

Approved

**MINUTES  
VILLAGE OF HINSDALE  
PLAN COMMISSION  
July 8, 2015  
MEMORIAL HALL  
7:30 P.M.**

Chairman Byrnes called the meeting to order at 7:30 p.m., Wednesday, July 8, 2015 in Memorial Hall, the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

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

**ABSENT:** Commissioner Johnson

**ALSO PRESENT:** Robert McGinnis, Director of Community Development/Building Commissioner, Michael Marrs, Village Attorney and Cban Yu, Village Planner  
Applicant Representatives for Cases: A-17-2015, A-18-2015, and A-21-2015

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**Approval of Minutes**

The Plan Commission (PC) reviewed the minutes from the June 10, 2015 meeting. Chairman Byrnes made a spelling correction (on page 6, third paragraph from the bottom) and to add "number of signs, visual compatibility, design and language" to the same sentence (Staff has made the correction). Commissioner Crnovich referenced the sign exhibit of the June minutes and wants to make sure "Sign 1" covered all the addresses of the office park. Chairman Byrnes asked for a motion to approve the minutes. Commissioner Ryan motioned and Commissioner Cashman seconded. The motion passed unanimously.

**Site Plan Review**

**Case A-18-2015 – 510 Woodland Ave. - Site Plan and Tentative/Final Plat**

Chairman Byrnes asked the applicant to please review the project.

John Barry, the engineer introduced himself and explained the current proposed plats now have the block average setbacks in lieu of the prescriptive setbacks, to address the concerns from the last PC meeting. Additionally, Mr. Barry reviewed they had discussions with the Village Engineer, in regards to the concept of cash-in-lieu in detention. The goal was to save some of the natural features of the property (namely, a number of trees on both sites) versus installing individual detention facilities. Mr. Barry explained that two Village consultants studied each of the sites and recommended, with Board approval, that cash can be paid-in-lieu of installing an actual detention facility on the properties. Mr. Barry referenced that the PC received 2 plats per site; one showing a detention facility and another without. He explained that they would be proposing the cash-in-lieu of a detention facility to the Board the

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next day (07/09/15 meeting). Mr. Barry clarified tonight's request for this, approval of its Findings and Recommendations; and is ready to answer any questions the PC may have.

Chairman Byrnes explained that the cash-in-lieu of detention component is beyond the PC purview and is something the Village reviews to make sure it's an acceptable option after engineering/drainage reviews. He also explained that there are 2 plat of surveys per location, one with a detention and one without.

Robert McGinnis, Director of Community Development clarified that the 11" by 17" hardcopies show the plat version with no detention easements.

Michael Marrs, Village Attorney reiterated that the setbacks are the same on both.

Chairman Byrnes asked if the eastern lot on the Woodland plat is a buildable lot without seeking a variation, per a concern at the last PC meeting.

John Barry replied that's correct.

Commissioner Cashman commended the applicant for the additional work and clarity, and likes what he sees on the latest plat.

Commissioner McMabon asked for clarification that they are not reviewing the detention component.

Chairman Byrnes explained correct. The Board will review that at tomorrow's meeting but the PC will review both plats.

Michael Marrs clarified the procedure for smaller subdivisions (such as this), and that this would still be a single motion by the PC to send both plats (one as an alternative) to the Board.

Chairman Byrnes asked if there is a motion to approve the Woodland Avenue site plan and plat of subdivision.

Commissioner Cashman motioned to approve. Commissioner Krillenberger seconded. The motion passed unanimously.

**Findings and Recommendations**

**Case A-18-2015 – 510 Woodland Avenue. – McNaughton Development Inc. – Site Plan and Tentative/Final Plat (Subdivision)**

Chairman Byrnes reviewed the Findings and Recommendations of the packet and concluded that the concerns have been resolved. He asked for any comments by the PC. With none, he

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asked if there is a motion to approve the 510 Woodland Avenue site plan and plat of subdivision.

Commissioner McMahon motioned to approve. Commissioner Crnovich seconded. The motion passed unanimously.

Robert McGinnis asked if Chairman Byrnes could read into the record the Findings and Recommendations for the applicant to proceed at tomorrow night's Board meeting.

Chairman Byrnes reads the Findings and Recommendations for the record.

### **Case A-17-2015 – 543 N. Madison St. – McNaughton Development Inc. – Site Plan and Tentative/Final Plat (Subdivision)**

Chairman Byrnes asked Mr. McGinnis if he had to read the Findings and Recommendations into the record.

Robert McGinnis replied no.

Chairman Byrnes asked if there are any comments. With none, he asked for a motion to approve the Madison Street Findings and Recommendations.

Commissioner Cashman motioned to approve. Commissioner Crnovich seconded. The motion passed unanimously.

John Barry asked if this would be sufficient to carry on both plat of subdivisions to the Board.

Robert McGinnis replied yes.

## **Sign Permit Review**

### **Case A-21-2015 – 54 S. Washington St. – Luxxe Organix – 2 New Wall Signs**

Chairman Byrnes introduced the next item on the Agenda and asked if there is an applicant to review it.

The applicant, Jennifer introduced herself, the location of the proposed signs and the services of her new business at 54 S. Washington Street.

Chairman Byrnes asked if her entrance is the 54 S. Washington door.

Jennifer replied yes.

Commissioner Crnovich asked if the business would be occupying the entire 2<sup>nd</sup> floor.

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Jennifer replied yes, both suite 1 and suite 2. Suite 1 is where the entrance, wait room, aroma bar, meditation room and classroom will be. Suite 2 will have two treatment rooms.

Commissioner Crnovich explains her hesitation for the proposed corner wall sign due to the historic building and location. She believes the sign distracts from the whole building and asked if there is an alternative location.

The applicant responded that there used to be a hair salon sign at the same location, and that she has been a Hinsdale resident for 14 years and never found that sign offensive.

Commissioner Crnovich clarified that the proposed sign isn't offensive, but is a distraction.

Commissioner McMahon believes it's due to the contrast of the old historic building and modern look of the sign.

Chairman Byrnes brought up the significance of the sign location in relation to the other signage of the area.

The applicant asked if the PC was OK with the previous David and Williams sign, and that she is willing to change the colors of the proposed sign.

Chairman Byrnes did not recall the aforementioned sign. However, Commissioner Crnovich does and recalls it being much smaller.

The applicant explained the color of the current sign, reviewed her scope of business, and concluded that she is flexible with changing the proposed sign.

Commissioner Cashman reviewed his concern is more based on the contrast of color versus the size of the sign. To that end, he asked if she would be opposed to changing the color to better match the building.

The applicant said no, she would not be opposed to changing the color of the proposed sign.

Commissioner Ryan agreed with Commissioner Cashman, and referenced the proposed as almost a "shouting" sign; and it's hard to look at given the more muted colors of the building.

The applicant reiterated that she is willing to work with the PC, to put a sign at the proposed location.

Additional discussion ensued in regards to better matching the proposed sign with the building.

Chairman Byrnes suggested coming back to the next meeting with revised colors.



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After review of the applicant's desire to open next week, Michael Marrs suggested possibly asking for a motion to potentially administratively approve the sign given more appropriate colors.

Chairman Byrnes suggested perhaps a temporary sign would work better in this situation.

Commissioner Cashman asked if anyone had an issue with the second proposed sign next to the door.

Commissioner Crnovich asked staff if phone numbers are allowed on wall signs.

Chan Yu, Village Planner mentioned that was the reason for attaching the Zoning Code section to the packet, since he has not seen any wall signs with a phone number or website in the Village yet.

To that end, Commissioner Crnovich interprets the attached Code as only allowing the name of the business. She also referenced her concern for visual clutter in the historic district and also not finding any other examples of websites or phone numbers on signs downtown.

After review, Michael Marrs is OK with the wording on the sign next to the door since it would be considered a "Business Sign" (9-106 (D)(1)(d)) as opposed to an "Identification Sign" ((9-106 (D)(1)(j))).

Chairman Byrnes and the sign contractor reviewed the possibility for a temporary grand opening sign and the process of bringing in the revised signs at the next PC meeting.

The meeting was adjourned after a motion was made by Commissioner Cashman and seconded at by Commissioner Ryan at 8:13 p.m.


Respectfully Submitted,



Chan Yu, Village Planner

# Memorandum

**To:** Chairman Byrnes and Plan Commissioners

**From:** Chan Yu, Village Planner 

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

**Date:** August 31, 2015

**Re:** 114 S. Washington St. – Baldinelli Pizza – New Awning Sign Approval

## BACKGROUND

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### Application

The Village of Hinsdale has received an application from Discovery Awnings and Canopies on behalf of Baldinelli Pizza (Baldinelli's), requesting approval to install a new awning sign at 114 S. Washington Street (Attachment 1). The site features a one-story commercial two-tenant building in the B-2, Central Business District (Attachment 2). According to the application, Baldinelli's currently has no permanent signage at the location.

### Request and Analysis

The proposed awning sign is located at the east face of the building along S. Washington Street as depicted in the attached front elevation (Attachment 3). It is 20 feet wide by 3 feet tall for an area of 60 square feet. However, the text (counted towards signage) on the valance measures only 6 inches tall and 10 feet wide for an area of 5 square feet. The 3 colored corner stripes include red, white and green and uses black as a background and therefore not counted as a 4<sup>th</sup> color.

### Planning Commission Action

Per Section 11-607D(2) and the nature of the request, this application would require a meeting before the Plan Commission and does not require public notification. The Plan Commission maintains final authority on signage with no further action required by the Board of Trustees.

### Attachments:

Attachment 1 – Sign Application  
Attachment 2 - Village of Hinsdale Zoning Map and Project Location  
Attachment 3 - Street View of 114 S. Washington St.



VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT DEPARTMENT  
APPLICATION FOR SIGN PERMIT

**Applicant**

Name: TOM DISTASIO  
Address: 114 S Washington  
City/Zip: Hinsdale IL 60521  
Phone/Fax: (630) 654-4609  
E-Mail: \_\_\_\_\_  
Contact Name: TOM DISTASIO

**Contractor**

Name: Discovery Awnings & Canopies  
Address: 2010 S Ashland AVE  
City/Zip: Chicago IL 60608  
Phone/Fax: (312) 626 1777  
E-Mail: \_\_\_\_\_  
Contact Name: HILARIO MOTA

ADDRESS OF SIGN LOCATION: 114 S. Washington

ZONING DISTRICT: Please Select One

SIGN TYPE: Please Select One AWNING

ILLUMINATION Please Select One

**Sign Information:**

Overall Size (Square Feet): 60' (20' x 3')

Overall Height from Grade: 9' Ft.

Proposed Colors (Maximum of Three Colors):

- ① Black
- ② \_\_\_\_\_
- ③ \_\_\_\_\_

**Site Information:**

Lot/Street Frontage: 50'

Building/Tenant Frontage: 21'6"

Existing Sign Information:

Business Name: BALDINELLI PIZZA

Size of Sign: 20' Square Feet

Business Name: Baldinelli PIZZA

Size of Sign: 60' Square Feet

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

Hilario Mota  
Signature of Applicant

8-10-2015  
Date

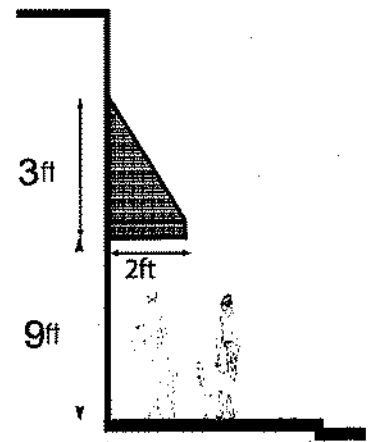
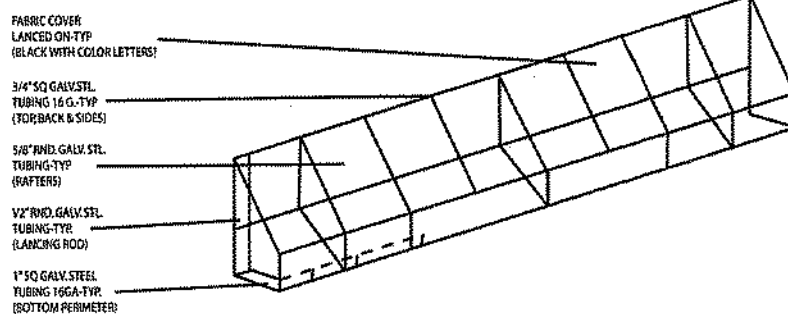
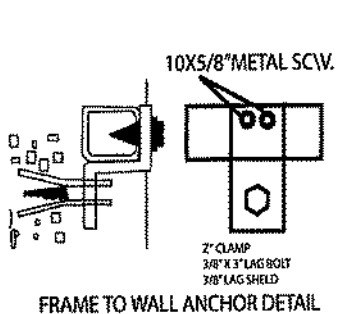
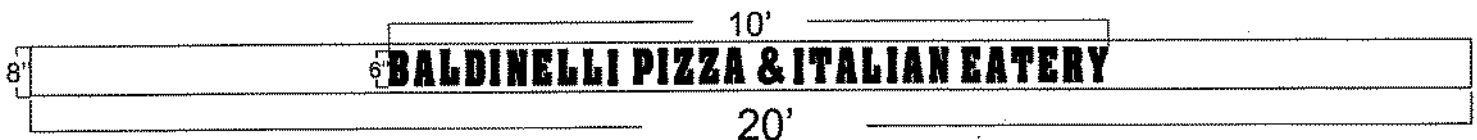
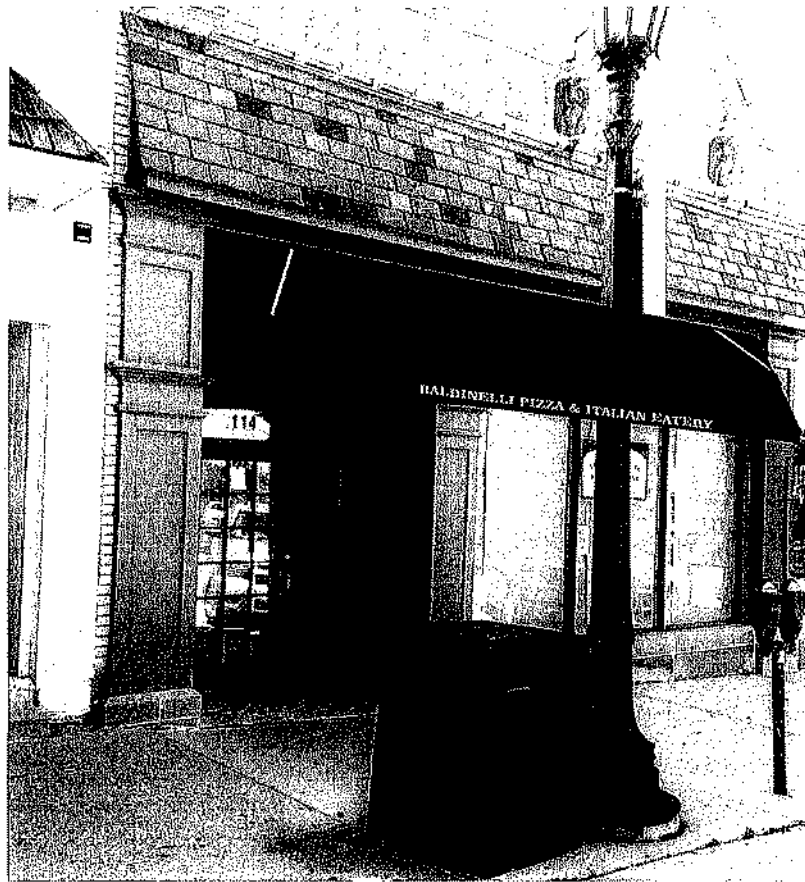
Tom Distasio  
Signature of Building Owner

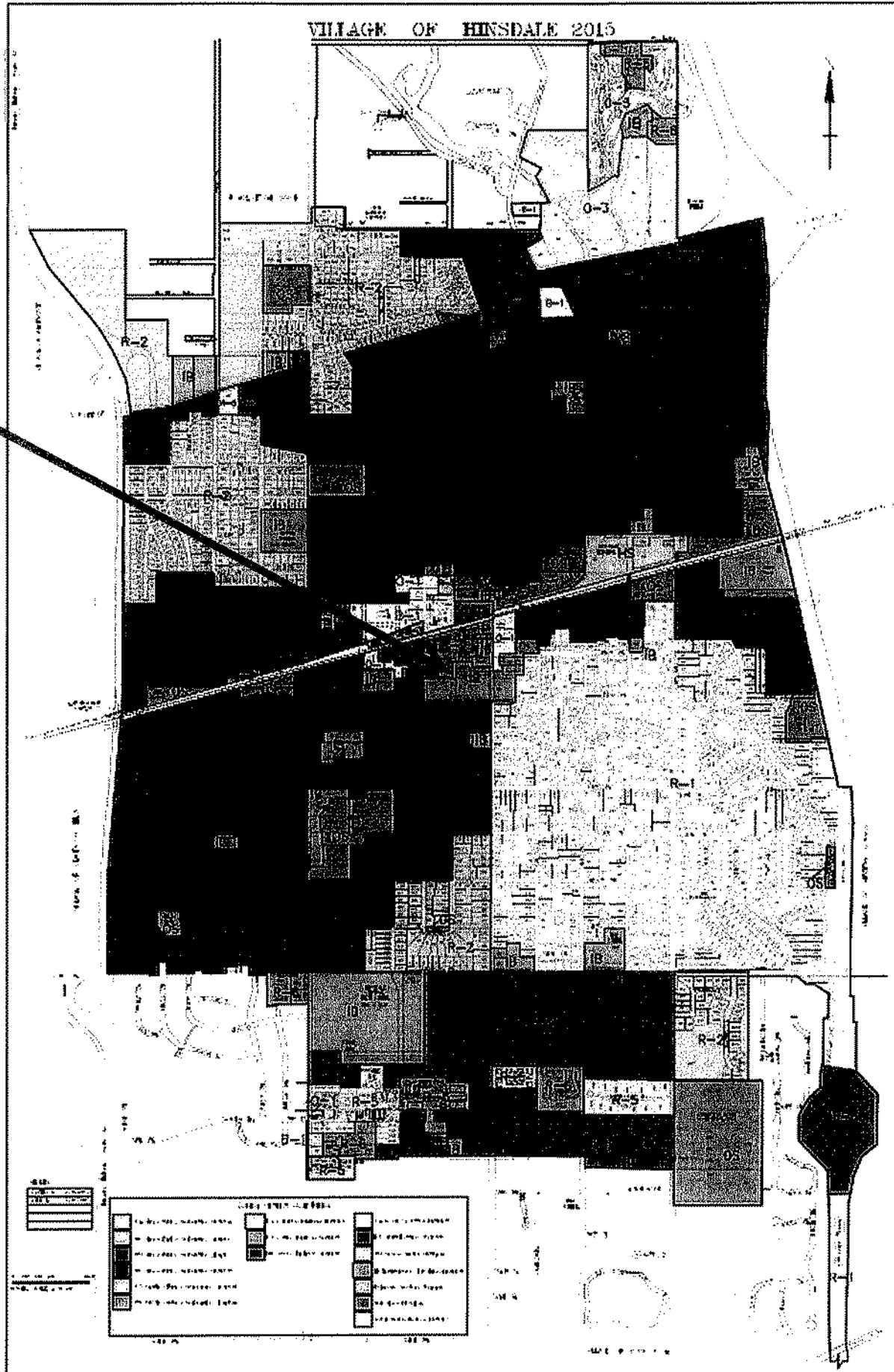
8-10-2015  
Date

FOR OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE

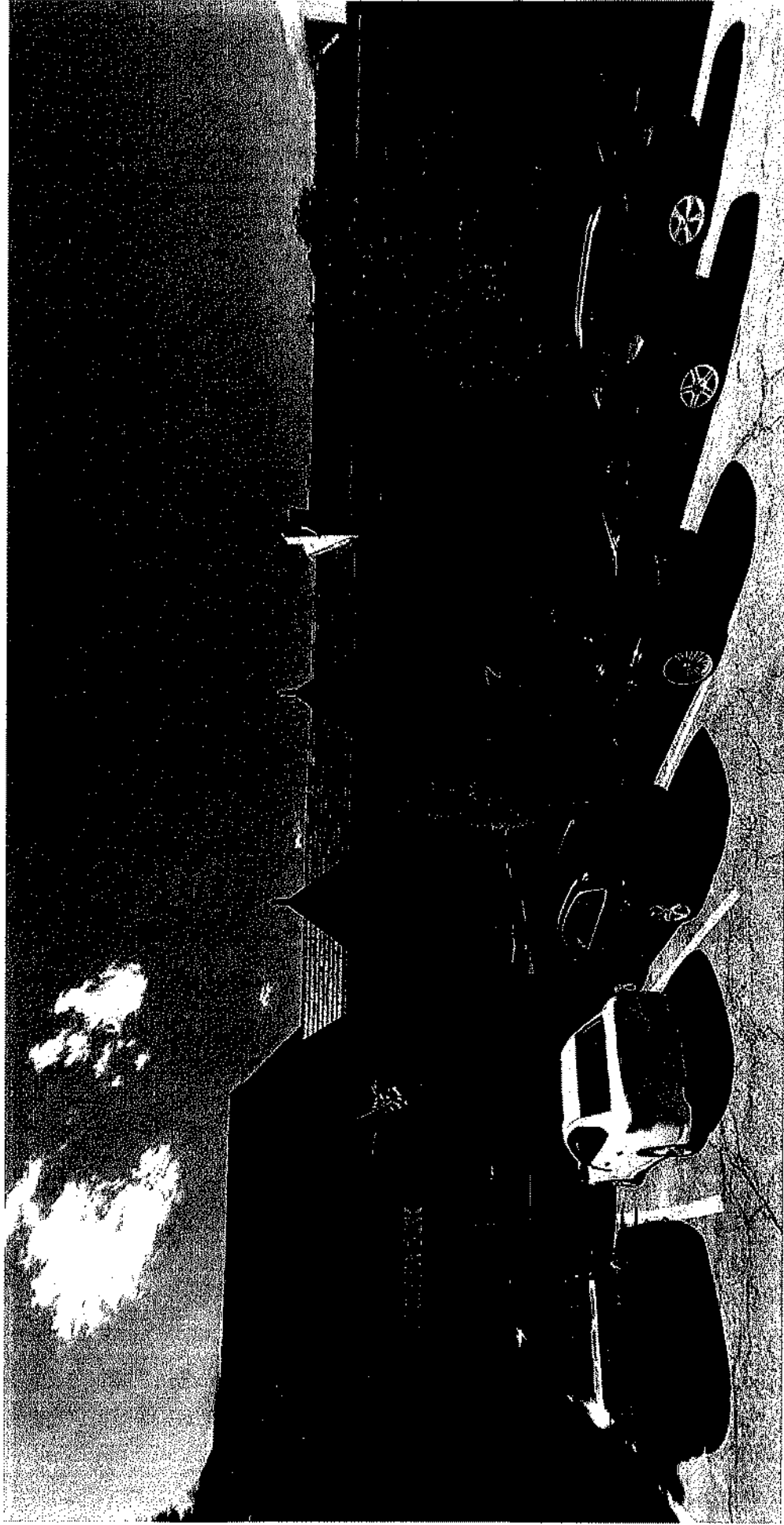
Total square footage: 0 x \$4.00 = 0 (Minimum \$75.00)

Plan Commission Approval Date: \_\_\_\_\_ Administrative Approval Date: \_\_\_\_\_





**Attachment 3: Street View Awning Sign Application Location**



## **HINSDALE PLAN COMMISSION**

**RE: 10, 11 and 12 Salt Creek Lane & 901 and 907 Elm St. – Med Properties/Salt Creek Campus LLC– Ground Signs**

**DATE OF PLAN COMMISSION REVIEW: June 10, 2015**

**DATE OF BOARD OF TRUSTEES – 1<sup>ST</sup> READING: N/A**

### **FINDINGS AND RECOMMENDATION**

#### **I. FINDINGS**

1. Med Properties/Salt Creek Campus LLC (the “Applicant”) submitted an application to the Village of Hinsdale to allow: (1) off premise identification signs, (2) illumination of said off premise signs, (3) installation of 8 ground signs and (4) a total square footage of 110 square feet, in lieu of the 100 square feet permitted for ground signs.
2. The Subject Properties 10, 11 and 12 Salt Creek Lane & 901 and 907 Elm Street are located in the O-3 General Office District.
3. The applicant’s zoning variation application was reviewed by the Zoning Board of Appeals (ZBA) at the April 15<sup>th</sup> meeting where a public hearing was open for comments. The location and content of the two off premise identification signs (“Signs 1 and 2”) raised questions and concerns by some of the ZBA members and public.
4. General concern for the proposed signage reflected potential confusion in the area due to portrayal of only Med Properties in the “office park” area.
5. General concern for the proposed number of signs, its large size(s) and content was expressed.
6. Sign 1 concerns revolved around line of sight, location, size and content (portrayal of only Med Properties in the “office park” area).

#### **II. RECOMMENDATION**

The Village of Hinsdale Plan Commission, on a vote of eight (8) “Ayes,” zero (0) “Nays,” and one (1) “Absent” recommends that the President and Board of Trustees approve the sign application for 10, 11 and 12 Salt Creek Lane & 901 and 907 Elm Street, subject to the conditions:

1. Sign 1 can be 6’ tall by 4’ wide, 2” wider than the rest. (Dimension for the rest of the signs would be 6’ by 3’10”)
2. Signs 5 - 9 were approved as submitted.

3. All white wooden signs in area are to be removed.
4. Hinsdale Office Park monument sign is to be removed.
5. Two yard signs in front of 11 Salt Creek are to be removed.
6. Sign 1, 2 and 3 content adjusted per attached. (Note: MedProperties formally removed "Sign 1" from the application on September 2, 2015.)

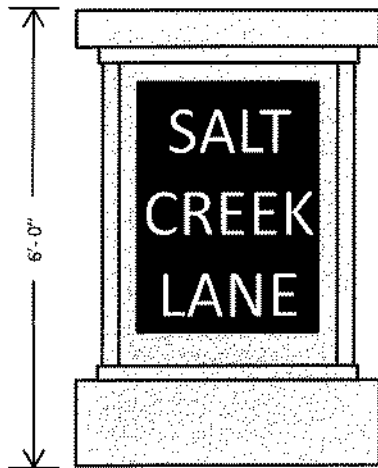
THE HINSDALE PLAN COMMISSION

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

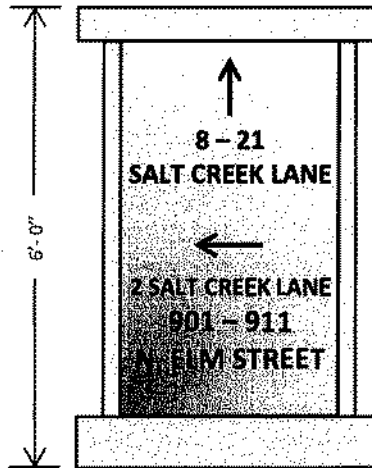
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2015.



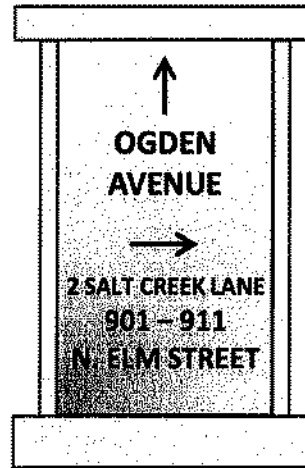
Med Properties Signage  
Revised Sign Language  
Plan Commission Meeting, June 10, 2015



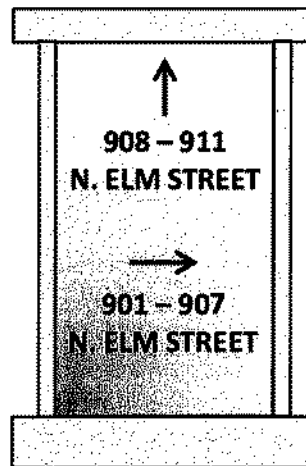
Sign 1, Sides A & B



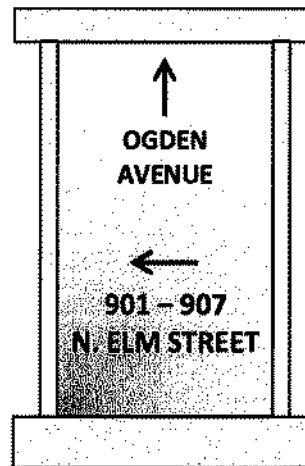
Sign 2, Side A



Sign 2, Side B




Sign 3, Side A



Sign 3, Side B

Note: Sign 3 should be located just south of turn-off to 908 N. Elm Street

# 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:** August 25, 2015  
**Re:** 12 Salt Creek Lane – MedProperties / Salt Creek Campus LLC  
Request for Major Adjustment to Approved (O2015-05) Exterior Appearance and Site Plan Review Approval for Exterior Modifications and Façade Improvements.

## BACKGROUND

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### Application

The Village of Hinsdale has received an application (Attachment 1) from MedProperties Development Director Bill Dvorak, Northbrook, Illinois on behalf of Salt Creek Campus LLC, requesting approval of major adjustments to its previously approved (per Ordinance O2015-05) site plans and exterior appearance plans for exterior modifications, façade improvements and landscaping improvements to an existing multi-story office building at 12 Salt Creek Lane in the O-3 General Office District (Attachment 2).

### Request and Analysis

On January 14<sup>th</sup>, 2015, the Plan Commission (PC) reviewed the applicant's initial site plan and exterior appearance application and made a specific motion based on the mechanical screening; to approve it subject to the applicant submitting revisions for the mechanical screening, with a combination of brick and louvers, to provide more consistency between the existing building and screening. This motion passed unanimously with a 7-0 vote and 2 absent. Afterwards, the PC made a motion to approve the site plan for the façade changes and exterior improvements. This motion also passed unanimously with a 7-0 vote and 2 absent (Attachment 3, PC Minutes).

The applicant now is proposing to use Trex fencing material in lieu of bricks and louvers originally recommended by the PC (Attachment 2, Findings and Recommendations and Attachment 3).

The current Major Adjustment application also includes the proposed parking lot generator enclosure exhibit not included in the previous site plan application (Attachment 2). Village staff requested the illustration and information in order for the Board to properly review a comprehensive and complete application.

The property is currently zoned O-3, which is the general office district intended to provide the needs of business and professional offices and related business uses requiring a somewhat wider range of office spaces with a somewhat higher intensity of pedestrian and vehicular traffic movements.

12 Salt Creek Lane is bordered by properties zoned: Multiple Family Residential (R-5) to the North and General Office (O-3) to the South, East and West.

#### **Process**

Pursuant to Article 11, Section 11-604(I)(2) 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.

On July 30, 2015, the Board of Trustees referred the major adjustment application to the Plan Commission for further consideration and review as provided in Section 11-604(E).

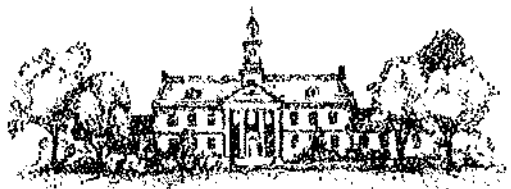
Within 60 days following the conclusion of the public meeting, the PC shall transmit to the Board of Trustees (BOT) its recommendation, in the form specified in subsection 11-103(H) of this article, recommending either approval or disapproval of the site plan based on the standards set forth in subsection F1 of this section (11-604) and section 11-606.

#### **Attachments:**

Attachment 1 – Major Adjustment Application Request and Exhibits

Attachment 2 – Request for Board Action Memo and Ordinance O2015-05– February 16, 2015

Attachment 3 - Plan Commission Minutes– January 14, 2015



**VILLAGE  
OF HINSDALE** FOUNDED IN 1873

**VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT  
DEPARTMENT**

**PLAN COMMISSION APPLICATION**

**I. GENERAL INFORMATION**

**Applicant**

Name: MedProperties, 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  
Title: Landlord Architect  
Address: 120 East Randolph, Suite 1850  
City/Zip: Chicago, IL 60601  
Phone/Fax: (312) 786-1204 /  
E-Mail: ssaunders@esa-inc.com

Name: Anderson Mikos Architects  
Title: Tenant Architect  
Address: 17W110 22nd St, Suite 200  
City/Zip: Oakbrook Terrace, IL 60181  
Phone/Fax: (630) 573-1273 / 573-5176  
E-Mail: mmazibrook@andersonmikos.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) \_\_\_\_\_

## II. SITE INFORMATION

Address of subject property: 10/12 Salt Creek Lane

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

Brief description of proposed project: Addition of screen wall around a generator, changing of material on a mechanical enclosure.

The site plan was previously approved for this project in February.

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

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

☐ Design Review Permit 11-605E

☒ Exterior Appearance 11-606E

☐ Planned Development 11-603E

☐ Special Use Permit 11-602E

Special Use Requested: \_\_\_\_\_

☐ Development in the B-2 Central Business District Questionnaire

## TABLE OF COMPLIANCE

Address of subject property: 10/12 Salt Creek Land

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	40'	35.5'
Maximum Floor Area Ratio (F.A.R.)*	.35	68,000 SF/224,808 SF = .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	187 existing on-site 29 new @ 8 Salt Creek +17 existing on-street =233 existing parking spaces
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: \_\_\_\_\_

## 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 29 day of Aug, 2015, I/We have read the above certification, understand it, and agree to abide by its conditions.

Signature of applicant or authorized agent

Signature of applicant or authorized agent

Name of applicant or authorized agent

Name of applicant or authorized agent

SUBSCRIBED AND SWORN

to before me this 29 day of

Aug, 2015.

Notary Public



KELLEN ENRIGHT  
OFFICIAL SEAL  
Notary Public, State of Illinois  
My Commission Expires  
October 17, 2017



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

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

**Address of proposed request:** 10/12 Salt Creek Lane

**Proposed Planned Development request:** Mechanical Equipment Screening

**Amendment to Adopting Ordinance Number:** O2015-04

**REVIEW CRITERIA:**

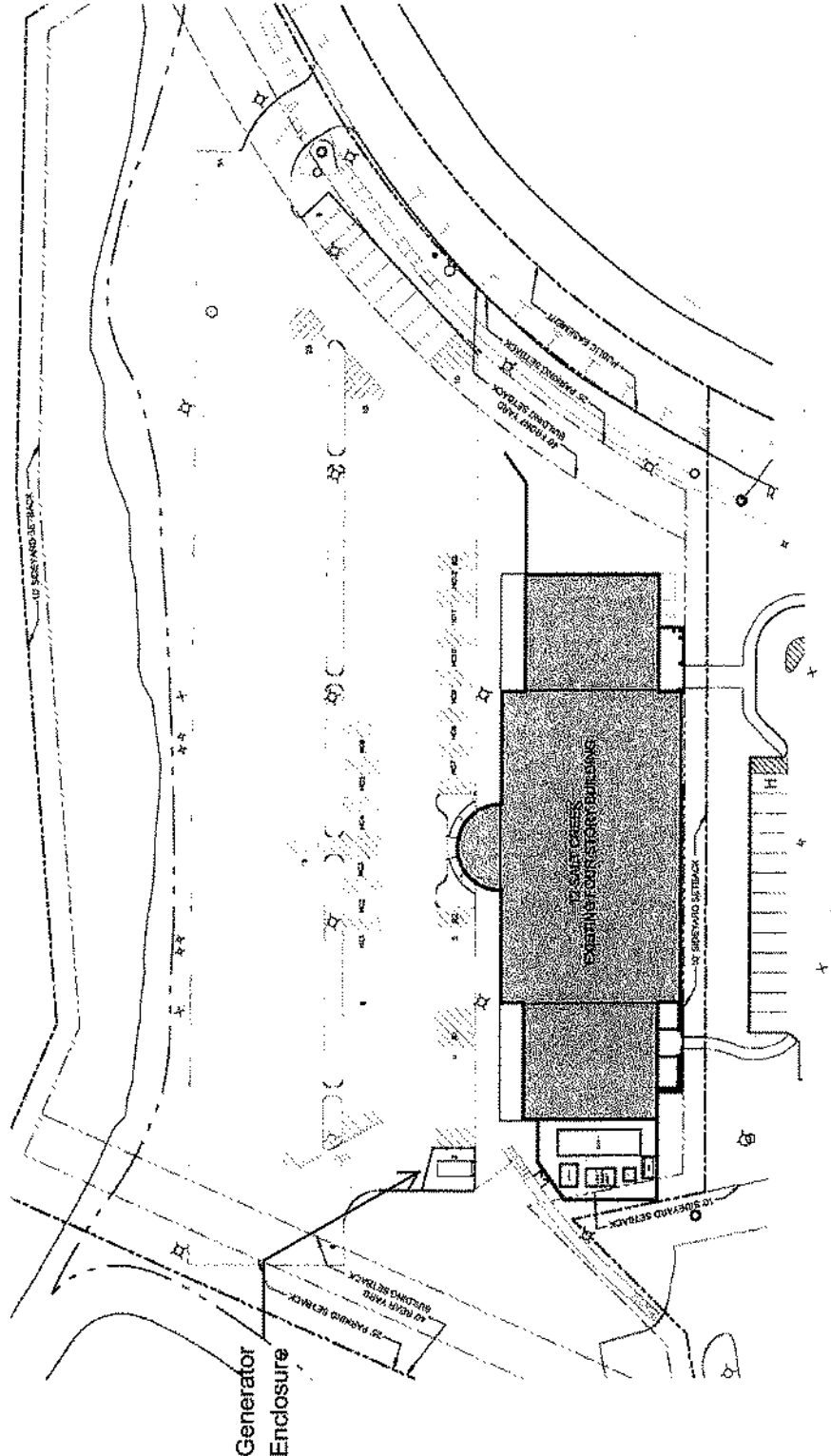
Paragraph 11-603K2 of the Hinsdale Zoning Code regulates Major Adjustments to a Final Planned Development that are under construction and Subsection 11-603L regulates Amendments to Final Plan Developments Following Completion of Development and refers to Subsection 11-603K. Any adjustment to the Final 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, be 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 Appearance and Site Plan review was completed in February 2015. No changes to the site plan are being requested. However, an enclosure for a generator was not shown on the elevation exhibits. Therefore, we are revising our application to include this screening.

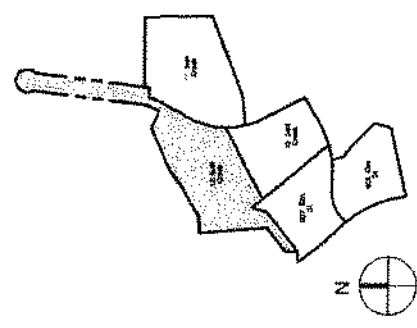
In addition, there is a mechanical area well that did have elevations included. However the material proposed at that time was an aluminum mechanical louver. We are requesting a variation from the metal louver to a Trex/Wood product to match the generator enclosure and the other existing enclosures that are already on the 12 Salt Creek and 907 Elm properties.





**SITE DATA**

PROPERTY AREA:	224,808 SF
EASEMENT AREA:	52,864 SF
TOTAL LOT AREA:	171,944 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:	43.6%
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



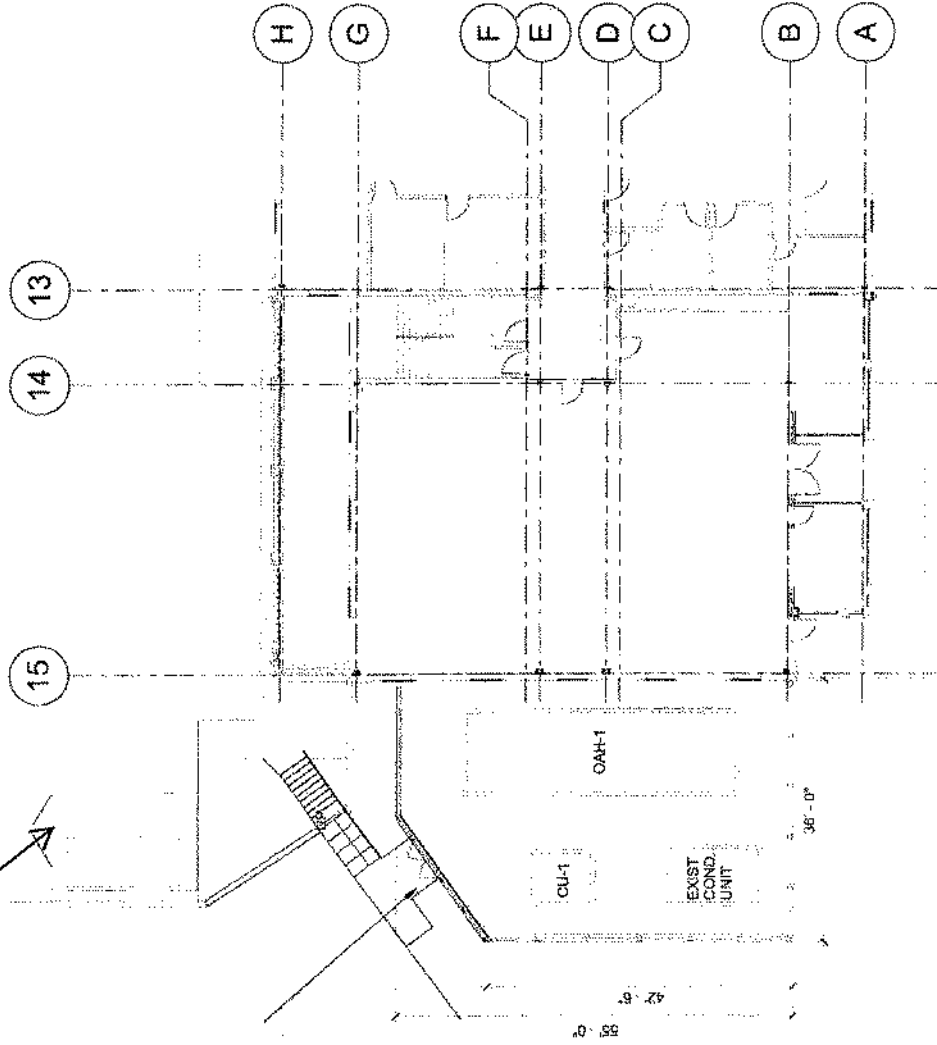
SCALE: 1" = 50'-0"

ORIGINAL PLAN SUBMISSION DOCUMENT

**SITE PLAN**

Generator  
Enclosure

ENTRY TO  
MECHANICAL  
SPACE



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

ORIGINAL PLAN SUBMISSION DOCUMENT  
WEST MECHANICAL SPACE | SD-7

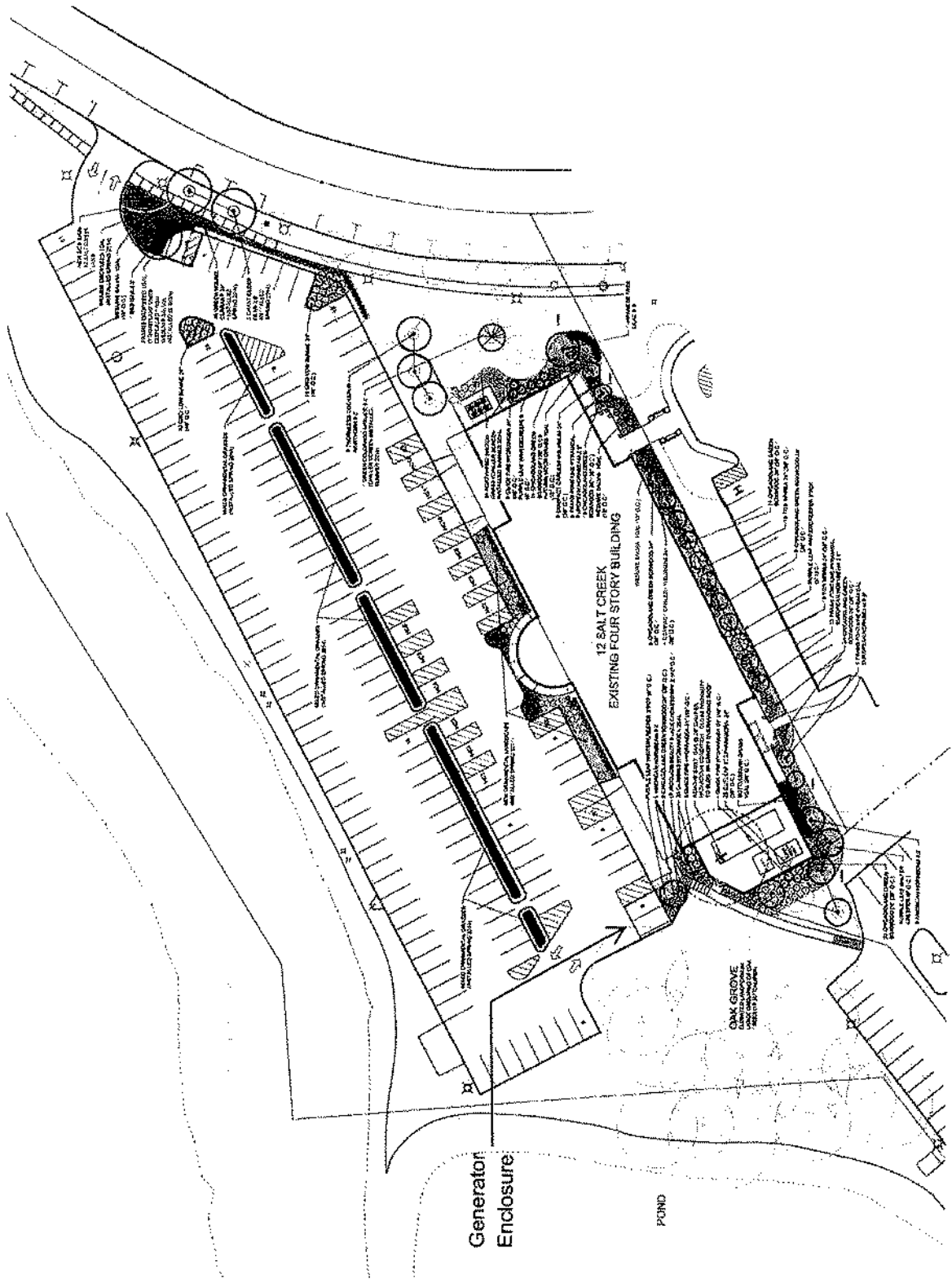


ECKENHOFF SAUNDERS ARCHITECTS

© 2013 Eckenhoff Saunders Architects, Inc.

