

**VILLAGE OF HINSDALE
VILLAGE BOARD OF TRUSTEES
MINUTES OF THE MEETING
September 15, 2015**

The regularly 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 Tuesday, September 15, 2015 at 7:32 p.m.

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

Absent: Trustees Christopher Elder and Luke Stifflear

Also Present: Village Manager Kathleen A. Gargano, Police Chief Brad Bloom, Fire Chief Rick Ronovsky, Director of Public Services George Peluso, Director of Community Development Robb McGinnis, Assistant Finance Director Christopher Webber, Village Engineer Dan Deeter, Village Planner Chan Yu, Management Analyst Suzanne Ostrovsky, Interim Economic Development Coordinator Emily Wagner and Village Clerk Christine Bruton

PLEDGE OF ALLEGIANCE

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

APPROVAL OF MINUTES

Trustee Hughes suggested a clarification to the draft minutes of September 1, 2015. Trustee LaPlaca moved to **approve the draft minutes of the regularly scheduled meeting of September 1, 2015, as amended.** Trustee Hughes seconded the motion.

AYES: Trustees Angelo, Hughes, LaPlaca and Saigh

NAYS: None

ABSTAIN: None

ABSENT: Trustees Elder and Stifflear

Motion carried.

Trustee Hughes moved to **approve the draft minutes of the closed session meeting of September 1, 2015, as presented.** Trustee Saigh seconded the motion.

AYES: Trustees Angelo, Hughes, LaPlaca and Saigh

NAYS: None

ABSTAIN: None

ABSENT: Trustees Elder and Stifflear

Motion carried.

PROCLAMATION – CONSTITUTION WEEK

President Cauley read the proclamation for Constitution Week.

CITIZENS' PETITIONS

None.

VILLAGE PRESIDENT'S REPORT

None.

FIRST READINGS - INTRODUCTION

Administration & Community Affairs (Chair Hughes)

- a) **Approve an Ordinance Amending Title 2 (Boards and Commissions), Chapter 13 (Economic Development Commission) of the Village Code of Hinsdale Relative to Economic Development Commission Membership, Powers and Duties**

President Cauley explained that staff has requested a reduction in the total number of commission members from nine to seven in order to reduce the quorum necessary to conduct meetings from five to four commissioners. Staff is also recommending a change in the composition of the members; reduce the retail members from three to two and the residents at large from four to three. President Cauley noted that Economic Development Chair John Karstrand concurs with this recommendation.

The Board agreed to move this item to the consent agenda of their next meeting.

Environment & Public Services (Chair LaPlaca)

- b) **Approve an Ordinance Authorizing the Vacation of a Certain Portion of an Unimproved Alley Situated West of and Adjoining 418 S. Quincy Street in the Village of Hinsdale, DuPage and Cook Counties, Illinois at a Purchase Price of \$12,000**

President Cauley explained this is a routine request and the consensus has been if it is not a through alley, and can't be driven through anyway, vacating is not a problem. He noted the firm that valued the alley is the same as used before.

The Board agreed to move this item to the consent agenda of their next meeting.

Zoning & Public Safety (Chair Saigh)

- c) **Approve an Ordinance Approving a Major Adjustment to a Planned Development to Allow Expansion of a Private School - 125 S. Vine Street**

President Cauley provided background stating that in 2004 the Board approved an ordinance to allow a private school to operate on this parcel. The use had lapsed and in 2012 Vine Academy asked for a special use to reopen the school for 50 students; there was a second major adjustment to allow a music school as well. He noted the current proposal requests permission to use all 10 classrooms, increasing the enrollment to 180 students and requiring 30 teachers. He stated this is a much

more intensive use of the property, and he believes this matter should be heard by the Plan Commission.

Ms. Amanda Vogel, from Vine Academy, addressed the Board and explained that it will take time to increase the enrollment to those numbers. President Cauley believes that because this is a residential neighborhood, community input should be allowed, which would happen at a public hearing by the Plan Commission. Director of Community Development Robb McGinnis stated staff could look into interim options. Ms. Vogel explained this proposal is for long term planning, but for now an increase to 66-72 students would do.

Trustee Saigh wondered if the vision is for a dedicated school building; the hours of operation were clarified.

Mr. Keith Larson, from the Zion Lutheran property board, addressed the Board and confirmed that the expansion of Vine Academy would limit the use of space for other activities. Zion Lutheran's goal would be to have only one tenant.

Trustee LaPlaca suggested making a motion to modify the current ordinance and increase the student enrollment to 70.

Trustee Hughes agreed this matter should be moved to the Plan Commission. Discussion followed regarding the parking requirement, and Ms. Vogel noted the rental agreement for parking with the church is year to year; President Cauley recommended the parking be tied to the enrollment proposal. The Board agreed to forward this matter to the Plan Commission for a public hearing, but agreed to a modification of the number of students permitted to be brought forward at the next Board meeting.

CONSENT AGENDA

Administration & Community Affairs (Chair Hughes)

Accounts Payable

Trustee Angelo moved **Approval and Payment of the Accounts Payable for the period of September 2, 2015 through September 15, 2015 in the aggregate amount of \$1,233,270.78 as set forth on the list provided by the Village Treasurer, of which a permanent copy is on file with the Village Clerk.** Trustee LaPlaca seconded the motion.

AYES: Trustees Angelo, Hughes, LaPlaca and Saigh

NAYS: None

ABSTAIN: None

ABSENT: Trustees Elder and Stifflear

Motion carried.

The following Consent Agenda items were approved by omnibus vote:

- a) **Approval of an Intergovernmental Agreement between the Village of Hinsdale and the Village of Oak Brook for the Shared Use of a Technology Support Specialist** (*First Reading – September 1, 2015*)

Environment & Public Services (Chair LaPlaca)

- b) **Award year two of contract #1575 for Street Sweeping Services to DeJana Industries, Inc in the amount of \$34,526** (*First Reading – September 1, 2015*)
c) **Award the replacement of Forestry Truck Unit #12 to Forestry Equipment of VA (FEVA) in an amount not to exceed \$137,855** (*First Reading – September 1, 2015*)
d) **Approve a Resolution Authorizing Waiver of Construction Noise Hours Limitations Pursuant to Section 9-12-2 of the Village Code of Hinsdale – Oak Street Bridge Construction Process (R2015-20)** (*First Reading – September 1, 2015*)

Zoning & Public Safety (Chair Saigh)

- e) **Approve an Ordinance Authorizing the Sale by Auction or Disposal of Personal Property Owned by the Village of Hinsdale (O2015-31)** (*First Reading – September 1, 2015*)

Trustee LaPlaca moved to **approve the Consent Agenda, as presented**. Trustee Saigh seconded the motion.

AYES: Trustees Angelo, Hughes, LaPlaca and Saigh

NAYS: None

ABSTAIN: None

ABSENT: Trustees Elder and Stifflear

Motion carried.

SECOND READINGS / NON-CONSENT AGENDA - ADOPTION

Administration & Community Affairs (Chair Hughes)

Approval of Recommended Changes to Personnel and Staffing

President Cauley introduced the item and reminded the Board this was discussed in Closed Session on September 1st. Currently, there are vacancies in three key staff positions. Village Manager Gargano and Director of Public Services George Peluso used this as an opportunity to suggest changes to the structure of the Public Services and Administration Departments to accomplish several goals. Staff believes this reorganization will provide a more streamlined reporting and operation structure, build in staff redundancies in key areas and provide better response to large snow events. The proposed changes represent a slight increase in employees (1.3), but result in an approximate payroll savings of \$12,000/per year. The Assistant Director of Public Services position is eliminated and replaced by a Superintendent of Water & Sewers and a Superintendent of Public Services. Two new part-time positions will be created; a

mechanic's helper and a worker who would be a 'floater' as needed, but can offer assistance for snow removal. Administrative support will be provided by Management Analyst Suzanne Ostrovsky, who will devote half her time to Public Services.

On the Administrative side, a new position will be created to cover the functions of former employees Economic Development Director Tim Scott and Administration Manager Sandy Mikel. Ms. Emily Wagner will be the Economic Development Coordinator/Administration Manager and will act as the liaison to the business community and manage human resources. Additionally, a part-time business development position will be filled in the future to assist with business development.

The Board agreed with the proposed staffing changes; President Cauley thanked Public Services Union Local 150, and Public Services employees for working on these changes. He thanked the Board for working to improve our Public Services Department and to improve response to snow events by approving these staffing changes and new equipment purchases.

Trustee Saigh moved to **approve Eliminating the position of Assistant Director of Public Services and replacing with two Superintendent positions: Superintendent of Water and Sewer and Superintendent of Public Services; and Eliminating a Public Services supervisory position and replacing with the position of Crew Leader; and Creating two part-time positions: part-time Mechanic's Helper and part-time Crew Worker; and Eliminating the Positions of Economic Development director and that of Administration Manager; and Replacing these positions with the full-time position of Economic Development Coordinator/Administration Manager and creating the Position of part-time Business Development Coordinator.** Trustee Hughes seconded the motion.

