDALE, IL**

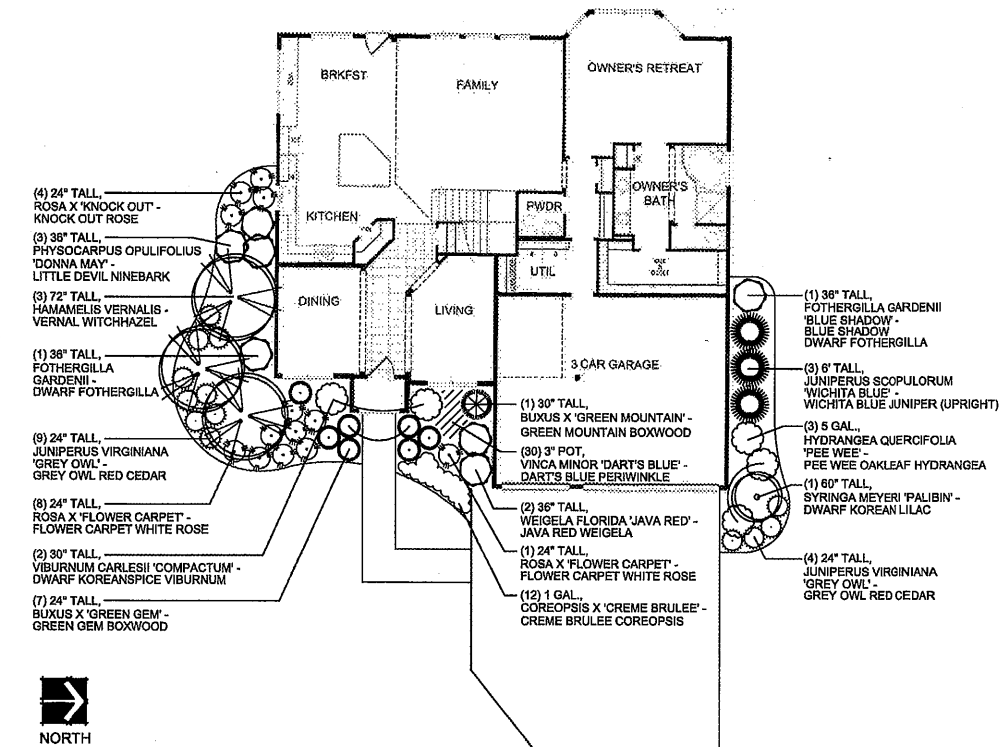
FINAL LANDSCAPE PLAN

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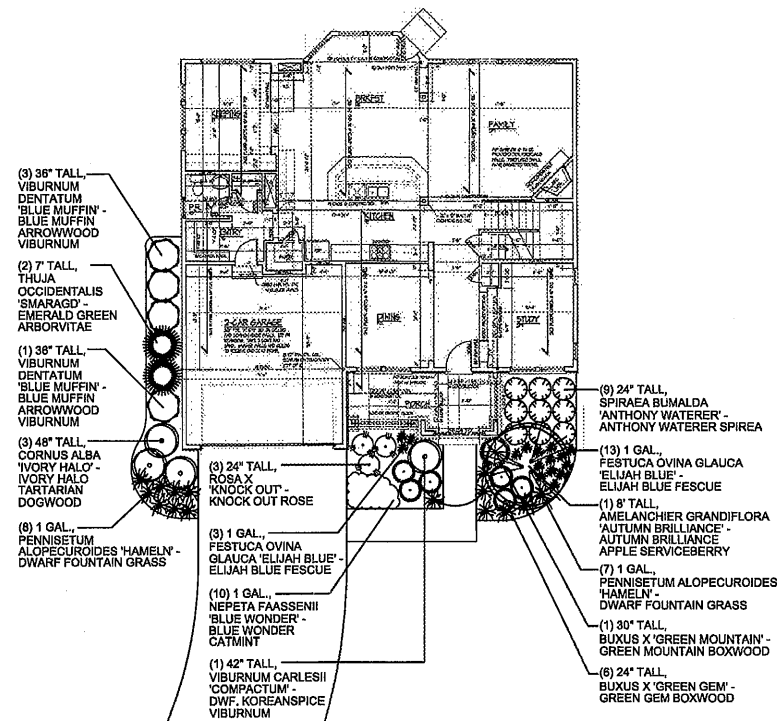
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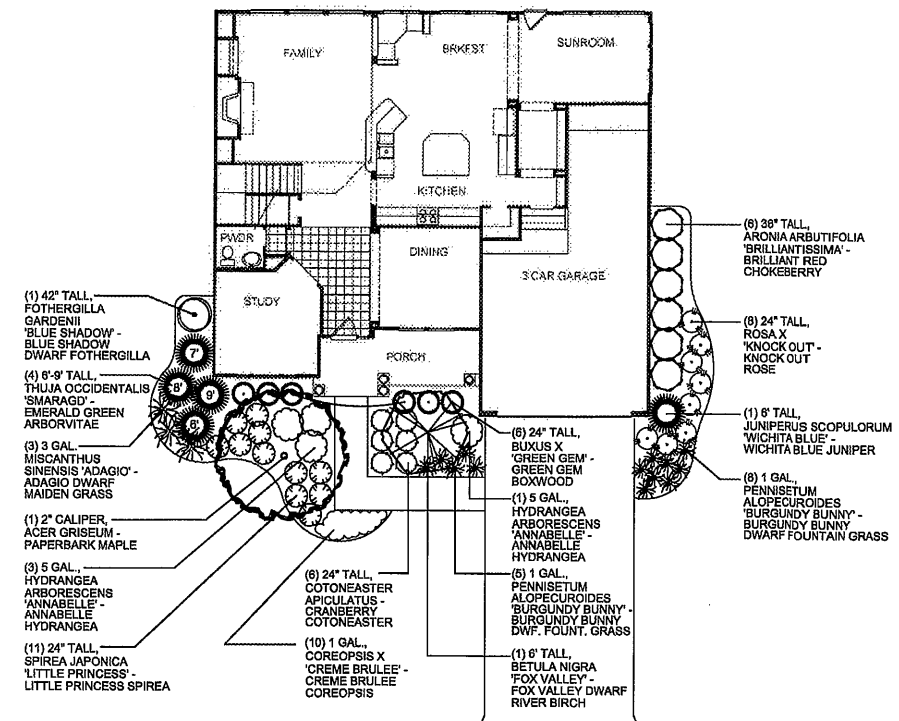
FOUNDATION LANDSCAPE PLAN, LOT #1 - PLAN 4712, THE HAFFORD
SCALE: 1" = 10'-0"



FOUNDATION LANDSCAPE PLAN, LOT #2 - PLAN 4355, THE FENNER
SCALE: 1" = 10'-0"



FOUNDATION LANDSCAPE PLAN, LOT #3 - PLAN 4759, THE RENWARD
SCALE: 1" = 10'-0"



FOUNDATION LANDSCAPE PLAN, LOT #4 - PLAN 3358-B, THE MELTON
SCALE: 1" = 10'-0"



526 SKYLINE DRIVE
ALGONQUIN IL 60102
847 878 4019

CLIENT NAME AND ADDRESS

DAVID WEEKLEY HOMES

SCHAUMBURG, IL

PLAN DATE

MARCH 6, 2015

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PROJECT NAME AND SHEET TITLE

4-LOT SUBDIVISION

55TH STREET - NINSDALE, IL

FINAL LANDSCAPE PLAN

SHEET NUMBER

L1.1