**Salt Creek Medical Campus**  
12 Salt Creek Ln Medical Office Building

Building Renovation Project No: 1400 Date: 12.12.14



ORIGINAL PLAN SUBMISSION DOCUMENT  
LANDSCAPE DEVELOPMENT PLAN

MedProPartners

TRULIFE

SEVENOFF SASSIDERS ARCHITECTS

ISSUED FOR CLIENT REVIEW

12 Salt Creek  
12 Salt Creek, Salt Lake City, UT  
Project No. 12345 Date: 08/12/17

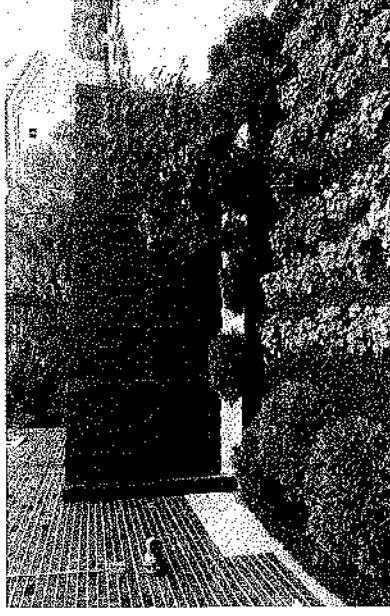
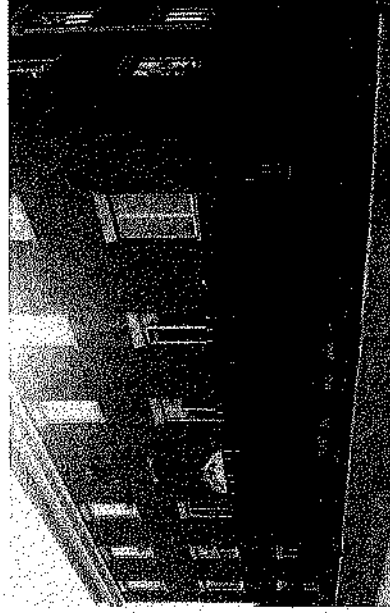
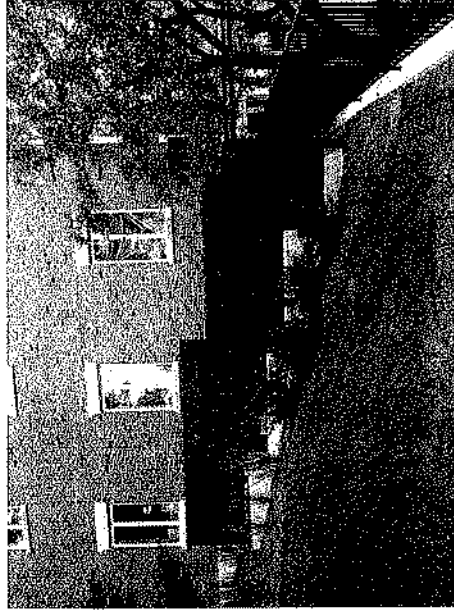






MedProperties

## Salt Creek Medical Campus



## Salt Creek Medical Campus Existing Trex Screen Enclosure

Photos

Anderson

Mikos Architects, Ltd.



MedProperties

## Salt Creek Medical Campus



## 12 Salt Creek Generator Enclosure Computer Generated Image

Anderson  
Mikos Architects, Ltd.

**Trex® Seclusions®**  
Composite Fencing

Visit [TrexFencing.com](http://TrexFencing.com)

Outdoor living secured

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**Trex® Seclusions®**  
Composite Fencing

REFINED BEAUTY. DURABILITY. STRENGTH.

Trex® fencing combines unprecedented performance and aesthetics with lasting beauty, low-maintenance, and durability.

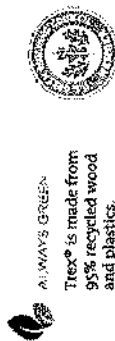
- » No painting or staining required
- » Resists insect damage and won't warp, rot or splinter
- » Same look on both sides
- » Prebuilt gates offer same look as fencing, providing a seamless finish
- » Trex® 25-Year Residential Warranty
- » Wind rating exceeds 110 mph

BEAUTY AND PRIVACY  
FROM EVERY ANGLE

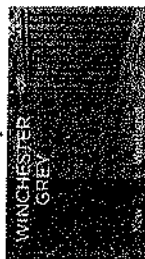


## BEAUTY AND PRIVACY FROM EVERY ANGLE.

Trex Seductions® offers unprecedented performance and aesthetics. With lasting beauty and low maintenance, it's exactly what you expect from Trex®, the perfect fencing solution for any community.



## NATURAL MATTE COLOR FINISHES.



## Variable heights. Superior strength.



PEACE OF MIND FROM  
THE TRUSTED BRAND.



## INNOVATIVE DESIGN.



- Unique interconnecting picket design provides unprecedented strength.
- Clean, finished appearance on both sides—no structural boards visible inside or out.



A TREX® FENCE HOW NEIGHBORLY

Whether the goal is privacy, safety, or a stunning garden backdrop, a Trex® fence makes for grateful neighbors indeed. Our low maintenance, beauty and lasting durability outperforms the unsightly peeling wood variety while our rich, warm finish enhances backyards miles beyond shiny white vinyl.

## THE LOOK OF WOOD WITHOUT THE HASSLES.



### STUNNING LOOKS

### LOW MAINTENANCE

### LASTING DURABILITY

### EASY TO INSTALL

### RICH COLOR CHOICES

### TRUE PRIVACY

### GOOD NEIGHBOR FENCE

### NON-REFLECTIVE SURFACE

### STANDARD 5" NOMINAL POSTS

### LIMITED RESIDENTIAL WARRANTY

### TOP OUTDOOR LIVING BRAND

STUNNING LOOKS

LOW MAINTENANCE

LASTING DURABILITY

EASY TO INSTALL

RICH COLOR CHOICES

TRUE PRIVACY

GOOD NEIGHBOR FENCE

NON-REFLECTIVE SURFACE





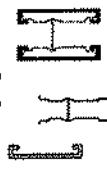
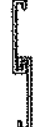





STANDARD 5" NOMINAL POSTS

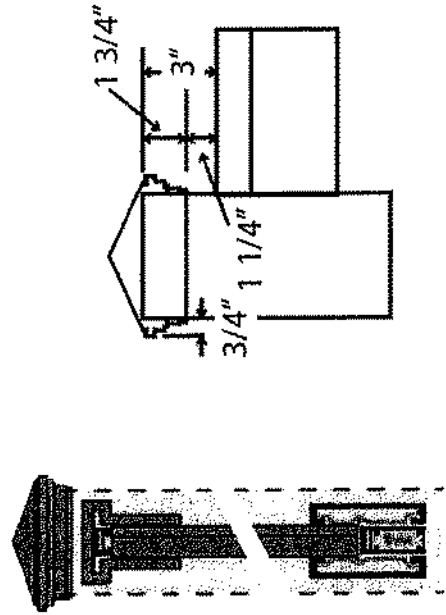
LIMITED RESIDENTIAL WARRANTY

TOP OUTDOOR LIVING BRAND

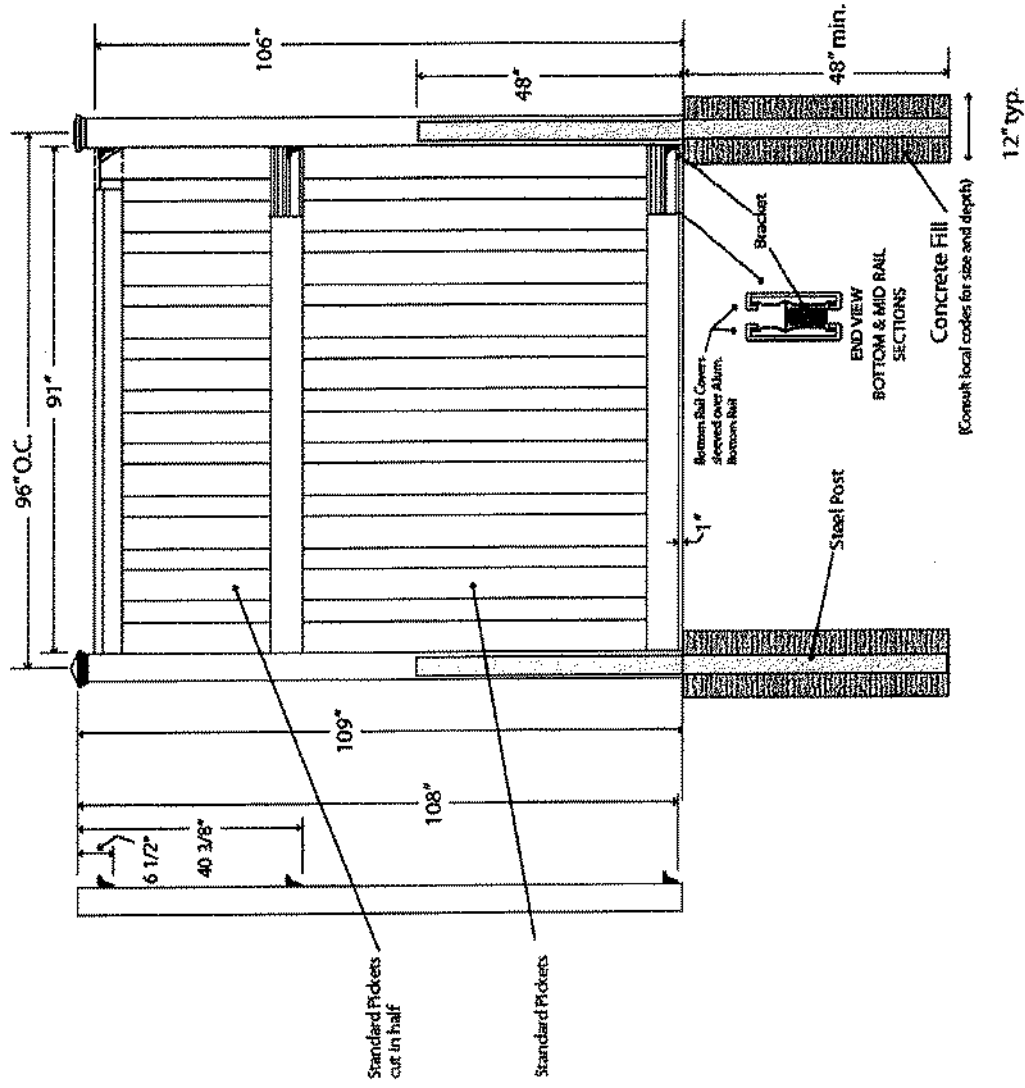
\*Trex Seductions® features Milgard® triple wind load certification levels of 120 mph steady wind, and 120 mph wind gusts.

# TrexSeclusions® Composite Fencing

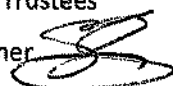
Materials needed for the design above:	Quantity	Components
5" x 5" x 2.50' Post Cap Flat Optional 5" x 5" x 3" Post Cap Pyramid	1	
5" x 5" Post, 14.4' nom.	1	
3.5" x 3.5" Galv. Steel Post Insert (3/16"), 9.6' nom.	1	
4" x 4.9" Top Rail, 91" nom.	1	
1" x 5.875" Bottom Rail Cover / Picket, 91" nom.	4	
2.75" x 5.125" Aluminum Bottom Rail, 90.50' nom.	2	
1" x 5.875" Bottom Rail Cover / Picket, 67" nom.	19	
1" x 5.875" Bottom Rail Cover / Picket, 67" nom. (Note: cut picket lengths in half)	9.5	
1.25" x 3.125" Fence Bracket	6	
1.625" Exterior Wood Screw	16	
Self Tapping Screw	8	



## Architectural Drawing 9' Height, 8' Post Centers



# Memorandum

**To:** President Cauley and Village Trustees  
**From:** Sean Gascoigne, Village Planner   
**Cc:** Kathleen A. Gargano, Village Manager  
 Robb McGinnis, Director of Community Development/Building Commissioner  
**Date:** February 17, 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 9D7 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.

	<u><b>O-3 Requirement</b></u>	<u><b>12 Salt Creek</b></u>
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%**

#### **Plan Commission Action**

At the January 14, 2015 Plan Commission meeting, the Commission reviewed the application submitted for 12 Salt Creek regarding exterior modifications and façade improvements. While the Commission was largely supportive of the proposed changes, they felt that it would be more appropriate if the material used to construct the mechanical screening was a system combining brick and louvers, to be more consistent with the material used in the existing building. Following a motion to approve the exterior appearance and site plans, the Plan Commission, on a 7-0 vote, recommended approval of the request for exterior appearance and site plan review, subject to the applicant revising the mechanical screening and resubmitting those changes for the Board of Trustee's consideration.

#### **Motion**

Should the Board feel the request is appropriate, the following motion would be recommended:

**MOTION: Move that the Board of Trustees approve an "Ordinance Approving Site Plans and Exterior Appearance Plans for the Exterior Modifications and Façade Improvements at 12 Salt Creek Lane"**

#### **Attach:**

Draft Ordinance

Draft Findings and Recommendations





**12 Salt Creek Surgical Center**

Appearance Review

MedProperties Group

January 28, 2015

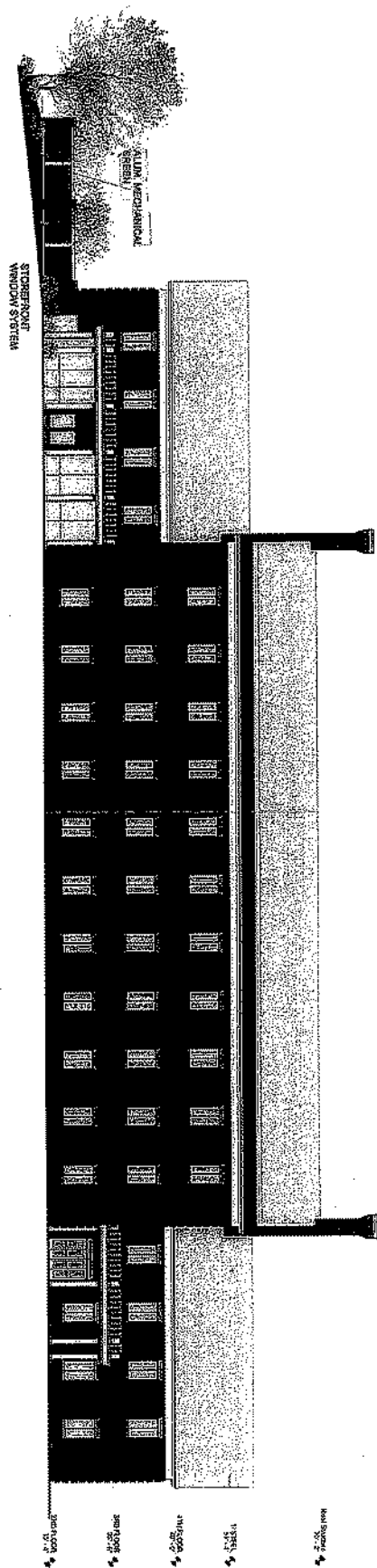
**Plant Material List**

Botanical Name	Common Name	Size	Qty	Remarks
<b>Shade, Intermediate, and Evergreen Trees</b>				
<i>Carpinus b. 'Frans Fontaine'</i>	Pyramidal European Hornbeam	2.5' C	14	Matching Specimens
<i>Crataegus c. var. inermis</i>	Thornless Cockspur Hawthorn	8.0' clump	8	Matching Specimens
<i>Quercus rubra</i>	Red Oak	3.0' C	1	Matching Specimens
<i>Syringa reticulata</i>	Japanese Tree Lilac	8.0' clump	1	Matching Specimens
<b>Flowering and Evergreen Shrubs</b>				
<i>Aronia m. 'Morton'</i>	Iroquois Beauty Black Chokeberry	30" H	19	Matching Specimens
<i>Buxus 'Glencoe'</i>	Chicagoland Green Boxwood	24" S	109	Matching Specimens
<i>Hydrangea p. 'Bulk'</i>	Quick Fire Hydrangea	30" H	15	Matching Specimens
<i>Rhus s. 'Gro-Low'</i>	Gro-Low Sumac	18" S	30	Matching Specimens
<i>Spiraea b. 'Tor'</i>	Tor Spiraea	24" H	37	Matching Specimens
<i>Stephanandra incisa 'Crispa'</i>	Crispa Cutleaf Stephanandra	24" H/5 gal.	19	Matching Specimens
<i>Viburnum carlesii 'Compactum'</i>	Compact Carlesii Viburnum	24" H	11	Matching Specimens
<b>Perennials, Groundcover, Vines, and Ornamental Grasses</b>				
<i>Alchemilla m. 'Auslese'</i>	Lady's Mantle	1 gal.		
<i>Calamagrostis a. 'Karl Foerster'</i>	K. Foerster Feather Reed Grass	1 gal.		
<i>Euonymus f. 'Coloratus'</i>	Purple-Leaf Wintercreeper	3" pot		
<i>Geranium 'Rozanne'</i>	Rozanne Geranium	1 gal.		
<i>Hydrangea a. subsp. Petiolaris</i>	Climbing Hydrangea	3 gal.		
<i>Liriope spicata</i>	Creeping Lilyturf	1 pt.		
<i>Molinia c. 'Moorhexe'</i>	Moor Witch Moor Grass	1 gal.		
<i>Nepeta f. 'Early Bird'</i>	Early Bird Catmint	1 gal.		
<i>Panicum v. 'Northwind'</i>	Northwind Switch Grass	1 gal.		
<i>Salvia n. 'Wesuwe'</i>	Wesuwe Salvia	1 gal.		
<i>Sesleria autumnalis</i>	Autumn Moor Grass	1 gal.		
<i>Sporobolus heterobolus</i>	Prairie Dropseed	1 gal.		
<i>Sporobolus h. 'Tara'</i>	Dwarf Prairie Dropseed	1 gal.		
<i>Vinca m. 'Dart's Blue'</i>	Dart's Blue Periwinkle	3" pot		

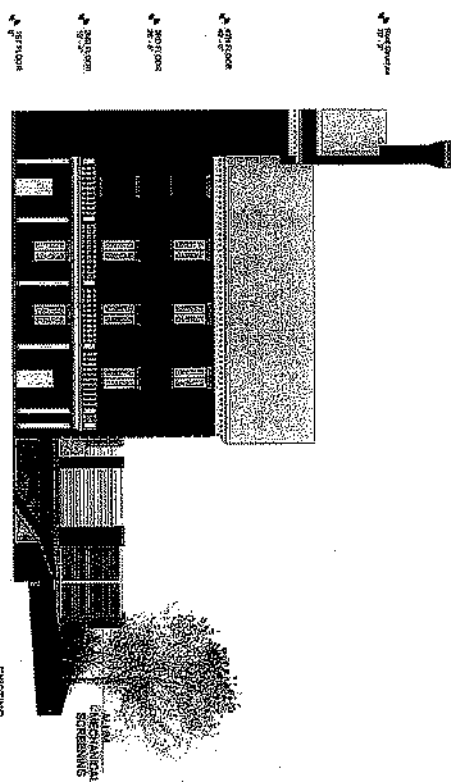




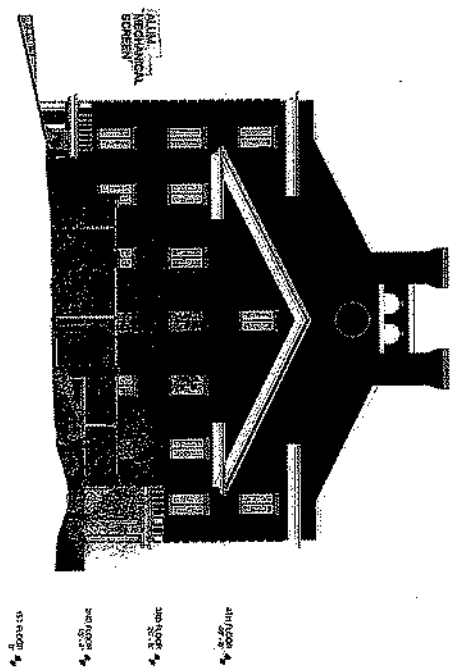
REVISED FOR  
2/13/15 BOF



1 South Elevation



2 NORTH ELEVATION- MECHANICAL SCREEN



3 WEST ELEVATION- MECHANICAL SCREEN

**VILLAGE OF HINSDALE**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE APPROVING SITE PLANS AND EXTERIOR APPEARANCE  
PLANS FOR EXTERIOR MODIFICATIONS, FAÇADE IMPROVEMENTS AND  
LANDSCAPING IMPROVEMENTS TO AN EXISTING MULTI-STORY OFFICE  
BUILDING AT 12 SALT CREEK LANE**

**WHEREAS**, the Village of Hinsdale has received an application (the "Application") for site plan approval and exterior appearance review relative to modifications and improvements to be made to an existing multi-story commercial office building at 12 Salt Creek Lane, Hinsdale, Illinois (the "Subject Property"), from applicant Mad Properties, on behalf of property owner Salt Creek Campus LLC (the "Applicant"); and

**WHEREAS**, the Subject Property is located in the Village's O-3 General Office Zoning District, has an existing multi-story commercial office building situated on it, and is part of the Salt Creek Medical Campus. The Applicant owns several other properties nearby, and proposes to improve the Subject Property by creating two new entrances along the south face of the existing building, including canopies over both entrances, installing new screening for mechanical equipment, and installing additional landscaping throughout the site and parking lot to enhance and improve the appearance of the Subject Property (the "Proposed Improvements"). The Proposed Improvements are depicted in the site plan and exterior appearance plans attached hereto as **Exhibit A** and made a part hereof; and

**WHEREAS**, the Application was considered by the Village of Hinsdale Plan Commission at a public meeting held on January 14, 2015. After considering all of the matters related to the Application, the Plan Commission recommended, on a vote of seven (7) in favor, zero (0) against, and two (2) absent, approval by the Board of Trustees of the Exterior Appearance Plan and Site Plan relative to the Proposed Improvements, subject to the Applicant making minor revisions to the appearance of the mechanical screening to ensure that it would better complement the existing building materials and resubmitting those changes in the Plans provided to the Board of Trustees. The recommendation is set forth in the Plan Commission's Findings and Recommendation in this matter ("Findings and Recommendation"), a copy of which is attached hereto as **Exhibit B** and made a part hereof; and

**WHEREAS**, the President and Board of Trustees, having considered the Findings and Recommendation of the Plan Commission, and having received the revised Plan relative to the mechanical screening, finds that the Application and Plans satisfy the standards established in both Sections 11-604 and 11-606 of the Hinsdale Zoning Code governing site plans and exterior appearance plans, subject to the conditions stated 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 Site Plan and Exterior Appearance Plan.** The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and Sections 11-604 and 11-606 of the Hinsdale Zoning Code, approves the revised Exterior Appearance Plan and Site Plan attached to, and by this reference, incorporated into this Ordinance as **Exhibit A** (the "Approved Plans"), relative to the Proposed Improvements, subject to the conditions set forth in Section 3 of this Ordinance.

**SECTION 3: Conditions on Approvals.** The approvals granted in Section 2 of this Ordinance are expressly subject to all of the following conditions:

- A. **Compliance with Plans.** All work on the Subject Property shall be undertaken only in strict compliance with the Approved Plans attached as **Exhibit A**.
- B. **Compliance with Codes, Ordinances, and Regulations.** Except as specifically set forth in this Ordinance or as otherwise specifically authorized by the Village, the provisions of the Hinsdale Municipal Code and the Hinsdale Zoning Code shall apply and govern all development on, and improvement of, the Subject Property. All such development and improvement shall comply with all Village codes, ordinances, and regulations at all times.
- C. **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.

**SECTION 4: Violation of Condition or Code.** Any violation of any term or condition stated in this Ordinance, or of any applicable code, ordinance, or regulation of the Village, shall be grounds for rescission by the Board of Trustees of the approvals set forth in this Ordinance.

**SECTION 5: Severability and Repeal of Inconsistent Ordinances.** Each section, paragraph, clause and provision of this Ordinance is separable, and if any section, paragraph, clause or provision of this Ordinance shall be held unconstitutional or invalid for any reason, the unconstitutionality or invalidity of such section, paragraph, clause or provision shall not affect the remainder of this Ordinance, nor any part thereof, other than that part affected by such decision. 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 6: Effective Date.** This Ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

**ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2015, pursuant to a roll call vote as follows:

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

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

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

**APPROVED** by me this \_\_\_\_\_ day of \_\_\_\_\_, 2015, and attested to by the Village Clerk this same day.

\_\_\_\_\_  
Thomas K. Cauley, Jr., Village President

**ATTEST:**

\_\_\_\_\_  
Christine M. Bruton, Village Clerk

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

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

Its: \_\_\_\_\_

Date: \_\_\_\_\_, 2015

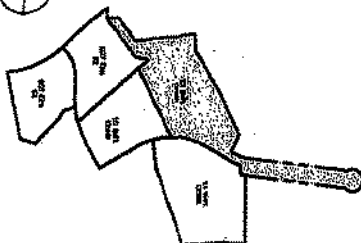
**EXHIBIT A**

**APPROVED SITE PLANS AND EXTERIOR APPEARANCE PLANS  
(ATTACHED)**

[illegible]

**MedProperties**

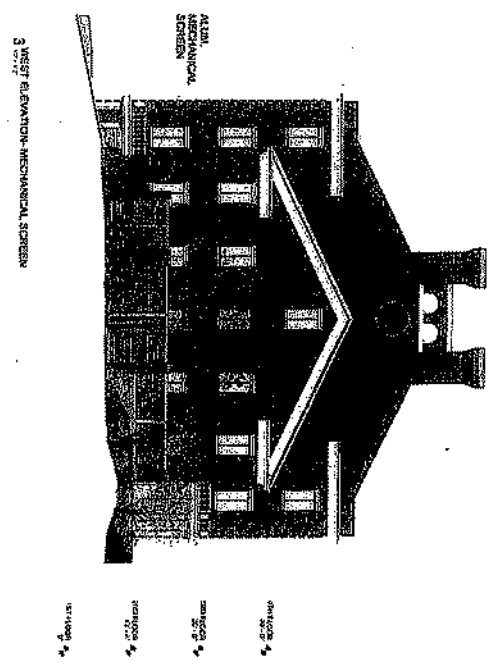
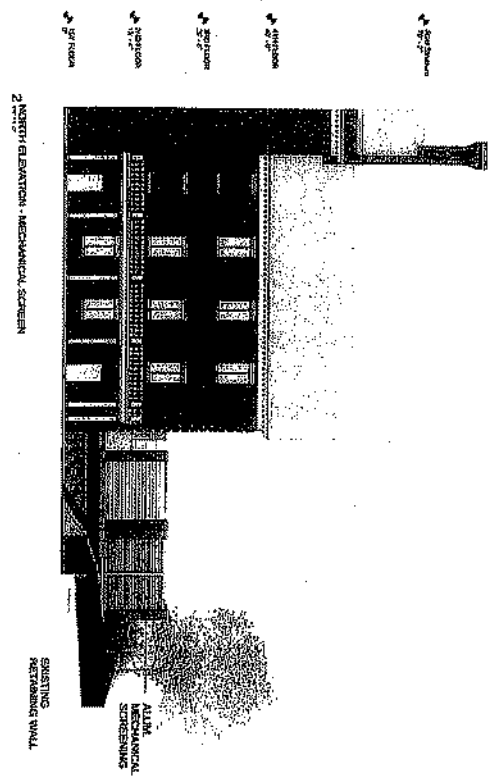
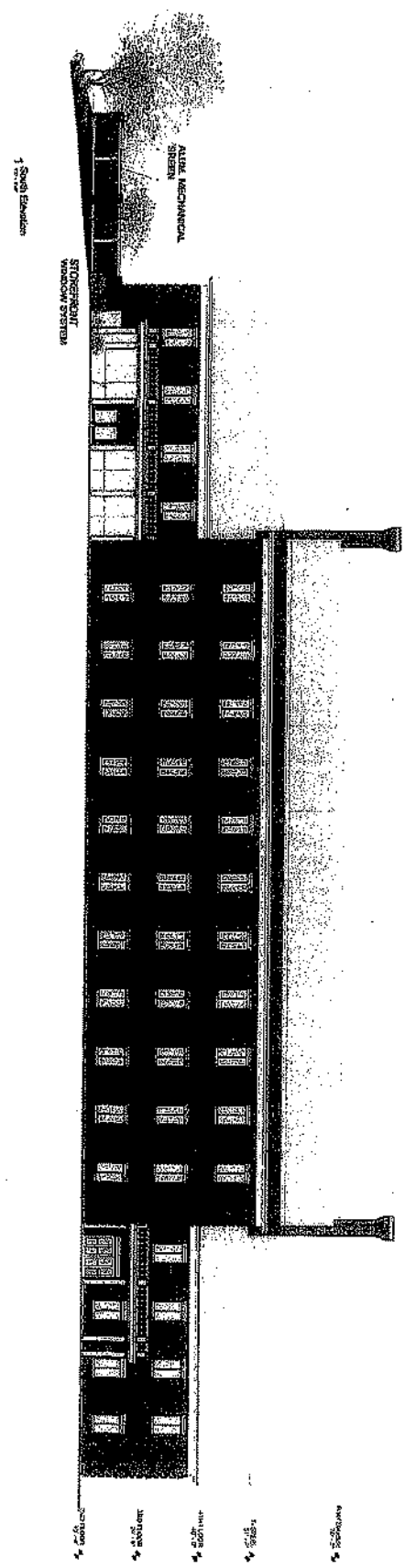
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BUILDING AREA (GROSS):	88,983 SF
F.A.R. (35 MAX):	34
BUILDING FOOTPRINT:	18,835 SF
PERVIOUS AREA (SF)	74,171 SF
PERVIOUS AREA (SF)	97,183 SF
LOT COVERAGE:	49.5%
BUILDING AREA (NET):	61,200 SF
ON-SITE PARKING:	130 CARS
STREET PARKING:	20 CARS
TOTAL PARKING COUNT:	150 CARS
PARKING RATIO (3.53 MIN):	2.35 (OFF)


 $z$ 

**Salt Creek Medical Campus**  
12 Salt Creek Ln Medical Office Building  
Project No: 1000 Date: 01/15/15

# EXHIBIT "A"

Architect: [illegible]  
 Project: [illegible]  
 Date: [illegible]



Salt Creek Medical Campus  
 12345 South Main Street  
 Salt Creek, WI 53101



**EXHIBIT B**

**FINDINGS AND RECOMMENDATION  
(ATTACHED)**

## **HINSDALE PLAN COMMISSION**

**RE: 12 Salt Creek – Med Properties – Exterior Appearance and Site Plan Review**

**DATE OF PLAN COMMISSION REVIEW: January 14, 2015**

**DATE OF BOARD OF TRUSTEES – 1<sup>ST</sup> READING: February 3, 2015**

### **FINDINGS AND RECOMMENDATION**


#### **I. FINDINGS**

1. Med Properties (the “Applicant”) submitted an application to the Village of Hinsdale for exterior appearance and site plan review at 12 Salt Creek Lane (the “Subject Property”).
2. The Subject Property is located in the O-3 General Office District and is improved with a multi-story office building.
3. The applicant is proposing the following changes to the property:
  - Two new entrances along the south face, including canopies over both entrances and
  - New screening for the mechanical equipment
  - Install additional landscaping throughout the site and parking lot to enhance and improve the appearance of the site
4. The Commission was complimentary of the changes and the applicant’s reinvestment into the office park.
5. While the Commission generally supported the proposal, they agreed that the appearance of the mechanical screening could be improved and recommended that the applicant look at something that was more in keeping with the existing building materials. As such, they recommended a screening that consisted of bricks and louvers that would complement the existing building materials while still allowing the appropriate air flow and circulation.
6. The Plan Commission specifically finds that based on the Application and the evidence presented at the public meeting, the Applicant has satisfied the standards in Sections 11-604 and 11-606 of the Zoning Code applicable to approval of site plan and exterior appearance approval, respectively, provided the applicant satisfy the requested conditions prior to final Board approval. Among the evidence relied upon by the Plan Commission were the elevations and various plans submitted and considered for the January 14, 2015 Plan Commission meeting.

## II. RECOMMENDATION

The Village of Hinsdale Plan Commission, on a vote of seven (7) "Ayes," zero (0) "Nays," and two (2) "Absent" recommends that the President and Board of Trustees approve the site plan and exterior appearance plans for 12 Salt Creek Lane, subject to the condition that they submit, prior to first reading at the Board of Trustees, revised mechanical screening as described in the statements above.

### THE HINSDALE PLAN COMMISSION

By:  Chairman

Dated this 11<sup>th</sup> day of Feb., 2015.

**VILLAGE OF HINSDALE  
VILLAGE BOARD OF TRUSTEES  
MINUTES OF THE SPECIAL MEETING  
February 16, 2015**

The specially scheduled meeting of the Hinsdale Village Board of Trustees was called to order by President Tom Cauley in Memorial Hall of the Memorial Building on Monday, February 16, 2015 at 6:39 p.m.

Present: President Tom Cauley, Trustees William Haarlow, Gerald J. Hughes, Laura LaPlaca and Bob Saigh

Absent: Trustees Christopher Elder and J. Kimberley Angelo

Also Present: Village Manager Kathleen A. Gargano, Assistant Village Manager/Finance Director Darrell Langlois, Police Chief Brad Bloom, Director of Community Development/Building Commissioner Robb McGinnis, Director of Public Services George Peluso, Village Engineer Dan Deeter, Director of Economic Development & Urban Design Tim Scott, Management Analyst Suzanne Ostrovsky and Village Clerk Christine Bruton

**PLEDGE OF ALLEGIANCE**

President Cauley led those in attendance in the Pledge of Allegiance.

**APPROVAL OF MINUTES**

Trustees Saigh and Haarlow made changes to the language of the draft minutes. Trustee LaPlaca moved to **approve the draft minutes of the regularly scheduled meeting of February 3, 2015, as amended.** Trustee Hughes seconded the motion.

**AYES:** Trustees, Haarlow, Hughes, LaPlaca and Saigh

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Trustees Elder and Angelo

Motion carried.

**CITIZENS' PETITIONS**

None.

**VILLAGE PRESIDENT'S REPORT**

No report.

## **FIRST READINGS**

### **Administration & Community Affairs (Chair Hughes)**

#### **An Ordinance Creating Title 3 (Business and License Regulations) Chapter 16 (Cable/Video Service Provider Fee) of the Village Code of Hinsdale Relative to the Imposition of a Cable/Video Service Provider Fee**

President Cauley introduced the item and explained the Village of Hinsdale has a franchise agreement with Comcast which allows us to charge residents a service provider fee. Other providers, including AT&T, do not have franchise agreements, but are regulated at the State level. What we are allowed to do, as most municipalities do, is collect a 5% service provider fee directly from AT&T which is equal to the franchise fee charged Comcast residents. Everyone pays the same fee and this is a \$50,000 net to the Village. Assistant Village Manager/Finance Director Darrell Langlois noted this does not apply to satellite services, just wired service using the Village's right-of-way. Trustee Saigh asked if we can collect these funds retroactively, to which Mr. Langlois responded that legally this is not an option. President Cauley noted the language in the draft ordinance includes a fee that we will not impose, therefore this item will move forward for a second reading with that correction.

### **Environment & Public Services (Chair LaPlaca)**

#### **Award the Engineering Services for Construction Observation of the 2015 Reconstruction Project to Bowman Consulting Group, Ltd. in the Amount not to Exceed \$117,280**

President Cauley introduced the item stating that Bowman Consulting did the design portion of this project; this bid is consistent with what they quoted with the design phase. As is consistent with past practice, the firm that does the design portion of the job is usually the best candidate for the engineering services. The Board agreed to move this item to the Consent Agenda.

#### **Award the 2015 Resurfacing Project to John Neri Construction Company in the Amount to Exceed \$1,734,008.25**

President Cauley explained that John Neri Construction is the low bidder for this project. They have worked for the Village before and residents are happy with the other work they have done. The Board agreed to move this item to the Consent Agenda.

**Award the Engineering Services for Construction Observation of the  
2015 Reconstruction Project to Christopher B. Burke Engineering, Ltd.  
in the Amount not to Exceed \$65,856**

President Cauley explained this amount is consistent with the original bid for design and staff has been happy with the work Burke Engineering has done in the past. The Board agreed to move this item to the Consent Agenda. Trustee LaPlaca clarified this item is actually for resurfacing, not reconstruction.

**Approve a Resolution for improvement by Municipality  
Under the Illinois Highway Code**

President Cauley explained this item is the approval for the use of fees from the Motor Fuel Tax (MFT) to fund a reconstruction project. The Board agreed to move this item to the Consent Agenda.

**Zoning & Public Safety (Chair Saigh)**

**Approve the Purchase of Mobile Computers and Related Mounting Equipment  
Under the Terms of the State of Illinois Purchasing Contract at a Cost  
not to exceed \$60,295 from CDS Computers**

President Cauley explained that because of the move from Southwest Central Dispatch (SWCD) to DUCOMM, the Village anticipated about \$56,000 for this computer expense. This is slightly more, but within 10% of the cost of brand new computers. The Board agreed to move this item to the Consent Agenda.

**CONSENT AGENDA**

**Administration & Community Affairs (Chair Hughes)**

**Approval and Payment of the Accounts Payable for the Period of February 4, 2015  
through February 16, 2015 in the aggregate amount of \$987,335.75 as set forth on  
the list provided by the Village Treasurer, of which a permanent copy is on file with  
the Village Clerk**

Trustee Hughes moved Approval and Payment of the Accounts Payable for the Period of February 4, 2015 through February 16, 2015 in the aggregate amount of \$987,335.75 as set forth on the list provided by the Village Treasurer, of which a permanent copy is on file with the Village Clerk. Trustee Haarlow seconded the motion.

**AYES:** Trustees, Haarlow, Hughes, LaPlaca and Saigh

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Trustees Elder and Angelo

Motion carried.

**Award of Landscaping, Maintenance and Mowing Bid #1580 to Beary  
Landscaping in the Amount of \$105,405  
(First Reading on February 3, 2015)**

President Cauley introduced the item. Trustee LaPlaca moved an **Award of Landscaping, Maintenance and Mowing Bid #1580 to Beary Landscaping in the Amount of \$105,405**. Trustee Saigh seconded the motion.

Trustee Haarlow commented that Public Services staff would work on other things as they would not be mowing and weeding, but he wants to see something more formal about what will be accomplished with this time. Village Manager Kathleen Gargano stated the Director of Parks & Recreation Gina Hassett and Director of Public Services George Peluso will keep track of this this summer, and a report will be made for Village Board review in November.

**AYES:** Trustees, Haarlow, Hughes, LaPlaca and Saigh

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Trustees Elder and Angelo

Motion carried.

**Approve a Community Pool Pricing Adjustment of \$100 for a Non-resident 10-  
Visit Pass and a Pilot Program for the 2015 Season  
of a Neighborly Rate for Season Passes  
(First Reading on February 3, 2015)**

President Cauley introduced the item. Trustee Hughes moved to **Approve a Community Pool Pricing Adjustment of \$100 for a Non-resident 10-Visit Pass and a Pilot Program for the 2015 Season of a Neighborly Rate for Season Passes**. Trustee Saigh seconded the motion.

**AYES:** Trustees, Haarlow, Hughes, LaPlaca and Saigh

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Trustees Elder and Angelo

Motion carried.

**Environment & Public Services (Chair LaPlaca)**

**Award the Engineering Services for the Design of the Woodlands Phase 3 Project to  
HR Green, Inc. in the Amount Not to Exceed \$182,495  
(First Reading on February 3, 2015)**

President Cauley introduced the item. Trustee LaPlaca moved to **Award the Engineering Services for the Design of the Woodlands Phase 3 Project to HR Green, Inc. in the Amount Not to Exceed \$182,495**. Trustee Hughes seconded the motion.

**AYES:** Trustees, Haarlow, Hughes, LaPlaca and Saigh

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Trustees Elder and Angelo

Motion carried.

**SECOND READINGS / NON-CONSENT AGENDA**

**Zoning & Public Safety (Chair Saigh)**

**Ordinance Approving Site Plans for Construction of a New Three-Story  
Professional Office Building at 10 Salt Creek Lane  
(First Reading on February 3, 2015)**

President Cauley introduced and explained that at the First Reading of this item, Graue Mill residents came forward with concerns about traffic using Road D to bypass the York and Ogden Intersection. Residents would like to be the only ones who use the road; however, it is a public road. A gate was suggested, but Chief Bloom noted that while easier access is their interest, this option would equally penalize them. Staff met with residents; the residents agreed they didn't want their issue with traffic to hold up the project and that the new building will not increase the traffic problem. Chief Bloom explained the Graue Mill Homeowners Association will send a letter to the Village asking us to prevail on the County to address this problem, starting with a traffic study. Trustee Saigh moved to approve an **Ordinance Approving Site Plans for Construction of a New Three-Story Professional Office Building at 10 Salt Creek Lane**. Trustee LaPlaca seconded the motion.