AYES: Trustees Angelo, Hughes, LaPlaca and Saigh

NAYS: None

ABSTAIN: None

ABSENT: Trustees Elder and Stifflear

Motion carried.

President Cauley thanked Ms. Gargano and Mr. Peluso for their work on this matter. On behalf of Public Services employees, Ms. Gargano thanked the Board for their support with new staffing and equipment.

DISCUSSION ITEMS

Oak Street Bridge Update – Engineering

Village Engineer Dan Deeter reported the pile driving and concrete work continue. Hillgrove commuters were relocated, but will be back to normal parking tomorrow. The south portion of Hillgrove will be poured this week; hospital exit traffic will be relocated this weekend. Chicago Avenue traffic will switch from the north to the south side next week.

Kenny Construction has asked have some work hours on Sunday. Mr. Mike Zika, project manager from Kenny Construction, addressed the Board. He explained that due to limited work hours in coordination with BNSF and anticipated seasonally limited

hours, Sunday work hours would help to keep to the projected December 1st completion date. He noted they would like crews to work a full day, but would not start before 8:00 a.m., nor would it be heavy construction work, thereby reducing the noise level substantially.

President Cauley commented that he, too, would like to see this project completed. The Board agreed to authorize two Sundays of work between now and the next Board meeting to see if there is resident concern. The matter can be revisited at the next meeting. Ms. Gargano assured the Board that area residents would be notified of the test period and that the matter can be brought back to the Board for further review and approval by resolution at their next meeting. The Board agreed to this plan.

New Village Website

Management Analyst Suzanne Ostrovsky made the website presentation for the Board. She pointed out the new logo and the overall design of the new website. She said all department representatives are working on their pages, and staff expects to go live by the end of the month. She made note that the intent was to make this an easy website for stakeholders to navigate; there is a comprehensive search bar and headers are intuitive. Residents will be able to report a concern and upload pictures of the problem as well as track their request. The Public Services Department will be able to track requests internally, too, and will get a feel for what issues people are concerned with.

She pointed out that the website uses the new logo designed by former Director of Economic Development Tim Scott. Ms. Gargano pointed out the logo is more up to date, and is based off the Distinctly Hinsdale colorway and coordinates with various Village signage around town.

The new website includes a page called the 'transparency portal'. This page contains the financial information that residents would most likely be looking for; action items, budget information, contracts, and bid postings. This will interface with future Enterprise Resource Planning (ERP) financial software that will allow, for example, online bill payments. Ms. Gargano commented that the site itself is approximately 90% complete, but staff wanted to share this with the Board for their input.

Review of Installation of Bollards on the 10 block of Washington

President Cauley referenced a recent Police Department report of another car driving up on the sidewalk in the Central Business District (CBD). He commented that something has to be done before someone gets hurt. He said the issue with bollards is they are expensive, unattractive and complicate snow removal.

Village Engineer Deeter said there are several issues for consideration; parking, vehicle overhang, ADA accessibility, proximity to buildings. He said an alternative may be weighted, fixed obstacles, such as large planters or solid benches.

Ms. Gargano said staff will review these options and bring these materials to a future Committee of the Whole meeting for further Board review.

Street Closure for St. Isaac Jogues Oktoberfest and Street Closure Policy

President Cauley said he has no thought to oppose St Isaac Jogues' request, but sees this as more a policy issue. These types of items used to go to the Administration and Community Affairs (ACA) Committee. He said one thought would be that since the Police Department is most in the know regarding the impact of street closings, perhaps the Police Department could have the right to close the streets.

The Board agreed with this idea; discussion followed regarding communicating street closures to the Board. Chief Bloom would like to provide them in Manager's Notes to be timely, and to allow those parties who may be turned down time to come to the Board to appeal the Police Department decision if they wanted to.

DEPARTMENT AND STAFF REPORTS

- a) Treasurer's Report
- b) Public Services
- c) Engineering
- d) Fire

The reports listed above were provided to the Board. Assistant Finance Director Chris Webber informed the Board the water meter project is about 77% complete and the final phase will begin next month. Mr. Peluso explained that sewer cleaning and root cutting is done annually, one third of the town per year. He explained that if complaints are received, those areas are addressed as needed. There were no additional questions regarding their contents.

REPORTS FROM ADVISORY BOARDS AND COMMISSIONS

None.

OTHER BUSINESS

None.

NEW BUSINESS

None.

CITIZENS' PETITIONS

None.

TRUSTEE COMMENTS

Trustee Hughes referenced an email regarding the Park Avenue and Chicago Avenue crosswalk. Chief Bloom explained that the area was cleared of sightline issues; overgrown bushes were cut back. The street will be repainted, advance warning signs recommended by Manual on Uniform Traffic Control Devices (MUTCD) will be installed by JULIE.

Trustee LaPlaca mentioned that this intersection is not an official school crossing, people should cross at Garfield, the identified route, but it is appropriate to make this a safer crossing. Trustee Hughes pointed out that the crosswalk at Oak and Chicago will be brick soon, the idea is this may be a model for crosswalk designs. He wondered what it would take to install bricks at Park and Chicago. Chief Bloom said it comes down to cost. Mr. Deeter explained it is much easier to stripe a thermoplastic crosswalk than bricks and if the street is bituminous it is a more costly installation than a concrete street. Trustee Hughes asked that this information be compiled to determine specific costs. Mr. Peluso explained the type of paint that is normally used for these applications.

ADJOURNMENT

There being no further business before the Board, President Cauley asked for a motion to adjourn. Trustee Hughes **moved to adjourn the meeting of the Village Board of Trustees of September 15, 2015.** Trustee LaPlaca seconded the motion.

AYES: Trustees Angelo, Hughes, LaPlaca and Saigh

NAYS: None

ABSTAIN: None

ABSENT: Trustees Elder and Stifflear

Motion carried.

Meeting adjourned at 8:30 p.m.

ATTEST: _____
Christine M. Bruton, Village Clerk

DATE: October 7, 2015

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REQUEST FOR BOARD ACTION

AGENDA SECTION NUMBER	First Read - ACA	ORIGINATING DEPARTMENT	Administration
ITEM	Award of Bid #1593 for 2015 holiday lighting and decorating	APPROVAL	Emily Wagner Administration Manager

Background

Annually, the Village goes out to bid for holiday lighting and decorating services for the Memorial Building grounds, Burlington Park, Brush Hill Train Station and the downtown street trees. This year, the Village advertised for bids for holiday lighting and decorating services on September 10. The Village emailed the bid packet to six contractors and placed an ad in the *Hinsdalean*. New this year, the Village hosted a meeting onsite at Burlington Park so potential contractors could ask questions about the bid; two contractors participated: Wingren Landscape and Holiday Creations.

On September 25, the Village publicly opened three bids. The bid tab is attached for your reference. The *overall* lowest bidder is Wingren Landscape, Downers Grove, Illinois. Wingren is also the incumbent contractor. However, the bid was split into four categories with Wingren being the lowest bidder in three of four lighting/decorating areas: Memorial Building Grounds, Burlington Park and the Brush Hill Train Station. However, Holiday Creations, Broadview, Illinois, is the lowest bidder for the holiday lighting of the downtown street trees.

The chair of the ACA was notified of the bid results and suggested that the Village award a bid to Wingren Landscape for the holiday lighting and decorating work at the Memorial Building Grounds, Burlington Park and the Brush Hill Train Station, and award a separate bid to Holiday Creations for the holiday lighting of the downtown street trees. Awarding the bids in this manner will result in a savings of \$3,169 to the Village.

Staff was pleased with Wingren's performance last year and feels that the contractor will provide the same satisfactory level of customer service this year. Moreover, Village staff contacted the Village of Lyons to conduct a reference check of Holiday Creations. The Village of Lyons provided a positive reference for Holiday Creations.

Both Wingren Landscape and Holiday Creations have been notified about the Village's plan to award two separate bids, and both contractors agreed to cooperate.

Financial Impact & Budget

As mentioned above, awarding two separate contracts this year will result in a savings of \$3,169 to the Village. Last year's collective holiday lighting and decorating contract was approximately \$27,000. This year's collective bid – \$20,289 – is less expensive than last year because the Village purchased LED icicle lights for the Brush Hill train station. This year, that expense is not necessary. The Village uses funds from the Administration/Economic Development department for the holiday lighting and decorating expenses. While the fund provides \$90,000 for total operating expenses, this money is also utilized by the Economic Development Commission, so the Village historically has tried to keep the holiday light expenditures at approximately \$27,000.

Recommendation

In summary, the Village recommends awarding two separate holiday lighting and decorating bids to Wingren Landscape and Holiday Creations.