**AYES:** Trustees, Haarlow, Hughes, LaPlaca and Saigh

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Trustees Elder and Angelo

Motion carried.



**Ordinance Approving Site Plans and Exterior Appearance Plans for Exterior Modifications, Façade Improvements and Landscaping Improvements to an Existing Multi-Story Office Building at 12 Salt Creek Lane**

(First Reading on February 3, 2015)

President Cauley introduced the item noting there were no objections to this matter during the First Reading. Trustee Saigh moved to approve an **Ordinance Approving Site Plans and Exterior Appearance Plans for Exterior Modifications, Façade Improvements and Landscaping Improvements to an Existing Multi-Story Office Building at 12 Salt Creek Lane**. Trustee LaPlaca seconded the motion.

**AYES:** Trustees, Haarlow, Hughes, LaPlaca and Saigh

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Trustees Elder and Angelo

Motion carried.

**Ordinance Approving a Major Adjustment to a Site Plan/Exterior Appearance Plan at 230 Ogden Avenue – DL Rawlings Architects**

(First Reading on February 3, 2015)

President Cauley introduced the item noting these adjustments are to the rear of the property, it is an improvement and the Board had no issues with this matter at the First Reading. Trustee Saigh moved to approve an **Ordinance Approving a Major Adjustment to a Site Plan/Exterior Appearance Plan at 230 Ogden Avenue – DL Rawlings Architects**. Trustee Haarlow seconded the motion.

**AYES:** Trustees, Haarlow, Hughes, LaPlaca and Saigh

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Trustees Elder and Angelo

Motion carried.

**Ordinance Approving a Major Adjustment to a Site Plan/Exterior Appearance Plan at 125 W. Second Street – Kolbrook Design, Inc.**

(First Reading on February 3, 2015)

President Cauley introduced the item and recapped that the Board agreed that Village procedures need to be improved, but the Board didn't feel the structure should be torn down or modified at this point. Trustee Saigh moved to approve an **Ordinance Approving a Major Adjustment to a Site Plan/Exterior Appearance Plan at 125 W. Second Street – Kolbrook Design, Inc.** Trustee LaPlaca seconded the motion.

**AYES:** Trustees, Haarlow, Hughes, LaPlaca and Saigh

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Trustees Elder and Angelo

Motion carried.

## **DISCUSSION ITEMS**

### **Annual Integrated Pest Management (IPM) Report**

Mr. Ralph Nikischer, Village Horticulturalist and IPM Coordinator, made a presentation to the Board. Since November 1995 it has been Village policy to make a public presentation of the IPM to allow residents to speak on this issue. He outlined the goals of the program with respect to action, modification, prevention and management of pesticide applications.

Mr. Nikischer explained that he evaluates Village turf areas three times per year and makes a recommendation for treatment, if necessary. He reported that over-seeding the parks has been successful; and the Village is on a four year cycle for over-seeding. The IPM report also includes information regarding prairie maintenance, tree maintenance, mosquito abatement and sustainable landscaping. He also stated he hopes to increase public knowledge on these matters through the new website, and stated that residents can contact him directly with any concerns.

With respect to Clarke Environmental, Inc.'s more natural approach to mosquito abatement, he reported there have been no negative reports or concerns. In fact, they have had positive feedback and would anticipate continuing this program. He confirmed the best treatment for mosquitos is to the larvae in the catch basins, which also constitutes the least exposure to people.

Trustee Saigh asked if certain turf locations that receive heavy use, such as Burlington Park, need to be rested. Mr. Nikischer commented that resting these areas is important, but not always possible. Mr. Nikischer commented that District 181 does not follow Village protocol for turf maintenance, but with an appropriate grass height and a healthy turf, weed seeds are prevented from germinating. He would like to reach out to them to coordinate efforts to use our resources more effectively.

## **DEPARTMENT AND STAFF REPORTS**

- a) Treasurer's Report
- b) Parks & Recreation
- c) IT Coordinator Monthly Report
- d) Police Department Report
- e) Fire Department Report
- f) Public Services Report
- g) Engineering Monthly Report
- h) Community Development Monthly Report

i) Economic Development Report

Director of Public Services George Peluso introduced Mr. Richard Roehn, the new roadway supervisor. He has had over 20 years of experience, and is most recently worked in Oak Brook for 15 years. President Cauley welcomed him to Hinsdale.

President Cauley asked if there were questions about any of the staff reports. Trustee LaPlaca noted that Village Engineer Dan Deeter's report indicated the Oak Street Bridge letting is scheduled for March 6<sup>th</sup> and construction will begin in May 2015. She said there will be a dedicated link on our website for the Oak Street Bridge project, which will be user friendly and help get information to the public as soon as possible.

**REPORTS FROM ADVISORY BOARDS AND COMMISSIONS**

No reports.

**OTHER BUSINESS**

None.

**NEW BUSINESS**

None.

**CITIZENS' PETITIONS**

None.

**TRUSTEE COMMENTS**

None.

**ADJOURNMENT**

President Cauley noted that based on this evening's business, there would be no need to schedule a Committee of the Whole, and asked for a motion to adjourn into closed session. There being no further business before the Board, Trustee Hughes **moved to adjourn the meeting of the Hinsdale Village Board of Trustees of January 20, 2015 Into Closed Session under 5 ILCS 120/2(c)(2) Collective negotiating matters between the public body and its employees or their representatives, or deliberations concerning salary schedules for one or more classes of employees, and 5 ILCS 120/2(c)(11) Litigation, filed or pending before a court or administrative tribunal or when an action is probable or imminent.** Trustee Saigh seconded the motion.

**AYES:** Trustees, Haarlow, Hughes, LaPlaca and Saigh

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** Trustees Elder and Angelo

Motion carried.

Meeting adjourned at 7:21 p.m.

ATTEST: \_\_\_\_\_  
Christine M. Bruton, Village Clerk

**MINUTES  
VILLAGE OF HINSDALE  
PLAN COMMISSION  
JANUARY 14, 2015  
MEMORIAL HALL  
7:30 P.M.**

Chairman Byrnes called the meeting to order at 7:30 p.m., Tuesday, January 14, 2015 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 and Commissioner Fiascone

**ABSENT:** Commissioner Johnson and Commissioner Unell

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

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**Approval of Minutes**

The Plan Commission reviewed the minutes from the September 10 and October 8, 2014 meeting. Commissioner Cashman motioned to approve the minutes of September 10, 2014, as amended. Commissioner Crnovich seconded. The motion passed unanimously. Commissioner Ryan motioned to approve the minutes of October 8, 2014. Commissioner McMahon seconded. The motion passed unanimously.

**Findings and Recommendations**

**A-23-2014 – 10, 11 and 12 Salt Creek Lane, and 901 and 907 N. Elm Street – Med Properties – Special Use Permit to Allow a Planned Development.**

Chairman Byrnes 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-23-2014 – 10, 11 and 12 Salt Creek Lane, and 901 and 907 N. Elm Street – Med Properties for a Special Use Permit to Allow a Planned Development. Commissioner Crnovich seconded. The motion passed unanimously.

**10 Salt Creek – Med Properties – Site Plan/Exterior Appearance Approval for the Construction of a New 3-Story Building with Surface Parking Lot.**

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 10 Salt Creek – Med Properties – Site Plan/Exterior Appearance Approval for the Construction of a

## **Plan Commission Minutes**

**January 14, 2015**

New 3-Story Building with Surface Parking Lot. Commissioner Cashman seconded. The motion passed unanimously.

### **Scheduling of Public Hearings**

- A-34-2014 – Village of Hinsdale – Text Amendment to Section 11-401, as it relates to Requirements for a Certificate of Zoning Compliance.
- A-35-2014 – Salt Creek Club – Major Adjustment to a Planned Development to Construct a New Clubhouse.

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

Chairman Byrnes introduced the cases and invited the applicant to come forward.

Chris Leach, Attorney for the applicant introduced himself and summarized the request. He asked the Commission if they would prefer to discuss the two cases together or separate.

Chairman Byrnes suggested discussing them separately and the Commission concurred.

### **12 Salt Creek – Med Properties – Site Plan/Exterior Appearance Approval for Exterior Changes and Façade Improvements.**

Mr. Leach indicated he would start with 12 Salt Creek and summarized the specific request. He provided the Commission with the substantial features of the proposal and then introduced the team.

Bill Dvorak introduced himself and explained the proposed changes in more detail.

Steve Saunders, architect for the project, introduced himself and began his presentation. He discussed the proposed changes to the architecture, as well as the proposed materials to be used, indicating that they would be very similar to the materials that already existed.

General discussion ensued regarding the scope of work to be completed and the proposed changes.

Michael Trippeddi, landscape architect for the site, introduced himself and identified the additional landscaping proposed as a result of the changes.

General discussion ensued regarding the proposed location of the mechanical equipment and why the proposed location was needed. The Commission questioned the removal of the oak tree and Mr. Trippeddi indicated why it needed to be removed to locate the mechanical equipment.

Commissioner Cashman stated that he liked where they were at in the proposal. He indicated that he was happy with everything but the screening proposed for the mechanical equipment and felt that it should contain brick to match the existing materials in the building.

## **Plan Commission Minutes**

**January 14, 2015**

General discussion ensued regarding parking allocation and the material for the mechanical screening.

Several Commissioners commended the applicant on the revised drawings and their willingness to work with the Commission.

General discussion continued regarding the mechanical equipment screening.

Mr. Dvorak indicated that since they were splitting the cost with the tenants, it was a cost issue.

Chairman Byrnes indicated that given the number of times the applicant had been back before them, he would be supportive of allowing the applicant to move forward if they could supply the requested changes before they went to the Village Board.

Commissioner McMahon motioned to approve exterior appearance for façade changes and exterior improvements at 12 Salt Creek, subject to the applicant submitting revisions for the mechanical screening, with a combination of brick and louvers, to provide more constancy between the existing building and screening. Commissioner Fiascone seconded. The motion passed unanimously, with a 7-0 vote and 2 absent.

Commissioner McMahon motioned to approve the site plan for the façade changes and exterior improvements at 12 Salt Creek. Commissioner Crnovich seconded. The motion passed unanimously, with a 7-0 vote and 2 absent.

### **10 Salt Creek – Med Properties – Site Plan/Exterior Appearance Approval for a New 3-Story Building with Surface Parking Lot.**

Mr. Leach introduced the case and summarized the proposal. He wanted to specifically note that, while not required, the applicant still intended to provide underground detention to manage the site's storm water.

Mr. Saunders thanked the Commission again and presented the differences between this proposal and the building included in the Planned Development proposal. He then went on to describe the architecture and proposed material for the new building.

General discussion ensued regarding the proposed architecture and Commissioner Cashman questioned why certain features had been eliminated. He indicated that he liked certain aspects of the original proposal that were removed and suggested that they consider revisiting some of those features. Specifically a continuation of the glass between the first and second floor windows on the east and west elevations.

Mr. Saunders indicated that the reduction in scale played a large role in the changes.

Commissioner Cashman stated that he appreciated the applicant's efforts. He complemented them for sticking with the project, as well as acknowledging and addressing the Commission's

## **Plan Commission Minutes**

**January 14, 2015**

original concerns. He then indicated that he really liked the transition of the proposals and was excited to see it come to fruition.

Mr. Trippeddi summarized the landscaping for proposed for the site.

Chairman Byrnes entertained questions and comments from the Graue Mill residents, which included confirmation as to the location of the seven trees proposed to be removed on the site.

Commissioner Stifflear summarized his conversation he had with staff regarding the street parking and required street widths. He indicated that following their conversation he was satisfied with the response from the Village Engineer and that he had no additional concerns.

General discussion ensued and the Commission once again thanked the applicant for their efforts and investment in the office park.

Chairman Byrnes offered some final thoughts and indicated overall he was comfortable with the architecture and the project, provided they revise the drawings to include the comments from Commissioner Cashman to address the east and west elevations.

Commissioner Cashman motioned to approve exterior appearance for the new three-story building and surface parking lot at 10 Salt Creek, subject to the applicant submitting revisions to the east and west elevations, prior to the Village Board meeting. Commissioner Fiascone seconded. The motion passed unanimously, with a 7-0 vote and 2 absent.

Commissioner Crnovich motioned to approve the site plan for the new three-story building and surface parking lot at 10 Salt Creek. Commissioner McMahon seconded. The motion passed unanimously, with a 7-0 vote and 2 absent.

### **Adjournment**

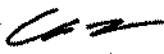
Commissioner Cashman moved to adjourn. Commissioner Fiascone seconded and the meeting adjourned at 8:42 p.m. on January 14, 2015.

Respectfully Submitted,

Sean Gascoigne  
Village Planner



# 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:** September 2, 2015  
**Re:** 8 Salt Creek Lane – MedProperties / Salt Creek Campus LLC  
Request for Exterior Appearance and Site Plan Review Approval

## BACKGROUND

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### Application

The Village of Hinsdale has received an application (Attachment 1) from MedProperties Development Director Bill Dvorak, Northbrook, Illinois on behalf of Salt Creek Campus LLC, requesting approval of site plans and exterior appearance plans for a loading zone and trash enclosure not included in its previously approved (per Ordinance O2015-04) site plans and exterior appearance plans for construction of a new three-story professional office building at 10 Salt Creek Lane (formal address) in the O-3 General Office District (Attachment 2).

### Request and Analysis

On January 14<sup>th</sup>, 2015, the Plan Commission (PC) reviewed the applicant's initial site plan and exterior appearance application for a new 3-story medical office building with a new surface parking lot and made a motion to approve the project. It passed unanimously with a 7-0 vote and 2 absent (Attachment 3, PC Minutes) after it was unanimously denied with a 9-0 vote on October 8<sup>th</sup>, 2014 (Attachment 4, PC Minutes). However, during the construction permit process, staff received a site plan that includes a different/larger loading zone and a new exterior appearance plan for the trash enclosure.

The applicant proposes to add trees, shrubs and other plantings to help screen the appearance of the trash enclosure in areas previously designed for sod. The trash enclosure will use Trex fencing material, the same as the applicant's proposal at 10/12 Salt Creek Lane for its mechanical screening and parking lot generator enclosure (Case A-22-2015). Per the application exhibit, the Trex screening will be 9 feet tall with 8 foot post centers (Attachment 1).

The property is currently zoned O-3, which is the general office district intended to provide the needs of business and professional offices and related business uses requiring a somewhat wider range of office spaces with a somewhat higher intensity of pedestrian and vehicular traffic movements.

8 Salt Creek Lane is bordered by properties zoned: Multiple Family Residential (R-5) to the North and General Office (O-3) to the South, East and West.

**Process**

Within 60 days following the conclusion of the public meeting, the PC shall transmit to the Board of Trustees (BOT) its recommendation, in the form specified in subsection 11-103(H) of this article, recommending either approval or disapproval of the site plan based on the standards set forth in subsection F1 of this section (11-604) and section 11-606.

**Attachments:**

Attachment 1 – Major Adjustment Application Request and Exhibits

Attachment 2 – Request for Board Action Memo and Ordinance O2015-04– February 16, 2015

Attachment 3 - Plan Commission Minutes– January 14, 2015

Attachment 4 - Plan Commission Minutes– October 8, 2014

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

Village of Hinsdale, IL

Update to Exterior Appearance and Site Plan Review  
Application Regarding Loading Dock and Trash Enclosure  
to Serve the Surgery Center at 10 Salt Creek.

July 22, 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**

One Prudential Plaza  
130 East Randolph, Suite 1850  
Chicago, IL 60601  
312.786.1204

ESA PROJECT NUMBER 14147.02



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

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

**Address of proposed request:**

**Proposed Planned Development request:**

**Amendment to Adopting Ordinance Number:**

**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 requested modification to add a loading zone and trash enclosure which will serve the adjacent property, continues to meet all zoning requirements of the Village of Hinsdale. One off-street parking space has been removed from the site. That parking space will be replaced by an on-street parking space, of which there is an abundance on Property owned by the same Owner. In order to have no net change in the impervious area, the area of the drop-off zone in the north-east corner of the property has been reduced so that that reduced area along with the area of the eliminated parking space equals the area of the loading zone and trash enclosure. Additionally, we are adding trees, shrubs and other plantings to help screen and soften the appearance of the trash enclosure in areas which were previously designed to be sod. In these regards and all others not mentioned, we remain in substantial conformity to the previously approved Site Plan.



**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: 8 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. Additionally, a loading dock and trash enclosure will be provided to serve the Surgery Center tenant at 10 Salt Creek.

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: 8 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	<u>93</u> Off-Street Park'g Stalls <u>15</u> 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	<u>2</u>
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 28<sup>th</sup> day of July, 2015, I/We have read the above certification, understand it, and agree to abide by its conditions.

[Signature]  
Signature of applicant or authorized agent

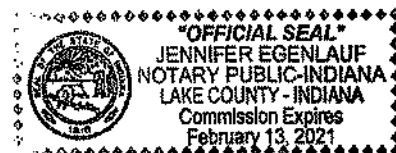
William Dvorak  
Name of applicant or authorized agent

[Signature]  
Signature of applicant or authorized agent

[Signature]  
Name of applicant or authorized agent

SUBSCRIBED AND SWORN  
to before me this 28<sup>th</sup> day of  
July, 2015.

[Signature]  
Notary Public







**VILLAGE  
OF HINSDALE** FOUNDED IN 1873

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

Address of proposed request: \_\_\_\_\_

**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 Land 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.

**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:** Med Properties

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

**Property address:** 8 Salt Creek Lane

**Property legal description:** [attach to this form]

**Present zoning classification:** O-3, General Office District

**Square footage of property:** Property Area = 108,854 SF - Total Lot Area = 93,782 SF

**Lot area per dwelling:** \_\_\_\_\_

**Lot dimensions:** \_\_\_\_\_ x \_\_\_\_\_

**Current use of property:** vacant

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

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

**Brief description of request and proposal:**

Construction of new professional office building and associated parking.

**Plans & Specifications:** [submit with this form]

**Provided:                      Required by Code:**

**Yards:**

<b>front:</b>	<u>N/A</u>	<u>25'</u>
<b>interior side(s)</b>	<u>14' / N/A</u>	<u>10' / 10'</u>

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):	<u>N/A</u>	<u>N/A</u>
------------------------	------------	------------

Total building coverage:	<u>11.1%</u>	<u>N/A</u>
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Total lot coverage:	<u>50%</u>	<u>50%</u>
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Floor area ratio:	<u>.35</u>	<u>.35</u>
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Accessory building(s):	<u>N/A</u>	
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**Spacing between buildings: [depict on attached plans]**

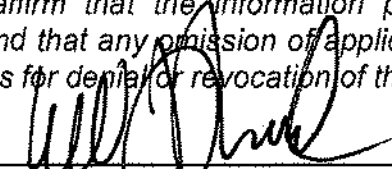
principal building(s):	<u>N/A</u>		
accessory building(s):	<u>N/A</u>		

Number of off-street parking spaces required: 108

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 Duarte  
Applicant's printed name

Dated: July 28, 2015

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 4<sup>th</sup> day of June, 2014.

PROPERTY OWNER:

SALT CREEK CAMPUS LLC

Paul Kopelki

By: PAUL KOPELKI

Title: MANAGER

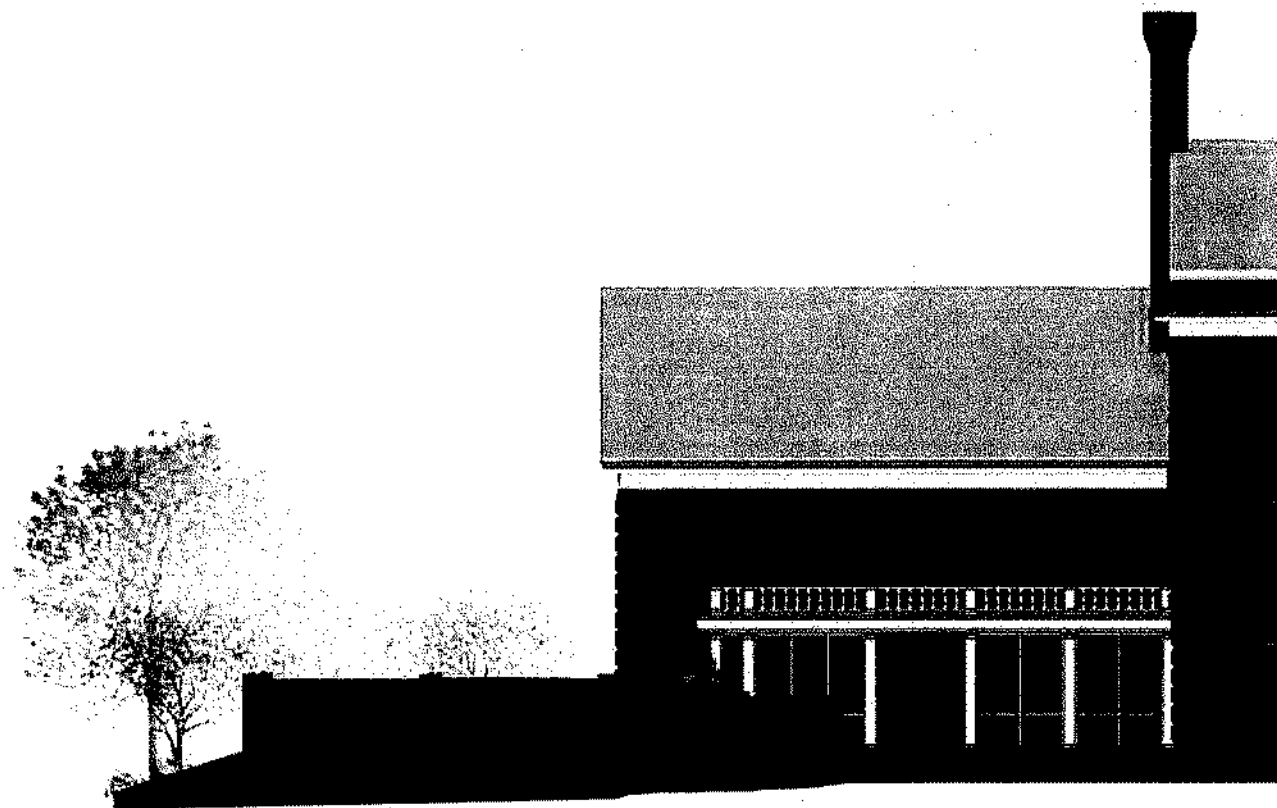


EXHIBIT "A"

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.

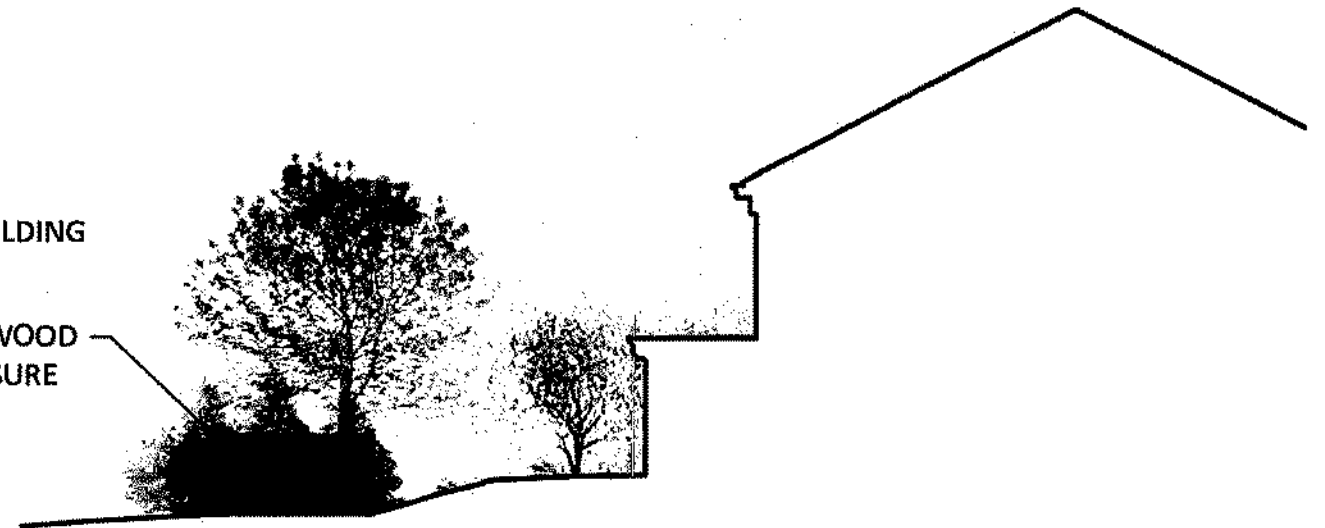




SOUTH ELEVATION

10/12 SALT CREEK BUILDING

8' HIGH COMPOSITE WOOD  
PLANK TRASH ENCLOSURE



EAST SECTION

Trash Enclosure | AS1.2

ECKENHOFF SAUNDERS ARCHITECTS

© 2013 Eckenhoff Saunders Architects, Inc.

**NP**  
**MedProperties**

**Salt Creek Medical Campus**  
8 Salt Creek Lane Medical Office Building

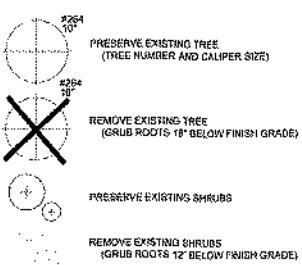
Hinsdale, IL 60521 Project No: 14147 Date: 2015.07.20

TREE SURVEY

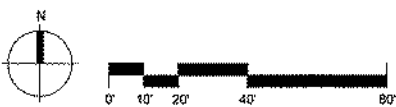
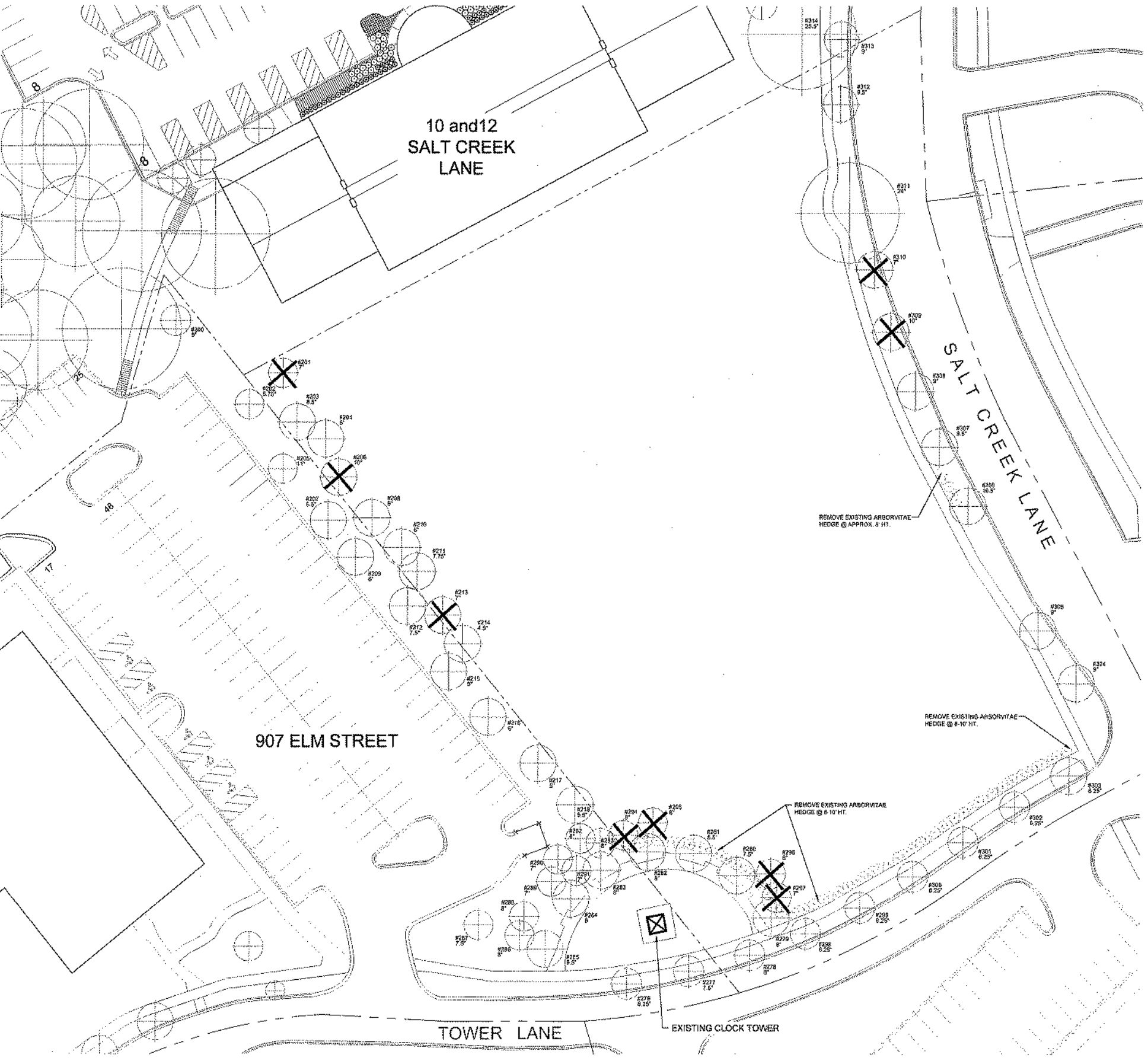
No.	Species	Size (DBH)	Condition	Proposed Action
200	Red Oak	9"	Good	Off-site - no action
201	Red Maple	7"	Fair, trunk decay	Remove - in conflict with new topography
202	Red Maple	5.75"	Fair, trunk decay	Off-site - no action
203	Little Leaf Linden	8.5"	Poor, partially dead w/ trunk decay	Preserve
204	Red Maple	8"	Fair to Poor w/ severe trunk decay & deer damage	Preserve
205	Little Leaf Linden	11"	Good, minor frost crack	Off-site - no action
206	Little Leaf Linden	10"	Poor, severe decay, trunk & main leader	Remove - in conflict with new sewer
207	Red Maple	8.5"	Fair to Poor, frost crack	Off-site - no action
208	Red Maple	6"	Fair to Poor w/ decay in main leader	Preserve
209	Red Maple	6"	Fair, multiple frost cracks	Off-site - no action
210	Swamp White Oak	6"	Good	Preserve
211	Little Leaf Linden	7.75"	Poor, severe decay, trunk & main leader	Preserve
212	Little Leaf Linden	7.5"	Poor, severe decay, trunk & main leader, 50% dead	Off-site - no action
213	Green Ash	7"	Poor, severe trunk decay, Emerald Ash Bore (EAB)	Remove
214	Red Maple	4.5"	Poor, severe trunk decay	Preserve
215	Red Maple	5"	Fair to Poor, trunk decay	Off-site - no action
216	Red Maple	6"	Poor, severe decay, trunk & main leader, 75% dead	Off-site - no action
217	Red Maple	5"	Poor, severe decay, trunk & main leader, 75% dead	Off-site - no action
218	Green Ash	5.5"	Fair to Poor, trunk decay, EAB, 20% dead	Off-site - no action
276	Chanticleer Pear	8.25"	Fair to Poor, trunk decay, 10 % dead	Off-site - no action
277	Chanticleer Pear	7.5"	Fair to Poor, 20% dead	Off-site - no action
278	Chanticleer Pear	8"	Good to Fair, 5 % dead	Preserve - prune canopy
279	Chanticleer Pear	8"	Good, broken limb	Preserve - prune canopy
280	Chanticleer Pear	7.5"	Good to Fair	Preserve - prune canopy
281	Chanticleer Pear	8.5"	Good	Preserve - prune canopy
282	Chanticleer Pear	8"	Good to Fair, 10 % dead	Preserve - prune canopy
283	Chanticleer Pear	8"	Good to Fair	Off-site - no action
284	Chanticleer Pear	8"	Good to Fair	Off-site - no action
285	Chanticleer Pear	9.5"	Good to Fair	Off-site - no action
286	Norway Spruce	8"	Fair to Poor, 20% dead	Off-site - no action
287	Norway Spruce	7.5"	Poor, 50% dead	Off-site - no action
288	Norway Spruce	8"	Poor, 50% dead	Off-site - no action
289	Norway Spruce	7"	Fair to Poor, 10% dead	Off-site - no action
290	Norway Spruce	7"	Fair, 10% dead	Off-site - no action
291	Norway Spruce	7"	Fair to Poor, 20% dead, double leader	Off-site - no action
292	Norway Spruce	9"	Good to Fair, 10 % dead	Off-site - no action
293	Norway Spruce	8"	Good to Fair, 10 % dead	Off-site - no action
294	Norway Spruce	8"	Good to Fair, 10 % dead	Remove - in conflict with new improvements
295	Norway Spruce	8"	Good to Fair, 10 % dead	Remove - in conflict with new improvements
296	Norway Spruce	8"	Fair, 10 % dead	Remove - in conflict with new improvements
297	Norway Spruce	7"	Fair, 20% dead	Remove - in conflict with new improvements
298	Chanticleer Pear	3"	Good	Preserve
299	Chanticleer Pear	6.5"	Good to Fair	Preserve
300	Chanticleer Pear	7.5"	Fair to Poor, slow to emerge, declining, 20 % dead	Preserve - prune canopy
301	Chanticleer Pear	7.5"	Fair, 10% dead	Preserve - prune canopy
302	Chanticleer Pear	6"	Fair, 5% dead	Preserve - prune canopy
303	Chanticleer Pear	9"	Fair, 10% dead	Preserve - prune canopy
304	Chanticleer Pear	9"	Good to Fair, dead interior branch, weak crotch	Preserve - prune canopy
305	Chanticleer Pear	9"	Good to Fair, 5% dead	Preserve - prune canopy
306	Chanticleer Pear	10.5"	Good	Preserve
307	Chanticleer Pear	9.5"	Good to Fair	Preserve
308	Chanticleer Pear	9"	Good to Fair	Preserve
309	Chanticleer Pear	10"	Good to Fair	Remove - in conflict with new improvements
310	Chanticleer Pear	7"	Fair to Poor, 10% dead, ant infestation	Remove - in conflict with new improvements
311	White Oak	24"	Fair, 16% dead, branch tips dead	Preserve - root prune, remove dead branches
312	Chanticleer Pear	9.5"	Good	Preserve
313	Chanticleer Pear	9"	Good to Fair	Off-site - no action
314	Silver Maple	25.5"	Fair	Off-site - no action

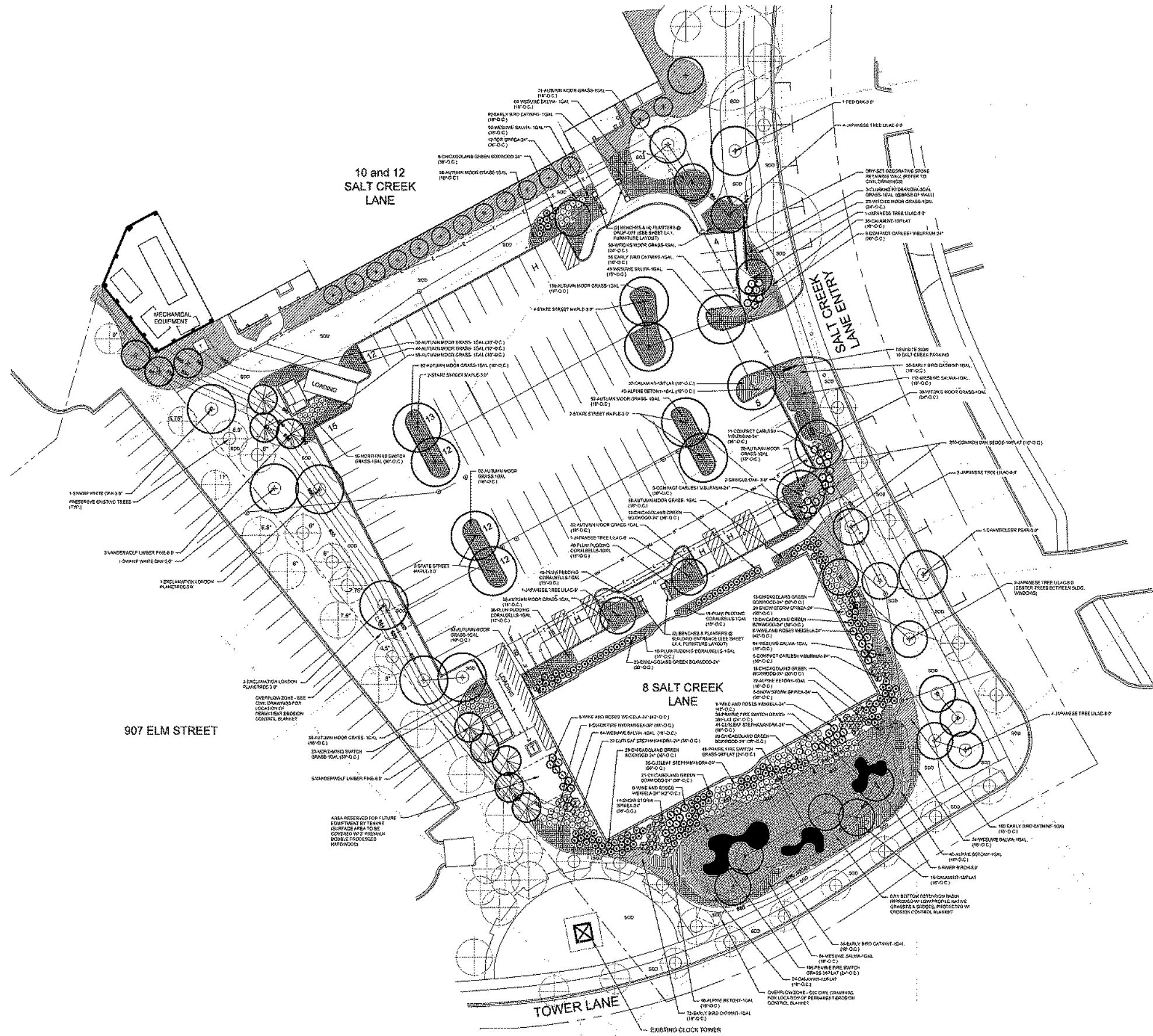
\* For Trees #219 - #275, see 907 Elm Street Tree Preservation and Removal Plan

LEGEND

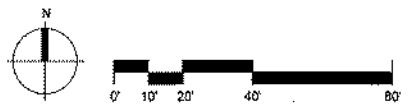


Tree Preservation and Removal Plan

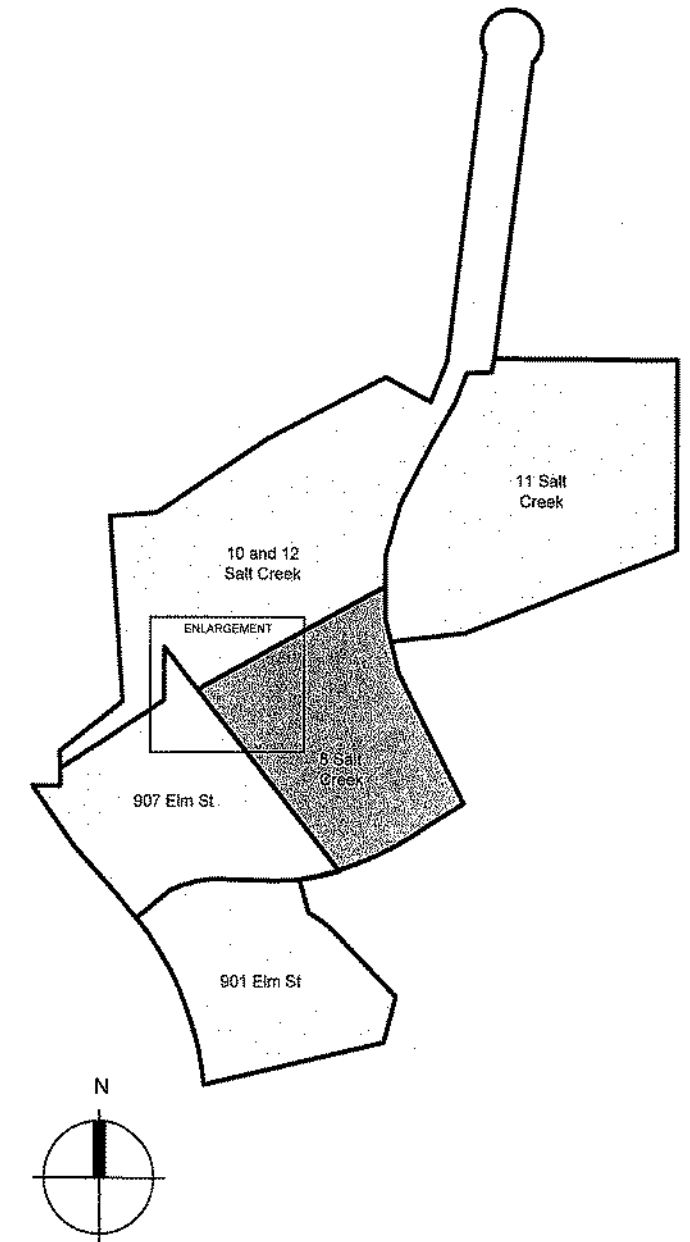
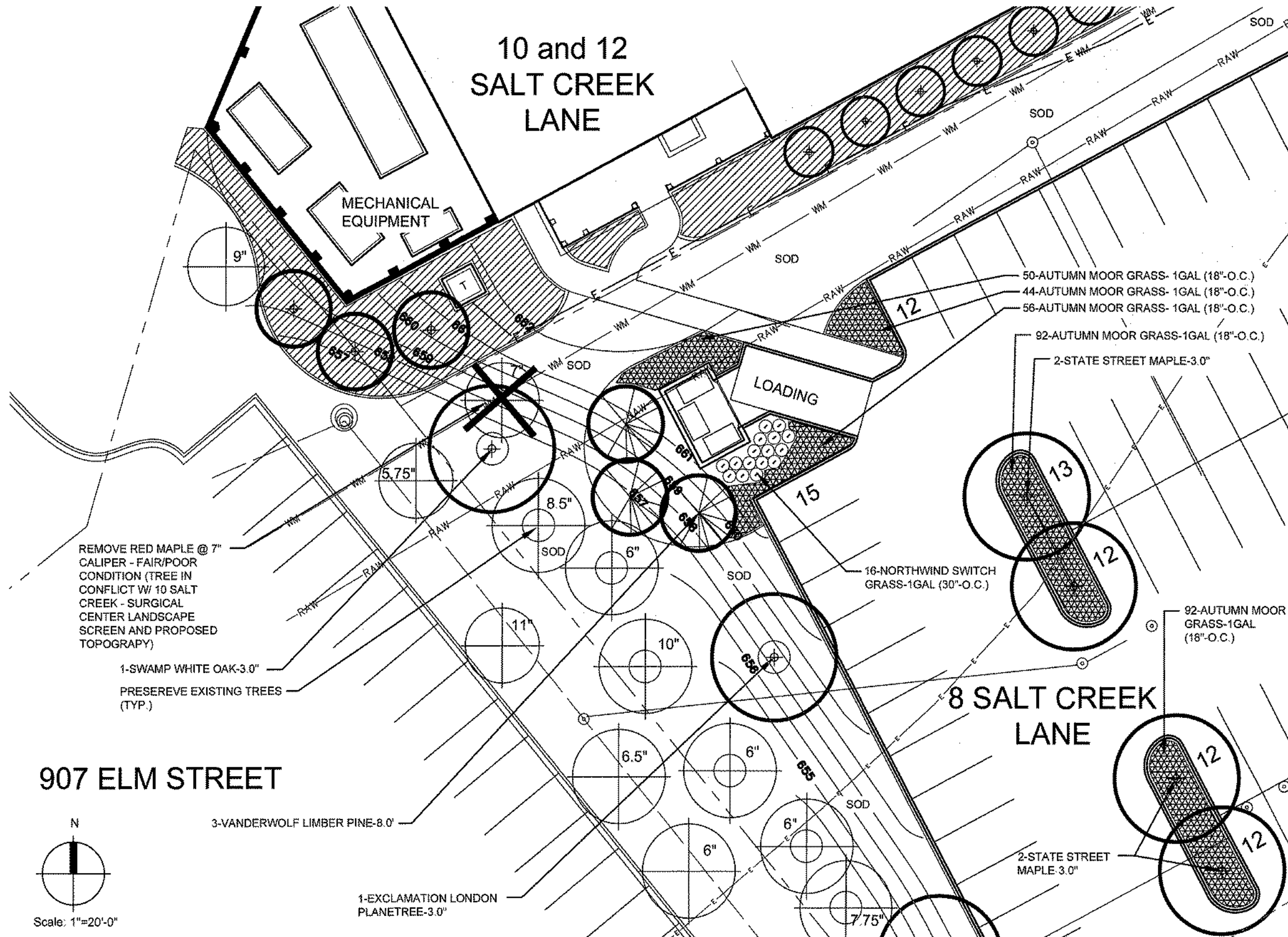




- LEGEND**
- EXISTING TREE TO BE PRESERVED (SEE TREE PRESERVATION PLAN FOR SIZE AND SPECIES IDENTIFICATION)
  - PROPOSED SHADE TREE
  - PROPOSED EVERGREEN TREE
  - PROPOSED INTERMEDIATE TREE
  - PROPOSED EVERGREEN SHRUB
  - PROPOSED FLOWERING SHRUB
  - PROPOSED FLOWERING PERENNIAL
  - PROPOSED FLOWERING PERENNIALS AND GROUNDCOVER
  - PROPOSED ORNAMENTAL GRASSES
  - PROPOSED LOW PROFILE NATIVE GRASSES AND SEDGES



Landscape Development Plan



Landscape Plan - Trash Enclosure

# 8 Salt Creek Lane

MedProperties Group

Appearance Review

## Landscape Data

### Site Trees

Existing Trees	33
Proposed New Trees	48
Proposed Tree Removals*	( 9 )
Tree Total	<u>72</u>
Net Tree Gain	39

### \*Condition

Insect Damage due to EAB	1
Fair to Good Health in conflict w/ improvements	8
Total	<u>9</u>



# 8 Salt Creek Lane

MedProperties Group

Appearance Review

## Tree Survey

No.	Species	Size (DBH)	Condition	Proposed Action
200	Red Oak	9"	Good	Off-site - no action
201	Red Maple	7"	Fair, trunk decay	Remove - in conflict with new topography
202	Red Maple	5.75"	Fair, trunk decay	Off-site - no action
203	Little Leaf Linden	8.5"	Poor, partially dead w/ trunk decay	Preserve
204	Red Maple	6"	Fair to Poor w/ severe trunk decay & deer damage	Preserve
205	Little Leaf Linden	11"	Good, minor frost crack	Off-site - no action
206	Little Leaf Linden	10"	Poor, severe decay, trunk & main leader	Remove - in conflict with new sewer
207	Red Maple	6.5"	Fair to Poor, frost crack	Off-site - no action
208	Red Maple	6"	Fair to Poor w/ decay in main leader	Preserve
209	Red Maple	6"	Fair, multiple frost cracks	Off-site - no action
210	Swamp White Oak	6"	Good	Preserve
211	Little Leaf Linden	7.75"	Poor, severe decay, trunk & main leader	Preserve
212	Little Leaf Linden	7.5 "	Poor, severe decay, trunk & main leader, 50% dead	Off-site - no action
213	Green Ash	7"	Poor, severe trunk decay, Emerald Ash Bore (EAB)	Remove
214	Red Maple	4.5"	Poor, severe trunk decay	Preserve
215	Red Maple	5"	Fair to Poor, trunk decay	Off-site - no action
216	Red Maple	6"	Poor, severe decay, trunk & main leader, 75% dead	Off-site - no action
217	Red Maple	5"	Poor, severe decay, trunk & main leader, 75% dead	Off-site - no action
218	Green Ash	5.5"	Fair to Poor, trunk decay, EAB, 20% dead	Off-site - no action
*				
276	Chanticleer Pear	8.25"	Fair to Poor, trunk decay, 10 % dead	Off-site - no action
277	Chanticleer Pear	7.5"	Fair to Poor, 20% dead	Off-site - no action
278	Chanticleer Pear	8"	Good to Fair, 5 % dead	Preserve - prune canopy
279	Chanticleer Pear	8"	Good, broken limb	Preserve - prune canopy
280	Chanticleer Pear	7.5"	Good to Fair	Preserve - prune canopy
281	Chanticleer Pear	8.5"	Good	Preserve - prune canopy
282	Chanticleer Pear	8"	Good to Fair, 10 % dead	Preserve - prune canopy
283	Chanticleer Pear	8"	Good to Fair	Off-site - no action
284	Chanticleer Pear	8"	Good to Fair	Off-site - no action
285	Chanticleer Pear	9.5"	Good to Fair	Off-site - no action
286	Norway Spruce	8"	Fair to Poor, 20% dead	Off-site - no action
287	Norway Spruce	7.5 "	Poor, 50% dead	Off-site - no action
288	Norway Spruce	8"	Poor, 50% dead	Off-site - no action
289	Norway Spruce	7"	Fair to Poor, 10% dead	Off-site - no action
290	Norway Spruce	7"	Fair, 10% dead	Off-site - no action
291	Norway Spruce	7"	Fair to Poor, 20% dead, double leader	Off-site - no action
292	Norway Spruce	8"	Good to Fair, 10 % dead	Off-site - no action
293	Norway Spruce	8"	Good to Fair, 10 % dead	Off-site - no action
294	Norway Spruce	8"	Good to Fair, 10 % dead	Off-site - no action
295	Norway Spruce	8"	Good to Fair, 10 % dead	Remove - in conflict with new improvements
296	Norway Spruce	8"	Fair, 10 % dead	Remove - in conflict with new improvements
297	Norway Spruce	7"	Fair, 20% dead	Remove - in conflict with new improvements



298	Chanticleer Pear	3"	Good	Preserve
299	Chanticleer Pear	6.5"	Good to Fair	Preserve
300	Chanticleer Pear	7.5"	Fair to Poor, slow to emerge, declining, 20 % dead	Preserve - prune canopy
301	Chanticleer Pear	7.5"	Fair, 10% dead	Preserve - prune canopy
302	Chanticleer Pear	6"	Fair, 5% dead	Preserve - prune canopy
303	Chanticleer Pear	9"	Fair, 10% dead	Preserve - prune canopy
304	Chanticleer Pear	9"	Good to Fair, dead interior branch, weak crotch	Preserve - prune canopy
305	Chanticleer Pear	9"	Good to Fair, 5% dead	Preserve - prune canopy
306	Chanticleer Pear	10.5"	Good	Preserve
307	Chanticleer Pear	9.5"	Good to Fair	Preserve
308	Chanticleer Pear	9"	Good to Fair	Preserve
309	Chanticleer Pear	10"	Good to Fair	Remove - in conflict with new improvements
310	Chanticleer Pear	7"	Fair to Poor, 10% dead, ant infestation	Remove - in conflict with new improvements
311	White Oak	24"	Fair, 15% dead, branch tips dead	Preserve - root prune, remove dead branches
312	Chanticleer Pear	9.5"	Good	Preserve
313	Chanticleer Pear	9"	Good to Fair	Off-site - no action
314	Silver Maple	25.5"	Fair	Off-site - no action

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

## Plant Material List

Botanical Name	Common Name	Size	Qty	Remarks
<b>Shade, Intermediate, and Evergreen Trees</b>				
Acer m. 'Morton'	State Street Maple	3.0" C	10	Matching Specimens
Betula nigra (5-stem)	River Birch	8.0' clump	5	Matching Specimens
Pinus flexilis 'Vanderwolf' (w/guying)	Vanderwolf Limber Pine	8.0' H	8	Matching Specimens
Platanus x a. 'Morton Circle'	Exclamation London Planetree	3.0" C	4	Matching Specimens
Pyrus c. 'Cleveland Select'	Chanticleer Callery Pear	3.0" C	1	Specimen
Quercus bicolor	Swamp White Oak	3.0" C	2	Matching Specimens
Quercus imbricaria	Shingle Oak	3.0" C	2	Matching Specimens
Quercus rubra	Red Oak	3.0" C	1	Specimen
Syringa reticulata	Japanese Tree Lilac	8.0' clump	15	Matching Specimens
<b>Flowering and Evergreen Shrubs</b>				
Buxus 'Glencoe'	Chicagoland Green Boxwood	24" S	156	Matching Specimens
Hydrangea p. 'Bulk'	Quick Fire Hydrangea	30" H	5	Matching Specimens
Spiraea b. 'Tor'	Tor Spirea	24" H	12	Matching Specimens
Spiraea x media 'Darsnorm'	Snow Storm Spirea	24"H/5 gal.	42	Matching Specimens
Stephanandra incisa 'Crispa'	Crispa Cutleaf Stephanandra	24"H/5 gal.	99	Matching Specimens
Weigela f. 'Alexandra'	Wine & Roses Weigela	24" H	25	Matching Specimens
Viburnum carlesii 'Compactum'	Compact Carlesii Viburnum	24" H	30	Matching Specimens
<b>Perennials, Groundcover, Vines, and Ornamental Grasses</b>				
Calamintha nepeta ssp. Nepeta	Calamint	1 gal.	108	
Carex pennsylvanica	Common Oak Sedge	from flats	260	
Heuchera v. 'Mocha'	Mocha Coral Bells	1 gal.	168	
Hydrangea a. subsp. Petiolaris	Climbing Hydrangea	3 gal.	3	
Molinia c. 'Moorhexe'	Moor Witch Moor Grass	1 gal.	116	
Nepeta f. 'Early Bird'	Early Bird Catmint	1 gal.	452	
Panicum v. 'Northwind'	Northwind Switch Grass	1 gal.	39	
Panicum v. 'Prairie Fire'	Prairie Fire Red Switch Grass	1 gal.	190	
Salvia n. 'Wesuwe'	Wesuwe Salvia	1 gal.	594	
Sesleria autumnalis	Autumn Moor Grass	1 gal.	912	
Stachys officinalis 'Hummelo'	Ummelo Alpine Betony	1 gal.	200	
<b>Native Grasses and Sedges</b>				
Bouteloua curtipendula	Sideoats Grama	2.5" POT	256	% of Mix: 10%, 32/flat
Carex annectens xanthocarpa	Yellow-fruited Sedge	2.5" POT	256	% of Mix: 10%, 32/flat
Carex brevior	Shortbeak Sedge	2.5" POT	256	% of Mix: 10%, 32/flat
Carex sprengelii	Long Beaked Sedge	2.5" POT	256	% of Mix: 10%, 32/flat
Carex vulpinoidea	Fox Sedge	2.5" POT	256	% of Mix: 10%, 32/flat
Elymus virginicus	Virginia Wild Rye	2.5" POT	256	% of Mix: 10%, 32/flat
Panicum virgatum	Switchgrass	2.5" POT	256	% of Mix: 10%, 32/flat
Sporobolus heterobolus	Prairie Dropseed	2.5" POT	416	% of Mix: 10%, 32/flat
Schizachyrium scoparium	Little Bluestem	2.5" POT	256	% of Mix: 10%, 32/flat



## Salt Creek Medical Campus



## Salt Creek Medical Campus Existing Trex Screen Enclosure

Photos

Anderson

Mikos Architects, Ltd.



# Trex® Seclusions®

## Composite Fencing

Outdoor living secured  
Visit [TrexFencing.com](http://TrexFencing.com)

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## Trex® Seclusions®

### Composite Fencing

DEFINING BEAUTY. DURABILITY. STRENGTH.

Trex® fencing combines unprecedented performance and aesthetics with lasting beauty, low-maintenance, and durability.

- » No painting, or staining required
- » Resists insect damage and won't warp, rot or splinter
- » Same look on both sides
- » Prebuilt gates offer same look as fencing, providing a seamless finish
- » Trex® 25-Year Residential Warranty
- » Wind rating exceeds 110 mph

BEAUTY AND PRIVACY  
FROM EVERY ANGLE



## BEAUTY AND PRIVACY FROM EVERY ANGLE

Trex Seductions® offers unprecedented performance and aesthetics. With lasting beauty and low maintenance, it's exactly what you expect from Trex®, the perfect fencing solution for any community.



Trex® is made from 95% recycled wood and plastics.



## NATURAL MATTE COLOR FINISHES



Variable heights. Superior strength.



RESIDENTIAL COMMERCIAL (GRAVITY-DRIVEN)

there are no limits.



PEACE OF MIND FROM THE TRUSTED BRAND

## INNOVATIVE DESIGN



- Unique Interconnecting picket design provides unprecedented strength.
- Clean, finished appearance on both sides—no structural boards visible inside or out.



A TREX® FENCE. HOW NEIGHBORLY.

Whether the goal is privacy, safety, or a stunning garden backdrop, a Trex® fence makes for grateful neighbors indeed. Our low maintenance, beauty, and lasting durability outperforms the unsightly, peeling wood variety, while our rich, warm finish enhances backyards miles beyond shiny white vinyl.

## THE LOOK OF WOOD WITHOUT THE HASSLES

	TRADITIONAL WOOD	TREX SEDUCTIONS
STUNNING LOOKS	.....	.....
LOW MAINTENANCE	.....	.....
LASTING DURABILITY	.....	.....
EASY TO INSTALL	.....	.....
MIAMI / DADE WIND LOAD CERTIFICATION*	.....	.....
RICH COLOR CHOICES	.....	.....
TRUE PRIVACY (no gaps between pickets)	.....	.....
GOOD NEIGHBOR FENCE (no one gets bad side of fence)	.....	.....
NON-REFLECTIVE SURFACE	.....	.....
STANDARD 3" NOMINAL POSTS	.....	.....
LIMITED RESIDENTIAL WARRANTY (number of years)	.....	.....
TOP OUTDOOR LIVING BRAND	.....	.....












\*Trex Seductions® Miami, Dade wind load certification (lets of 110 mph steady wind and 120 mph wind gusts)

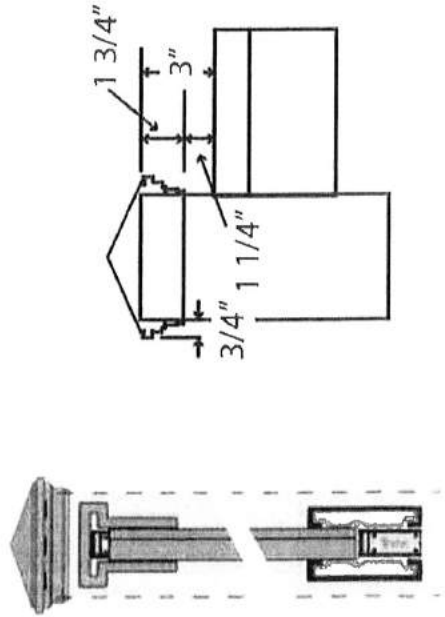
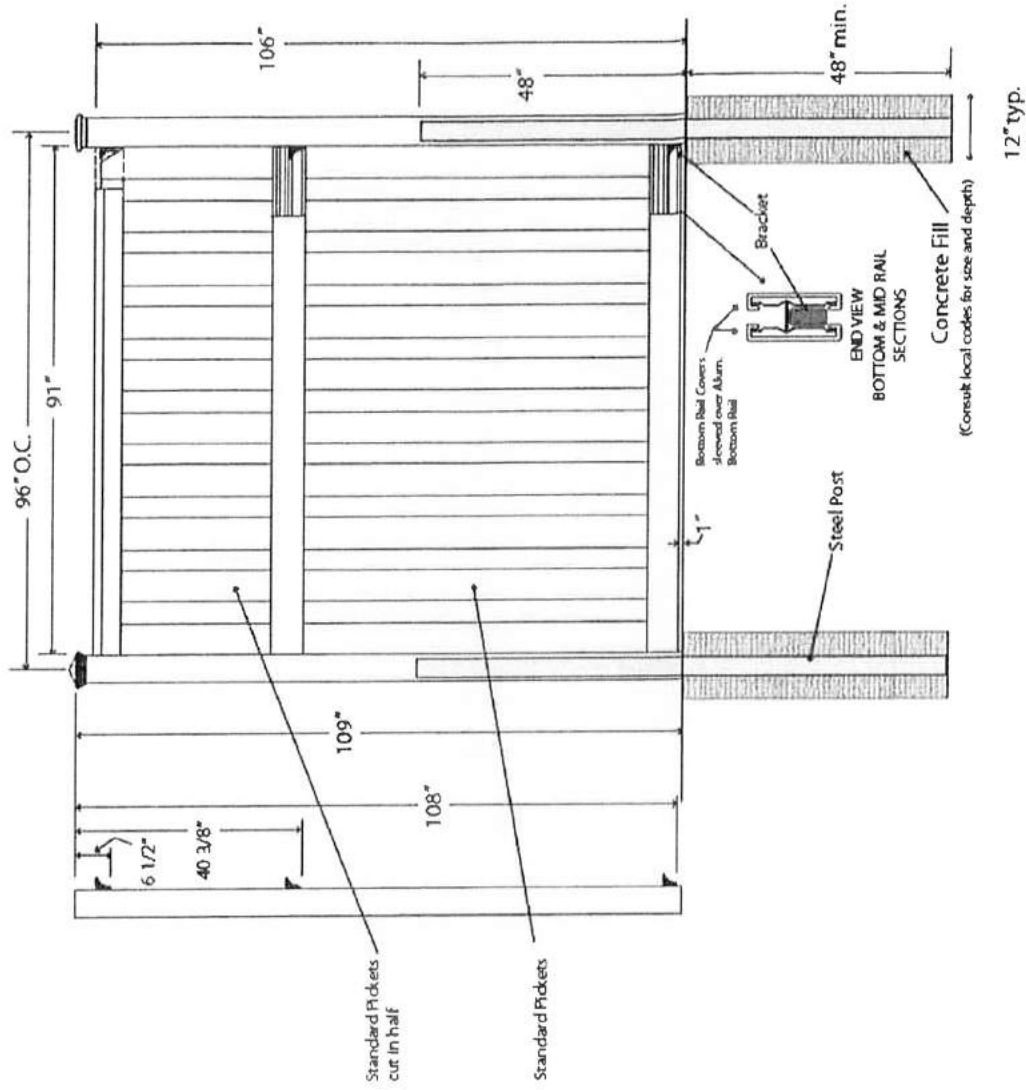
# TrexSeclusions<sup>®</sup>

## Composite Fencing

# Architectural Drawing


## 9' Height, 8' Post Centers

Materials needed for the design above:	Quantity	Components
5" x 5" x 2.50" Post Cap Flat Optional 5" x 5" x 3" Post Cap Pyramid	1	
5" x 5" Post, 1.44' nom.	1	
3.5" x 3.5" Galv. Steel Post Insert (3/16", 9.6" nom.)	1	
4" x 4.9" Top Rail, 9.1' nom.	1	
1" x 5.875" Bottom Rail Cover / Picket, 9.1' nom.	4	
2.75" x 5.125" Aluminum Bottom Rail, 90.50' nom.	2	
1" x 5.875" Bottom Rail Cover / Picket, 6.7' nom.	19	
1" x 5.875" Bottom Rail Cover / Picket, 6.7' nom. Note: cut picket lengths in half	9.5	
1.25" x 3.125" Fence Bracket	6	
1.625" Exterior Wood Screw	18	
Self-Tapping Screw	8	



8a

# Memorandum

**To:** President Cauley and Village Trustees  
**From:** Sean Gascoigne, Village Planner   
**Cc:** Kathleen A. Gargano, Village Manager  
Robb McGinnis, Director of Community Development/Building Commissioner  
**Date:** February 17, 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 16<sup>th</sup> 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
---	--------	--------	---

#### **Plan Commission Action**

At the January 14, 2015 Plan Commission meeting, the Commission reviewed the application submitted for 10 Salt Creek regarding the construction of a new 3-story medical office building with a new surface parking lot. While the Commission was largely supportive of the proposal, they recommended some minor changes to the east and west façade of the building. Following a motion to approve the exterior appearance and site plans, the Plan Commission, on a 7-0 vote, recommended approval of the request for exterior appearance and site plan review, subject to the applicant revising the affected elevations and resubmitting those changes for the Board of Trustee's consideration.

#### **Motion**

Should the Board feel the request is appropriate, the following motion would be recommended:

**MOTION: Move that the Board of Trustees approve an "Ordinance Approving Site Plans and Exterior Appearance Plans for the Exterior Modifications and Façade Improvements at 10 Salt Creek Lane"**

#### **Attach:**

Draft Ordinance

Draft Findings and Recommendations

# ON-STREET PARKING

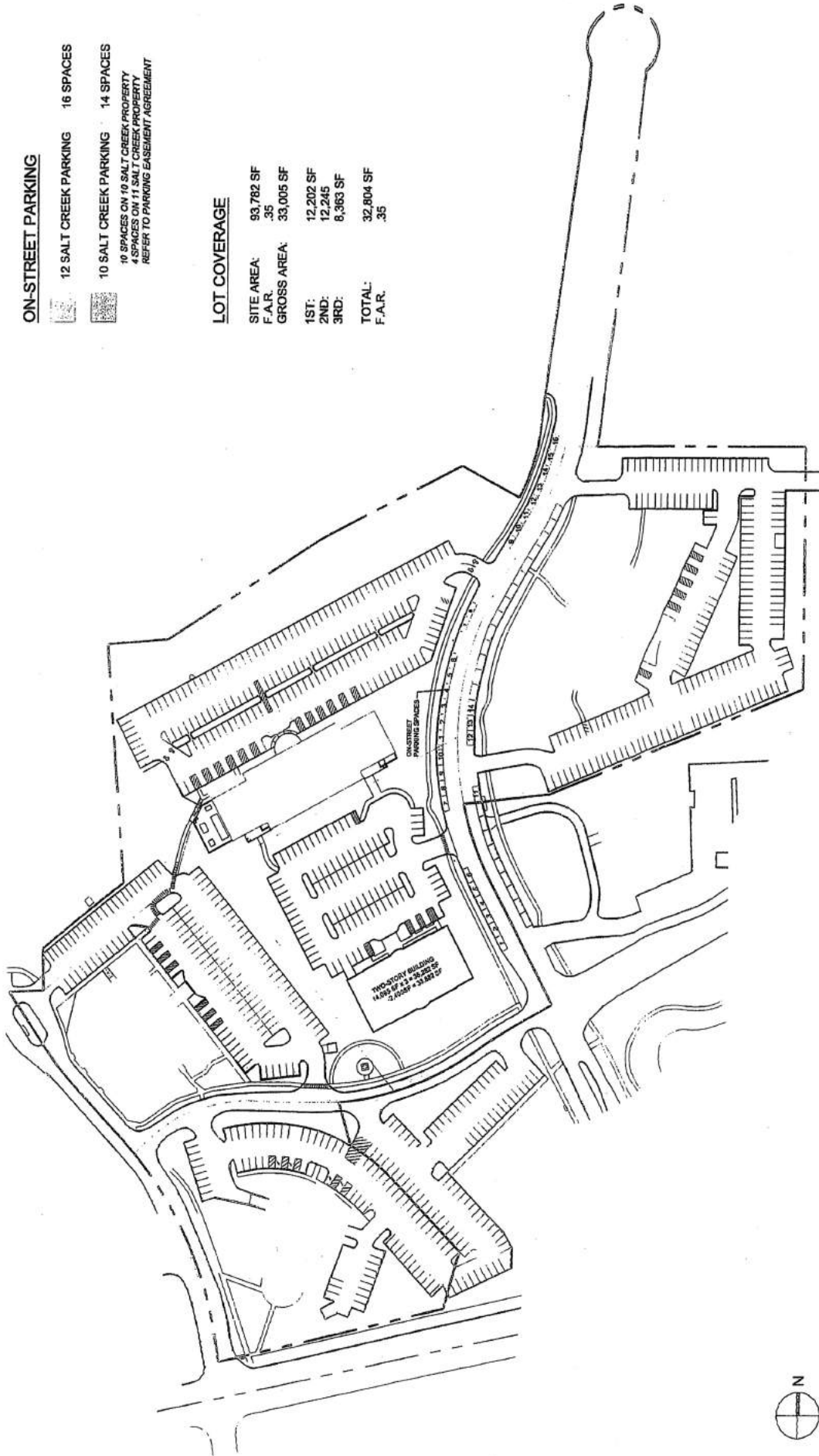
12 SALT CREEK PARKING 16 SPACES

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



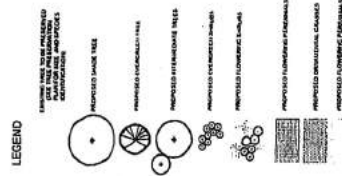
SCALE: 1" = 120'-0"

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

**Salt Creek Medical Campus**  
10 Salt Creek Ln Medical Office Building

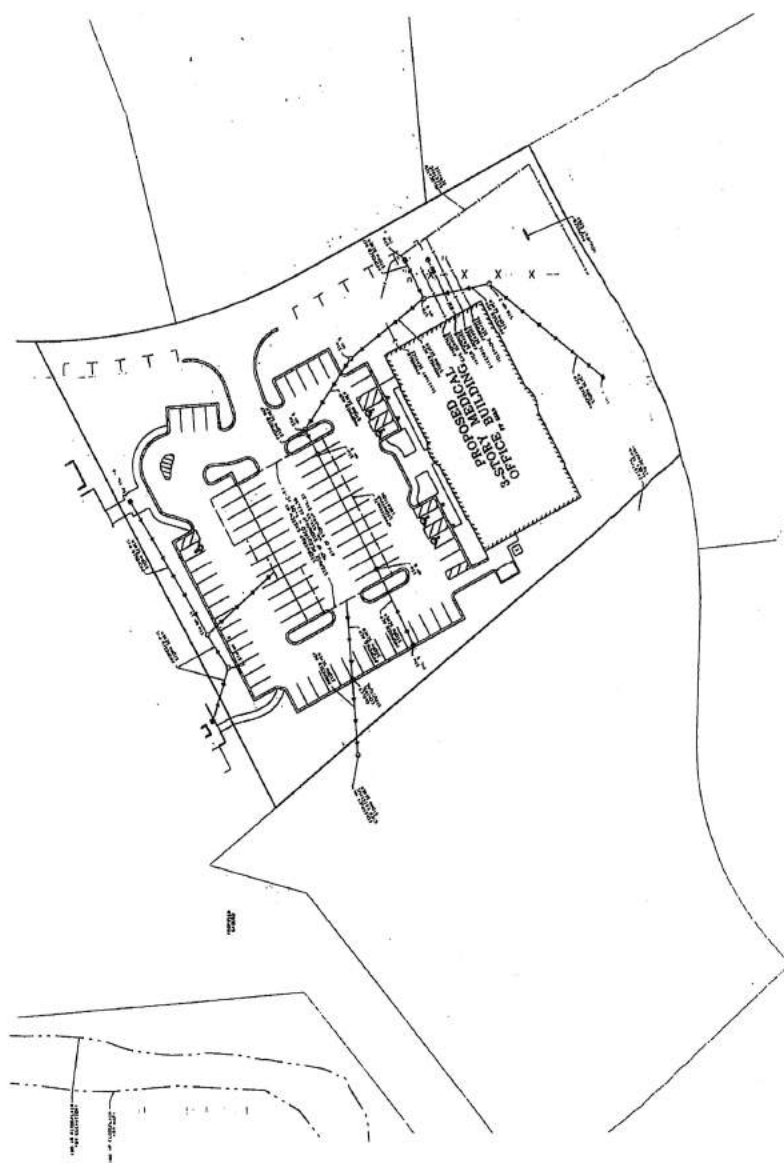
Project No. 1977 Date: 09/18/19

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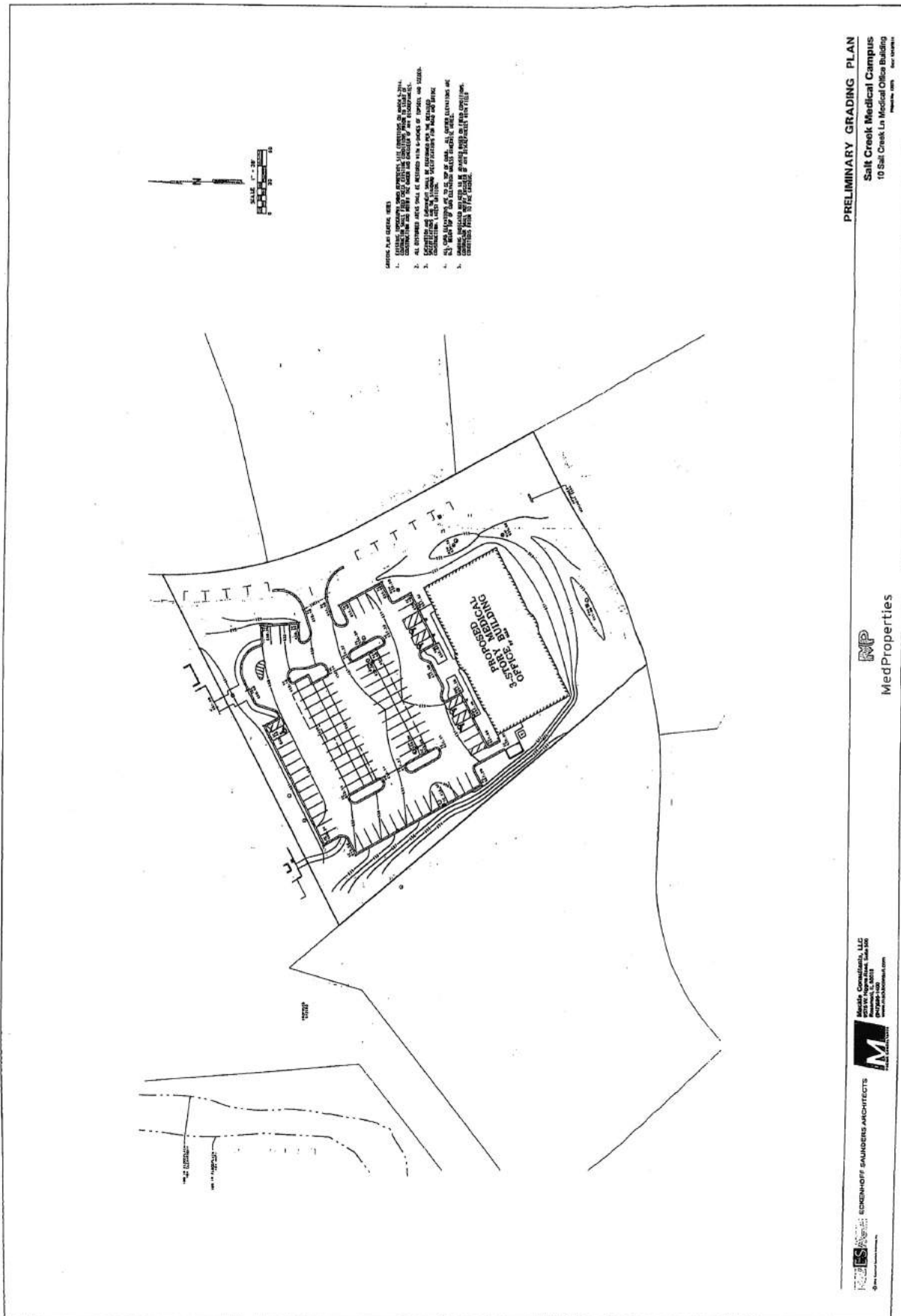
GENERAL NOTES:  
 1. SHOWN LOCUS WITHIN THE PROPERTY IS PART OF FINAL CONSTRUCTION.  
 2. EXISTING UTILITIES SHOWN TO BE LOCATED AS PART OF FINAL CONSTRUCTION.

**PRELIMINARY UTILITY PLAN**  
 Salt Creek Medical Campus  
 10 Salt Creek Ln Medical Office Building  
 August 2014

**MP**  
 MedProperties

**M**  
 Med Properties, LLC  
 2015 W. Highway 100, Suite 100  
 Salt Creek, WI 53101  
 414.888.1000  
 www.medproperties.com

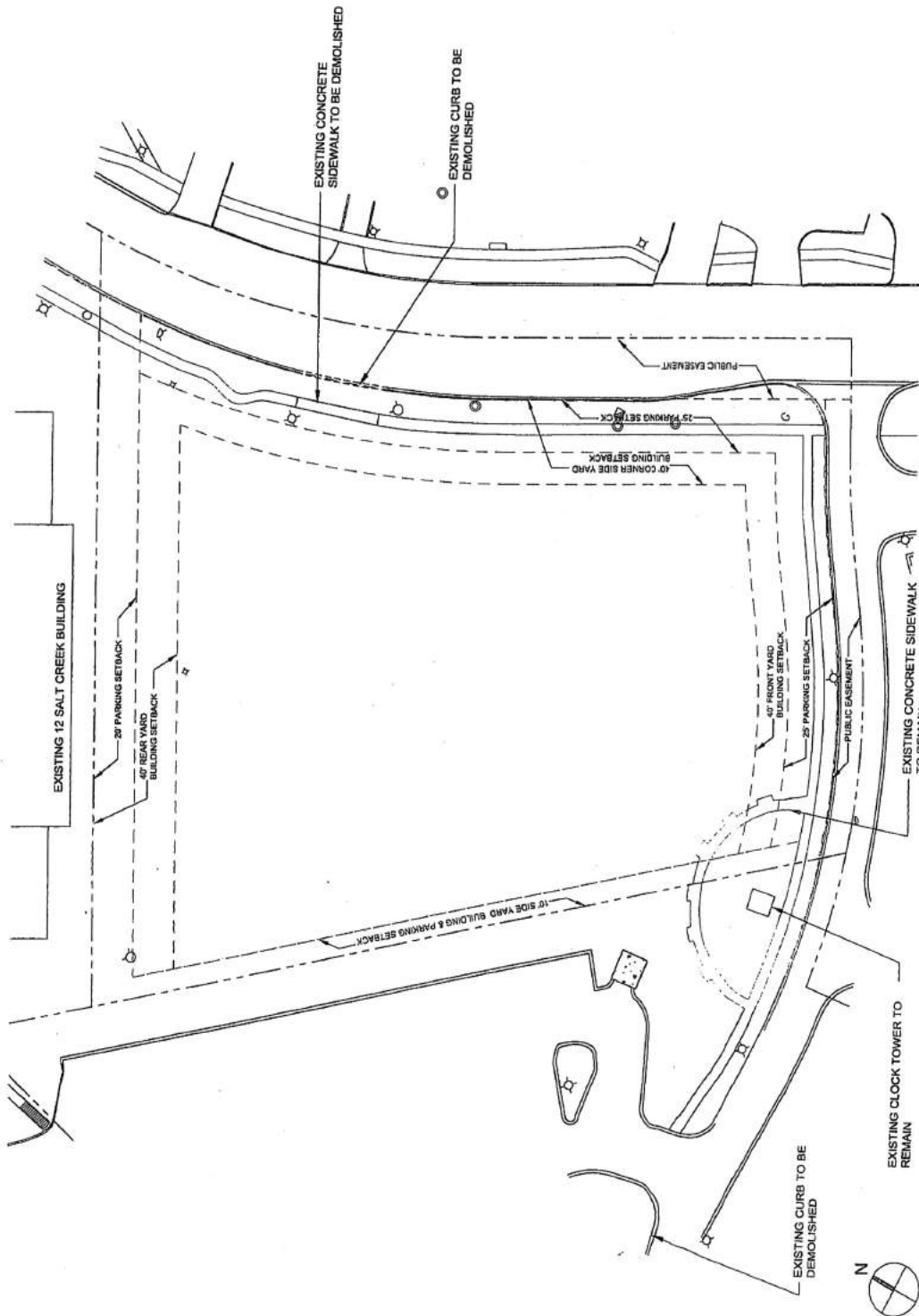
**EDINOFF SAUNDERS ARCHITECTS**  
 1000 W. Wisconsin Ave., Suite 100  
 Madison, WI 53706  
 608.261.1000  
 www.edinoffsaunders.com





**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



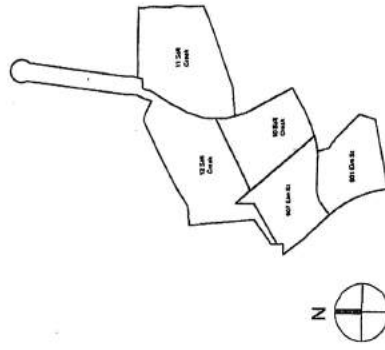
Eckenhoff Saunders Architects, Inc.