If the Board agrees with the recommendation, the following motion would be appropriate:

MOTION: To award a component of Bid #1593 to Wingren Landscape, Downers Grove, Illinois, for holiday lighting and decorating in an amount not to exceed \$7,122; and award a component of Bid #1593 to Holiday Creations, Broadview, Illinois, for holiday lighting and decorating in an amount not to exceed \$13,167.

APPROVAL	APPROVAL	APPROVAL	APPROVAL	MANAGER'S APPROVAL
COMMITTEE ACTION: The ACA chair reviewed the bid tabulation and provided input.				
BOARD ACTION:				

Village of Hinsdale
 Bid #1593 Holiday Lighting and Decorating
 Bid Tabulation, 10:00 am, September 25, 2015
 Budget ~\$27,000 (\$90k total in ED 1016 for ops)
 Account 1016-7710

ITEM	DESCRIPTION	Wingren Landscape 5126 Walnut Avenue Downers Grove, IL 60515	Temple Display 114-C Kirkland Center Oswego, IL 60543	Holiday Creations 2030 Parkes Drive Broadview, IL 60155
		Bid Bond Price	Check Price	Check Price
1.	Memorial Building Grounds	3,516.00	5,097.00	7,130.88
2.	Burlington Park	2,493.00	3,324.00	4,894.80
3.	Brush Hill Train Station	1,113.00	3,302.00	3,647.20
4.	Downtown Street Trees	16,335.50	16,835.00	13,166.94
	Totals	23,457.50	28,558.00	28,839.82
	TOTAL of Highlighted Areas/Combined Contractors	20,288.94		

DATE: October 7, 2015

REQUEST FOR BOARD ACTION

AGENDA First Read - ACA SECTION NUMBER	ORIGINATING DEPARTMENT Administration
ITEM Approval of a An Ordinance Amending Section 3-3-5 (Local Liquor Licenses) to Create a New Liquor License Classification – Class A9 Concierge License	APPROVAL Emily Wagner Administration Manager

Background

The Village has received a request for a liquor license from a new store – the Trunk Club – that is planning to open in Hinsdale at 30 E. Hinsdale Avenue. The Trunk Club’s business model is to offer complimentary beer, wine and champagne to its customers. Unfortunately, the Village does not currently offer a liquor license category that would meet the needs of the Trunk Club.

In order to accommodate a new business and remain viable in the economic development arena, the Village is proposing this new liquor license category based on a “concierge” model most recently used by the City of Highland Park. The Village also used the most recently adopted liquor class, A8, as a model for the attached ordinance.

Please note that the ACA chair reviewed this matter. Given the fact that the Village will be ready to present revised and updated liquor code classifications to the Village Board of Trustees later this month, it is suggested that Village staff incorporate this new category designed for the Trunk Club in the revised classification proposal. Staff agrees with the ACA chair that having fewer classes of liquor licenses is ideal.

This attached ordinance was reviewed and approved by our Village attorney. Please note that the attached ordinance includes language that sets the number of available Class A9 licenses at zero (0). It is our intention to bring this item back to the Village Board as a second read to review the amendment to this ordinance that would increase the number of licenses to one (1) for the Trunk Club. This follows the process that the Village used for the creation and issuance of the A8 Salon license for Ten Friends.

Recommendation

In summary, the Village recommends approving this new liquor license classification with an understanding that revised liquor code classifications will be presented to the trustees that incorporates this classification for the Trunk Club.

If the Board agrees with the recommendation, the following motion would be appropriate:

MOTION: Approval of a An Ordinance Amending Section 3-3-5 (Local Liquor Licenses) to Create a New Liquor License Classification – Class A9 Concierge License

APPROVAL	APPROVAL	APPROVAL	APPROVAL	MANAGER’S APPROVAL
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COMMITTEE ACTION: The ACA chair reviewed this matter and provided feedback.

VILLAGE OF HINSDALE

ORDINANCE NO. _____

**AN ORDINANCE AMENDING SECTION 3-3-5 (LOCAL LIQUOR LICENSES) TO
CREATE A NEW LIQUOR LICENSE CLASSIFICATION –
CLASS A9 CONCIERGE LICENSE**

WHEREAS, the Liquor Control Act of 1934 (235 ILCS 5/1-1 et seq.) grants to the Village of Hinsdale the power, by general ordinance or resolution, to determine, among other things, the number, kind and classification of licenses for sale of alcoholic liquor not inconsistent with the Act; and

WHEREAS, the Village of Hinsdale carefully licenses and regulates the sale and service of alcoholic liquor in the Village;

WHEREAS, the President and Board of Trustees of the Village of Hinsdale have determined that it is appropriate and in the best interests of the Village and its residents to create a new liquor license classification for retail establishments as provided below 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. The foregoing recitals are hereby incorporated into this Ordinance as findings of the President and Board of Trustees.

SECTION 2. Subsection A (Supermarket and Limited Retail Licenses) of Section 3-3-5 (Local Liquor Licenses) of the Village Code of Hinsdale is hereby amended to add a new subsection A9 (Concierge License), to read in its entirety as follows:

"9. Class A9 Concierge License: A class A9 concierge license shall authorize the complimentary offering of wine, champagne and beer at a retail establishment that specializes principally in the sale of its respective retail products. Such license shall be subject to all of the following conditions:

- a. Distribution By the Glass: Such license shall authorize only the complimentary offering by the glass of wine, champagne and beer.
- b. Consumption on Premises Only: The complimentary offering by the glass of wine, champagne and beer shall be for consumption on the premises only.
- c. Use Limited: Such license shall be issued only to an establishment whose principal stock is in retail product sales. Complimentary offering by the glass of wine, champagne and beer shall be permitted only incidental to the provision of selling retail products.
- d. Tobacco Limited: No tobacco product of any kind shall be sold or displayed on the licensed premises.

- e. Establishment Size: Such license may be issued only to an establishment that does not exceed two thousand five hundred (2,500) square feet in gross customer service area.
- f. Hours Limited: Complimentary by the glass offering of wine, champagne and beer are permitted only between the hours of eleven o'clock (11:00) A.M. and ten o'clock (10:00) P.M. Monday through Saturday and eleven o'clock (11:00) A.M. and eight o'clock (8:00) P.M. on Sunday.
- g. Consumption Limited: Complimentary by the glass offering of wine, champagne and beer shall be authorized only during the hours specified in the license. All consumption shall be discontinued within thirty (30) minutes after the complimentary distribution of those beverages has ended. The consumption by any one (1) customer shall not exceed two (2) glasses per retail visit (approximately 45 minutes) or exceed a total of four (4) glasses per customer per day.
- h. TIPS & BASSETT certification: No complimentary by the glass offering of wine, champagne and beer shall be offered to a customer in the salon unless a member of the store staff certified in either TIPS or BASSETT retail alcohol training is present on the retail sales floor."

SECTION 3: The table containing the number of liquor licenses available in each liquor license class set forth in subsection G (Number of Licenses) of Section 3-3-5 (Local Liquor Licenses) of the Village Code of Hinsdale is hereby amended to add the new Class A9 Concierge License Category and to set the number of available Class A9 licenses at zero (0).

SECTION 4: The table of License Fees set forth in subsection K (License Fees) of Section 3-3-5 (Local Liquor Licenses) of the Village Code of Hinsdale is hereby amended to add the new Class A9 Concierge License category with an initial application fee of \$1,500 and a renewal fee of \$1,000.

SECTION 5. All ordinances, or parts of ordinances, in conflict with the provisions of this Ordinance, to the extent of such conflict, are repealed.

SECTION 6: Each section, paragraph, clause and provision of this Ordinance is separable and if any provision is held unconstitutional or invalid for any reason, such decision shall not affect the remainder of this Ordinance, nor any part thereof, other than that part affected by such decision.

SECTION 7: Except as to the Code provision set forth above in this Ordinance, all Chapters and Sections of the Village Code of Hinsdale, as amended, shall remain in full force and effect.

SECTION 8: This Ordinance shall be in full force and effect from and after its adoption, approval, and publication in pamphlet form as provided by law.

PASSED this 7th day of October 2015.

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

This Ordinance was published by me in pamphlet form on the _____ day of
_____, 2015.

Christine M. Bruton, Village Clerk

DATE: October 7, 2015

REQUEST FOR BOARD ACTION

AGENDA		ORIGINATING	
SECTION NUMBER	First Reading – EPS	DEPARTMENT	Public Services
ITEM	Graue Mill Initial Flood Protection Improvements	APPROVAL	Dan Deeter, PE Village Engineer

Christopher B. Burke Engineering, Ltd. (CBBEL) is designing a wide variety of flood protection solutions to address the varied causes of flooding at Graue Mill. As a first step to help address flooding issues, CBBEL has developed a project to re-direct downspout flows into a storm sewer rather than down the underground parking garage ramp. The engineer's estimate for this work was \$29,770, and the work is a minor component of a much larger overall flood mitigation project slated to begin in spring of 2016.