MVP Planning

**Salt Creek Medical Campus**

10 Salt Creek Ln Medical Office Building  
Project No.


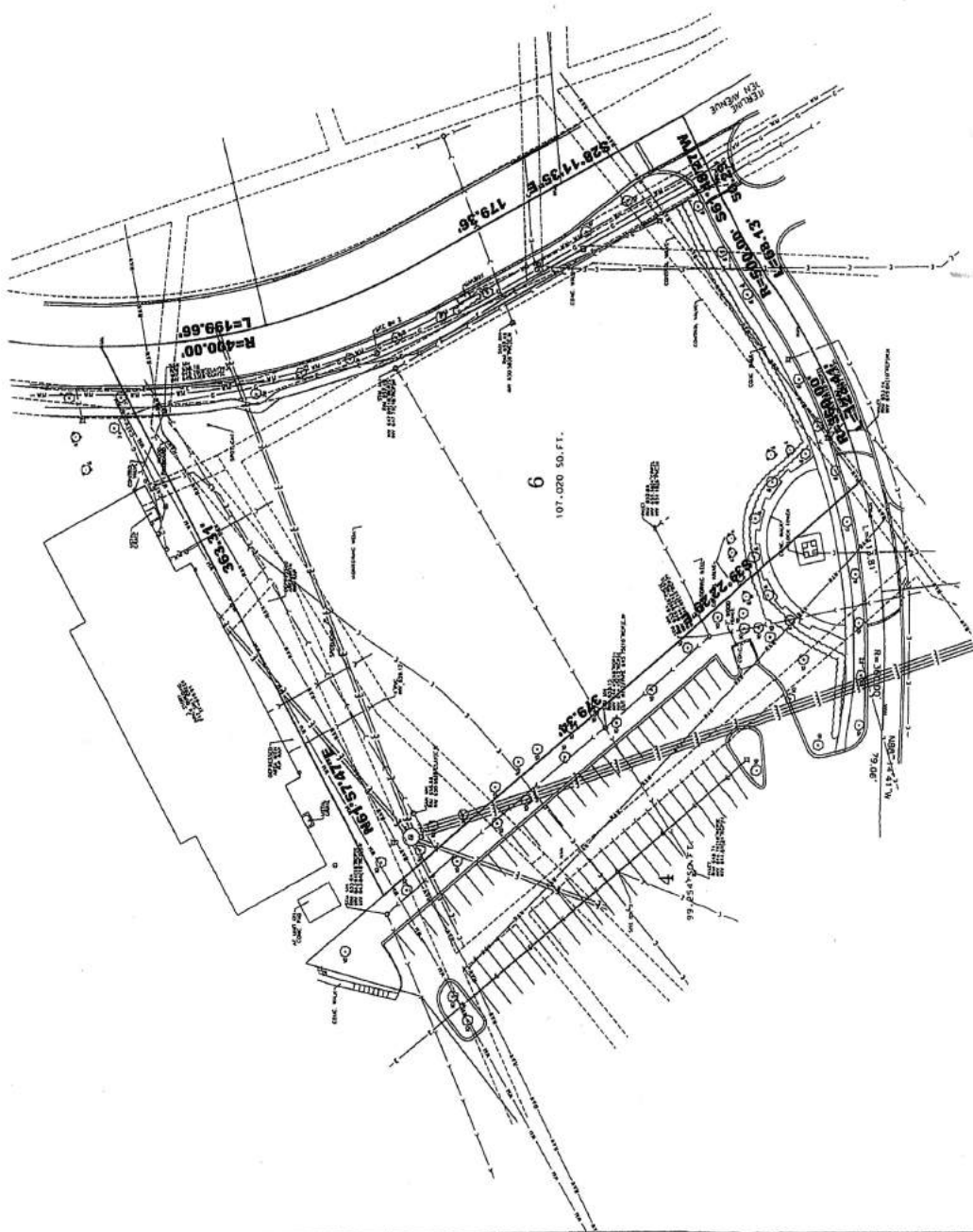




[illegible]

CONJUGATE

- [illegible]



**Mackie Consultants, LLC**  
 9275 W. Higgins Road, Suite 500  
 Rosemont, IL 60018  
 (847) 598-1400  
[www.mackieconsult.com](http://www.mackieconsult.com)

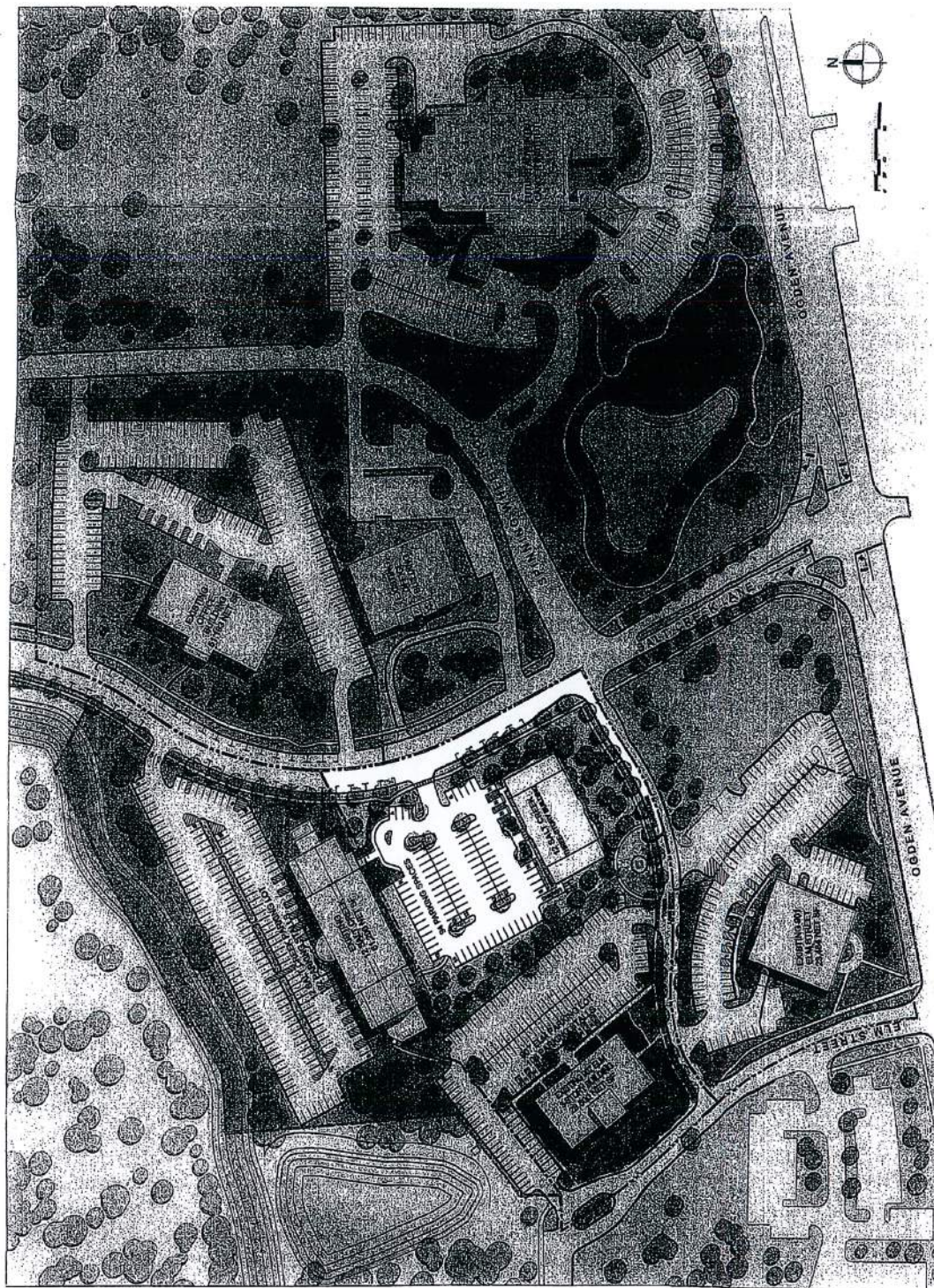
**ECKENHOFF SAUNDERS ARCHITECT, INC.**  
709 SOUTH CLINTON, SUITE 700  
CHICAGO, IL 60607-4507

GATE	DESCRIPTION OF WORK	DATE	SCALE	DRAWN BY	CHECKED BY	MD
			1" = 30'			MD
						MD
						MD

**EXISTING TOPOGRAPHIC SURVEY  
10 SALT CREEK LANE  
HINSDALE, ILLINOIS**

SHEET  
1 OF 1  
PROJECT NUMBER: 2224  
© MACE CONSULTANTS LLC 2018





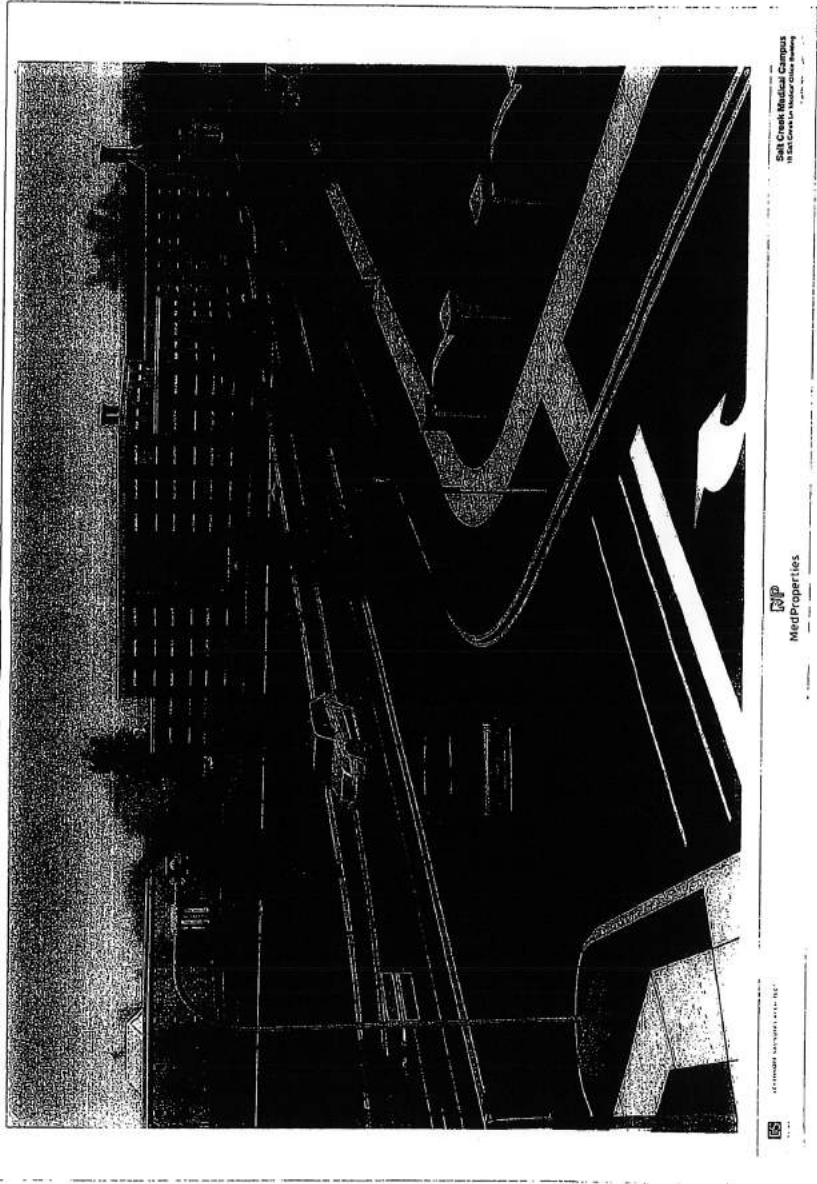
Salt Creek Medical Campus  
 10 Salt Creek Ln Medical Office Building  
 August 14, 2007

MedProperties

LEONHOFF SAUNDERS ARCHITECTS







Salt Creek Medical Campus  
18 East Grand Avenue, Suite 1000  
Salt Lake City, UT 84143

MedProperties

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**VILLAGE OF HINSDALE****ORDINANCE NO. 02015-04****AN ORDINANCE APPROVING SITE PLANS AND EXTERIOR APPEARANCE PLANS FOR CONSTRUCTION OF A NEW THREE-STORY PROFESSIONAL OFFICE BUILDING AT 10 SALT CREEK LANE**

**WHEREAS**, the Village of Hinsdale has received an application (the "Application") for site plan approval and exterior appearance review relative to the construction of a new three-story professional office building at 10 Salt Creek Lane, Hinsdale, Illinois (the "Subject Property"), from applicant Med Properties, on behalf of property owner Salt Creek Campus LLC (the "Applicant"); and

**WHEREAS**, the Subject Property is located in the Village's O-3 General Office Zoning District, is currently vacant, and is part of the Salt Creek Medical Campus. The Applicant owns several other properties nearby, and proposes to improve the Subject Property with a new three-story office building, and with a surface parking lot containing 94 parking spaces. The materials proposed for the building include precast limestone, thin brick on precast panels, aluminum window elements, and an entrance canopy and doors similar to those recently approved for other nearby buildings owned by the Applicant (the "Proposed Improvements"). The Proposed Improvements are depicted in the site plan and exterior appearance plans attached hereto as Exhibit A and made a part hereof; and

**WHEREAS**, the Application was considered by the Village of Hinsdale Plan Commission at a public meeting held on January 14, 2015. After considering all of the matters related to the Application, the Plan Commission recommended, on a vote of seven (7) in favor, zero (0) against, and two (2) absent, approval by the Board of Trustees of the Exterior Appearance Plan and Site Plan relative to the Proposed Improvements, subject to the Applicant making minor revisions to the east and west façade of the building and resubmitting those changes in the Plans provided to the Board of Trustees. The recommendation is set forth in the Plan Commission's Findings and Recommendation in this matter ("Findings and Recommendation"), a copy of which is attached hereto as Exhibit B and made a part hereof; and

**WHEREAS**, the President and Board of Trustees, having considered the Findings and Recommendation of the Plan Commission, and having received the revised Exterior Appearance and Site Plans, find that the Application and Plans satisfy the standards established in both Sections 11-604 and 11-606 of the Hinsdale Zoning Code governing site plans and exterior appearance plans, subject to the conditions stated 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 Site Plan and Exterior Appearance Plan.** The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and Sections 11-604 and 11-606 of the Hinsdale Zoning Code, approves the revised Exterior Appearance Plan and Site Plan attached to, and by this reference, incorporated into this Ordinance as **Exhibit A** (the "Approved Plans"), relative to the Proposed Improvements, subject to the conditions set forth in Section 3 of this Ordinance.

**SECTION 3: Conditions on Approvals.** The approvals granted in Section 2 of this Ordinance are expressly subject to all of the following conditions:

- A. **Compliance with Plans.** All work on the Subject Property shall be undertaken only in strict compliance with the Approved Plans attached as **Exhibit A**.
- B. **Compliance with Codes, Ordinances, and Regulations.** Except as specifically set forth in this Ordinance or as otherwise specifically authorized by the Village, the provisions of the Hinsdale Municipal Code and the Hinsdale Zoning Code shall apply and govern all development on, and improvement of, the Subject Property. All such development and improvement shall comply with all Village codes, ordinances, and regulations at all times.
- C. **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.

**SECTION 4: Violation of Condition or Code.** Any violation of any term or condition stated in this Ordinance, or of any applicable code, ordinance, or regulation of the Village, shall be grounds for rescission by the Board of Trustees of the approvals set forth in this Ordinance.

**SECTION 5: Severability and Repeal of Inconsistent Ordinances.** Each section, paragraph, clause and provision of this Ordinance is separable, and if any section, paragraph, clause or provision of this Ordinance shall be held unconstitutional or invalid for any reason, the unconstitutionality or invalidity of such section, paragraph, clause or provision shall not affect the remainder of this Ordinance, nor any part thereof, other than that part affected by such decision. 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 6: Effective Date.** This Ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.



ADOPTED this 16th day of February, 2015, pursuant to a roll call vote as follows:

AYES: Trustees Haarlow, Hughes, LaPlaca, Saigh

NAYS: None

ABSENT: Trustees Elder and Angelo

APPROVED by me this 16th day of February, 2015, and attested to by the Village Clerk this same day.



Thomas K. Cauley, Jr.  
Thomas K. Cauley, Jr., Village President

Christine M. Bruton  
Christine M. Bruton, Village Clerk

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

By: William J. Dwyer

Its: William J. Dwyer

Date: 2/12/, 2015

**EXHIBIT A**

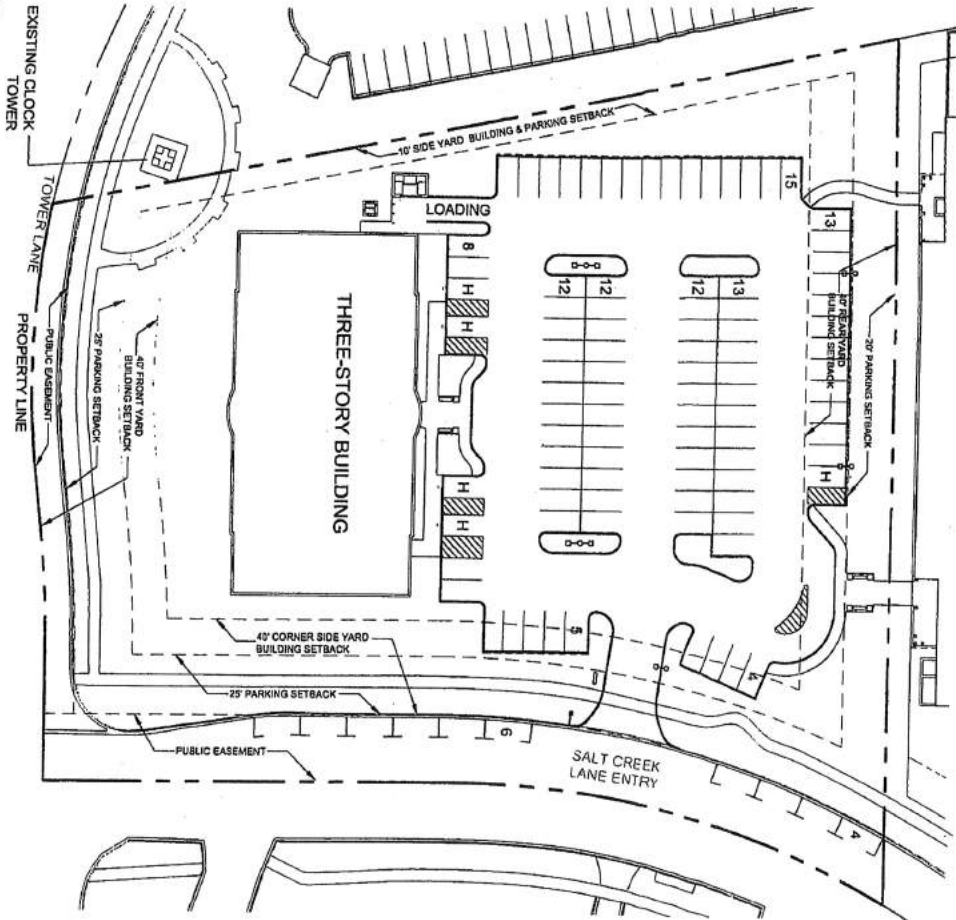
**APPROVED SITE PLANS AND EXTERIOR APPEARANCE PLANS  
(ATTACHED)**

**EXHIBIT B**

**FINDINGS AND RECOMMENDATION  
(ATTACHED)**

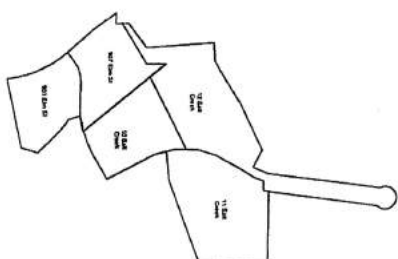
EXHIBIT "A"

SCALE: 1" = 50'-0"



**ES**  
ECKENHOF SAUNDERS ARCHITECTS

**MP**



**SITE PLAN**

**Salt Creek Medical Campus**  
10 Salt Creek Ln Medical Office Building

**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

## Attachment 2



## Attachment 2



**EXHIBIT B**

**FINDINGS AND RECOMMENDATION  
(ATTACHED)**

## **HINSDALE PLAN COMMISSION**

**RE: 10 Salt Creek – Med Properties – Exterior Appearance and Site Plan Review**

**DATE OF PLAN COMMISSION REVIEW:** January 14, 2015

**DATE OF BOARD OF TRUSTEES – 1<sup>ST</sup> READING:** February 3, 2015

### **FINDINGS AND RECOMMENDATION**

#### **I. FINDINGS**


1. Med Properties (the “Applicant”) submitted an application to the Village of Hinsdale for exterior appearance and site plan review at 10 Salt Creek Lane (the “Subject Property”).
2. The Subject Property is located in the O-3 General Office District and is currently a vacant site.
3. The applicants are also the owners of 11 and 12 Salt Creek, as well as 901 and 907 N. Elm Street.
4. The applicant is proposing a new 3-story medical office building with a new surface parking lot containing 94 parking spaces. An additional 14 spaces will be available for street parking, on Salt Creek Lane, which is a private road.
5. Certain residents from Graue Mill introduced themselves and confirmed the number and location of the trees being removed.
6. While the Commission generally supported the proposal, they agreed that the appearance of the building would be improved by removing the brick between the 1<sup>st</sup> and 2<sup>nd</sup> story windows, over the large center windows, on the east and west elevations.
7. The Commission was appreciative of the applicant’s efforts and complimented them on the proposal. Several Commissioners commended the applicant for not only sticking with the project, but for acknowledging and addressing several of their previous concerns regarding the original proposal for this site.
8. The Plan Commission specifically finds that based on the Application and the evidence presented at the public meeting, the Applicant has satisfied the standards in Sections 11-604 and 11-606 of the Zoning Code applicable to approval of site plan and exterior appearance approval, respectively, provided the applicant satisfy the requested conditions prior to final Board approval. Among the evidence relied upon by the Plan Commission were the elevations and various plans submitted and considered for the January 14, 2015 Plan Commission meeting.



## II. RECOMMENDATION

The Village of Hinsdale Plan Commission, on a vote of seven (7) "Ayes," zero (0) "Nays," and two (2) "Absent" recommends that the President and Board of Trustees approve the site plan and exterior appearance plans for 10 Salt Creek Lane, subject to the condition that they submit, prior to first reading at the Board of Trustees, revised east and west elevations with the changes discussed above.

### THE HINSDALE PLAN COMMISSION

By:  Chairman

Dated this 11<sup>th</sup> day of Feb., 2015.

**MINUTES  
VILLAGE OF HINSDALE  
PLAN COMMISSION  
JANUARY 14, 2015  
MEMORIAL HALL  
7:30 P.M.**

Chairman Byrnes called the meeting to order at 7:30 p.m., Tuesday, January 14, 2015 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 and Commissioner Fiascone

**ABSENT:** Commissioner Johnson and Commissioner Unell

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

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**Approval of Minutes**

The Plan Commission reviewed the minutes from the September 10 and October 8, 2014 meeting. Commissioner Cashman motioned to approve the minutes of September 10, 2014, as amended. Commissioner Crnovich seconded. The motion passed unanimously. Commissioner Ryan motioned to approve the minutes of October 8, 2014. Commissioner McMahon seconded. The motion passed unanimously.

**Findings and Recommendations**

**A-23-2014 – 10, 11 and 12 Salt Creek Lane, and 901 and 907 N. Elm Street – Med Properties – Special Use Permit to Allow a Planned Development.**

Chairman Byrnes 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-23-2014 – 10, 11 and 12 Salt Creek Lane, and 901 and 907 N. Elm Street – Med Properties for a Special Use Permit to Allow a Planned Development. Commissioner Crnovich seconded. The motion passed unanimously.

**10 Salt Creek – Med Properties – Site Plan/Exterior Appearance Approval for the Construction of a New 3-Story Building with Surface Parking Lot.**

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 10 Salt Creek – Med Properties – Site Plan/Exterior Appearance Approval for the Construction of a

## **Plan Commission Minutes**

**January 14, 2015**

New 3-Story Building with Surface Parking Lot. Commissioner Cashman seconded. The motion passed unanimously.

### **Scheduling of Public Hearings**

- A-34-2014 – Village of Hinsdale – Text Amendment to Section 11-401, as it relates to Requirements for a Certificate of Zoning Compliance.
- A-35-2014 – Salt Creek Club – Major Adjustment to a Planned Development to Construct a New Clubhouse.

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

Chairman Byrnes introduced the cases and invited the applicant to come forward.

Chris Leach, Attorney for the applicant introduced himself and summarized the request. He asked the Commission if they would prefer to discuss the two cases together or separate.

Chairman Byrnes suggested discussing them separately and the Commission concurred.

### **12 Salt Creek – Med Properties – Site Plan/Exterior Appearance Approval for Exterior Changes and Façade Improvements.**

Mr. Leach indicated he would start with 12 Salt Creek and summarized the specific request. He provided the Commission with the substantial features of the proposal and then introduced the team.

Bill Dvorak introduced himself and explained the proposed changes in more detail.

Steve Saunders, architect for the project, introduced himself and began his presentation. He discussed the proposed changes to the architecture, as well as the proposed materials to be used, indicating that they would be very similar to the materials that already existed.

General discussion ensued regarding the scope of work to be completed and the proposed changes.

Michael Trippeddi, landscape architect for the site, introduced himself and identified the additional landscaping proposed as a result of the changes.

General discussion ensued regarding the proposed location of the mechanical equipment and why the proposed location was needed. The Commission questioned the removal of the oak tree and Mr. Trippeddi indicated why it needed to be removed to locate the mechanical equipment.

Commissioner Cashman stated that he liked where they were at in the proposal. He indicated that he was happy with everything but the screening proposed for the mechanical equipment and felt that it should contain brick to match the existing materials in the building.

## **Plan Commission Minutes**

**January 14, 2015**

General discussion ensued regarding parking allocation and the material for the mechanical screening.

Several Commissioners commended the applicant on the revised drawings and their willingness to work with the Commission.

General discussion continued regarding the mechanical equipment screening.

Mr. Dvorak indicated that since they were splitting the cost with the tenants, it was a cost issue.

Chairman Byrnes indicated that given the number of times the applicant had been back before them, he would be supportive of allowing the applicant to move forward if they could supply the requested changes before they went to the Village Board.

Commissioner McMahon motioned to approve exterior appearance for façade changes and exterior improvements at 12 Salt Creek, subject to the applicant submitting revisions for the mechanical screening, with a combination of brick and louvers, to provide more constancy between the existing building and screening. Commissioner Fiascone seconded. The motion passed unanimously, with a 7-0 vote and 2 absent.

Commissioner McMahon motioned to approve the site plan for the façade changes and exterior improvements at 12 Salt Creek. Commissioner Crnovich seconded. The motion passed unanimously, with a 7-0 vote and 2 absent.

### **10 Salt Creek – Med Properties – Site Plan/Exterior Appearance Approval for a New 3-Story Building with Surface Parking Lot.**

Mr. Leach introduced the case and summarized the proposal. He wanted to specifically note that, while not required, the applicant still intended to provide underground detention to manage the site's storm water.

Mr. Saunders thanked the Commission again and presented the differences between this proposal and the building included in the Planned Development proposal. He then went on to describe the architecture and proposed material for the new building.

General discussion ensued regarding the proposed architecture and Commissioner Cashman questioned why certain features had been eliminated. He indicated that he liked certain aspects of the original proposal that were removed and suggested that they consider revisiting some of those features. Specifically a continuation of the glass between the first and second floor windows on the east and west elevations.

Mr. Saunders indicated that the reduction in scale played a large role in the changes.

Commissioner Cashman stated that he appreciated the applicant's efforts. He complemented them for sticking with the project, as well as acknowledging and addressing the Commission's



## **Plan Commission Minutes**

**January 14, 2015**

original concerns. He then indicated that he really liked the transition of the proposals and was excited to see it come to fruition.

Mr. Trippeddi summarized the landscaping for proposed for the site.

Chairman Byrnes entertained questions and comments from the Graue Mill residents, which included confirmation as to the location of the seven trees proposed to be removed on the site.

Commissioner Stifflear summarized his conversation he had with staff regarding the street parking and required street widths. He indicated that following their conversation he was satisfied with the response from the Village Engineer and that he had no additional concerns.

General discussion ensued and the Commission once again thanked the applicant for their efforts and investment in the office park.

Chairman Byrnes offered some final thoughts and indicated overall he was comfortable with the architecture and the project, provided they revise the drawings to include the comments from Commissioner Cashman to address the east and west elevations.

Commissioner Cashman motioned to approve exterior appearance for the new three-story building and surface parking lot at 10 Salt Creek, subject to the applicant submitting revisions to the east and west elevations, prior to the Village Board meeting. Commissioner Fiascone seconded. The motion passed unanimously, with a 7-0 vote and 2 absent.

Commissioner Crnovich motioned to approve the site plan for the new three-story building and surface parking lot at 10 Salt Creek. Commissioner McMahon seconded. The motion passed unanimously, with a 7-0 vote and 2 absent.

### **Adjournment**

Commissioner Cashman moved to adjourn. Commissioner Fiascone seconded and the meeting adjourned at 8:42 p.m. on January 14, 2015.

Respectfully Submitted,

Sean Gascoigne  
Village Planner

Approved  
Ryan/McMahon

**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

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**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.

**Plan Commission Minutes  
October 8, 2014**

**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.

## **Plan Commission Minutes**

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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.



## **Plan Commission Minutes**

**October 8, 2014**

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 naves, 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 naves, 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 naves, 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

# Memorandum

**To:** Chairman Byrnes and Plan Commissioners  
**From:** Chan Yu, Village Planner   
**Cc:** Kathleen A. Gargano, Village Manager  
Robert McGinnis, Director of Community Development/Building Commissioner  
**Date:** August 26, 2015  
**Re:** 120 N. Oak Street – Exterior Appearance and Site Plan Review for New Telecommunication Equipment on Existing Smokestack Antenna Location at Hinsdale Hospital

## BACKGROUND

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### Application

The Village of Hinsdale has received an application (Attachment 1) from Cindy Dini of CCSI on behalf of Sprint at 2649 Gardner Rd., requesting approval for an exterior appearance and site plan review to install: two (2) new antennas, (2) new remote radio units (RRU) on an existing antenna mount on an existing Hinsdale Hospital smokestack with a new hybrid cable routed on the exterior of the smokestack, vertically, using new hoisting grips on existing J-hooks. In addition, the applicant is proposing to install a new growth cabinet on an existing steel platform next to existing equipment cabinets and concrete pad.

Per the Zoning Code section 11-604(C)(7), any development or redevelopment involving a personal wireless services antenna, with or without an antenna support structure requires a Site Plan review. The Hinsdale Hospital is in the HS Health Services District at the property known as 120 N. Oak Street. The public meeting notice requirements have been followed per section 11-604(E), since the nonresidential project property is within 250 feet from a single-family zoning district (Attachment 2).

### Request and Analysis

Per the applicant, the placement of the proposed Sprint telecommunications equipment will be consistent with the existing Sprint structures and equipment in height, dimension and color. As referenced above and in the attachments, the new antennas and RRU's will be installed on an existing antenna mount and next to existing equipment (Attachment 1). The proposed new growth cabinet location is on an existing steel platform, on an existing concrete pad, next to existing cabinet equipment, with no additional ground space needed. The proposed new hybrid cable will utilize existing vertical J-hooks on the smokestack and will match the existing hybrid cables. The proposed project will not affect the minimum Code requirements as shown in the Plan Commission application's table of compliance.

The project site is located in an HS Health Services District and abuts the (R-4) Single Family residential district to the north, (R-4) to the south, (HS) Health Services district to the east and (R-4), (OS) Open Space and (IB) Institutional Buildings districts to the west (Attachment 3).

### **Process**

Pursuant to Section 11-604, the Chairman of the Plan Commission (PC) shall at the public meeting on the application for site plan review allow any member of the general public to offer relevant, material and nonrepetitive comment on the application. Within 60 days following the conclusion of the public meeting, the PC shall transmit to the Board of Trustees (BOT) its recommendation, in the form specified in subsection 11-103(H) of this article, recommending either approval or disapproval of the site plan based on the standards set forth in subsection F1 of this section (11-604) and section 11-606.

### **Attachments:**

- Attachment 1 – Exterior Appearance and Site Plan Application Request and Exhibits
- Attachment 2 - Public Hearing Notice and Certification of Proper Notice
- Attachment 3 - Zoning Map and Project Location



COMMUNITY DEVELOPMENT  
DEPARTMENT  
EXTERIOR APPEARANCE AND  
SITE PLAN REVIEW CRITERIA

Address of proposed request: 120 N. Oak Street, Hinsdale 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.

N/A: no changes.

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

See attached sheet with response.

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

The design of the proposed equipment will be consistent with the existing design of the current equipment in color, placement and size, and consequently will not significantly alter 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.

See attached sheet with response.

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

See attached sheet with response.

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.

NA: The placement of the proposed Sprint equipment on the existing smokestack will be consistent with the existing design and will not modify the proportion of the front facade.

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.

N/A: No changes.

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 relationship of solids to voids in the front facade of a building will be consistent with the existing pattern in terms of height, placement, size and color.

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.

N/A: There will be no changes to the spacing between buildings.

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

N/A: This project does not make changes to entrance porch, other projections.

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 texture of the proposed equipment will be consistent with the materials and texture of the existing equipment.

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

N/A: there will be no changes to the shape of the roof.

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

N/A: No changes to existing facades and appurtenances.

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

N/A: No changes to scale of the building.

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

N/A: There are no changes to the directional expression of the buildings in terms of visual compatibility.

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 attached sheet with response.

#### **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.

See attached sheet with response.

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

N/A: There will be no changes to existing easements and rights of way. Any maintenance schedule with respect to the proposed equipment will be consistent with current schedule.

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.

The proposed equipment will be consistent with the existing equipment in placement and height, type and size.

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

The additional equipment as set forth in the site plan does not alter the use and enjoyment of the surrounding property as it is consistent with the current use.

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.

N/A: The proposed site plan will not impact traffic as it is only modifying the layout of equipment on the existing smokestack.

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

Screening is not required to shield from nearby uses and the addition of the proposed equipment as set forth in the site plan will be consistent with the current equipment.

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

N/A: The addition of the proposed equipment as set forth in the site plan is consistent with the current use.

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.

N/A. This is not an application for a special use permit.

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.

N/A: This is an equipment upgrade to an existing site.

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.

The proposed upgrade will utilize existing utility systems serving the site: telephone, fiber optic backhaul, and electricity, which will be provided by Sprint.

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

The proposed upgrade will not modify the current required public use as set forth in the Official Map.

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

See attached sheet with response.



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

**120 N. Oak Street Hinsdale Hospital additional sheet**

**2. Materials.**

The materials used for the proposed telecommunications equipment will be consistent with the quality, color and type of materials already utilized for the existing equipment that is located on the smokestack and which has been previously determined to be suitable to blend in with the existing adjacent structures.

**4. General Site Development.**

The proposed Sprint equipment will be mounted on the existing equipment platforms and will not alter the existing quality of the site development. No additional ground space is needed. Once the installation of the proposed equipment is complete, Sprint personnel will follow the existing maintenance schedule. It is a self-monitored site.

**5. Height.**

The placement of the proposed Sprint equipment will be consistent with the existing Sprint structures and equipment in height, dimension and color and will not significantly change compatibility with adjacent buildings.

**16. Special Consideration for existing buildings.**

The proposed equipment will be consistent with the existing equipment in terms of overall detailing. The site plan specifies that all surfaces to match wall behind antennas. The paint color has been specified in the Site Plans: (Page S-3) upper left corner. In addition, the hybrid cable will match existing hybrid cables which have already been matched to existing smokestack.

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

**120 N. Oak Street Hinsdale Hospital additional sheet**

**(P.2)**

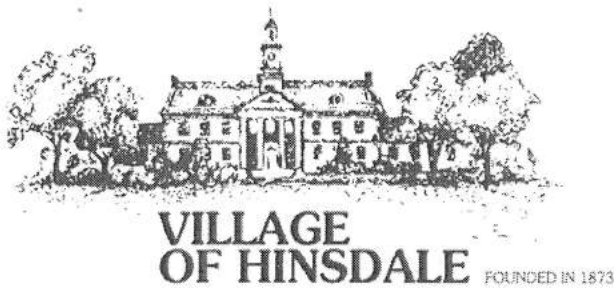
**SECOND PORTION OF APPLICATION WITH RESPECT TO *NOT* MEETING REQUIREMENTS:**

**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.**

Pursuant to the Hinsdale Zoning Code, Chapter 7: Special Districts, Article 1, "Health Services District" Section 7-109 "Special Development and Use Regulations" (B) it states: "Personal wireless services shall be located on lawfully preexisting antenna support structures or other lawfully preexisting building or structures whenever possible." The site plan is an upgrade to the existing telecommunications equipment at the site that has previously been approved for this use.

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

The proposed site plan is consistent with existing uses at the site. Sprint has determined that an upgrade is needed to successfully operate the network system. Wireless communications technology does not interfere with other public or private communication. The proposed upgrade will enable residents to utilize the latest advancements in mobile communications, thereby potentially increasing public safety by providing communication in emergency situations, and will be utilized by local residents to contribute to the health, safety and general welfare of the community.



**VILLAGE OF HINSDALE  
COMMUNITY DEVELOPMENT  
DEPARTMENT**

**PLAN COMMISSION APPLICATION**

**I. GENERAL INFORMATION**

**Applicant**

Name: Cindy Dini/ CCSI Agent for Sprint  
Address: 2649 Gardner Rd.  
City/Zip: Broadview, IL 60155  
Phone/Fax: (630) 572 / 9999  
E-Mail: cdini@cgroupmail.com

**Owner**

Name: Adventist Hinsdale Hospital  
Address: 120 N. Oak Street  
City/Zip: Hinsdale, IL 60521  
Phone/Fax: (630) 856 / 9000  
E-Mail: ahss.org

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

Name: Fullerton Engineering  
Title: Milen Dimitrov / Engineer  
Address: 9600 W. Bryn Mawr  
City/Zip: Rosemont, IL 60018  
Phone/Fax: (847) 292 / 0200  
E-Mail: mdimitrov@fullertonengineering.co,

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

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

- 1) NA
- 2) \_\_\_\_\_
- 3) \_\_\_\_\_

## II. SITE INFORMATION

Address of subject property: 120 Oak Street Hinsdale, IL 60521

Property identification number (P.I.N. or tax number): 09 - 01 - 416 - 001

Brief description of proposed project: Upgrading Sprint's existing telecommunications equipment on the existing  
smokestack at Hinsdale Hospital including two new panel antennas and two new RRU's, new growth cabinet and new hybrid cable

General description or characteristics of the site: Existing smokestack on the Hinsdale Hospital at the above location

Existing zoning and land use: HS - health service district

Surrounding zoning and existing land uses:

North: residential, institutional

South: single family residential

East: open space, single family residential

West: open space, institutional business

Proposed zoning and land use: health service district/ telecommunications

**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: 120 N. OAK, HINSDALE, IL 60521

The following table is based on the Health Services Zoning District.

	Minimum Code Requirements	Proposed/Existing Development
Minimum Lot Area (s.f.)	40,000 sf	NA
Minimum Lot Depth	125'	NA
Minimum Lot Width	100'	NA
Building Height	70'	NA
Number of Stories	NA	NA
Front Yard Setback	35'	NA
Corner Side Yard Setback	35'	NA
Interior Side Yard Setback	10'	NA
Rear Yard Setback	25'	NA
Maximum Floor Area Ratio (F.A.R.)*	1.6	NA
Maximum Total Building Coverage*	NA	NA
Maximum Total Lot Coverage*	NA	NA
Parking Requirements	NA	NA
Parking front yard setback	NA	NA
Parking corner side yard setback	NA	NA
Parking interior side yard setback	NA	NA
Parking rear yard setback	NA	NA
Loading Requirements	NA	NA
Accessory Structure Information	15 sf (area) 12' (dim), 3' highest point of building	elevation 122' on existing smokestack - same location as existing

\* 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: This project is not altering any previous lot, depth, setback or parking requirements



## 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 5TH day of AUGUST, 2015, I/We have read the above certification, understand it, and agree to abide by its conditions.

\_\_\_\_\_  
Signature of applicant or authorized agent

\_\_\_\_\_  
Signature of applicant or authorized agent

\_\_\_\_\_  
Name of applicant or authorized agent

\_\_\_\_\_  
Name of applicant or authorized agent

SUBSCRIBED AND SWORN  
to before me this 5<sup>th</sup> day of  
August, 2015

Pamella A Kearney  
Notary Public

OFFICIAL SEAL  
PAMELLA A KEARNEY  
Notary Public - State of Illinois  
My Commission Expires May 12, 2019

# VILLAGE OF HINSDALE

## CERTIFICATION OF PROPER NOTICE

### REGARDING APPLICATION FOR PUBLIC HEARINGS AND MEETINGS

I, \_\_\_\_\_, being first duly sworn on oath, do hereby certify that I caused written notice of the filing of my application for a public hearing and or meeting to be given to owners of record of property within 250 feet of any part of the subject property. I further certify that I gave such notice in the form required by the Village (Certified Mail) and that I gave such notice on \_\_\_\_\_.

Attached is a list of all of the addresses of property to whom I gave such notice and the receipts of mailings.

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

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Subscribed and sworn to before me

This \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

By: \_\_\_\_\_  
Notary Public

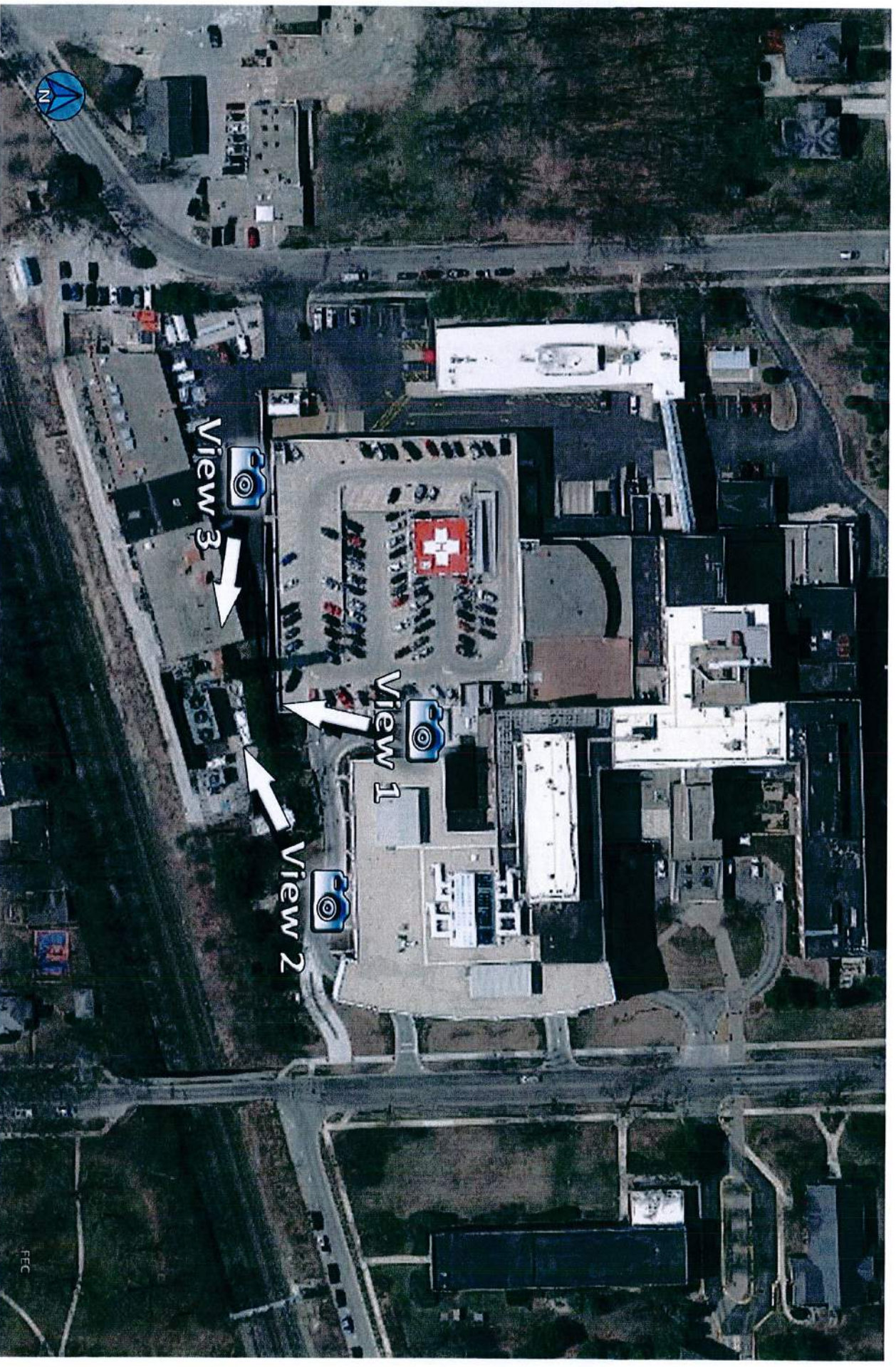




Site Name: Hinsdale Hospital Smokestack  
Site Number: CH03XC904

Address: 120 N. Oak St.  
Hinsdale, IL 60521

**FULLERTON**  
ENGINEERING · DESIGN



*Vicinity Area*

These depictions are for demonstrative purposes only. They are to be used in addition to the engineering drawings for an accurate representation of the site.





Site Name: Hinsdale Hospital Smokestack  
Site Number: CH03XC904

Address: 120 N. Oak St.  
Hinsdale, IL 60521  
**FULLERTON**  
ENGINEERING · DESIGN



*View 1-Before [Looking South in Hospital Courtyard-Distance from the Smokestack 170 ft]*

These depictions are for demonstrative purposes only. They are to be used in addition to the engineering drawings for an accurate representation of the site.





Site Name: Hinsdale Hospital Smokestack  
Site Number: CH03XC904

Address: 120 N. Oak St.  
Hinsdale, IL 60521

**FULLERTON**  
ENGINEERING • DESIGN



*View 1-After [Looking South in Hospital Courtyard-Distance from the Smokestack 170 ft]*

These depictions are for demonstrative purposes only. They are to be used in addition to the engineering drawings for an accurate representation of the site.





Site Name: Hinsdale Hospital Smokestack  
Site Number: CH03XC904

Address: 120 N. Oak St.  
Hinsdale, IL 60521  
**FULLERTON**  
ENGINEERING · DESIGN



*View 2-Before [Looking Southwest in Hospital Access Drive-Distance from the Smokestack 180 ft]*

These depictions are for demonstrative purposes only. They are to be used in addition to the engineering drawings for an accurate representation of the site.





Site Name: Hinsdale Hospital Smokestack  
Site Number: CH03XC904

Address: 120 N. Oak St.  
Hinsdale, IL 60521  
**FULLERTON**  
ENGINEERING · DESIGN



*View 2-After (Looking Southwest in Hospital Access Drive-Distance from the Smokestack 180 ft)*

These depictions are for demonstrative purposes only. They are to be used in addition to the engineering drawings for an accurate representation of the site.





Site Name: Hinsdale Hospital Smokestack  
Site Number: CH03XC904

Address: 120 N. Oak St.  
Hinsdale, IL 60521

**FULLERTON**  
ENGINEERING-DESIGN



*View 3-Before [Looking Southeast in Hospital Parking Lot-Distance from the Smokestack 190 ft]*

These depictions are for demonstrative purposes only. They are to be used in addition to the engineering drawings for an accurate representation of the site.





**Site Name:** Hinsdale Hospital Smokestack  
**Site Number:** CH03XC904

**Address:** 120 N. Oak St.  
**Hinsdale, IL 60521**

**FULLERTON**  
ENGINEERING • DESIGN

Existing & Proposed Sprint  
Antenna Location



*View 3-After Looking Southeast in Hospital Parking Lot-Distance from the Smokestack 190 ft]*

*These depictions are for demonstrative purposes only. They are to be used in addition to the engineering drawings for an accurate representation of the site.*



# Sprint

HIGH CAPACITY CARRIER ADD DEPLOYMENT



## HINSDALE HOSPITAL SMOKESTACK

SITE NUMBER / MLA NUMBER

CH03XC904

SITE ADDRESS

120 N. OAK STREET  
HINSDALE, IL 60521

SITE TYPE

CHIMNEY

Sprint



FULLERTON  
ENGINEERING DESIGN

### APPLICABLE CODES

#### CODE COMPLIANCE:

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES.

#### BUILDING CODE:

2006 INTERNATIONAL BUILDING CODE

#### ELECTRICAL CODE:

2005 NATIONAL ELECTRICAL CODE

#### ACCESSIBILITY REQUIREMENTS:

- FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ADA ACCESS REQUIREMENTS ARE NOT REQUIRED.
- THIS FACILITY DOES NOT REQUIRE POTABLE WATER AND WILL NOT PRODUCE ANY SEWAGE.

### PROJECT DESCRIPTION

THE SCOPE OF WORK CONSISTS OF MODIFYING THE EXISTING WIRELESS INSTALLATION:

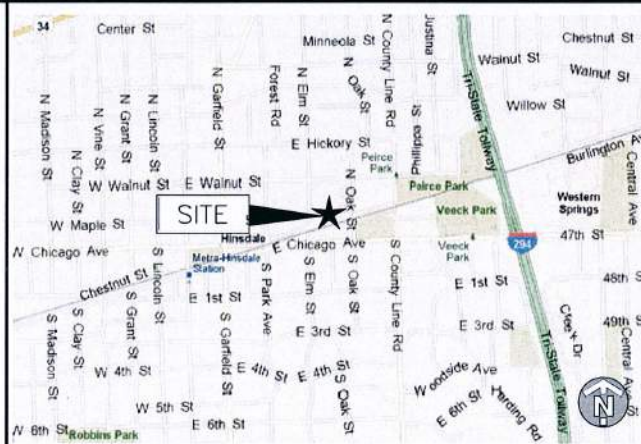
- INSTALL (2) NEW 1900MHz PANEL ANTENNAS
- INSTALL (2) NEW 1900MHz RRU(S)
- INSTALL (1) NEW 1900MHz DU IN EXISTING MMBS
- INSTALL (1) NEW GROWTH CABINET
- INSTALL (1) NEW HYBRID CABLE

NOTE: DRAWING SCALES ARE FOR 11"x17" SHEETS UNLESS OTHERWISE NOTED.