The Village serves as the lead agency on the grant application for the overall project, which is being administered through the Illinois Emergency Management Agency (IEMA). However, in May 2015, the Village transferred the majority of the responsibilities for issuing and awarding bids for all aspects of this project to the County, as provided for in an intergovernmental agreement (IGA) between the Village and DuPage County that was approved by the Village's Board of Trustees at its meeting of May 5, 2015.

CBBEL provided bid documents for the flood mitigation effort referenced above to the Village to bid out on behalf of Graue Mill. This was not in accordance with the provisions contained in the IGA, which requires that all work performed for this project be bid out and awarded by the County. Consequently, it would be inappropriate for the Village Board to award this work, as doing so would accept responsibility that the IGA currently places upon the County.

Therefore, the Village will be required to reject all bids, and the work will be re-bid through the County's procurement process. CBBEL has been directed to reissue the bid specifications with the County named as the contracting party.

MOTION: To reject all bids for Bid #1594 for Initial Flood Protection Improvements for Graue Mill.

APPROVAL	APPROVAL	APPROVAL	APPROVAL	MANAGER'S APPROVAL
COMMITTEE ACTION:				
BOARD ACTION:				



CHRISTOPHER B. BURKE ENGINEERING, LTD.

9575 West Higgins Road Suite 600 Rosemont, Illinois 60018 TEL (847) 823-0500 FAX (847) 823-0520

September 23, 2015

Village of Hinsdale
19 E. Chicago Avenue
Hinsdale, Illinois 60521

Attention: Dan Deeter

Subject: Village of Hinsdale – Graue Mill Subdivision
Flood Protection Improvements
Bid Results
(CBBEL Project No. 14-0405)

Dear Mr. Deeter:

On Wednesday, September 23, 2015 at 10:00 a.m. bids were received and opened for the aforementioned project. Three bids were received and have been summarized below.

<u>COMPANY</u>	<u>BID (AS READ)</u>	<u>BID (AS CORRECTED)</u>
Engineer's Estimate	\$29,770.00	-
Copenhaver Construction	\$41,670.00	-
ALamp Concrete Contractors, Inc.	\$52,740.00	-
Martam Construction, Inc.	\$87,758.00	\$87,748.00

Copenhaver Construction is the low bidder with a bid amount of \$41,670.00. Due to the tight frame and end of the construction season, it appears the bids are higher than expected. CBBEL has completed two satisfactory reference checks and believes their bid to be in order. Therefore, our office recommends accepting Copenhaver Construction's bid for the amount of \$41,670.00. Attached please find a copy of the bid tabulation and reference checks for your review and files.

If you have any further questions, please do not hesitate to contact me at (847) 823-0500.

Sincerely,

Lee. M. Fell, PE
Senior Project Manager

cc: Sarah Hunn – DuPage County
Thomas Burke – CBBEL
Peter Schroth – Graue Mill HOA



PHONE CONVERSATION LOG

DATE: September 23, 2015

PERSON (Contacted/Calling): Abigail Wilgreen

AFFILIATION: City of Crystal Lake

PHONE NUMBER: 815-356-3605

CBBEL REPRESENTATIVE: John LaPaglia

PROJECT NAME/NUMBER: Flood Protection Improvements / 14-0405

NOTES:

What was your title or role on this project?

- City Engineer/Project Manager

Was the contractor the General Contractor or a Subcontractor?

- General

What was the type of work and approximate cost?

- Streetscaping, brick pavers, concrete work
- \$570,000

Was the job completed on time and within budget?

- Yes
- Yes

Were there any change orders? If yes, for what?

- None to fault the contractor

Were you satisfied with the quality of work performed?

- Yes

Were they easy to work with? Would you recommend using them?

- Yes
- Yes

N:\HINSDALE\140405\Admin\Reference Check Phone Log 2_Copenhaver.docx



CHRISTOPHER B. BURKE ENGINEERING, LTD.

9575 W Higgins Road, Suite 600 Rosemont, Illinois 60018-4920 Tel (847) 823-0500 Fax (847) 823-0520



PHONE CONVERSATION LOG

DATE: September 23, 2015

PERSON (Contacted/Calling): Eric Shoeney

AFFILIATION: City of Aurora

PHONE NUMBER: 630-688-8410

CBBEL REPRESENTATIVE: John LaPaglia

PROJECT NAME/NUMBER: Flood Protection Improvements / 14-0405

NOTES:

What was your title or role on this project?

- Project Manager

Was the contractor the General Contractor or a Subcontractor?

- General

What was the type of work and approximate cost?

- Raingardens at intersections, curb and gutter, pipe installation
- \$1.6 million

Was the job completed on time and within budget?

- Yes
- Yes

Were there any change orders? If yes, for what?

- None to fault the contractor

Were you satisfied with the quality of work performed?

- Yes – had a good experience with them

Were they easy to work with? Would you recommend using them?

- Yes
- Yes



Christopher B. Burke Engineering, Ltd.
9575 West Higgins Road, Suite 600
Rosemont, IL 60018

**VILLAGE OF HINSDALE
FLOOD PROTECTION IMPROVEMENTS - SHORT TERM
(CBBEL PROJECT NO. 14-9405)**

BID TAB

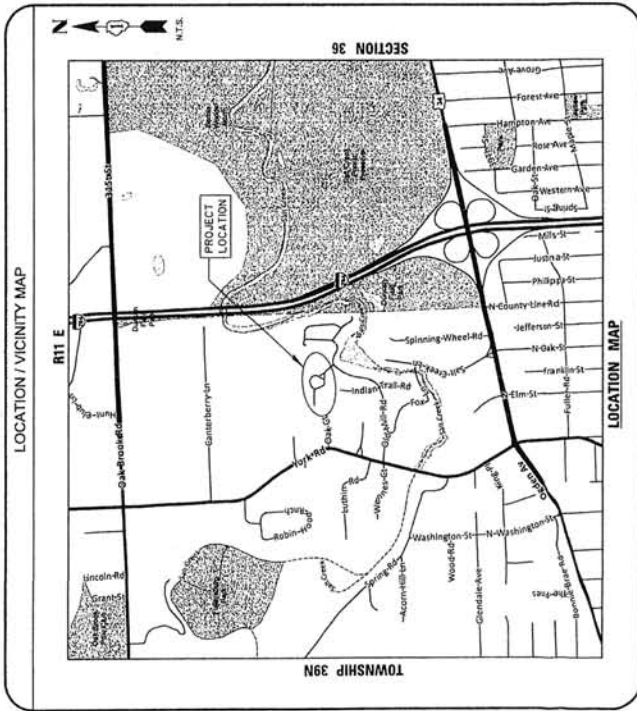
DATE: September 23, 2015

ITEM #	ITEM	UNIT	QUANTITY	ENGINEER'S ESTIMATE		COPENHAVER CONSTRUCTION		ALAMP CONCRETE		MARTAM CONSTRUCTION	
				UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST
20100110	TREE REMOVAL (6 TO 15 UNITS DIAMETER)	UNIT	30	\$ 50.00	\$ 1,500.00	\$ 75.00	\$ 2,250.00	\$ 80.00	\$ 2,400.00	\$ 51.00	\$ 1,530.00
21101625	TOPSOIL, FURNISH AND PLACE, 6"	SQ YD	140	\$ 10.00	\$ 1,400.00	\$ 8.00	\$ 1,120.00	\$ 10.00	\$ 1,400.00	\$ 16.00	\$ 2,240.00
25000100	SEEDING, CLASS 1	SQ YD	140	\$ 7.50	\$ 1,050.00	\$ 3.00	\$ 420.00	\$ 20.00	\$ 2,800.00	\$ 10.00	\$ 1,400.00
25100530	EROSION CONTROL BLANKET	SQ YD	140	\$ 7.50	\$ 1,050.00	\$ 4.00	\$ 560.00	\$ 10.00	\$ 1,400.00	\$ 10.00	\$ 1,400.00
60107800	PIPE UNDERDRAINS 8"	FOOT	208	\$ 40.00	\$ 8,320.00	\$ 55.00	\$ 11,440.00	\$ 80.00	\$ 16,640.00	\$ 161.00	\$ 33,488.00
60200805	CATCH BASINS, TYPE A, 4'-DIAMETER, TYPE 8 GRATE	EACH	1	\$ 3,000.00	\$ 3,000.00	\$ 5,900.00	\$ 5,900.00	\$ 4,000.00	\$ 4,000.00	\$ 4,800.00	\$ 4,800.00
*70100100	TRAFFIC CONTROL AND PROTECTION, SPECIAL	L, SUM	1	\$ 2,500.00	\$ 2,500.00	\$ 4,000.00	\$ 4,000.00	\$ 8,500.00	\$ 8,500.00	\$ 25,000.00	\$ 25,000.00
D2002188	EVERGREEN, PICEA PUNGENS (COLORADO SPRUCE), 8' HEIGHT, BALLED AND BURLAPPED	EACH	4	\$ 550.00	\$ 2,200.00	\$ 670.00	\$ 2,680.00	\$ 1,000.00	\$ 4,000.00	\$ 850.00	\$ 3,400.00
*Z0013798	CONSTRUCTION LAYOUT	L, SUM	1	\$ 2,500.00	\$ 2,500.00	\$ 3,300.00	\$ 3,300.00	\$ 5,000.00	\$ 5,000.00	\$ 2,000.00	\$ 2,000.00
*NA	FRAME AND GRATE REMOVAL AND REPLACEMENT	EACH	1	\$ 1,000.00	\$ 1,000.00	\$ 1,800.00	\$ 1,800.00	\$ 1,000.00	\$ 1,000.00	\$ 1,150.00	\$ 1,150.00
*NA	SURFACE DRAIN CLEANOUT	EACH	7	\$ 750.00	\$ 5,250.00	\$ 1,200.00	\$ 8,400.00	\$ 800.00	\$ 5,600.00	\$ 1,620.00	\$ 11,340.00
*INDICATES A SPECIAL PROVISION				TOTAL = \$ 29,770.00		TOTAL = \$ 41,670.00		TOTAL = \$ 52,740.00		TOTAL = \$ 87,748.00	