### AREA MAP



### VICINITY MAP



### PROJECT SUMMARY

SITE NAME: HINSDALE HOSPITAL SMOKESTACK  
SITE NUMBER: CH03XC904  
MLA NUMBER: N/A  
SITE ADDRESS: 120 N. OAK STREET  
HINSDALE, IL 60521  
COUNTY: COOK  
ZONING JURISDICTION: VILLAGE OF HINSDALE  
ZONING CLASSIFICATION: HS  
PARCEL ID#: N/A  
COORDINATES SOURCE: SITERRA  
LATITUDE: 41.8049°  
LONGITUDE: -87.9213°  
GROUND ELEVATION: 690'  
PROPERTY/TOWER OWNER:  
COMPANY: ADVENTIST HINSDALE HOSPITAL  
CONTACT: N/A  
ADDRESS: 120 N. OAK ST.  
HINSDALE, IL 60521  
EMAIL: N/A  
PH: N/A

#### PROJECT MANAGER:

COMPANY: SAMSUNG  
CONTACT: AL OPITZ  
EMAIL: a.opitz@sta.samsung.com  
PH: (219) 512-8997

#### A & E FIRM:

COMPANY: FULLERTON ENGINEERING CONSULTANTS, INC.  
CONTACT: MILEN DIMITROV  
EMAIL: mdimitrov@fullertonengineering.com  
MAIN OFFICE: (224) 585-4430 EXT. (524)  
DIRECT DIAL: (224) 585-4437

### SHEET INDEX

SHEET	DESCRIPTION	CHECKED BY:	AG
T-1	TITLE SHEET	APPROVED BY:	MB
SP-1	SPRINT SPECIFICATION	#	DATE
SP-2	SPRINT SPECIFICATION	01/06/15	90% REVIEW
C-1	SITE PLAN	03/13/15	FINAL
C-2	ENLARGED SITE PLAN	05/20/15	PERMIT REVISION
C-2A	EQUIPMENT LAYOUT		
C-3	ELEVATION & ANTENNA LAYOUTS		
C-4	ANTENNA DETAILS		
C-5	EQUIPMENT DETAILS & COLOR CODING		
C-5A	BI-WIRE KIT DETAILS & NOTES		
C-6	EQUIPMENT DETAILS		
S-1	ROOF PLAN & STRUCTURAL NOTES		
S-2	ELEVATION & STRUCTURAL NOTES		
S-3	STRUCTURAL DETAILS		
E-1	UTILITY LAYOUT AND DETAILS		
E-2	AC POWER DISTRIBUTION		
E-3	UTILITY DETAILS		
E-4	GROUNDING DETAILS		

#### CERTIFICATION STATEMENT:

I CERTIFY THAT THESE DRAWINGS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLY WITH THE REQUIREMENTS OF THE 2006 INTERNATIONAL BUILDING CODE.

LICENSED ENGINEER - STATE OF ILLINOIS

DATE SIGNED: 05/20/2015  
EXPIRATION: 11/30/2015  
062-063291

SITE NAME  
HINSDALE  
HOSPITAL  
SMOKESTACK

SITE I.D.

CH03XC904

SITE ADDRESS

120 N. OAK STREET  
HINSDALE, IL 60521

SHEET NAME

TITLE SHEET

SHEET NUMBER

T-1

### SIGNATURE BLOCK

APPROVAL	SIGNATURE	DATE
SITE ACQ. MGR		
CONSTRUCTION MGR		
A&E MGR		
PLANNING CONS.		
RF MGR		
RF ENGINEER		
PROPERTY OWNER		
SPRINT REP.		
AAV MGR.		

### DRIVING DIRECTIONS

DEPART FROM O'HARE INTERNATIONAL AIRPORT:  
1. GET ON I-190 E  
2. TAKE I-294 S TO U.S. 34 W/E OGDEN AVE.  
3. TAKE THE US-34 W/ODGEN AVE EXIT FROM I-294 S  
4. TAKE N ELM ST TO YOUR DESTINATION  
5. MERGE ONTO U.S. 34 W/E OGDEN AVE  
6. TURN LEFT ONTO N ELM ST  
7. TURN LEFT  
8. DESTINATION WILL BE ON THE LEFT

### PROJECT TEAM



10700 W. HIGGINS AVE.  
SUITE 240  
ROSEMONT, IL 60018

PROJECT MANAGER



2649 GARDNER ROAD  
BROADVIEW, IL 60135  
630-572-9999

SITE ACQUISITION



9600 W. BRYN MAWR AVE., SUITE 200  
ROSEMONT, ILLINOIS 60018  
TEL: 847-292-0200  
FAX: 847-292-0206  
DESIGN FIRM NO. 184-002498  
www.FullertonEngineering.com

ENGINEER

THIS DRAWING IS THE PROPERTY OF FULLERTON ENGINEERING CONSULTANTS, INC. IT IS FOR THE EXCLUSIVE USE OF THIS PROJECT. ANY RE-USE OF THIS DRAWING WITHOUT THE EXPRESSED WRITTEN CONSENT OF FULLERTON ENGINEERING CONSULTANTS, INC. IS PROHIBITED.



THESE OUTLINE SPECIFICATIONS IN CONJUNCTION WITH THE SPRINT STANDARD CONSTRUCTION SPECIFICATIONS, INCLUDING CONTRACT DOCUMENTS AND THE CONSTRUCTION DRAWINGS DESCRIBE THE WORK TO BE PERFORMED BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR MEETING THE REQUIREMENTS OF SPRINT'S "STANDARD CONSTRUCTION SPECIFICATIONS FOR WIRELESS SITES" IN REGARDS TO ALL WORK COMPLETED.

SECTION 01 100 – SCOPE OF WORK

**THE WORK:**  
SHALL COMPLY WITH APPLICABLE NATIONAL CODES AND STANDARDS, LATEST EDITION, AND PORTIONS THEREOF.

**PRECEDENCE:**  
SHOULD CONFLICTS OCCUR BETWEEN THE STANDARD CONSTRUCTION SPECIFICATIONS FOR WIRELESS SITES INCLUDING THE STANDARD CONSTRUCTION DETAILS FOR WIRELESS SITES AND THE CONSTRUCTION DRAWINGS, INFORMATION ON THE CONSTRUCTION DRAWINGS SHALL TAKE PRECEDENCE.

**SITE FAMILIARITY:**  
CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.

**ON-SITE SUPERVISION:**  
THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

**DRAWINGS, SPECIFICATIONS AND DETAILS REQUIRED AT JOBSITE:**  
THE CONSTRUCTION CONTRACTOR SHALL MAINTAIN A FULL SET OF THE CONSTRUCTION DRAWINGS AT THE JOBSITE FROM MOBILIZATION THROUGH CONSTRUCTION COMPLETION.

- A. DETAILS ARE INTENDED TO SHOW DESIGN INTENT. PROVIDE ALL MATERIALS AND LABOR AS REQUIRED TO PROVIDE A COMPLETE AND FUNCTIONING SYSTEM. MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.
- B. CONTRACTOR SHALL NOTIFY SPRINT CONSTRUCTION MANAGER OF ANY VARIATIONS PRIOR TO PROCEEDING WITH THE WORK. DIMENSIONS SHOWN ARE TO FINISH SURFACES UNLESS NOTED OTHERWISE. MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.
- C. MARK THE FIELD SET OF DRAWINGS IN RED, DOCUMENTING ANY CHANGES FROM THE CONSTRUCTION DOCUMENTS.

**METHODS OF PROCEDURE (MOPS) FOR CONSTRUCTION:**  
CONTRACTOR SHALL PERFORM WORK AS DESCRIBED IN

- A. COAX COLOR CODING SWEEPS AND FIBER TESTING TS-0200 AND EL-0568
- B. CABLE LABELING EN-2012-00
- C. APPLICABLE INSTALLATION MOPS IDENTIFIED ELSEWHERE IN THE CONTRACT DOCUMENTS
- D. SPRINT GROUNDING SPECIFICATION NE-312-201
- E. SPRINT INTEGRATED CONSTRUCTION STANDARDS VERSION 4.0

SECTION 01 200 – COMPANY FURNISHED MATERIAL AND EQUIPMENT

COMPANY FURNISHED MATERIAL AND EQUIPMENT IS IDENTIFIED ON THE RF DATA SHEET IN THE CONSTRUCTION DRAWINGS.

CONTRACTOR IS RESPONSIBLE FOR SPRINT PROVIDED MATERIAL AND EQUIPMENT TO ENSURE IT IS PROTECTED AND HANDLED PROPERLY THROUGHOUT THE CONSTRUCTION DURATION.

CONTRACTOR RESPONSIBLE FOR RECEIPT OF SPRINT FURNISHED EQUIPMENT AT CELL SITE OR CONTRACTORS LOCATION. CONTRACTOR TO COMPLETE SHIPPING AND RECEIPT DOCUMENTATION IN ACCORDANCE WITH COMPANY PRACTICE.

SECTION 01 300 – CELL SITE CONSTRUCTION

**NOTICE TO PROCEED:**  
NO WORK SHALL COMMENCE PRIOR TO COMPANY'S WRITTEN NOTICE TO PROCEED AND THE ISSUANCE OF WORK ORDER.

**SITE CLEANLINESS:**  
CONTRACTOR SHALL KEEP THE SITE FREE FROM ACCUMULATING WASTE MATERIAL, DEBRIS, AND TRASH. AT THE COMPLETION OF THE WORK, CONTRACTOR SHALL REMOVE FROM THE SITE ALL REMAINING RUBBISH, IMPLEMENTS, TEMPORARY FACILITIES, AND SURPLUS MATERIALS.

ALTERNATES: SECTION 01 400 – SUBMITTALS & TESTS

AT THE COMPANY'S REQUEST, ANY ALTERNATIVES TO THE MATERIALS OR METHODS SPECIFIED SHALL BE SUBMITTED TO SPRINTS CONSTRUCTION MANAGER FOR APPROVAL. SPRINT WILL REVIEW AND APPROVE ONLY THOSE REQUESTS MADE IN WRITING. NO VERBAL APPROVALS WILL BE CONSIDERED.

TESTS AND INSPECTIONS:

- A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION TESTS, INSPECTIONS AND PROJECT DOCUMENTATION.
- B. CONTRACTOR SHALL ACCOMPLISH TESTING INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
  - 1. COAX SWEEPS AND FIBER TESTS PER THE CURRENT VERSION OF SPRINT TS-0200 ANTENNA LINE ACCEPTANCE STANDARDS.
  - 2. AGL, AZIMUTH AND DOWNTILT PROVIDE AN AUTOMATED REPORT UPLOADED TO SITERRA USING A COMMERCIAL MADE-FOR THE PURPOSE ELECTRONIC ANTENNA ALIGNMENT TOOL (AAT). INSTALLED AZIMUTH, CENTERLINE AND DOWNTILT MUST CONFORM WITH RF CONFIGURATION DATA
  - 3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL CORRECTIONS TO ANY WORK IDENTIFIED AS UNACCEPTABLE IN SITE INSPECTION ACTIVITIES AND/OR AS A RESULT OF TESTING.
  - 4. ALL TESTING REQUIRED BY APPLICABLE INSTALLATION MOPS.
- C. REQUIRED CLOSEOUT DOCUMENTATION INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING:
  - 1. AZIMUTH, DOWNTILT, AGL FROM SUNSIGHT INSTRUMENTS – ANTENNA ALIGNMENT TOOL (AAT)
  - 2. SWEEP AND FIBER TESTS
  - 3. SCALABLE BARCODE PHOTOGRAPHS OF TOWER TOP AND INACCESSIBLE SERIALIZED EQUIPMENT
  - 4. ALL AVAILABLE JURISDICTIONAL PERMIT AND OCCUPANCY INFORMATION
  - 5. PDF SCAN OF REDLINES PRODUCED IN FIELD
  - 6. A PDF SCAN OF REDLINE MARK-UPS SUITABLE FOR USE IN ELECTRONIC AS-BUILT DRAWING PRODUCTION
  - 7. LIEN WAIVERS
  - 8. FINAL PAYMENT APPLICATION
  - 9. REQUIRED FINAL CONSTRUCTION PHOTOS
  - 10. CONSTRUCTION AND COMMISSIONING CHECKLIST COMPLETE WITH NO DEFICIENT ITEMS
  - 11. APPLICABLE POST NTP TASKS INCLUDING DOCUMENT UPLOADS COMPLETED IN SITERRA (SPRINTS DOCUMENT REPOSITORY OF RECORD).
  - 12. CLOSEOUT PHOTOGRAPHS AND CLOSEOUT CHECKLIST: SPRINT WILL PROVIDE SEPARATE GUIDANCE

SECTION 11 700 – ANTENNA ASSEMBLY, REMOTE RADIO UNITS AND CABLE INSTALLATION SUMMARY:

THIS SECTION SPECIFIES INSTALLATION OF ANTENNAS, RRU'S, AND CABLE EQUIPMENT, INSTALLATION, AND TESTING OF COAXIAL FIBER CABLE.

**ANTENNAS AND RRU'S:**  
THE NUMBER AND TYPE OF ANTENNAS AND RRU'S TO BE INSTALLED IS DETAILED ON THE CONSTRUCTION DRAWINGS.

**HYBRID CABLE:**  
HYBRID CABLE WILL BE DC/FIBER AND FURNISHED FOR INSTALLATION AT EACH SITE. CABLE SHALL BE INSTALLED PER THE CONSTRUCTION DRAWINGS AND THE APPLICABLE MANUFACTURER'S REQUIREMENTS.

**JUMPERS AND CONNECTORS:**  
FURNISH AND INSTALL 1/2" COAX JUMPER CABLES BETWEEN THE RRU'S AND ANTENNAS. JUMPERS SHALL BE TYPE LDF 4, FLC 12-50, CR 540, OR FXL 540. SUPER-FLEX CABLES ARE NOT ACCEPTABLE. JUMPERS BETWEEN THE RRU'S AND ANTENNAS OR TOWER TOP AMPLIFIERS SHALL CONSIST OF 1/2 INCH FOAM DIELECTRIC, OUTDOOR RATED COAXIAL CABLE, MIN LENGTH FOR JUMPER SHALL BE 10'-0".

REMOTE ELECTRICAL TILT (RET) CABLES:

**MISCELLANEOUS:**  
INSTALL SPLITTERS, COMBINERS, FILTERS PER RF DATA SHEET, FURNISHED BY SPRINT.

**ANTENNA INSTALLATION:**  
THE CONTRACTOR SHALL ASSEMBLE ALL ANTENNAS ONSITE IN ACCORDANCE WITH THE INSTRUCTIONS SUPPLIED BY THE MANUFACTURER. ANTENNA HEIGHT, AZIMUTH, AND FEED ORIENTATION INFORMATION SHALL BE A DESIGNATED ON THE CONSTRUCTION DRAWINGS.

- A. THE CONTRACTOR SHALL POSITION THE ANTENNA ON TOWER PIPE MOUNTS SO THAT THE BOTTOM STRUT IS LEVEL. THE PIPE MOUNTS SHALL BE PLUMB TO WITHIN 1 DEGREE.
- B. ANTENNA MOUNTING REQUIREMENTS: PROVIDE ANTENNA MOUNTING HARDWARE AS INDICATED ON THE DRAWINGS.

**HYBRID CABLE INSTALLATION:**

- A. THE CONTRACTOR SHALL ROUTE, TEST, AND INSTALL ALL CABLES AS INDICATED ON THE CONSTRUCTION DRAWINGS AND IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- B. THE INSTALLED RADIUS OF THE CABLES SHALL NOT BE LESS THAN THE MANUFACTURER'S SPECIFICATIONS FOR BENDING RADII.
- C. EXTREME CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE CABLES DURING HANDLING AND INSTALLATION.
  - 1. FASTENING MAIN HYBRID CABLES: ALL CABLES SHALL BE INSTALLED INSIDE MONOPOLE WITH CABLE SUPPORT GRIPS AS REQUIRED BY THE MANUFACTURER.
  - 2. FASTENING INDIVIDUAL FIBER AND DC CABLES ABOVE BREAKOUT ENCLOSURE (MEDUSA), WITHIN THE MMBS CABINET AND ANY INTERMEDIATE DISTRIBUTION BOXES:
    - a. FIBER: SUPPORT FIBER BUNDLES USING 1/4" VELCRO STRAPS OF THE REQUIRED LENGTH @ 18" OC. STRAPS SHALL BE UV, OIL AND WATER RESISTANT AND SUITABLE FOR INDUSTRIAL INSTALLATIONS AS MANUFACTURED BY TEXTOL OR APPROVED EQUAL.
    - b. DC: SUPPORT DC BUNDLES WITH ZIP TIES OF THE ADEQUATE LENGTH. ZIP TIES TO BE UV STABILIZED, BLACK NYLON, WITH TENSILE STRENGTH AT 12,000 PSI AS MANUFACTURED BY NELCO PRODUCTS OR EQUAL.
  - 3. FASTENING JUMPERS: SECURE JUMPERS TO THE SIDE ARMS OR HEAD FRAMES USING STAINLESS STEEL TIE WRAPS OR STAINLESS STEEL BUTTERFLY CLIPS.
  - 4. CABLE INSTALLATION:
    - a. INSPECT CABLE PRIOR TO USE FOR SHIPPING DAMAGE, NOTIFY THE CONSTRUCTION MANAGER.
    - b. CABLE ROUTING: CABLE INSTALLATION SHALL BE PLANNED TO ENSURE THAT THE LINES WILL BE PROPERLY ROUTED IN THE CABLE ENVELOP AS INDICATED ON THE DRAWINGS. AVOID TWISTING AND CROSSEOVERS.
    - c. HOIST CABLE USING PROPER HOISTING GRIPS. DO NOT EXCEED MANUFACTURES RECOMMENDED MAXIMUM BEND RADIUS.
  - 5. GROUNDING OF TRANSMISSION LINES: ALL TRANSMISSION LINES SHALL BE GROUNDED AS INDICATED ON DRAWINGS.
  - 6. HYBRID CABLE COLOR CODING: ALL COLOR CODING SHALL BE AS REQUIRED IN THE CURRENT VERSION OF SPRINT TS-0200.
  - 7. HYBRID CABLE LABELING: INDIVIDUAL HYBRID AND DC BUNDLES SHALL BE LABELED ALPHA-NUMERICALLY ACCORDING TO SPRINT CELL SITE ENGINEERING NOTICE – EN 2012-001, REV 1

**WEATHERPROOFING EXTERIOR CONNECTORS AND HYBRID CABLE GROUND KITS:**

- A. ALL FIBER & COAX CONNECTORS AND GROUND KITS SHALL BE WEATHERPROOFED.
- B. WEATHERPROOFED USING ONE OF THE FOLLOWING METHODS. ALL INSTALLATIONS MUST BE DONE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND INDUSTRY BEST PRACTICES.
  - 1. COLD SHRINK: ENCOMPASS CONNECTOR IN COLD SHRINK TUBING AND PROVIDE A DOUBLE WRAP OF 2" ELECTRICAL TAPE EXTENDING 2' BEYOND TUBING. PROVIDE 3M COLD SHRINK CXS SERIES OR EQUAL.
  - 2. SELF-AMALGAMATING TAPE: CLEAN SURFACES. APPLY A DOUBLE WRAP OF SELF-AMALGAMATING TAPE 2" BEYOND CONNECTOR. APPLY A SECOND WRAP OF SELF-AMALGAMATING TAPE IN OPPOSITE DIRECTION. APPLY DOUBLE WRAP OF 2" WIDE ELECTRICAL TAPE EXTENDING 2' BEYOND THE SELF-AMALGAMATING TAPE.
  - 3. 3M SLIM LOCK CLOSURE 716: SUBSTITUTIONS WILL NOT BE ALLOWED.
  - 4. OPEN FLAME ON JOB SITE IS NOT ACCEPTABLE

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HINSDALE, IL 60521

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SPRINT  
SPECIFICATION

SHEET NUMBER  
SP-1



SPRINT SPECIFICATIONS

SECTION 11 800 – INSTALLATION OF MULTIMODAL BASE STATIONS (MMBS) AND RELATED EQUIPMENT

SUMMARY:

- A. THIS SECTION SPECIFIES MMBS CABINETS, POWER CABINETS, AND INTERNAL EQUIPMENT INCLUDING BY NOT LIMITED TO RECTIFIERS, POWER DISTRIBUTION UNITS, BASE BAND UNITS, SURGE ARRESTORS, BATTERIES, AND SIMILAR EQUIPMENT FURNISHED BY THE COMPANY FOR INSTALLATION BY THE CONTRACTOR (OFCI).
- B. CONTRACTOR SHALL PROVIDE AND INSTALL ALL MISCELLANEOUS MATERIALS AND PROVIDE ALL LABOR REQUIRED FOR INSTALLATION EQUIPMENT IN EXISTING CABINET OR NEW CABINET AS SHOWN ON DRAWINGS AND AS REQUIRE BY THE APPLICABLE INSTALLATION MOPS.
- C. COMPLY WITH MANUFACTURERS INSTALLATION AND START-UP REQUIREMENTS

DC CIRCUIT BREAKER LABELING

- A. NEW DC CIRCUIT IS REQUIRED IN MMBS CABINET SHALL BE CLEARLY IDENTIFIED AS TO RRU BEING SERVICED

SECTION 26 100 – BASIC ELECTRICAL REQUIREMENTS

SUMMARY:

THIS SECTION SPECIFIES BASIC ELECTRICAL REQUIREMENTS FOR SYSTEMS AND COMPONENTS.

QUALITY ASSURANCE:

- A. ALL EQUIPMENT FURNISHED UNDER DIVISION 26 SHALL CARRY UL LABELS AND LISTINGS WHERE SUCH LABELS AND LISTINGS ARE AVAILABLE IN THE INDUSTRY.
- B. MANUFACTURERS OF EQUIPMENT SHALL HAVE A MINIMUM OF THREE YEARS EXPERIENCE WITH THEIR EQUIPMENT INSTALLED AND OPERATING IN THE FIELD IN A USE SIMILAR TO THE PROPOSED USE FOR THIS PROJECT.
- C. MATERIALS AND EQUIPMENT: ALL MATERIALS AND EQUIPMENT SPECIFIED IN DIVISION 26 OF THE SAME TYPE SHALL BE OF THE SAME MANUFACTURER AND SHALL BE NEW, OF THE BEST QUALITY AND DESIGN, AND FREE FROM DEFECTS

SUPPORTING DEVICES:

- A. ALL EQUIPMENT FURNISHED UNDER DIVISION 26 SHALL CARRY UL LABELS AND LISTINGS WHERE SUCH LABELS AND LISTINGS ARE AVAILABLE IN THE INDUSTRY.
- B. MANUFACTURERS OF EQUIPMENT SHALL HAVE A MINIMUM OF THREE YEARS EXPERIENCE WITH THEIR EQUIPMENT INSTALLED AND OPERATING IN THE FIELD IN A USE SIMILAR TO THE PROPOSED USE FOR THIS PROJECT.
- C. MATERIALS AND EQUIPMENT: ALL MATERIALS AND EQUIPMENT SPECIFIED IN DIVISION 26 OF THE SAME TYPE SHALL BE OF THE SAME MANUFACTURER AND SHALL BE NEW, OF THE BEST QUALITY AND DESIGN, AND FREE FROM DEFECTS

SUPPORTING DEVICES:

- A. MANUFACTURED STRUCTURAL SUPPORT MATERIALS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE PRODUCTS BY THE FOLLOWING:
  - 1. ALLIED TUBE AND CONDUIT
  - 2. B-LINE SYSTEM
  - 3. SUNISTRUT DIVERSIFIED PRODUCTS
  - 4. THOMAS & BETTS
- B. FASTENERS: TYPES, MATERIALS, AND CONSTRUCTION FEATURES AS FOLLOWS:
  - 1. EXPANSION ANCHORS: CARBON STEEL WEDGE OR SLEEVE TYPE.
  - 2. POWER-DRIVEN THREADED STUDS: HEAT-TREATED STEEL, DESIGNED SPECIFICALLY FOR THE INTENDED SERVICE.
  - 3. FASTEN BY MEANS OF WOOD SCREWS ON WOOD.
  - 4. TOGGLE BOLTS ON HOLLOW MASONRY UNITS.
  - 5. CONCRETE INSERTS OR EXPANSION BOLTS ON CONCRETE OR SOLID MASONRY.
  - 6. MACHINE SCREWS, WELDED THREADED STUDS, OR SPRING-TENSION CLAMPS ON STEEL.
  - 7. EXPLOSIVE DEVICES FOR ATTACHING HANGERS TO STRUCTURE SHALL NOT BE PERMITTED.
  - 8. DO NOT WELD CONDUIT, PIPE STRAPS, OR ITEMS OTHER THAN THREADED STUDS TO STEEL STRUCTURES.
  - 9. IN PARTITIONS OF LIGHT STEEL CONSTRUCTION, USE SHEET METAL SCREWS.

SUPPORTING DEVICES:

- A. INSTALL SUPPORTING DEVICES TO FASTEN ELECTRICAL COMPONENTS SECURELY AND PERMANENTLY IN ACCORDANCE WITH NEC.
- B. COORDINATE WITH THE BUILDING STRUCTURAL SYSTEM AND WITH OTHER TRADES.
- C. UNLESS OTHERWISE INDICATED ON THE DRAWINGS, FASTEN ELECTRICAL ITEMS AND THEIR SUPPORTING HARDWARE SECURELY TO THE STRUCTURE IN ACCORDANCE WITH THE FOLLOWING:
- D. ENSURE THAT THE LOAD APPLIED BY ANY FASTENER DOES NOT EXCEED 25 PERCENT OF THE PROOF TEST LOAD.
- E. USE VIBRATION AND SHOCK-RESISTANT FASTENERS FOR ATTACHMENTS TO CONCRETE SLABS.

ELECTRICAL IDENTIFICATION:

- A. UPDATE AND PROVIDE TYPED CIRCUIT BREAKER SCHEDULES IN THE MOUNTING BRACKET, INSIDE DOORS OF AC PANEL BOARDS WITH ANY CHANGES MADE TO THE AC SYSTEM.
- B. BRANCH CIRCUITS FEEDING AVIATION OBSTRUCTION LIGHTING EQUIPMENT SHALL BE CLEARLY IDENTIFIED AS SUCH AT THE BRANCH CIRCUIT PANELBOARD.

SECTION 26 200 – ELECTRICAL MATERIALS AND EQUIPMENT

CONDUIT:

- A. RIGID GALVANIZED STEEL (RGS) CONDUIT SHALL BE USED FOR EXTERIOR LOCATIONS ABOVE GROUND AND IN UNFINISHED INTERIOR LOCATIONS AND FOR ENCASED RUNS IN CONCRETE. RIGID CONDUIT AND FITTINGS SHALL BE STEEL, COATED WITH ZINC EXTERIOR AND INTERIOR BY THE HOT DIP GALVANIZING PROCESS. CONDUIT SHALL BE PRODUCED TO ANSI SPECIFICATIONS C80.1, FEDERAL SPECIFICATION WW-C-581 AND SHALL BE LISTED WITH THE UNDERWRITERS' LABORATORIES. FITTINGS SHALL BE THREADED – SET SCREW OR COMPRESSION FITTINGS WILL NOT BE ACCEPTABLE. RGS CONDUITS SHALL BE MANUFACTURED BY ALLIED, REPUBLIC OR WHEATLAND.
- B. UNDERGROUND CONDUIT IN CONCRETE SHALL BE POLYVINYLCHLORIDE (PVC) SUITABLE FOR DIRECT BURIAL AS APPLICABLE. JOINTS SHALL BE BELLED, AND FLUSH SOLVENT WELDED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. CONDUIT SHALL BE CARLON ELECTRICAL PRODUCTS OR APPROVED EQUAL.
- C. TRANSITIONS BETWEEN PVC AND RIGID (RGS) SHALL BE MADE WITH PVC COATED METALLIC LONG SWEEP RADIUS ELBOWS.
- D. EMT OR RIGID GALVANIZED STEEL CONDUIT MAY BE USED IN FINISHED SPACES CONCEALED IN WALLS AND CEILINGS. EMT SHALL BE MILD STEEL, ELECTRICALLY WELDED, ELECTRO-GALVANIZED OR HOT-DIPPED GALVANIZED AND PRODUCED TO ANSI SPECIFICATION C80.3, FEDERAL SPECIFICATION WW-C-563, AND SHALL BE UL LISTED. EMT SHALL BE MANUFACTURED BY ALLIED, REPUBLIC OR WHEATLAND, OR APPROVED EQUAL. FITTINGS SHALL BE METALLIC COMPRESSION. SET SCREW CONNECTIONS SHALL NOT BE ACCEPTABLE.
- E. LIQUID TIGHT FLEXIBLE METALLIC CONDUIT SHALL BE USED FOR FINAL CONNECTION TO EQUIPMENT. FITTINGS SHALL BE METALLIC GLAND TYPE COMPRESSION FITTINGS, MAINTAINING THE INTEGRITY OF CONDUIT SYSTEM. SET SCREW CONNECTIONS SHALL NOT BE ACCEPTABLE. MAXIMUM LENGTH OF FLEXIBLE CONDUIT SHALL NOT EXCEED 6- FEET. LFMC SHALL BE PROTECTED AND SUPPORTED AS REQUIRE BY NEC. MANUFACTURERS OF FLEXIBLE CONDUITS SHALL BE CAROL, ANACONDA METAL HOSE OR UNIVERSAL METAL HOSE, OR APPROVED EQUAL.
- F. MINIMUM SIZE CONDUIT SHALL BE 3/4 INCH (21MM).

HUBS AND BOXES:

- A. AT ENTRANCES TO CABINETS OR OTHER EQUIPMENT NOT HAVING INTEGRAL THREADED HUBS PROVIDE METALLIC THREADED HUBS OF THE SIZE AND CONFIGURATION REQUIRED. HUB SHALL INCLUDE LOCKNUT AND NEOPRENE O-RING SEAL. PROVIDE IMPACT RESISTANT 105 DEGREE C PLASTIC BUSHINGS TO PROTECT CABLE INSULATION.
- B. CABLE TERMINATION FITTINGS FOR CONDUIT
  - 1. CABLE TERMINATORS FOR RGS CONDUITS SHALL BE TYPE CRC BY O-Z/GEDNEY OR EQUAL BY ROX TEC.
  - 2. CABLE TERMINATORS FOR LFMC SHALL BE ETCO – CL2075; OR MADE FOR THE PURPOSE PRODUCTS BY ROXTEC.
- C. EXTERIOR PULL BOXES AND PULL BOXES IN INTERIOR INDUSTRIAL AREAS SHALL BE PLATED CAST ALLOY, HEAVY DUTY, WEATHERPROOF, DUST PROOF, WITH GASKET, PLATED IRON ALLOY COVER AND STAINLESS STEEL COVER SCREWS, CROUSE-HINDS WAB SERIES OR EQUAL.
- D. CONDUIT OUTLET BODIES SHALL BE PLATED CAST ALLOY WITH SIMILAR GASKETED COVERS. OUTLET BODIES SHALL BE OF THE CONFIGURATION AND SIZE SUITABLE FOR THE APPLICATION. PROVIDE CROUSE-HINDS FORM 8 OR EQUAL.
- E. MANUFACTURER FOR BOXES AND COVERS SHALL BE HOFFMAN, SQUARE "D", CROUSE-HINDS, COOPER, ADALET, APPLETON, O-Z GEDNEY, RACO, OR APPROVED EQUAL.

SUPPLEMENTAL GROUNDING SYSTEM

- A. FURNISH AND INSTALL A SUPPLEMENTAL GROUNDING SYSTEM TO THE EXTENT INDICATED ON THE DRAWINGS. SUPPORT SYSTEM WITH NON-MAGNETIC STAINLESS STEEL CLIPS WITH RUBBER GROMMETS. GROUNDING CONNECTORS SHALL BE TINNED COPPER WIRE, SIZES AS INDICATED ON THE DRAWINGS. PROVIDE STRANDED OR SOLID BARE OR INSULATED CONDUCTORS EXCEPTED AS OTHERWISE NOTED.
- B. SUPPLEMENTAL GROUNDING SYSTEM: ALL CONNECTIONS TO BE MADE WITH CAD WELDS, EXCEPT AT EQUIPMENT USE LUGS OR OTHER AVAILABLE GROUNDING MEANS AS REQUIRED BY MANUFACTURER; AT GROUND BARS USE TWO HOLE SPADES WITH NO OX.
- C. STOLEN GROUND-BARS: IN THE EVENT OF STOLEN GROUND BARS, CONTACT SPRINT CM FOR REPLACEMENT INSTRUCTION USING THREADED ROD KITS.

EXISTING STRUCTURE:

- A. EXISTING EXPOSED WIRING AND ALL EXPOSED OUTLETS, RECEPTACLES, SWITCHES, DEVICES, BOXES, AND OTHER EQUIPMENT THAT ARE NOT TO BE UTILIZED IN THE COMPLETED PROJECT SHALL BE REMOVED OR DE-ENERGIZED AND CAPPED IN THE WALL, CEILING, OR FLOOR SO THAT THEY ARE CONCEALED AND SAFE. WALL, CEILING, OR FLOOR SHALL BE PATCHED TO MATCH THE ADJACENT CONSTRUCTION.

CONDUIT AND CONDUCTOR INSTALLATION:

- A. CONDUITS SHALL BE FASTENED SECURELY IN PLACE WITH APPROVED NON-PERFORATED STRAPS AND HANGERS. EXPLOSIVE DEVICES FOR ATTACHING HANGERS TO STRUCTURE WILL NOT BE PERMITTED. CLOSELY FOLLOW THE LINES OF THE STRUCTURE, MAINTAIN CLOSE PROXIMITY TO THE STRUCTURE AND KEEP CONDUITS IN TIGHT ENVELOPES. CHANGES IN DIRECTION TO ROUTE AROUND OBSTACLES SHALL BE MADE WITH CONDUIT OUTLET BODIES. CONDUIT SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER, PARALLEL AND PERPENDICULAR TO STRUCTURE WALL AND CEILING LINES. ALL CONDUIT SHALL BE FISHED TO CLEAR OBSTRUCTIONS. ENDS OF CONDUITS SHALL BE TEMPORARILY CAPPED TO PREVENT CONCRETE, PLASTER OR DIRT FROM ENTERING. CONDUITS SHALL BE RIGIDLY CLAMPED TO BOXES BY GALVANIZED MALLEABLE IRON BUSHING ON INSIDE AND GALVANIZED MALLEABLE IRON LOCKNUT ON OUTSIDE AND INSIDE.
- B. CONDUCTORS SHALL BE PULLED IN ACCORDANCE WITH ACCEPTED GOOD PRACTICE.



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SITE ADDRESS  
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HINSDALE, IL 60521

SHEET NAME  
SPRINT  
SPECIFICATION

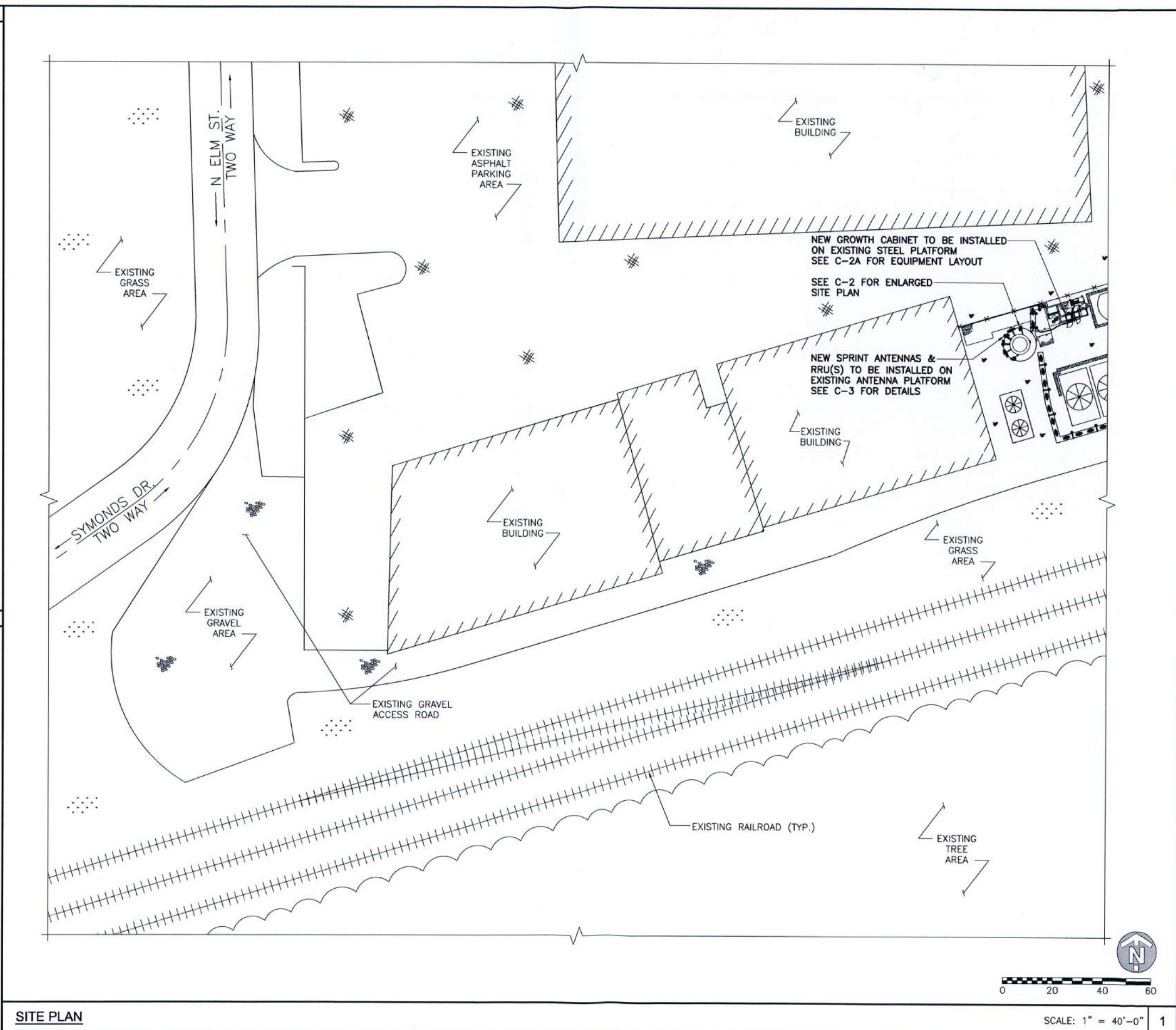
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ABBREVIATIONS	
AAV	ALTERNATE ACCESS VENDOR
A/C	AIR CONDITIONER
AFF	ABOVE FINISHED FLOOR
AGL	ABOVE GRADE LEVEL
AMSL	ABOVE MEAN SEA LEVEL
APPROX	APPROXIMATE
AWG	AMERICAN WIRE GAUGE
BLDG	BUILDING
BTS	BASE TRANSMISSION STATION
CAB	CABINET
COL	COLUMN
CONC	CONCRETE
CND	CONDUIT
DAP	DIVERSE ACCESS POINT
DWG	DRAWING
FT	FOOT (FEET)
EGB	EQUIPMENT GROUND BAR
ELEC	ELECTRICAL
ELEV	ELEVATION
EMT	ELECTRICAL METALLIC TUBING
EQUIP	EQUIPMENT
(E)	EXISTING
FND	FOUNDATION
GALV	GALVANIZED
GAP	GROUND ACCESS POINT
GND	GROUND
GPS	GLOBAL POSITIONING SYSTEM
IN	INCH(ES)
LB (#)	POUND(S)
MAX	MAXIMUM
MFR	MANUFACTURER
MGB	MASTER GROUND BAR
MIN	MINIMUM
MMBTS	MULTI-MODE BTS
(N)	NEW
NEC	NATIONAL ELECTRICAL CODE
NOM	NOMINAL
NTS	NOT TO SCALE
NV	NETWORK VISION
OE/OT	OVERHEAD ELECTRIC/TELCO
POS	POSITION
RGS	RIGID GALVANIZED STEEL
RRU(S)	REMOTE RADIO UNIT(S)
SF	SQUARE FOOT
STL	STEEL
T & B	TOP & BOTTOM
T/	TOP
TBD	TO BE DETERMINED
TYP	TYPICAL
UE/UT	UNDERGROUND ELECTRIC/TELCO
UNO	UNLESS NOTED OTHERWISE
USC	US CELLULAR
VIF	VERIFY IN FIELD
W/	WITH
XFMR	TRANSFORMER

SYMBOLS	
	REVISION
	WORK POINT
	UTILITY POLE
	BRICK
	COMPRESSED STONE
	CONCRETE
	EARTH
	GRAVEL
	MASONRY
	STEEL
	CENTERLINE
	PROPERTY LINE
	LEASE LINE
	EASEMENT LINE
	FENCE
	CHAINLINK
	WOOD
	WROUGHT IRON
	ELECTRIC
	OVERHEAD
	UNDERGROUND
	FIBER
	OVERHEAD
	UNDERGROUND
	TELEPHONE
	OVERHEAD
	UNDERGROUND
	DCPOWER
	SECTION REFERENCE