IDOT STANDARDS	
000001-06	STANDARD SYMBOLS, ABBREVIATIONS, AND PATTERNS
280000-07	TEMPORARY EROSION CONTROL SYSTEMS
542516-01	FLUSH INLET BOX FOR MEDIAN
TORD-04	TRAFFIC CONTROL DEVICES
BLR 17-4	TRAFFIC CONTROL DEVICES DAY LABOR CONSTRUCTION
BLR 18-5	TRAFFIC CONTROL DEVICES DAY LABOR MAINTENANCE
TC-10	TRAFFIC CONTROL & PROTECTION FOR SIDE ROADS, INTERSECTIONS, AND OVERTAKES

Village Clerk:
CHRISTINE BRUTON

BID SET
7/22/2015



THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY AS WELL AS SUPERVISION/DIRECTION AND MEANS/METHODS OF CONSTRUCTION.

LOCATION

THE PROJECT IS LOCATED
IN THE GRADE MILL
SUBDIVISION IN
HINSDALE, IL.

VILLAGE OF HINSDALE
19 E. CHICAGO AVENUE
HINSDALE, ILLINOIS 60521
(630) 789-7000

CB
B

CHRISTOPHER B. BURKE ENGINEERING, LTD.
9575 W. Higgins Road, Suite 500
Rosemont, Illinois 60018
(847) 823-0500
PROFESSIONAL DESIGN FIRM NO. 184-001175
EXPIRATION DATE: 05/00/17

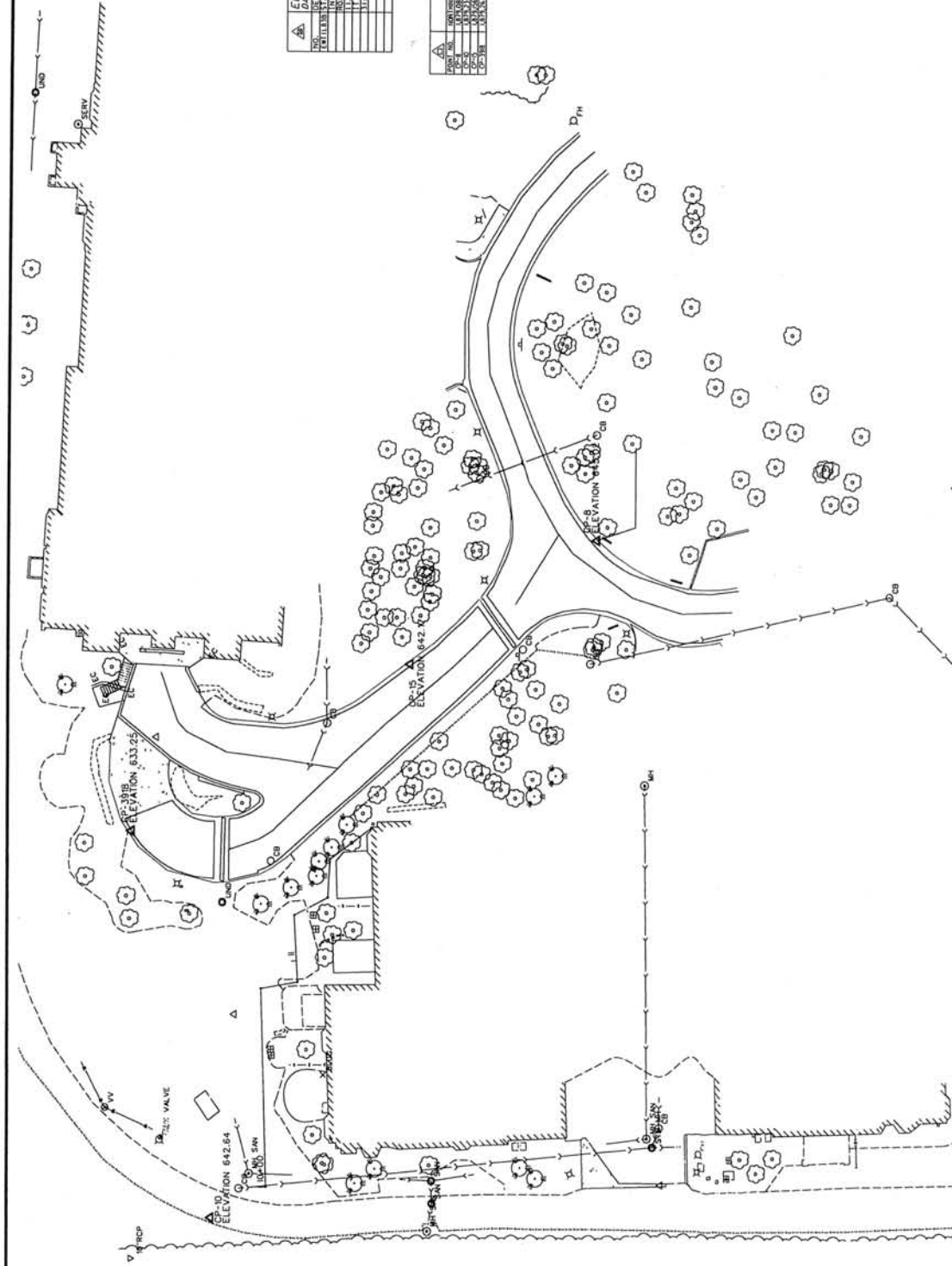


(847) 823-0500
PROFESSIONAL DESIGN FIRM NO. 184-001175
EXPIRATION DATE: 05/30/17

1. The following table shows the number of people who attended the concert in each age group.

BENCHMARK

CASE ALIGNMENT, TIES, AND BENCHMARKS - SHEET 3



ELEVATION BENCHMARKS	
NO.	DESCRIPTION
1	100' ELEVATION 833.24
2	100' ELEVATION 842.64
3	100' ELEVATION 842.64
4	100' ELEVATION 842.64
5	100' ELEVATION 842.64
6	100' ELEVATION 842.64
7	100' ELEVATION 842.64
8	100' ELEVATION 842.64
9	100' ELEVATION 842.64
10	100' ELEVATION 842.64

HORIZONTAL CONTROL POINTS	
NO.	DESCRIPTION
1	100' ELEVATION 833.24
2	100' ELEVATION 842.64
3	100' ELEVATION 842.64
4	100' ELEVATION 842.64
5	100' ELEVATION 842.64
6	100' ELEVATION 842.64
7	100' ELEVATION 842.64
8	100' ELEVATION 842.64
9	100' ELEVATION 842.64
10	100' ELEVATION 842.64

CB
CHRISTOPHER B. BURKE ENGINEERING, LTD.
 9375 N. Higgins Road, Suite 600
 Rosemont, Illinois 60018
 (847) 823-0500

VILLAGE OF HINSDALE
 19 E. CHICAGO AVENUE
 HINSDALE, ILLINOIS 60521
 (630) 789-7000

NO.	DATE	NATURE OF REVISION	FILE NAME	DESIGN	CHKD.	DATE	SCALE	NOT TO SCALE	DATE	FILE
1										
2										
3										
4										
5										
6										
7										
8										
9										
10										

PROJ. NO. M-0405
 DATE 1/23/2005
 SHEET 3 OF 7
 DRAWING NO. 3

ALIGNMENT, TIES AND BENCHMARK

THE CONTRA

THE LOCATIONS OF EXISTING DRAINAGE STRUCTURES, STORM AND SANITARY SEWERS, WATER SERVICE LINES AND OTHER UTILITY LINES ARE APPROXIMATE, AND THE VILLAGE LOCATIONS DO NOT GUARANTEE THEIR ACCURACY. THEIR EXACT HORIZONTAL AND VERTICAL LOCATIONS ARE TO BE DETERMINED IN THE FIELD BY THE CONTRACTOR AT HIS OWN EXPENSE.

BEFORE STARTING ANY EXCAVATION, THE CONTRACTOR SHALL CALL "JULIE" AT 8-1-4 FOR FIELD LOCATIONS OF BURIED ELECTRIC, TELEPHONE, GAS AND CABLE TELEVISION FACILITIES (48 HOURS NOTIFICATION IS REQUIRED).

THE CONTR

WATER, STORM SEWER AND SANITARY SEWER

THE FLOW LINE OF DRAINAGE STRUCTURES SUCH THAT IT SHALL BE REMOVED AT THE CLOSE

ANY EXISTING OR PROPOSED STORM SEWER DAMAGED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR AND INCLUDED IN THE COST OF THE CONTRACT.

SUBSURFACE EXPLORATION DATA

THE REQUIREMENTS OF PUBLIC ACT 96-111, CHAPTER 1, SECTION 1, SHALL BE INCLUDED IN THE REQUIREMENTS SHALL BE INCLUDED IN THE

MISCELLANEOUS

ALL SAWCUTTING SHALL BE INCLUDED IN REMOVAL ITEMS AND SHALL BE PERFORMED PRIOR TO BEGINNING REMOVAL. ANY ITEMS OF WORK REMOVED PRIOR TO SAWCUTTING WILL NOT BE MEASURED FOR PAYMENT.

SITE INVESTIGATION AND CONDITIONS AFFECTING THE WORK

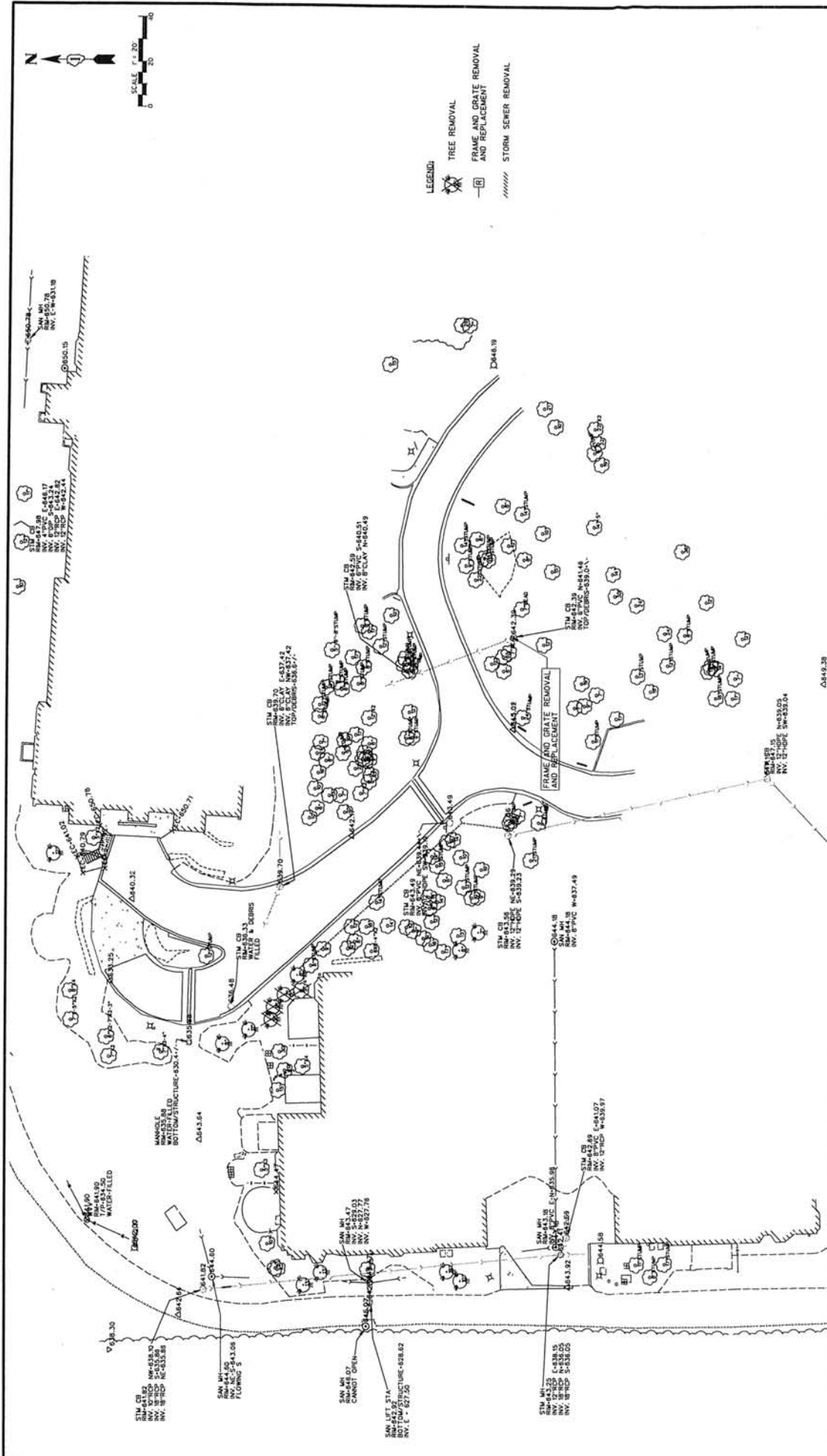
AND LABOR SET FORTH IN BID PROPOSAL, PLANS AND DRAWINGS AND SPECIFICATIONS THAT ARE NECESSARY TO COMPLETE ALL OF THE WORK AS REQUIRED UNDER THE CONTRACT DOCUMENTS; AND THE LOCATION, CONDITION, COMPATIBILITY, CONFIGURATION OF ALL EXISTING UTILITIES AND


ITEM

*INDICATES A SPECIAL PROVISION

9575 W. Higgins Road, Suite 600
Rosemont, Illinois 60018
(647) 823-0500

PROJ. NO.	14-0405
DATE	7/23/2015
SHEET 2	OF 7
DRAWING NO.	



	CHRISTOPHER B. BURKE ENGINEERING, LTD. 9575 W. Higgins Road, Suite 600 Rosemont, Illinois 60018 (847) 823-0500	CLIENT: VILLAGE OF HINSDALE 19 E. CHICAGO AVENUE HINSDALE, ILLINOIS 60521 (630) 783-1000	TITLE: EXISTING CONDITIONS AND REMOVAL PLAN	PROJ. NO. 14-0405 DATE 7/23/2003 SHEET 4 OF 7 DRAWING NO. 4

REQUEST FOR BOARD ACTION

AGENDA SECTION NUMBER First Reading - ZPS		ORIGINATING DEPARTMENT Police Department								
ITEM DuComm Reserve Contribution Fees		APPROVED Chief Bradley Bloom								
<p>As you may recall, the Village transitioned 9-1-1 dispatch services from Southwest Central Dispatch to DuPage Public Safety Communications (DuComm) in May of this year. Per DuComm's membership agreement, new members are required to pay a "reserve buy-in" fee or contribute to the capital cost of a new facility that was being contemplated at the time we became members. Either way, these costs were reimbursable under the current consolidation reimbursement policy of the DuPage County Emergency Telephone System Board (ETSB). Recently the DuComm Board has chosen to look into finding an existing building rather than building a new facility and taking on capital debt. Now that a direction has been chosen, the Village needs to pay our reserve contribution fee prior to seeking reimbursement from the ETSB. The reserve contribution is a one-time fee that is assessed based upon our proportional share of the total membership within the police and fire groups.</p> <p>The reserve contribution cost are as follows:</p> <table><tr><td>Police</td><td>\$75,763</td></tr><tr><td>Fire</td><td>\$55,817</td></tr><tr><td>Total</td><td>\$131,580</td></tr></table> <p>The attached invoice from DuComm provides a breakdown of our reserve contribution expenses. In addition to our reserve contribution reimbursement request from the ETSB, we will be requesting reimbursement of the administrative fees in the amount of \$13,832 and other miscellaneous expenses of \$7,751 bringing our total reimbursement request to \$153,163. The reimbursement projections and estimates were included in the information provided when the change in 9-1-1 dispatch centers was being contemplated by the Board.</p> <p>MOTION: To recommend that the Village Board approve the payment of reserve fees per the Village's membership agreement with DuComm in the amount of \$131,580.</p>					Police	\$75,763	Fire	\$55,817	Total	\$131,580
Police	\$75,763									
Fire	\$55,817									
Total	\$131,580									
Approval	Approval	Approval	Approval	Manager's Approval						
BOARD ACTION:										



DuPage Public Safety Communications
600 Wall Street
Glendale Heights, IL 60139

Brian Tegtmeier, ENP
Executive Director
btegtmeier@ducomm.org
630.260.7503 Direct Line
630.260.1309 Facsimile

Memorandum

TO: Hinsdale Village Manager Kathleen Gargano
DATE: September 21, 2015
FROM: Brian Tegtmeier, Executive Director *BT*
CC: Finance/HR Manager A. Athitakis, Chief B. Bloom, and Chief R. Ronovsky
RE: Village of Hinsdale – Reserve Contribution Invoice and ETSB Reimbursement

Pursuant to the DuPage ETSB Consolidation Policy DU-COMM has to invoice the Village of Hinsdale for all costs associated for consolidation that may be reimbursable under the current ETSB policy.