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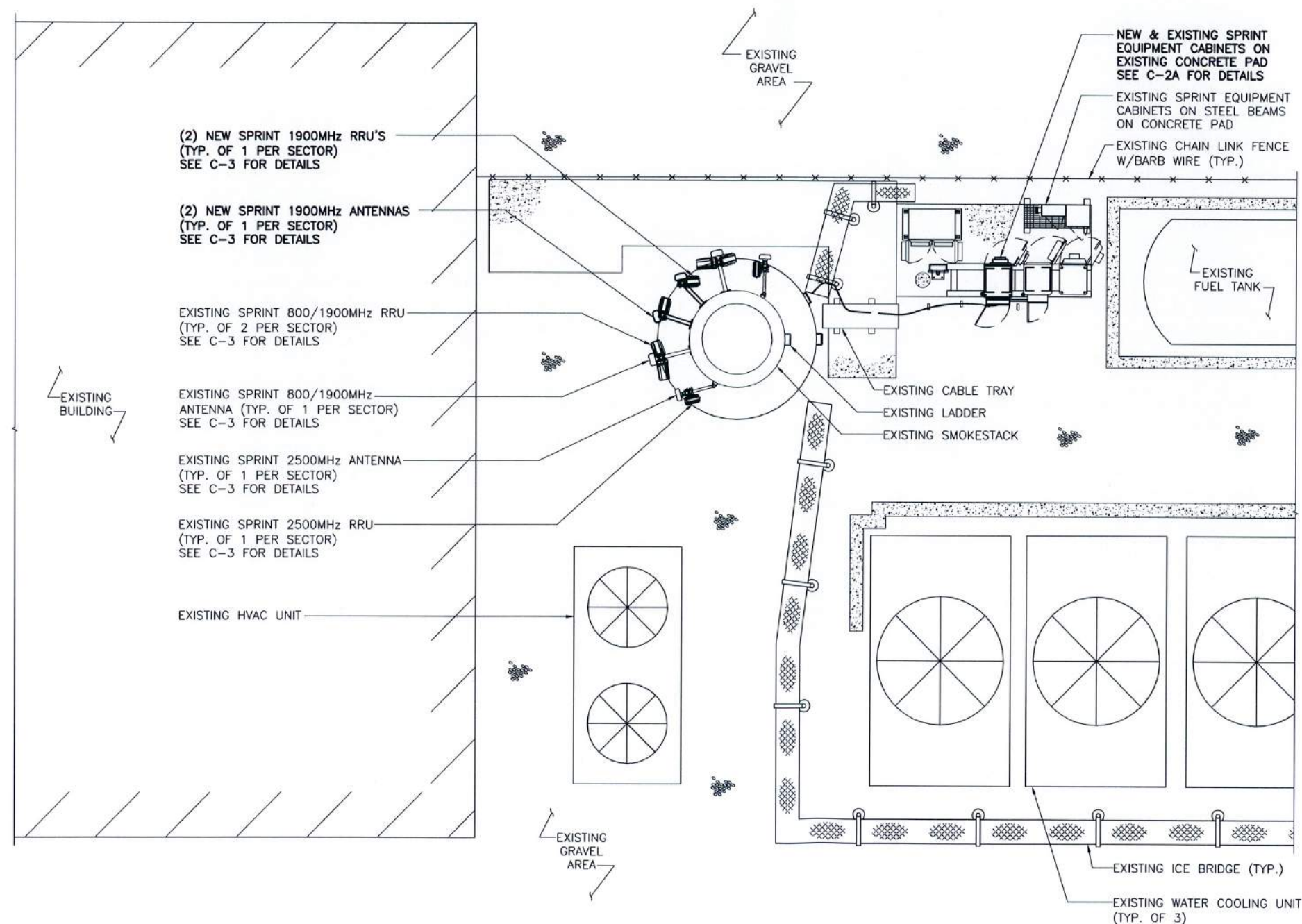
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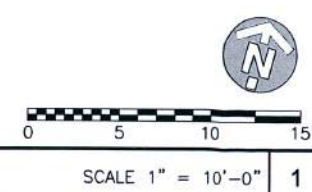
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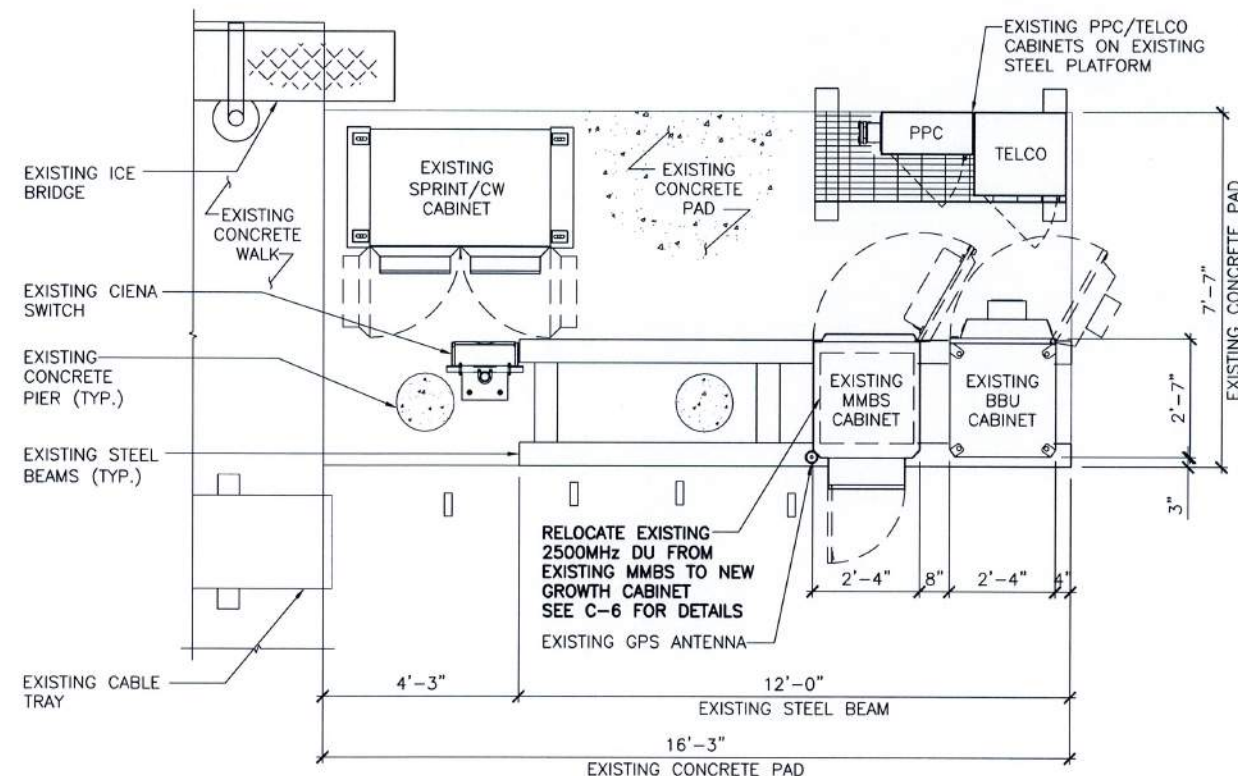
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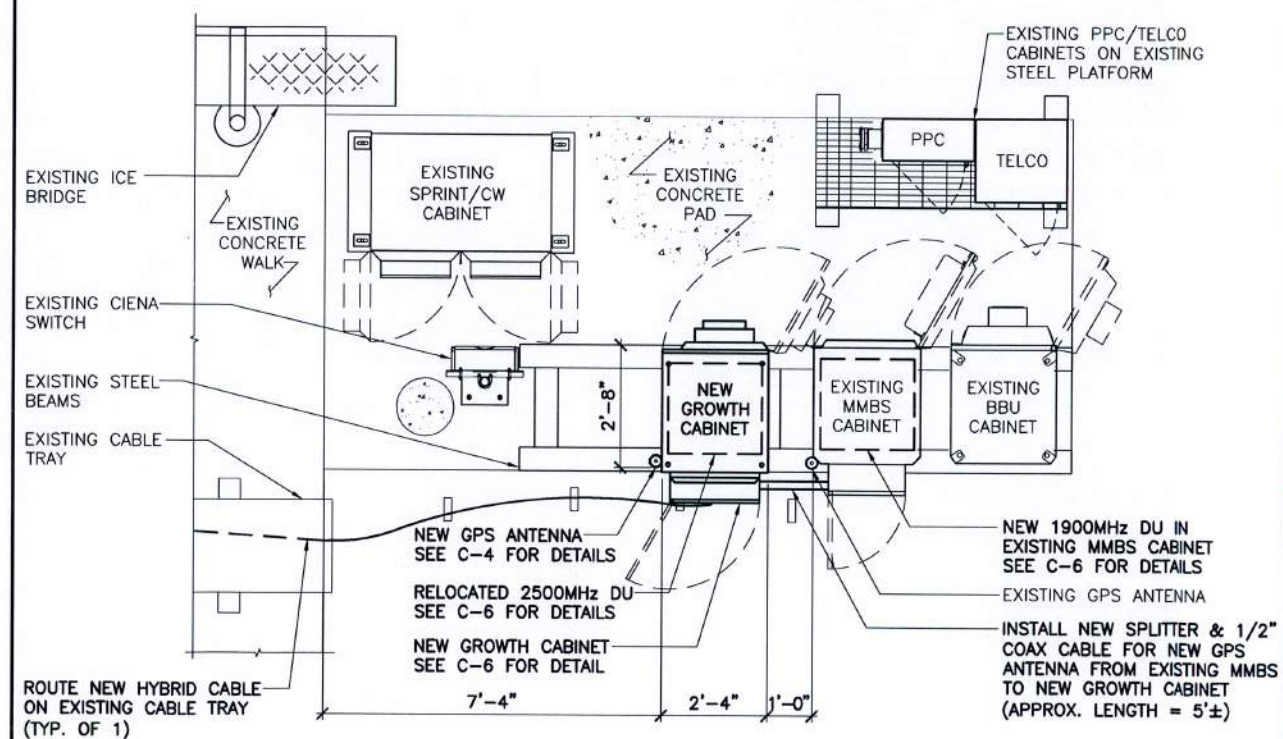
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# NOTES:

1. INSTALL NEW GROWTH CABINET.
2. RELOCATE EXISTING 2500MHz DU FROM EXISTING MMBS TO NEW GROWTH CABINET.
3. INSTALL NEW 1900MHz DU IN EXISTING MMBS CABINET.
4. INSTALL 1" RGS CONDUIT (FIBER) BETWEEN MMBS & GROWTH CABINET.
5. INSTALL NEW SPLITTER & 1/2" COAX CABLE FOR NEW GPS ANTENNA FROM EXISTING MMBS TO NEW GROWTH CABINET.
6. INSTALL (1) NEW HYBRID CABLE FROM NEW GROWTH CABINET TO EXISTING 2500MHz ANTENNAS.



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01/06/15	90% REVIEW	SR	
03/13/15	FINAL	DH	
05/20/15	PERMIT REVISION	NM	



SIGNED DATE: 05/20/2015

SITE NAME  
HINSDALE  
HOSPITAL  
SMOKESTACK

SITE I.D.

CH03XC904

SITE ADDRESS

120 N. OAK STREET  
HINSDALE, IL 60521

SHEET NAME

EQUIPMENT  
LAYOUT

SHEET NUMBER

C-2A

EXISTING EQUIPMENT LAYOUT

SCALE: 1/4" = 1'-0" 1

FINAL EQUIPMENT LAYOUT

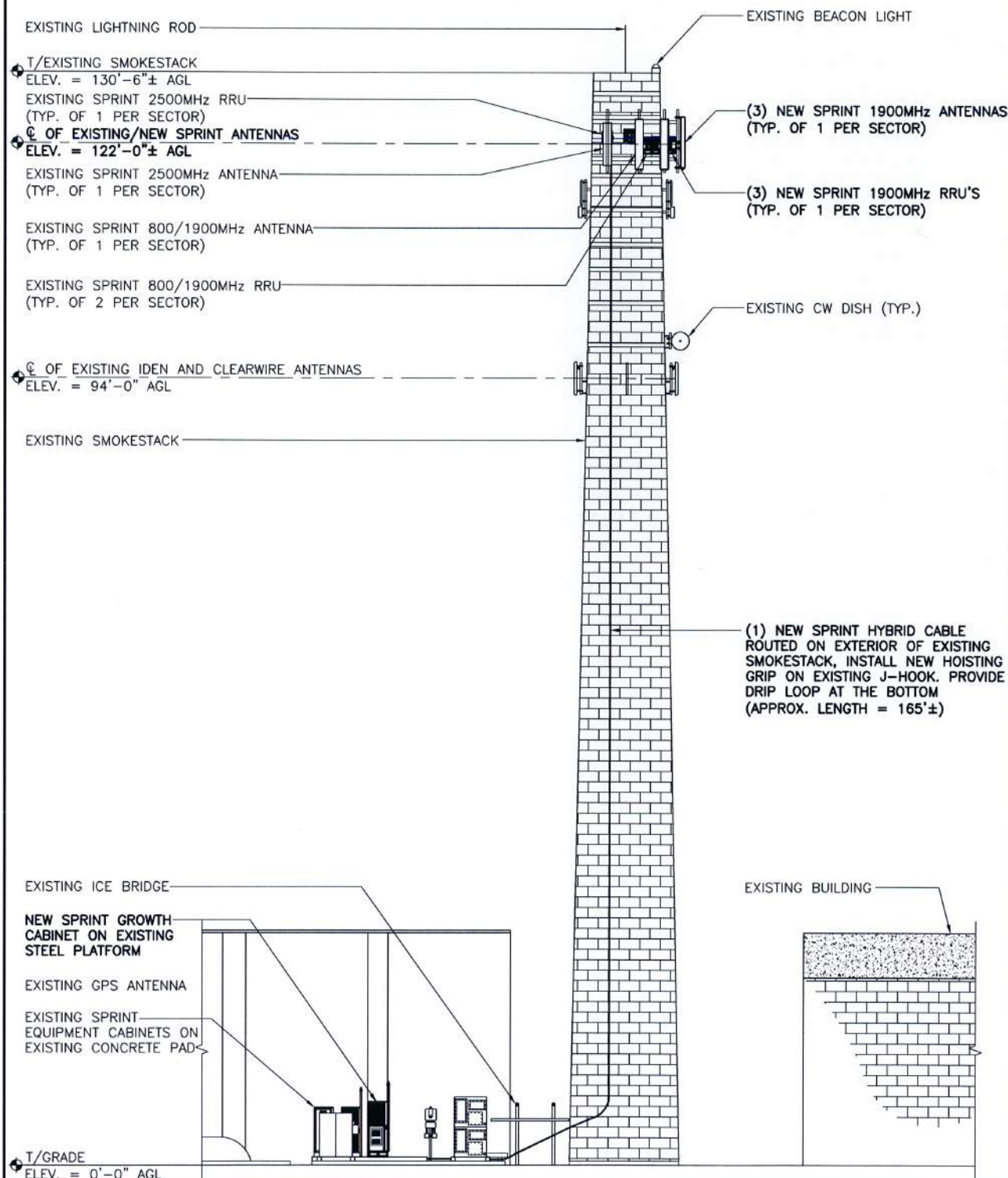
SCALE: 1/4" = 1'-0" 2

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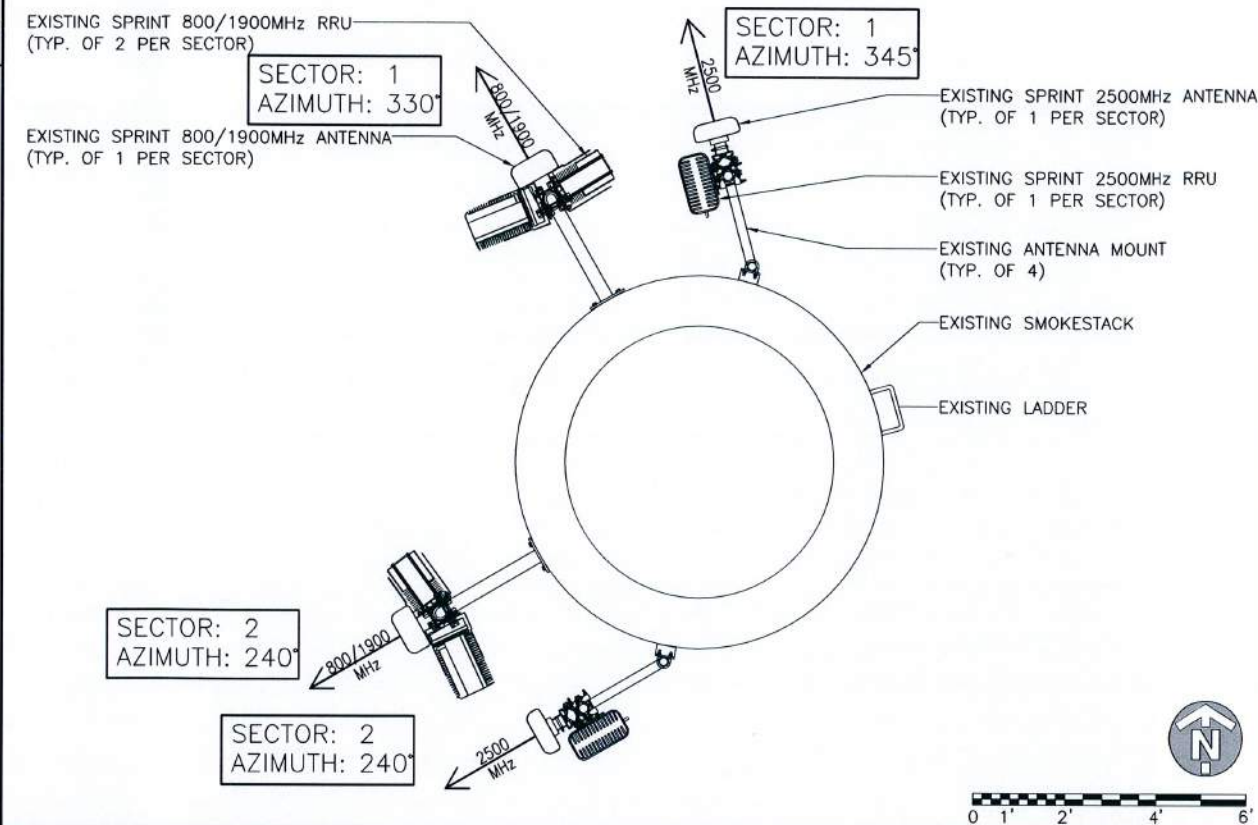
1. STRUCTURAL CALCULATIONS WERE PREPARED BY FULLERTON AND THOSE CALCULATIONS CERTIFY THE CAPACITY THE STRUCTURE AND ANTENNA MOUNTS FOR THE DEPLOYMENT OF THE SPRINT EQUIPMENT. CONTRACTOR TO COORDINATE WITH PROJECT MANAGER TO OBTAIN A COPY.
2. CONTRACTOR TO REFER TO STRUCTURAL CALCULATIONS FOR ADDITIONAL LOADS. NO ERECTION OR MODIFICATION OF THE STRUCTURE SHALL BE MADE WITHOUT APPROVAL OF THE STRUCTURAL ENGINEER

1. CONTRACTOR SHALL VERIFY WITH SPRINT REPRESENTATIVE THE LATEST REVISION TO THE RF INFORMATION.
2. ALL ANTENNA AZIMUTHS ARE TO BE TAKEN FROM TRUE NORTH.
3. HYBRID CABLES NOT SHOWN FOR CLARITY.



SCALE: N.T.S.

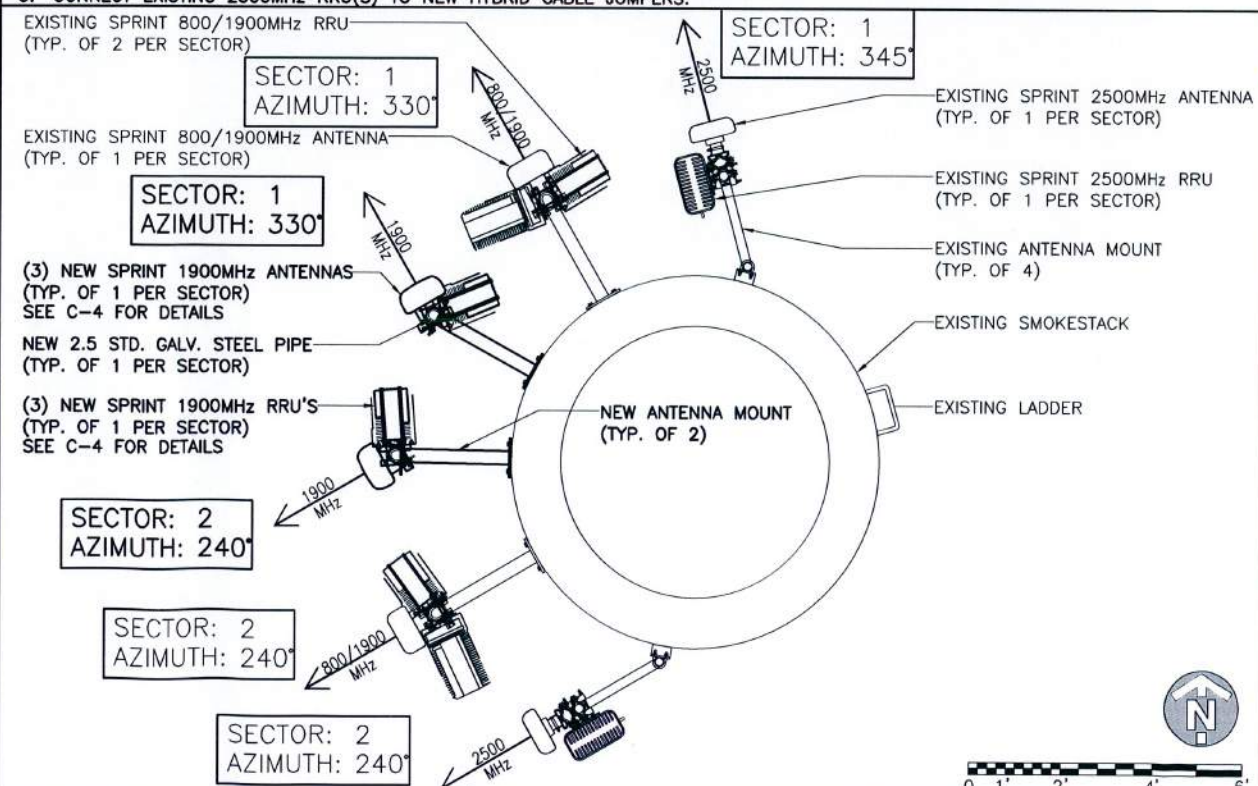
1



SCALE: 1/4" = 1'-0" 2

1

1. INSTALL NEW 1900MHz ANTENNA(S) & RRU(S).
2. DISCONNECT EXISTING 2500MHz RRU(S) (FIBER & DC POWER JUMPERS) AND CONNECT TO NEW 1900MHz RRU(S).
3. CONNECT EXISTING 2500MHz RRU(S) TO NEW HYBRID CABLE JUMPERS.



SCALE:  $1/4" = 1'-0"$  3

2

[illegible]

SITE NAME  
HINSDALE  
HOSPITAL  
SMOKESTACK

SITE 10

CH03XC904

SITE ADDRESS

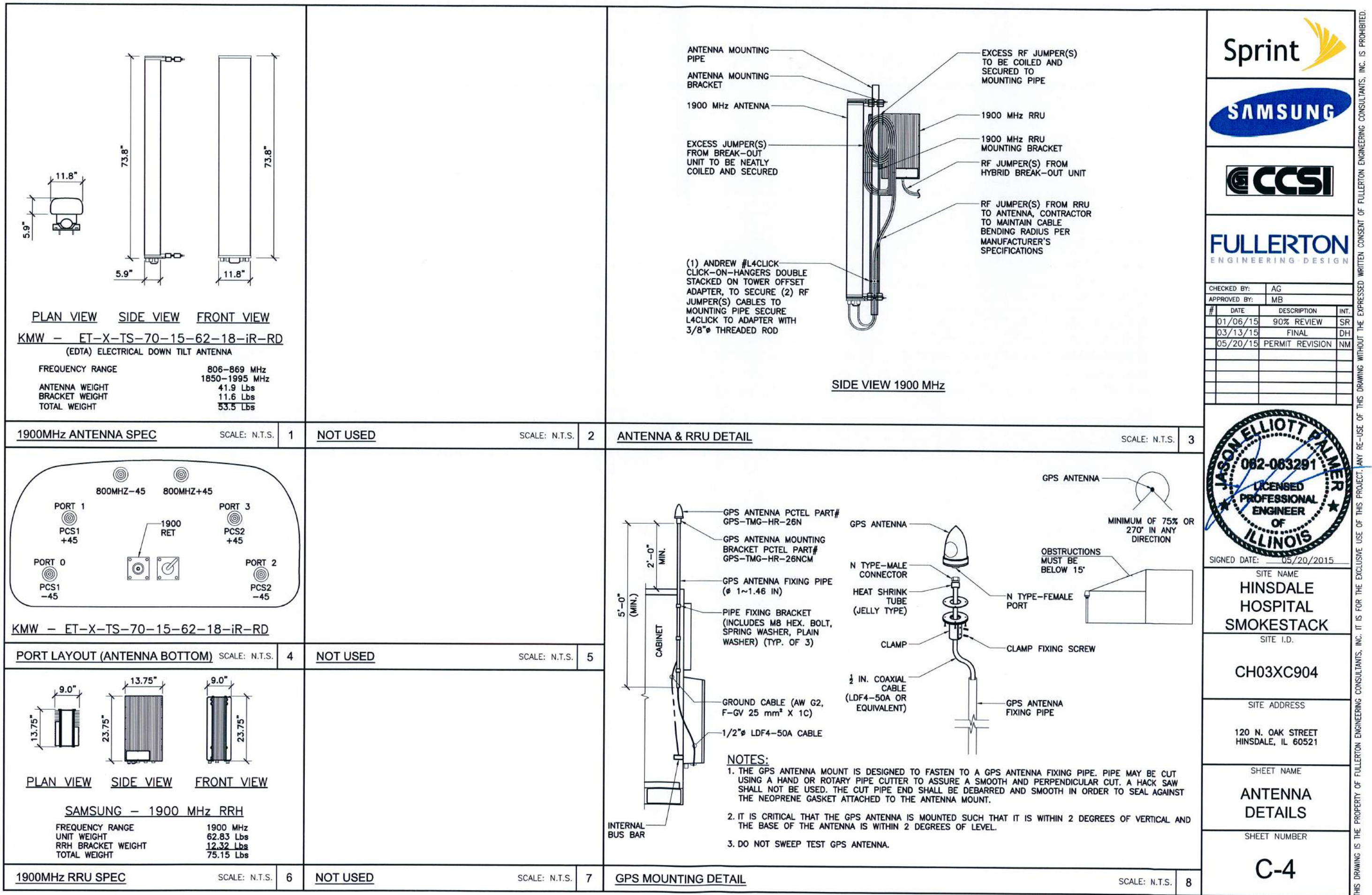
120 N. OAK STREET  
HINSDALE, IL 60521

SHEET NAME  
**ELEVATION &  
ANTENNA  
LAYOUTS**

SHEET NUMBER

C-3





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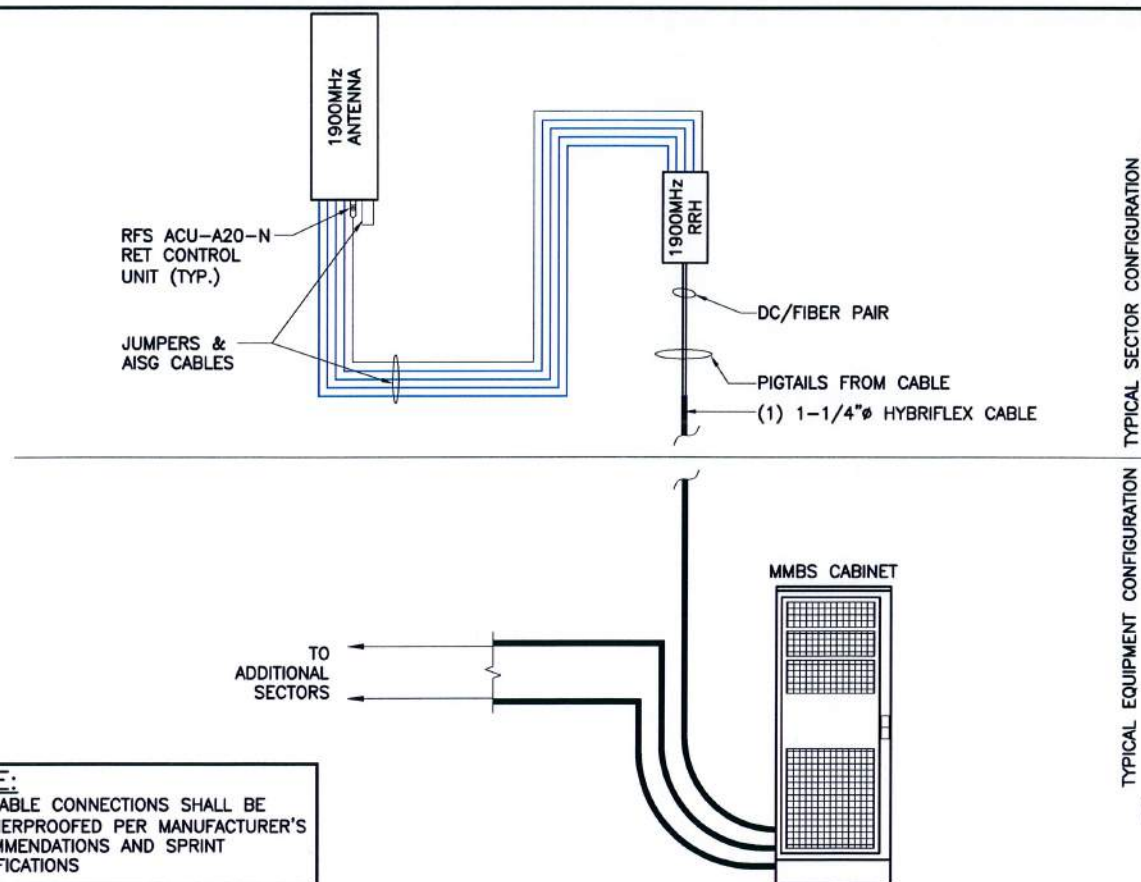
PROPOSED EQUIPMENT INFORMATION							
SECTOR	TYPE	MAKE/MODEL	FREQUENCY	DIMENSIONS	WEIGHT (LBs)	AZIMUTH (°)	RAD (FT)
1	ANTENNA	KMW ET-X-TS-70-15-62-18-IR-RD	1900MHz	73.8"x11.8"x5.9"	47.18	330	122
1	RRH	SAMSUNG 1900MHz RRH	1900MHz	23.75"x13.75"x9.0"	75.15	-	-
2	ANTENNA	KMW ET-X-TS-70-15-62-18-IR-RD	1900MHz	73.8"x11.8"x5.9"	47.18	240	122
2	RRH	SAMSUNG 1900MHz RRH	1900MHz	23.75"x13.75"x9.0"	75.15	-	-

EXISTING HYBRID CABLE INFORMATION (FT)											
HYBRID LENGTH SEC. 1	HYBRID LENGTH SEC. 2	HYBRID LENGTH SEC. 3	HYBRID LENGTH SEC. 4	HYBRID LENGTH SEC. 5	HYBRID LENGTH SEC. 6	HYBRID QTY. SEC. 1	HYBRID QTY. SEC. 2	HYBRID QTY. SEC. 3	HYBRID QTY. SEC. 4	HYBRID QTY. SEC. 5	HYBRID QTY. SEC. 6
225	225	-	-	-	-	1	1	-	-	-	-

NEW AUXILIARY HYBRID/JUMPER CABLE INFORMATION (FT)										
HYBRID LENGTH SEC. 1	HYBRID LENGTH SEC. 2	HYBRID LENGTH SEC. 3	JUMPER LENGTH SEC. 1	JUMPER LENGTH SEC. 2	JUMPER LENGTH SEC. 3	HYBRID QTY. SEC. 1	HYBRID QTY. SEC. 2	HYBRID QTY. SEC. 3	N/A	N/A
165			25	25	-	1			-	-

# EQUIPMENT & CABLE INFORMATION

SCALE: N.T.S. 1

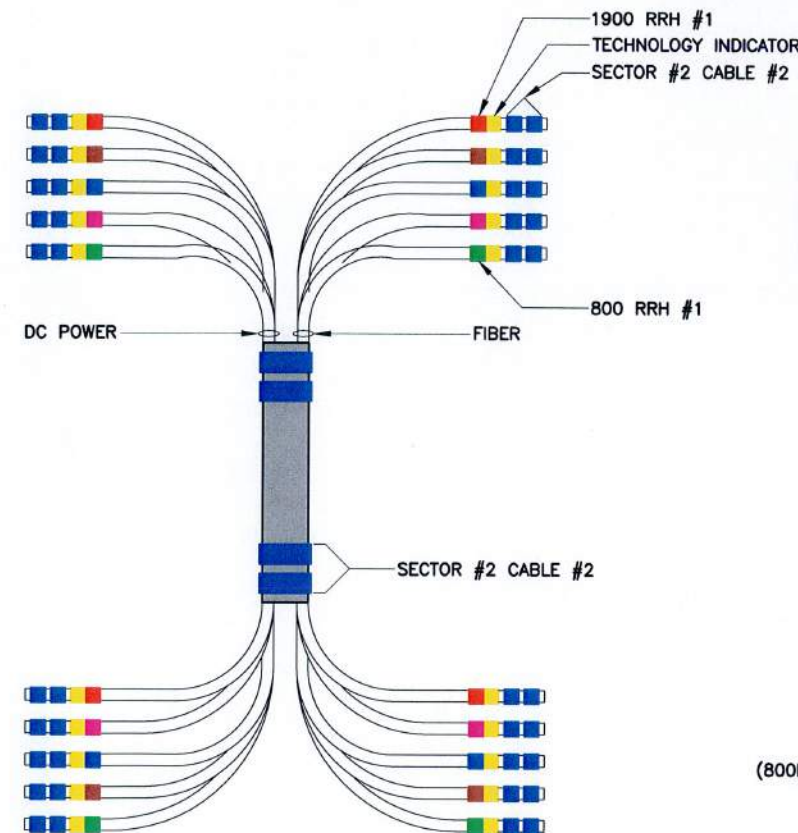


**NOTE:**  
ALL CABLE CONNECTIONS SHALL BE WEATHERPROOFED PER MANUFACTURER'S RECOMMENDATIONS AND SPRINT SPECIFICATIONS

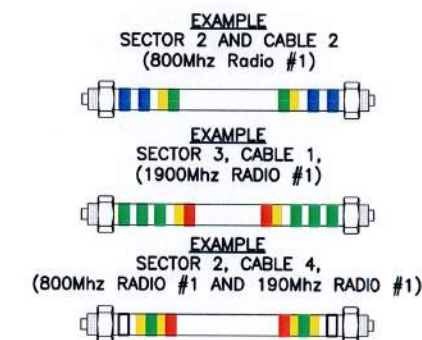
TYPICAL RF RISER DIAGRAM

SCALE: N.T.S. 2

TECHNOLOGY COLOR CODE	FIRST RING	SECOND RING
800 #1	YELLOW	GREEN
1900 #1	YELLOW	RED
1900 #2	YELLOW	BROWN
1900 #3	YELLOW	BLUE
1900 #4	YELLOW	GREY
800 #1	YELLOW	ORANGE
2500 #1	YELLOW	WHITE
2500 #2	YELLOW	PURPLE



COLOR BANDING AT UPPER TERMINATION TO BE 3" WIDE



1900 MHz JUMPER CABLE COLOR CODES				
PORT	PORT 0 (-45°)	PORT 1 (45°)	PORT 2 (-45°)	PORT 3 (45°)
SECTOR 1	G R Y B R	B L Y B R	B R Y B R	W Y B R
SECTOR 2	G R Y B R	B L Y B R	B R Y B R	W W Y B R
SECTOR 3	G R Y B R	B L Y B R	B R Y B R	W W Y B R
SECTOR 4	G R Y B R	B L Y B R	B R Y B R	W W Y B R
SECTOR 5	G R Y B R	B L Y B R	B R Y B R	W W Y B R
SECTOR 6	G R Y B R	B L Y B R	B R Y B R	W W Y B R

COLOR CODING

SCALE: N.T.S. 3



CHECKED BY:		AG	
APPROVED BY:		MB	
#	DATE	DESCRIPTION	INT.
	01/06/15	90% REVIEW	SR
	03/13/15	FINAL	DH
	05/20/15	PERMIT REVISION	NM



SITE NAME  
**HINSDALE HOSPITAL SMOKESTACK**  
SITE I.D.

CH03XC904

SITE ADDRESS  
120 N. OAK STREET  
HINSDALE, IL 60521

SHEET NAME  
**EQUIPMENT DETAILS & COLOR CODING**  
SHEET NUMBER

C-5

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BI-WIRE KIT INSTALLATION PROCEDURES & NOTES:				
1. BI-WIRE SPLICING AT THE MMBS CABINET TO BE SELF-PERFORMED BY SAMSUNG. 2. BI-WIRE SPLICING AT TOWER TOP/ANTENNAS & RRHS TO BE PERFORMED BY THE CONTRACTOR. 3. CONTRACTOR TO FIELD VERIFY EXACT LENGTH OF HYBRID CABLES. 4. CONTRACTOR TO CONFIRM CORRECT CABINET TYPE & BI-WIRE KIT NEEDED PRIOR TO ORDERING. 5. NEW BI-WIRE KIT & WEATHERPROOFING TO BE INSTALLED PER 3M, SPRINT & SAMSUNG STANDARDS AND SPECIFICATIONS.				
NOTES:				
1. PER HIGH-CAP BOM DATED 02-12-2015: 1.1. EXISTING MMBS CABINET TYPE: ELTEK 1.2. EXISTING HYBRID LENGTH SECTOR 1: 225 FT 1.3. EXISTING HYBRID LENGTH SECTOR 2: 225 FT 1.4. EXISTING HYBRID LENGTH SECTOR 3: N/A 1.5. EXISTING HYBRID LENGTH SECTOR 4: N/A 1.6. EXISTING HYBRID LENGTH SECTOR 5: N/A 1.7. EXISTING HYBRID LENGTH SECTOR 6: N/A				
BI-WIRE KIT	BI-WIRE KIT IMN	BI-WIRE KIT MFG ITM ID	BI-WIRE KIT VND ITM ID	BI-WIRE KIT DESCRIPTION
ELTEK BI-WIRE KIT FOR 30'-90'	182522	579719_STAPWRKIT12	NW-LLCABL-07US	(579719_STAPWRKIT12) KIT1 (2-12GA-1-8-GA) 30FT-90FT
ELTEK BI-WIRE KIT FOR 105'-210'	182523	525282_STAPWRKIT10	NW-LLCABL-08US	(525282_STAPWRKIT10) KIT2 (2-10GA-1-8-GA) 105FT-210FT
ELTEK BI-WIRE KIT FOR 225'-555'	182524	579717_STAPWRKIT8	NW-LLCABL-09US	(579717_STAPWRKIT8) KIT3 (2-8GA-1-8-GA) 225FT-555FT
TEXON BI-WIRE KIT FOR 30'-90'	182525	565347_STAPWRKIT12TEX	NW-LLCABL-10US	(565347_STAPWRKIT12TEX) KIT7 (2-12GA-1-8-GA) 30FT-90FT
TEXON BI-WIRE KIT FOR 105'-210'	182526	565348_STAPWRKIT10TEX	NW-LLCABL-11US	(565348_STAPWRKIT10TEX) KIT8 (2-10GA-1-8-GA) 105FT-210FT
TEXON BI-WIRE KIT FOR 225'-555'	182527	565349_STAPWRKIT8TEX	NW-LLCABL-12US	(565349_STAPWRKIT8TEX) KIT9 (2-8GA-1-8-GA) 225FT-555FT

BI-WIRE KITS & INSTALLATION NOTES		SCALE: N.T.S.	1	NOT USED	SCALE: N.T.S.	2
		SCALE: N.T.S.	3	NOT USED	SCALE: N.T.S.	4

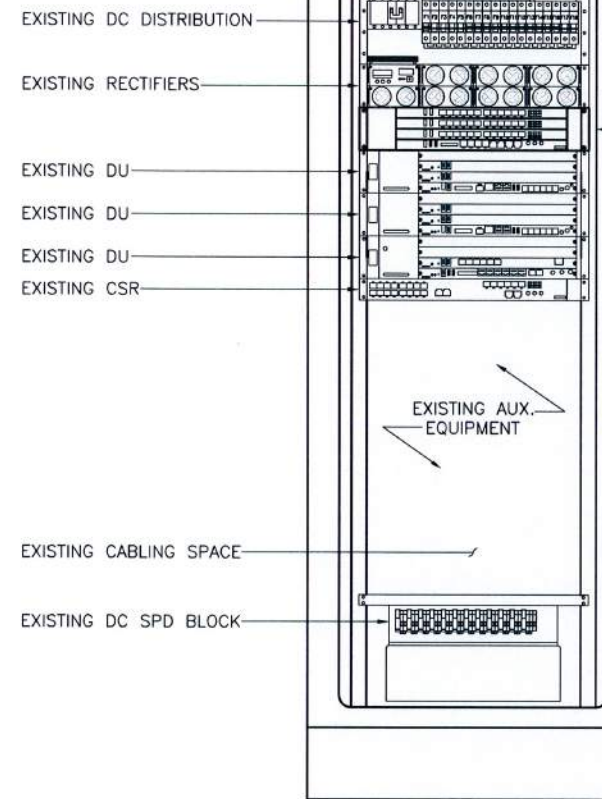
CHECKED BY: AG  
 APPROVED BY: MB

#	DATE	DESCRIPTION	INT.
01/06/15	90% REVIEW	SR	
03/13/15	FINAL	DH	
05/20/15	PERMIT REVISION	NM	

SIGNED DATE: 05/20/2015  
 SITE NAME: HINSDALE HOSPITAL SMOKESTACK  
 SITE I.D.: CH03XC904  
 SITE ADDRESS: 120 N. OAK STREET HINSDALE, IL 60521  
 SHEET NAME: BI-WIRE KIT DETAILS & NOTES  
 SHEET NUMBER: C-5A

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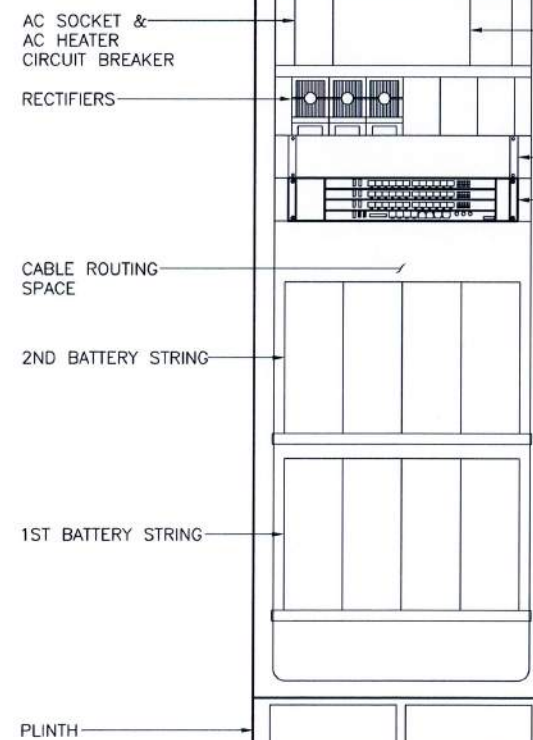




CONTRACTOR TO RELOCATE EXISTING 2500MHz DU FROM EXISTING MMBS TO NEW GROWTH CABINET AND INSTALL NEW 1900MHz DU IN EXISTING MMBS CABINET

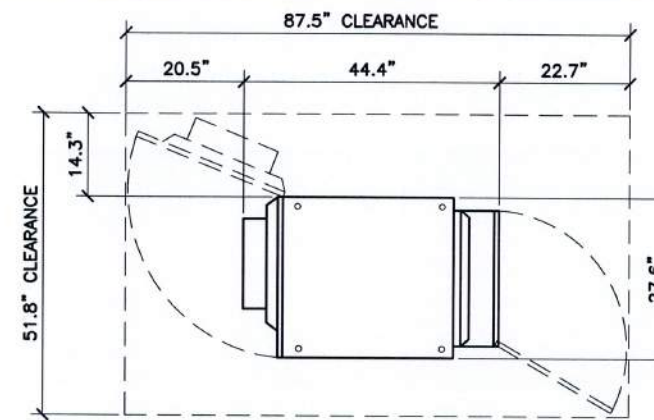
MMBS CABINET LAYOUT

SCALE: N.T.S. 1

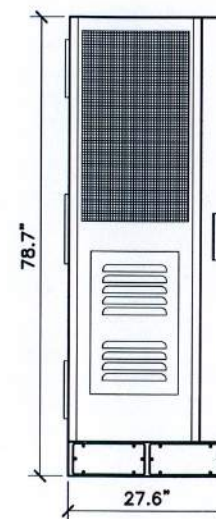


GROWTH CABINET LAYOUT

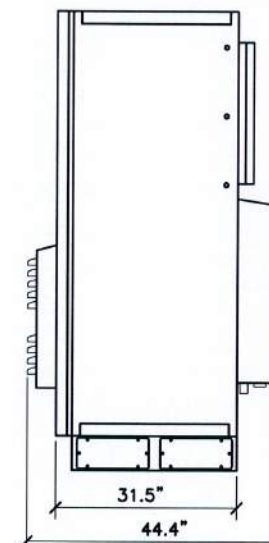
SCALE: N.T.S. 2



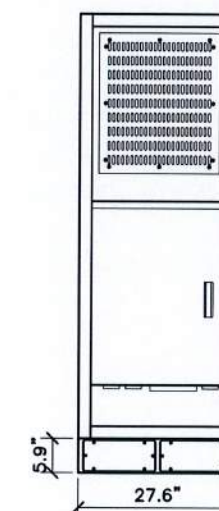
PLAN VIEW



FRONT VIEW



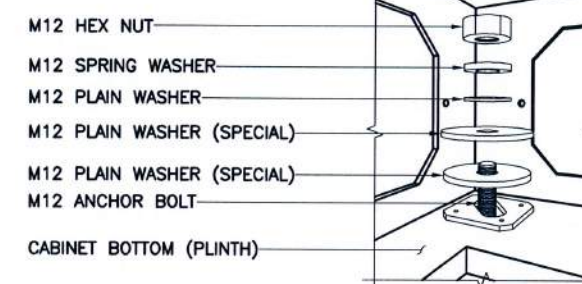
SIDE VIEW



BACK VIEW

Samsung - 310-SMBS-UADU

WEIGHT (W/O BATTERIES): 840 lbs  
 BATTERY WEIGHT EACH: 133 lbs  
 BATTERY STRING: 534 lbs  
 TOTAL WEIGHT (2 STRING MAXIMUM): 1908 lbs



ANCHOR BOLT CONNECTION  
 SCALE: N.T.S.