On April 9, 2015, DU-COMM invoiced the Village for our 3% administrative fee assessed for the work of consolidating an agency into the organization. This invoice (15469) was issued and paid in full by the village in the amounts detailed below.

3% Admin Fee	
Police Annual Operational Share	\$265,368.00
Police 3% Admin Fee	\$7,961.00
Fire Annual Operational Share	\$195,699.00
Fire 3% Admin Fee	\$5,871.00
Total Admin Fee	\$13,832.00

The annual reserve contribution payment was initially placed on hold due to the possibility of taking on a significant long-term debt financing for a DU-COMM facility. The facility direction is now that of a lease, it is appropriate to assess the reserve contribution fee at this point. Invoices (15576 & 15577 attached).

RESERVE CONTRIBUTION FORMULA	
Net Capital Assets (FYE14)	\$3,217,124
Police Operational Share	3.14%
Police Reserve Contribution	\$75,763
Fire Operational Share	6.94%
Fire Reserve Contribution	\$55,817
Total Reserve Contribution	\$131,580

The only remaining charges to the Village of Hinsdale were costs incurred during the cut over. These costs are detailed in invoice (15502) and total \$7,751.11.

Memorandum -Continued

Brian Tegtmeyer, ENP
Executive Director

We are detailing those expenses against allowable costs for the DuPage ETSB consolidation policy. If they are all allowable, it would appear that the following would be your reimbursable costs from the ETSB.

REIMBURSABLE COSTS	
Reserve Contribution (Police & Fire)	\$131,580
3% Admin Fee (Police & Fire)	\$13,832.00
Consolidation Expenses rebill	\$7,751.11
Total reimbursable costs	\$153,163.11

DU-COMM

DuPage Public Safety Communications

600 Wall Street
Glendale Heights, Illinois 60139
Phone 630.260.7500 Fax 630.924.9280

INVOICE

The following invoice number must appear on all related correspondence, shipping papers, and payment records:

ORIGINAL

INVOICE NUMBER: 15470

Billed To:
Hinsdale Police
121 Symonds Dr
Hinsdale, IL 60521

*Agency specific equipment needs will be
invoiced separately.
Agency Reserve Contributions will be
invoiced after May 1, 2015.*

INVOICE DATE	TERMS
April 09, 2015	0

CHRG CODE	DESCRIPTION	FIXED CHARGE	QTY	PRICE	AMOUNT
00-Misc	3% Administrative Fee	7961	0.00	0.000000000...	\$7,961.00
<p>PAID 5/11/15</p>					

Checks or Money Orders Payable to: DU-COMM
NO CASH ACCEPTED

INVOICE TOTAL:

\$7,961.00

REQUEST FOR BOARD ACTION

AGENDA SECTION NUMBER First Reading - ZPS	ORIGINATING DEPARTMENT Police Department			
ITEM Ordinance to Approve the Replacement of Yield Signs with Stop Signs on Fifth and Washington Streets.	APPROVED Chief Bradley Bloom			
<p>The Police Department conducted a traffic study that was prompted by our monthly review of intersection collision data at the intersection of Fifth and Washington Streets. The crash history showed that we have had four (4) right angle collisions at this intersection within a three year period.</p> <p>A review of the traffic collision data shows that the proximate cause of the collisions were drivers on Fifth Street failing to yield to traffic on Washington Street. It does not appear from our review that a line of sight obstruction reduces drivers' views of Washington Street from Fifth Street.</p> <p>Based on the traffic collision data and that the no line of sight or other correctable conditions exist we are recommending that the yield signs for east and westbound Fifth Street at Washington be replaced with stop signs making this a two-way stop intersection. A copy of the traffic study has been attached for your review.</p> <p>MOTION: To recommend that the Village Board approve an ordinance amending Village Code Section 6-14-3 Schedule III, Paragraph B (Two-Way Stop Signs) by adding Fifth Street at Washington eastbound and westbound and amending Section 6-12-4 (Yield Signs) by removing Fifth Street at Washington eastbound and westbound.</p>				
Approval	Approval	Approval	Approval	Manager's Approval
BOARD ACTION:				

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 6-12-3 AND SECTION 6-12-4
OF THE VILLAGE CODE OF HINSDALE

WHEREAS, the President and Board of Trustees of the Village of Hinsdale have studied the intersection of 5th and Washington Streets and believe it to be in the best interests of the Village residents to erect two-way stop signs on 5th Street at the intersection with Washington Street.

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. Recital. The foregoing recital is incorporated herein as a finding of the President and Board of Trustees.

Section 2 Amendment to Section 6-12-3 (b), Schedule III. Section 6-12-3 (b) Schedule III of the Village Code of Hinsdale shall be, and it is hereby, amended by adding thereto, in proper alphabetical order the following:

5th AND WASHINGTON STREETS– EASTBOUND AND WESTBOUND

Section 3. Amendment to Section 6-12-4, Schedule IV. Section 6-12-4, Schedule IV of the Village Code of Hinsdale shall be, and it is hereby, amended by deleting thereto, in proper alphabetical order the following:

~~5TH AND WASHINGTON STREETS – EASTBOUND AND WESTBOUND~~

Section 3. Signs. The Police Department is hereby authorized and directed to erect appropriate signs on the above named streets.

Section 4. Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law and after the erection of appropriate signs in accordance with Section 3 above.

PASSED this ____ day of _____, 2015

AYES:

NAYS:

ABSENT:

APPROVED this _____ day of _____, 2015

Village President

ATTEST:

Village Clerk

HINSDALE POLICE DEPARTMENT

Intersection Study

INTERSECTION:	5th & Washington		
Basis for Review: Monthly Crash Analysis for February 2015		Date Received: 3/6/2015	
Resident Initiating Request: Sergeant Mark Wodka		Email Address: mwodka@villageofhinsdale.org	
Address: 121 Symonds Drive		Phone: 630-789-7086	Date Prepared: 3/16/2015, amended 8/31/2015

DATA COLLECTED						
Existing Traffic Control Devices: What are the current traffic control devices in place at this intersection?	<input type="checkbox"/>	Uncontrolled				
	<input checked="" type="checkbox"/>	Yield Signs	Direction: E-W on 5th Street			
	<input type="checkbox"/>	2-way Stop	Direction:			
	<input type="checkbox"/>	4-way Stop				
	<input type="checkbox"/>	3-Way Intersection				
	<input type="checkbox"/>	Other, Describe in comments:				
	Comments: n/a					
Present Conditions	<input checked="" type="checkbox"/>	Sidewalks Present				
	<input type="checkbox"/>	Crosswalks	Direction:			
	<input type="checkbox"/>	Other, Describe in comments:				
Comments:						
Crash History		PROPERTY DAMAGE	PERSONAL INJURY			
	12-Months:	2	1			
	5 Years:	5	1			
	Comments:					
Site Obstructions: Site Obstructions within 100ft of intersection	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes		
	If yes, describe: Measurements were taken to ensure that NB Washington vision is not obstructed from EB 5th Street (due to grade of roadway). The grade is determined to not be obstructing the driver's vision at 45", the MUTCD standard for qualifying sight obstructions.					
Average Daily Traffic Volumes: Based upon previous studies, new data collected, or adjacent intersections that are collectors to the intersection.	<input type="checkbox"/>	Less than 500	<input checked="" type="checkbox"/>	1001-3000	<input checked="" type="checkbox"/>	5000-10000
	<input type="checkbox"/>	501-1000	<input type="checkbox"/>	3000-5000	<input type="checkbox"/>	10000 or greater
	Pedestrians:		<input checked="" type="checkbox"/>	Less than 50		
			<input type="checkbox"/>	50 or greater		
Parking Restrictions: Restrictions within 100 ft of the intersection (excluding the 20ft restriction present at ALL intersections in the Village by ordinance.)	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	Yes		
	If yes, describe: "No Parking This Side of Street", west side of Washington Street between Third and Sixth Streets.					
Recommendations: Note: For intersections that may not meet warrants, evaluation will continue on a monthly analysis of crash frequency.	<input type="checkbox"/>	MUTCD Warrants not met, no further action at this time				
	<input type="checkbox"/>	Parking Restriction modification				
	<input type="checkbox"/>	Crosswalk Installation				
	<input type="checkbox"/>	Additional Study Required	Describe specific nature:			
	<input checked="" type="checkbox"/>	MUTCD warrants have been met				
	Comments and Recommendations: Based upon collision frequency in the last 12-months, MUTCD warrants have been met for the replacement of yield signs with stop signs. See attached collision diagram, and MUTCD warrant with regard to stop signage.					
Prepared By: Sergeant Mark Wodka		Date of Resident Follow-up: N/A – Recommendation to Committee				