GROWTH CABINET

SCALE: N.T.S. 3



CHECKED BY:		AG	
APPROVED BY:		MB	
#	DATE	DESCRIPTION	INT
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	03/13/15	FINAL	DH
	05/20/15	PERMIT REVISION	NM



SIGNED DATE: 05/20/2015

SITE NAME  
 HINSDALE  
 HOSPITAL  
 SMOKESTACK  
 SITE I.D.

CH03XC904

SITE ADDRESS  
 120 N. OAK STREET  
 HINSDALE, IL 60521

SHEET NAME  
 EQUIPMENT  
 DETAILS

SHEET NUMBER  
 C-6

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STRUCTURAL NOTES:

1.0 APPLICABLE CODES

- 1.1 DESIGN & CONSTRUCTION OF ALL WORK SHALL CONFORM TO THE FOLLOWING CODES:
- 2006 INTERNATIONAL BUILDING CODE
  - ACI 318-05
  - AISC-05
  - ASCE 7-05
  - TIA-222-F
  - ACI 530-05

2.0 DESIGN LOADS:

2.1 ANTENNA SIZE: (SEE DWG. C-4 FOR DETAILS)

2.2 LIVE LOAD: PLATFORM/GRATING 100 PSF  
ROOF LIVE LOAD 20 PSF  
SNOW GROUND LOAD 25 PSF

2.3 WIND WIND SPEED: 75 MPH (FASTEST MILE)  
WIND PRESSURE: 25 PSF

2.4 SMOKESTACK HEIGHT: 130'-6"± AGL

2.5 HEIGHT TO CENTER OF ANTENNAS: 122'-0"± AGL

3.0 GENERAL NOTES

- 3.1 STRUCTURAL DRAWINGS ARE INTENDED TO BE USED WITH ARCHITECTURAL DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE REQUIREMENTS OF ALL DRAWINGS INTO THEIR SHOP DRAWINGS AND WORK. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ENGINEER REVIEW.
- 3.2 NO CHANGE IN SIZE OR DIMENSION OF STRUCTURAL MEMBERS SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR LIMITING THE AMOUNT OF CONSTRUCTION LOAD IMPOSED UPON STRUCTURAL FRAMING. CONSTRUCTION LOADS SHALL NOT EXCEED THE CAPACITY OF THE FRAMING AT THE TIME THE LOADS ARE IMPOSED.
- 3.3 THE STRUCTURE IS DESIGNED TO FUNCTION AS A UNIT UPON COMPLETION. THE CONTRACTOR SHALL FURNISH ALL TEMPORARY BRACING AND/OR SUPPORTS REQUIRED AS THE RESULT OF THE CONTRACTOR'S CONSTRUCTION METHODS AND/OR SEQUENCES.
- 3.4 DO NOT SCALE THESE DRAWINGS, USE DIMENSIONS.
- 3.5 THE CONTRACTOR SHALL INFORM THE ENGINEER IN WRITING OF ANY DEVIATION FROM THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL NOT BE RELIEVED OF THE RESPONSIBILITY FOR SUCH DEVIATION BY THE ENGINEER'S APPROVAL OF SHOP DRAWINGS, PRODUCT DATA, ETC., UNLESS THE CONTRACTOR HAS SPECIFICALLY INFORMED THE ENGINEER OF SUCH DEVIATION AT THE TIME OF SUBMISSION, AND THE ENGINEER HAS GIVEN WRITTEN APPROVAL TO THE SPECIFIC DEVIATION.
- 3.6 ALL THINGS WHICH, IN THE OPINION OF THE CONTRACTOR, APPEAR TO BE DEFICIENCIES, OMISSIONS, CONTRADICTIONS AND AMBIGUITIES, IN THE PLANS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER. PLANS AND/OR SPECIFICATIONS WILL BE CORRECTED, OR A WRITTEN INTERPRETATION OF THE ALLEGED DEFICIENCY, OMISSION, CONTRADICTION OR AMBIGUITY WILL BE MADE BY THE ENGINEER BEFORE THE AFFECTED WORK PROCEEDS.

4.0 STRUCTURAL STEEL NOTES

- 4.1 ALL STRUCTURAL STEEL WORK SHALL CONFORM TO THE AISC "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS", THE AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES", LATEST EDITION.
- 4.2 ALL STRUCTURAL STEEL PLATES, SHAPES AND BARS SHALL CONFORM TO ASTM A992 OR A36, UNLESS NOTED OTHERWISE. COLD FORMED TUBING SHALL CONFORM TO ASTM A500 GRADE B. PIPES SHALL CONFORM TO ASTM A53 TYPE E OR S. ANCHOR BOLTS SHALL CONFORM TO ASTM A307 OR ASTM A36.
- 4.3 ALL BOLTS (OTHER THAN ANCHOR BOLTS), NUTS AND WASHERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM A325. ALL BOLTS SHALL BE 3/4 INCH DIAMETER, MINIMUM. BOLTS USED IN LATERAL LOAD RESISTING CONNECTIONS SHALL BE FRICTION TYPE, DESIGNED FOR INDICATED FORCES WITHOUT STRESS INCREASES.
- 4.4 ALL WELDING SHALL BE DONE BY QUALIFIED WELDERS AND SHALL CONFORM TO AWS D1.1 "STRUCTURAL WELDING CODE", LATEST EDITION. ALL WELDING ELECTRODES SHALL BE E70XX.
- 4.5 ALL BEAMS SHALL BE FABRICATED WITH THE NATURAL CAMBER UP.
- 4.6 THERE SHALL BE NO FIELD CUTTING OF STRUCTURAL STEEL MEMBERS FOR THE WORK OF OTHER TRADES WITHOUT THE PRIOR APPROVAL OF THE STRUCTURAL ENGINEER.
- 4.7 GRATING SHALL BE CAPABLE OF SUPPORTING INDICATED LOADS. USE STANDARD J-BOLTS AND CLIPS FOR ATTACHMENT. GRATING SADDLE CLIP FASTENERS SHALL BE ASTM A570 GRADE 36 WITH MIN. THICKNESS OF 14 GA. SELF TAPPING GRATING FASTENERS BOLTS MIN. THICKNESS OF 14 GA. SELF TAPPING GRATING FASTENERS BOLTS SHALL BE STAINLESS STEEL PER ASTM A240, TYPE 410.
- 4.8 GUARD RAILS, LADDERS/STAIRS SHALL BE CONSTRUCTED IN ACCORDANCE WITH OSHA AND LOCAL REQUIREMENTS
- 4.9 A. ALL STEEL SHALL BE HOT DIPPED GALVANIZED.  
B. FIELD TOUCH UP ALL PAINTED AND GALVANIZED SURFACES.  
C. GRIND ALL WELDS TO A SMOOTH FINISH.
- 4.10 MINIMUM SHEAR CAPACITIES: PROVIDE AT LEAST ONE HALF OF THE UNIFORM LOAD CARRYING CAPACITY OF THE BEAM WITH THE ASSUMPTION OF FULLY BRACED COMPRESSION FLANGE.
- 4.11 THE DEPTH OF A SIMPLE SHEAR CONNECTION SHALL NOT BE LESS THAN ONE HALF OF THE NOMINAL DEPTH OF THE BEAM. THE MINIMUM NUMBER OF BOLTS PER CONNECTION SHALL BE TWO (2).

NOTES

SCALE: N.T.S.

1

STRUCTURAL NOTE:

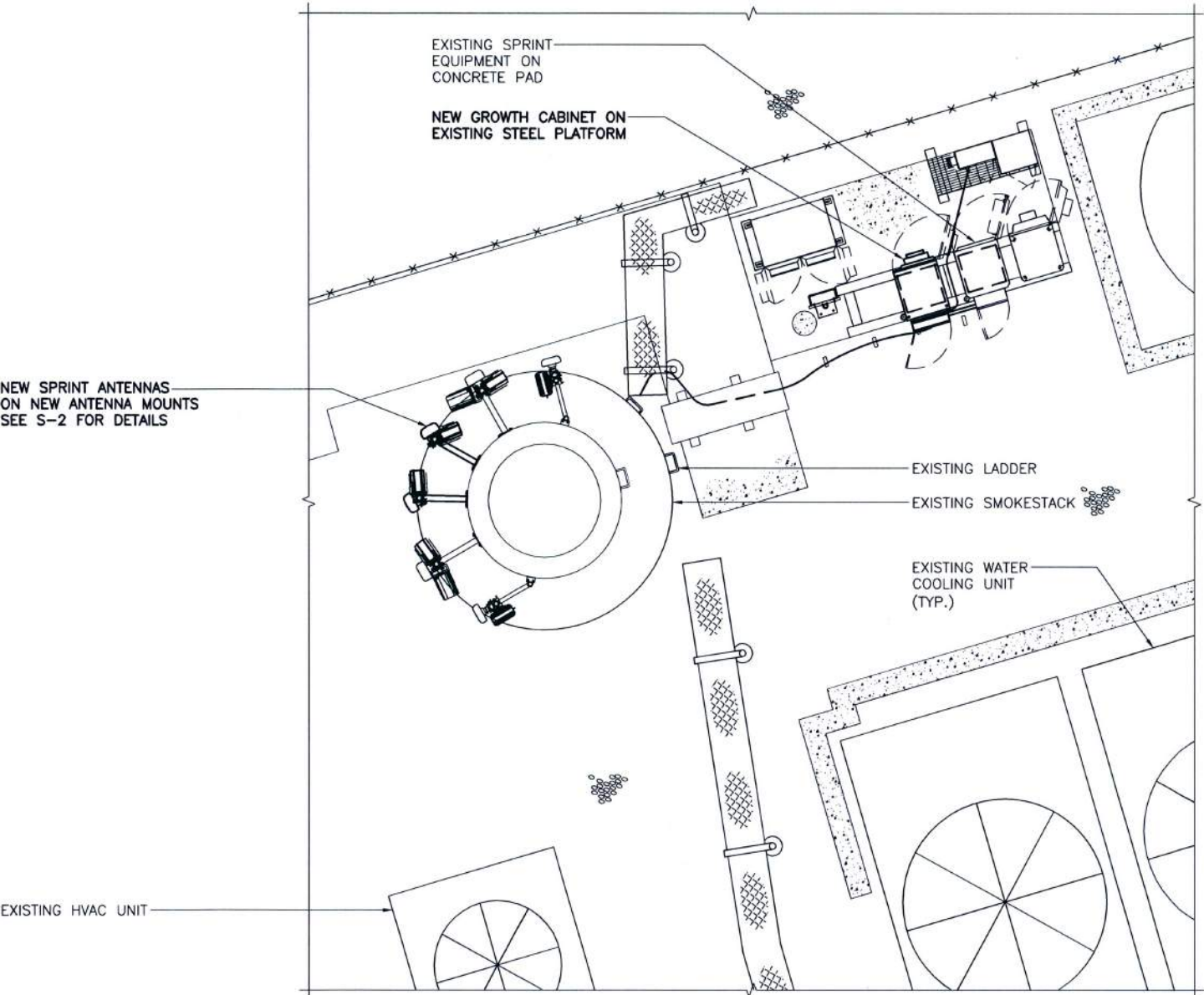
STRUCTURAL CALCULATION PREPARED BY FULLERTON ENGINEERING CONSULTANTS, INC., DATED MARCH 19, 2015. CONTRACTOR TO VERIFY WITH SPRINT PROJECT MANAGER TO OBTAIN A COPY.

EXISTING STRUCTURAL DATA:

FULLERTON ENGINEERING CONSULTANTS REQUESTED ORIGINAL STRUCTURAL DRAWINGS FOR THIS EXISTING BUILDING, HOWEVER, DRAWINGS WERE NOT AVAILABLE AT THE TIME OF ENGINEERING DESIGN. FOR THIS REASON, FULLERTON ENGINEERING OBTAINED FIELD MEASUREMENTS OF THE EXISTING STRUCTURE IN THE AREAS AFFECTED BY THIS WORK. FULLERTON PERFORMED A FIELD EXAMINATION ON JANUARY 14, 2015, OF THE AFFECTED STRUCTURAL ELEMENTS, AND THEY WERE FOUND TO BE IN SATISFACTORY CONDITION. REF.: FIELD INVESTIGATION REPORT OF JANUARY 20, 2015, PREPARED BY FULLERTON ENGINEERING.

NOTES:

1. ALL EXISTING DIMENSIONS AND CONDITIONS MUST BE FIELD VERIFIED PRIOR TO FABRICATION.
2. USE MASONRY BITS FOR DRILLING OF CONCRETE & NO CUTTING/DAMAGING OF REBAR IS ALLOWED.



SITE PLAN

SCALE: 1/8" = 1'-0"

2

Sprint

SAMSUNG

CCSI

FULLERTON  
ENGINEERING DESIGN

CHECKED BY: AG  
APPROVED BY: MB

#	DATE	DESCRIPTION	INT.
01/06/15	90% REVIEW	SR	
03/13/15	FINAL	DH	
05/20/15	PERMIT REVISION	NM	



SIGNED DATE: 05/20/2015

SITE NAME  
HINSDALE  
HOSPITAL  
SMOKESTACK  
SITE I.D.

CH03XC904

SITE ADDRESS

120 N. OAK STREET  
HINSDALE, IL 60521

SHEET NAME  
ROOF PLAN &  
STRUCTURAL  
NOTES  
SHEET NUMBER

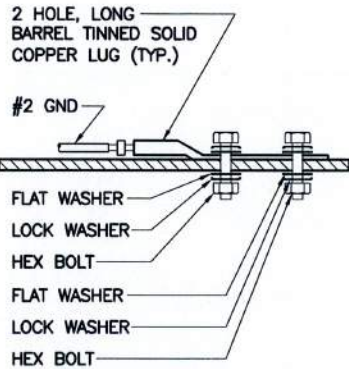
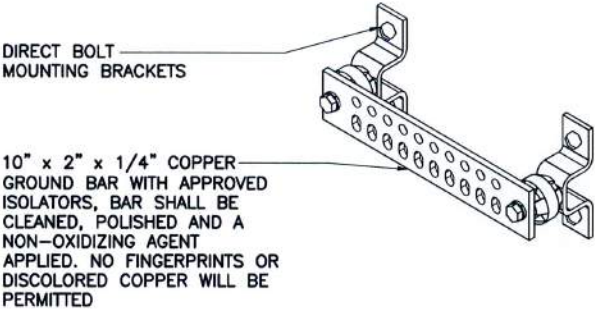
S-1

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INSTALL THE FOLLOWING GROUND LEADS:

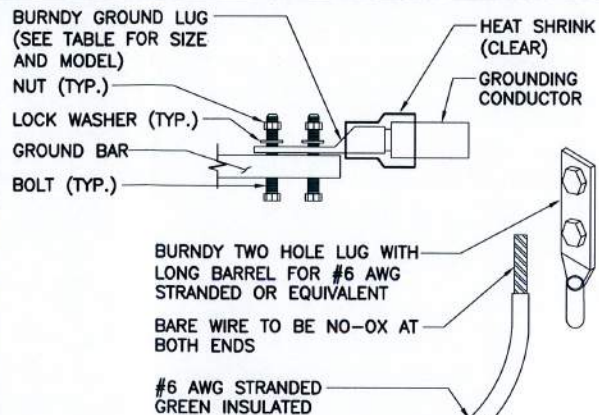
- Ⓢ TOWER TOP GROUND BAR
- 1. RF CABLE GROUND KITS
  - 2. ALL MICROWAVE GROUND/DAP HEADS
  - 3. ANTENNA MOUNTING PIPES
  - 4. GROUND TO TOWER (TYP. OF 2)
- Ⓢ TOWER BOTTOM GROUND BAR
- 1. RF CABLE GROUND KITS
  - 2. GROUND TO GROUND RING (TYP. OF 2)
  - 3. GROUND TO TOWER (TYP. OF 2)
- Ⓢ EQUIPMENT GROUND BAR
- 1. RF CABLE GROUND KITS
  - 2. GROUND TO GROUND RING (TYP. OF 2)



INSTALLATION NOTES:

- 1. BOLTS, WASHERS AND NUTS SHALL BE STAINLESS STEEL
- 2. SELECT BOLT LENGTH TO PROVIDE A MINIMUM OF TWO EXPOSED THREADS
- 3. BURNISH MOUNTING SURFACE TO REMOVE PAINT IN THE AREA OF LUG CONTACT.
- 4. APPLY COOPER-SHIELD COMPOUND TO MATING SURFACE OF LUG AND WIPE CLEAN EXCESS COMPOUND.
- 5. ALL METAL ELECTRICAL EQUIPMENT SHALL BE EXTERNALLY GROUNDED. (PAINTED METAL SURFACES MUST HAVE SMALL SECTION OF PAINT REMOVED BEFORE INSTALLATION AND SHALL BE SPRAYED LIGHTLY WITH CLEAR COAT LACQUER FINISH)

WIRE SIZE	BURNDY LUG	BOLT SIZE
#6 AWG GREEN INSULATED	YA6C-2TC38	3/8" - 16 NC S 2 BOLT
#2 AWG SOLID TINNED	YA3C-2TC38	3/8" - 16 NC S 2 BOLT
#2 AWG STRANDED	YA2C-2TC38	3/8" - 16 NC S 2 BOLT
#2/0 AWG STRANDED	YA26-2TC38	3/8" - 16 NC S 2 BOLT
#4/0 AWG STRANDED	YA28-2N	1/2" - 16 NC S 2 BOLT



NOTES:

- 1. ALL HARDWARE BOLTS, NUTS, LOCK WASHERS SHALL BE STAINLESS STEEL. ALL HARDWARE ARE TO BE AS FOLLOWS: BOLT, FLAT WASHER, GROUND BAR, GROUND LUG, FLAT WASHER AND NUT.
- 2. COPPER SHIELD, ANTIOX, CR NO-OX OR EQUIVALENT SHALL BE PLACE WHERE ALL DISSIMILAR METALS CONNECT.
- 3. ALL LUGS ARE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

GROUND BAR DETAIL

SCALE: N.T.S.

1

FLAT SURFACE GROUNDING (TYP.)

SCALE: N.T.S.

2

MECHANICAL CONNECTION LUG

SCALE: N.T.S.

3

NOT USED

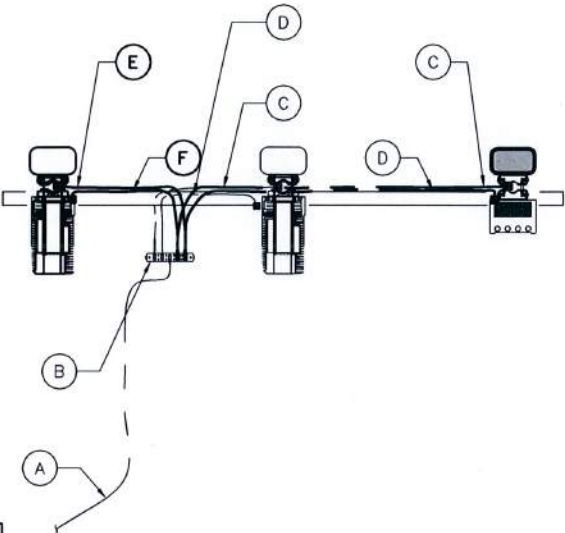
SCALE: N.T.S.

4

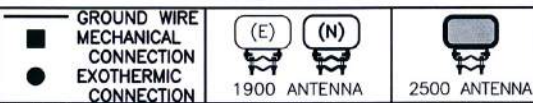
LEGEND:

- SECURE WIRES AND GROUNDS AS NEEDED TO PREVENT MOVEMENT AND POTENTIAL HAZARDS
- EMPTY PIPE MOUNTS NOT SHOWN FOR CLARITY

- A. EXISTING CONTINUOUS GROUND WIRE FROM GROUND SYSTEM TO SECTOR GROUND BAR
- B. EXISTING SECTOR GROUND BAR
- C. EXISTING PIPE GROUND
- D. EXISTING RRU GROUNDING
- E. NEW #2 GREEN STRANDED INSULATED COPPER GROUND WIRE FROM ANTENNA MOUNTING PIPE TO SECTOR GROUND BAR (ONE PER PIPE)
- F. NEW #2 GREEN STRANDED INSULATED COPPER GROUND WIRE FROM RRU TO SECTOR GROUND BAR



LEGEND:



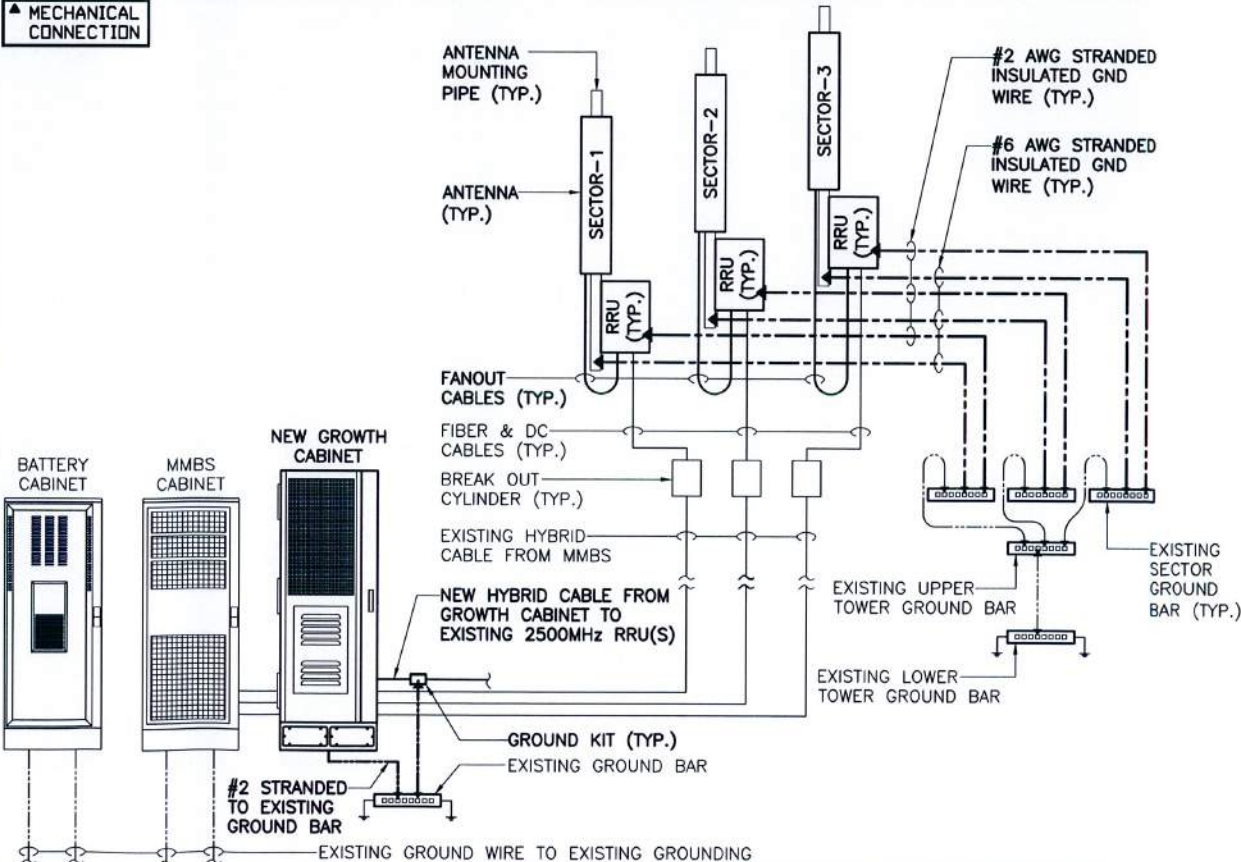
NOTE:  
FOR CORRECT ORIENTATION TO NORTH, SEE ANTENNA PLAN.

ANTENNA PLATFORM GROUNDING

SCALE: N.T.S.

5

MECHANICAL CONNECTION



GROUNDING RISER DIAGRAM

SCALE: N.T.S.

6

Sprint

SAMSUNG

CCSI

FULLERTON  
ENGINEERING DESIGN

CHECKED BY:		AG	
APPROVED BY:		MB	
#	DATE	DESCRIPTION	INT.
	01/06/15	90% REVIEW	SR
	03/13/15	FINAL	DH
	05/20/15	PERMIT REVISION	NM



SITE NAME  
HINSDALE  
HOSPITAL  
SMOKESTACK

SITE I.D.  
CH03XC904

SITE ADDRESS  
120 N. OAK STREET  
HINSDALE, IL 60521

SHEET NAME  
GROUNDING  
DETAILS

SHEET NUMBER  
E-4

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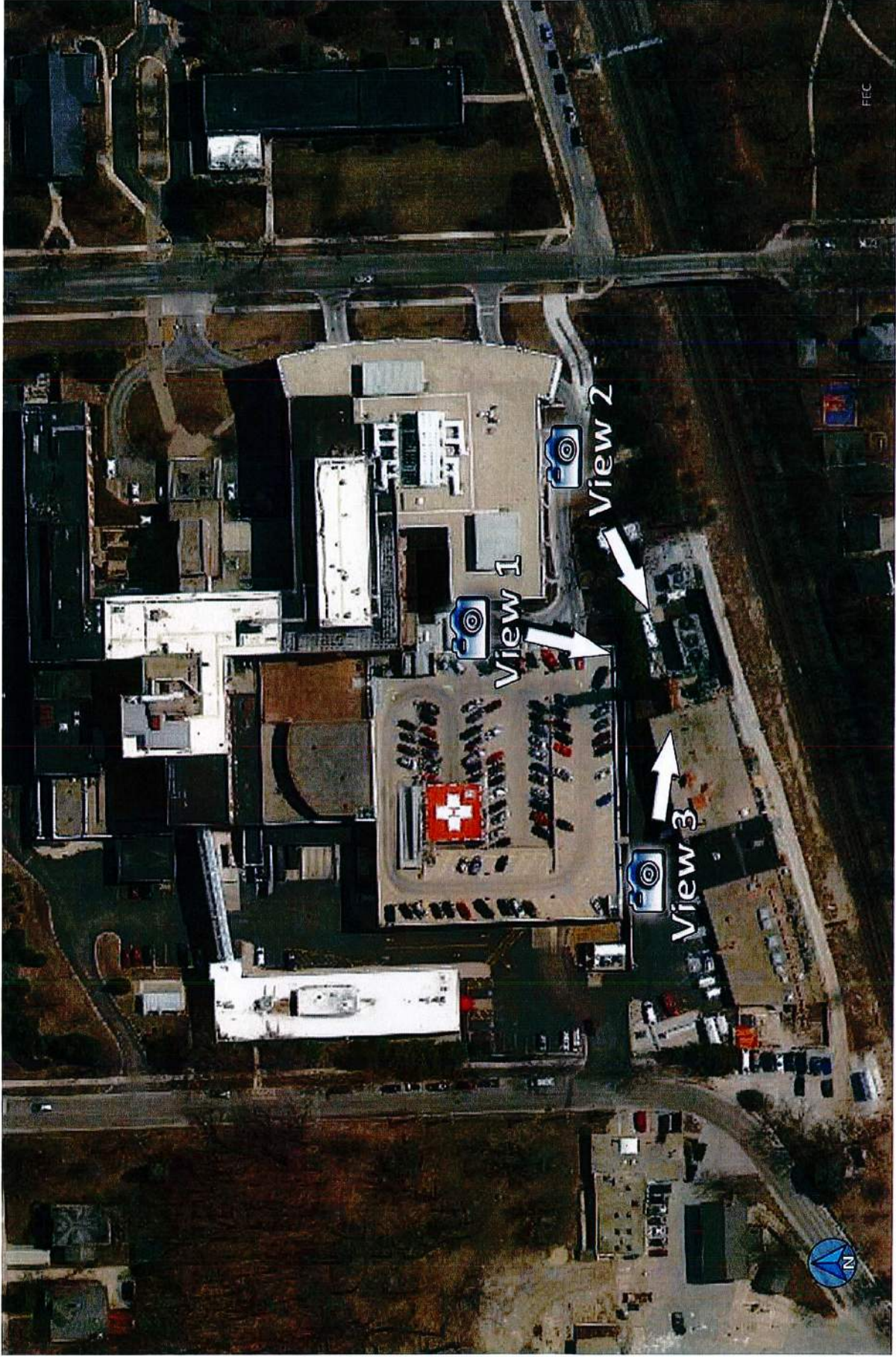




Site Name: Hinsdale Hospital Smokestack  
Site Number: CH03XC904

Address: 120 N. Oak St.  
Hinsdale, IL 60521

**FULLERTON**  
ENGINEERING · DESIGN



*Vicinity Area*

These depictions are for demonstrative purposes only. They are to be used in addition to the engineering drawings for an accurate representation of the site.





Site Name: Hinsdale Hospital Smokestack  
Site Number: CH03XC904

Address: 120 N. Oak St.  
Hinsdale, IL 60521

**FULLERTON**  
ENGINEERING • DESIGN



*View 1-Before [Looking South in Hospital Courtyard-Distance from the Smokestack 170 ft]*

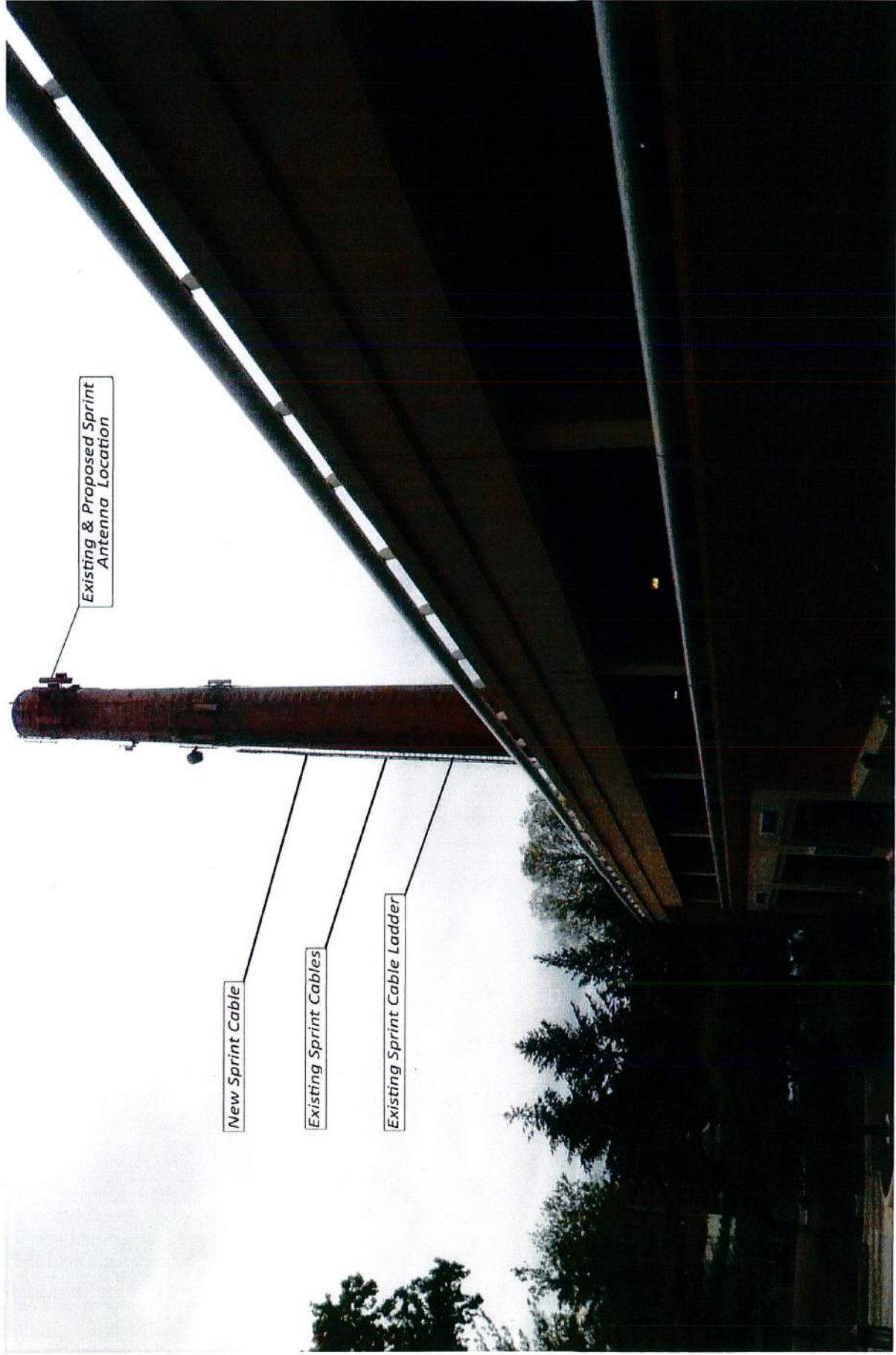
These depictions are for demonstrative purposes only. They are to be used in addition to the engineering drawings for an accurate representation of the site.



Site Name: Hinsdale Hospital Smokestack  
Site Number: CH03XC904

Address: 120 N. Oak St.  
Hinsdale, IL 60521

**FULLERTON**  
ENGINEERING DESIGN



*View 1-After [Looking South in Hospital Courtyard-Distance from the Smokestack 170 ft]*

These depictions are for demonstrative purposes only. They are to be used in addition to the engineering drawings for an accurate representation of the site.





Site Name: Hinsdale Hospital Smokestack  
Site Number: CH03XC904

Address: 120 N. Oak St.  
Hinsdale, IL 60521

**FULLERTON**  
ENGINEERING · DESIGN



*View 2-Before [Looking Southwest in Hospital Access Drive-Distance from the Smokestack 180 ft]*

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Site Name: Hinsdale Hospital Smokestack  
Site Number: CH03XC904

Address: 120 N. Oak St.  
Hinsdale, IL 60521

**FULLERTON**  
ENGINEERING · DESIGN



*View 2-After [Looking Southwest in Hospital Access Drive-Distance from the Smokestack 180 ft]*

These depictions are for demonstrative purposes only. They are to be used in addition to the engineering drawings for an accurate representation of the site.





Site Name: Hinsdale Hospital Smokestack  
Site Number: CH03XC904

Address: 120 N. Oak St.  
Hinsdale, IL 60521

FULLERTON  
ENGINEERING · DESIGN



*View 3-Before [Looking Southeast in Hospital Parking Lot-Distance from the Smokestack 190 ft]*

These depictions are for demonstrative purposes only. They are to be used in addition to the engineering drawings for an accurate representation of the site.





Site Name: Hinsdale Hospital Smokestack  
Site Number: CH03XC904

Address: 120 N. Oak St.  
Hinsdale, IL 60521

FULLERTON  
ENGINEERING · DESIGN



*View 3-After [Looking Southeast in Hospital Parking Lot-Distance from the Smokestack 190 ft]*

These depictions are for demonstrative purposes only. They are to be used in addition to the engineering drawings for an accurate representation of the site.



## VILLAGE OF HINSDALE

### NOTICE OF PLAN COMMISSION PUBLIC HEARING

**PUBLIC NOTICE IS HEREBY GIVEN** to all persons that the Village of Hinsdale Plan Commission shall conduct a public hearing on Wednesday, September 9, 2015 at 7:30 p.m. in the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois for the purpose of considering an application for site plan and exterior appearance review to allow for the upgrading and installation for: 2 new antennas and 2 new remote radio units (RRU) on an existing antenna mount with 8 existing antenna/RRUs on an existing Hinsdale Hospital smokestack in the HS Health Services District at the property known as 120 N. Street, and known as Application A-24-2015. The applicant is also requesting for a new: growth cabinet on an existing steel platform next to existing equipment cabinets and concrete pad, and new hybrid cable routed on the exterior of the smokestack vertically using new hoisting grips on existing J-hooks.

The petitioner is Cindy Dini, CCSI Agent for Sprint. Copies of documents relating to the proposed request are on file and available for public inspection during regular Village business hours in the Memorial Building, 19 East Chicago Avenue, Hinsdale, Illinois.

The common address is 120 N. Oak Street and legally described as follows:

“All of block 8 in Alfred Walker’s addition to the town of Hinsdale in the Southeast quarter of section 1, Township 38, Range 11 East of the Third Principal Meridian, DuPage County, Illinois

Commonly known as: 120 N. Oak Street, Hinsdale, IL 60521”

PIN: 09-01-416-001

At said public hearing, the Plan Commission shall accept all testimony and evidence pertaining to said application and shall consider any and all possible zoning actions, including the granting of any necessary special permits, variations, other special approvals, or amendments to the Zoning Code that may be necessary or convenient to permit development of the proposed type at the described property. All interested persons are invited to attend and be heard.

Dated: August 18, 2015

Christine M. Bruton, Village Clerk

Published in the Hinsdalean on August 20, 2015

# DuPageMaps - Parcel Report

User Request Date: Friday, August 7, 2015

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DuPage County IT - GIS Department  
421 N. County Farm Rd  
Wheaton, IL 60187  
USA  
Ph# (630) 407-5000  
[www.dupageco.org](http://www.dupageco.org)

✓ PIN 0901411022  
✓ Bill Name ✓ WEINBERGER TR, SHANNON  
Property Number 239  
Property Street Direction E  
Property Street Name WALNUT ST  
Property Apartment  
Property City HINSDALE  
Property Zip 60521

✓ PIN 0901412007  
✓ Bill Name ✓ MILKINT, CRAIG & MARGARET  
Property Number 209  
Property Street Direction N  
Property Street Name ELM ST  
Property Apartment  
Property City HINSDALE  
✓ Property Zip 60521

✓ PIN 0901412008  
✓ Bill Name ✓ GRILLO, MARIA L  
Property Number 207  
Property Street Direction N  
✓ Property Street Name ELM ST  
Property Apartment  
Property City HINSDALE  
Property Zip 60521

✓ PIN 0901412010  
✓ Bill Name ✓ BERNARD, CHRISTOPHER & G  
Property Number 317  
Property Street Direction E  
✓ Property Street Name WALNUT ST  
Property Apartment  
Property City HINSDALE  
Property Zip 60521

✓ PIN 0901412025  
✓ Bill Name GONZALEZ, FRANK & E  
✓ Property Number 334  
Property Street Direction  
Property Street Name FLAGG CT  
Property Apartment  
Property City HINSDALE  
✓ Property Zip 60521

✓ PIN 0901412029  
✓ Bill Name ARBOR TR, REBECCA LYNN  
✓ Property Number 213  
Property Street Direction N  
Property Street Name ELM ST  
Property Apartment  
✓ Property City HINSDALE  
Property Zip 60521

✓ PIN 0901413005  
✓ Bill Name HINSDALE SDA CHURCH  
✓ Property Number ~~221~~ 201  
Property Street Direction N  
Property Street Name OAK ST  
Property Apartment  
✓ Property City HINSDALE  
Property Zip 60521

(exempt)  
+ tax bill

✓ PIN 0901413025  
✓ Bill Name ILL ASSOC 7TH DAY ADVENTI  
Property Number  
Property Street Direction  
Property Street Name WALNUT ST  
Property Apartment  
✓ Property City HINSDALE  
Property Zip 60521

IL ASSN OF 7th DAY ADVENTIST )  
619 Plainfield Rd.  
Willowbrook IL 60521

✓ PIN 0901415004  
✓ Bill Name MORAN, MATTHEW & MARGARET  
Property Number 232  
Property Street Direction E  
Property Street Name WALNUT ST  
Property Apartment  
✓ Property City HINSDALE  
Property Zip 60521



PIN 0901417002  
Bill Name HINSDALE SANITARIUM &  
Property Number 120  
Property Street Direction N  
Property Street Name OAK ST  
Property Apartment  
Property City HINSDALE  
Property Zip 60521

Repeat -> send  
didn't (exempt so no info)

PIN 0901419002  
Bill Name VILLAGE OF HINSDALE  
Property Number 19  
Property Street Direction E  
Property Street Name CHICAGO AVE  
Property Apartment  
Property City HINSDALE  
Property Zip 60521

Repeat  
didn't send

PIN 0901420002  
Bill Name KENNEDY, MICHELLE A TR  
Property Number 245  
Property Street Direction E  
Property Street Name CHICAGO AVE  
Property Apartment  
Property City HINSDALE  
Property Zip 60521

PIN 0901420006  
Bill Name ZOCK, ROBERT T  
Property Number 317  
Property Street Direction E  
Property Street Name CHICAGO AVE  
Property Apartment  
Property City HINSDALE  
Property Zip 60521

PIN 0901420008  
Bill Name STANDARD BK & TR 14062  
Property Number 333  
Property Street Direction E  
Property Street Name CHICAGO AVE  
Property Apartment  
Property City HINSDALE  
Property Zip 60521

LA PIERRE, MARTIN E  
333 E. CHICAGO AVE  
HINSDALE, IL 60521



PIN 0901420016  
Bill Name GRECO, DINO F  
Property Number 331  
Property Street Direction E  
✓ Property Street Name CHICAGO AVE  
Property Apartment  
Property City HINSDALE  
Property Zip 60521

PIN 0901420017  
Bill Name ROXAS, JOHN M  
Property Number 337  
✓ Property Street Direction E  
Property Street Name CHICAGO AVE  
Property Apartment  
Property City HINSDALE  
Property Zip 60521

PIN 0901421001  
Bill Name VILLAGE OF HINSDALE  
Property Number 19  
✓ Property Street Direction E  
Property Street Name CHICAGO AVE  
Property Apartment  
Property City HINSDALE  
Property Zip 60521

PIN 0901502001  
Bill Name  
Property Number  
Property Street Direction  
✓ Property Street Name Railroad  
Property Apartment  
Property City  
Property Zip

(comes up exempt)

(Federal jurisdiction)

32  
Some duplicates

# Attachment 3: Village of Hinsdale Zoning Map and Project Location