Crash Analysis:

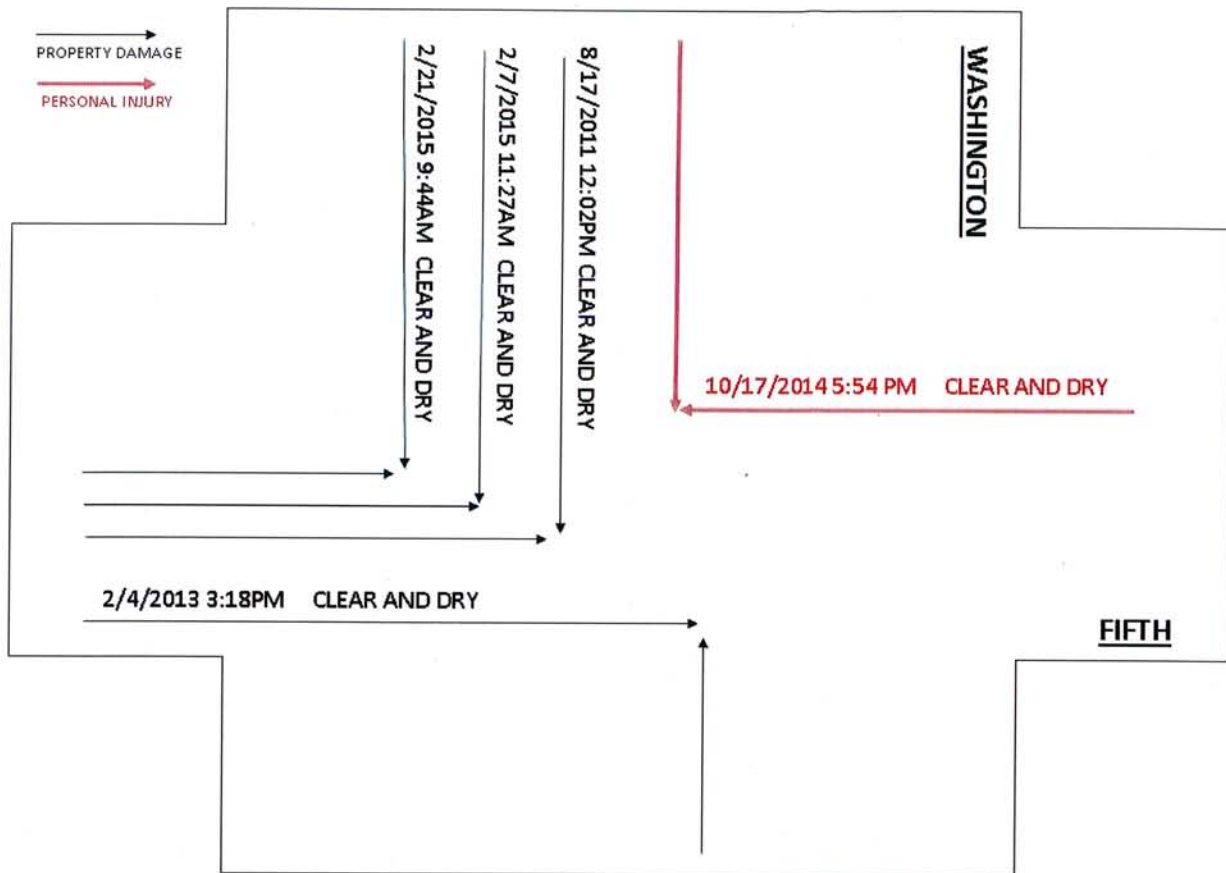
INTERSECTION: 5TH & WASHINGTON

FROM: 3/1/2010

TO: 3/1/2015

PROPERTY DAMAGE ACCIDENTS: 5

PERSONAL INJURY ACCIDENTS: 1



Manual on Uniform Traffic Control Devices Warrant for Stop Signs (Section 2B-4):

Engineering judgment should be used to establish intersection control. The following factors should be considered:

- A. Vehicular, bicycle, and pedestrian traffic volumes on all approaches;
- B. Number and angle of approaches;
- C. Approach speeds;
- D. Sight distance available on each approach; and
- E. Report crash experience.

YIELD or STOP signs should be used at an intersection if one of more of the following conditions exist:

- A. An intersection of a less important road with a main road where application of the normal right-of-way rule would not be expected to provide reasonable compliance with the law;
- B. A street entering a designated through highway or street; and/or
- C. An unsignalized intersection in a signalized area

In addition, the use of YIELD or STOP signs should be considered at the intersection of two minor streets or local roads where the intersection has three or more approaches and where one of more of the following conditions exist:

- A. The combined vehicular, bicycle, and pedestrian volume entering the intersection from all approaches averages more than 2,000 units per day;
- B. The ability to see conflicting traffic on an approach is not sufficient to allow a road user to stop or yield in compliance with the normal right-of-way rule if such stopping or yielding is necessary; and/or
- C. Crash records indicate that five or more crashes that involve the failure to yield right-of-way at the intersection under the normal right-of-way rule have been reported within a 3-year-period, or that three or more such crashes have been reported within a 2-year period.


YIELD or STOP signs should not be used for speed control.

Overhead Satellite Image of Intersection:



Memorandum

To: President Cauley and Village Trustees

From: Chan Yu, Village Planner 

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

Date: October 7, 2015

Re: 25 E. Hinsdale Avenue – Brush Hill Train Station
Casa Margarita Initial Interior Build-Out Design Approval

BACKGROUND

Margarita Blue, Inc., DBA Casa Margarita, has entered into a lease agreement with the Village at 25 E. Hinsdale Avenue. The commercial space is a 3,224 square foot one-story building commonly known as the Brush Hill Train station, and is located along the Burlington, Northern and Santa Fe Railway (BNSF). Per the lease agreement, plans for the initial interior build-out and any subsequent modifications to the interior shall be subject to the design approval of the Village President and Board of Trustees (BOT), in their sole discretion, before any permits shall issue (Attachment 1 and 2).

This particular section (6(E)) of the agreement states that Casa Margarita acknowledges the historical significance of the building. For this reason, the lease specifies that the Lessee will incorporate the existing terrazzo flooring, wainscoting and millwork into the interior design.

The lease also identifies that the project is subject to the regular permitting review and process. Thus, the Plan Commission will review Casa Margarita's Exterior Appearance and Site Plan application, including future signage and outdoor seating arrangements (Attachment 3). Per Section 11-606 of the Zoning Code, the exterior appearance review process is intended to protect, preserve, and enhance the character and architectural heritage and quality of the Village. However, please note that some exterior components may require approval by the BNSF, Metra or other relative entities.

Should the BOT feel that additional discussion is warranted, it would be appropriate to refer it to the Committee of the Whole for future consideration. It should be noted that at least one trustee has made comments in regards to the three colors of the proposed awnings.

Should the Board of Trustees feel that the plans compliment the historic nature of the building and are in general support of the plan, the following motion would be appropriate;

"Recommend that the Board of Trustees approve a motion approving the interior elevations and floor plans submitted by Casa Margarita dated September 23, 2015"

Attachments:

Attachment 1 – Casa Margarita Colored Interior Illustration (received September 23, 2015)

Attachment 2 – Casa Margarita Interior Build-Out Plan (received September 23, 2015)

Attachment 3 – Casa Margarita Exterior Plan (received September 23, 2015)

Original Chincotina

Original Ceiling

Original Transom



Original Flooring

General Notes

No.	1	1	1	1	1
Project Name	1	1	1	1	1
Project Number	1	1	1	1	1
Date	1	1	1	1	1

FLINT ARCHITECTS

201 South Main Street, Suite 100
 201 South Main Street, Suite 100
 201 South Main Street, Suite 100
 201 South Main Street, Suite 100

FLINT ARCHITECTS

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FLINT ARCHITECTS

201 South Main Street, Suite 100
 201 South Main Street, Suite 100
 201 South Main Street, Suite 100
 201 South Main Street, Suite 100

Project Name: 1

Project Number: 1

Date: 1

Project Name: 1

Project Number: 1

Date: 1

STRUCTURAL FLOOR PLAN
 1/4" = 1'-0"

HOOD PENETRATION DETAIL
 1/4" = 1'-0"

SCREEN ENCLOSURE VENTING DIAGRAM
 1/4" = 1'-0"

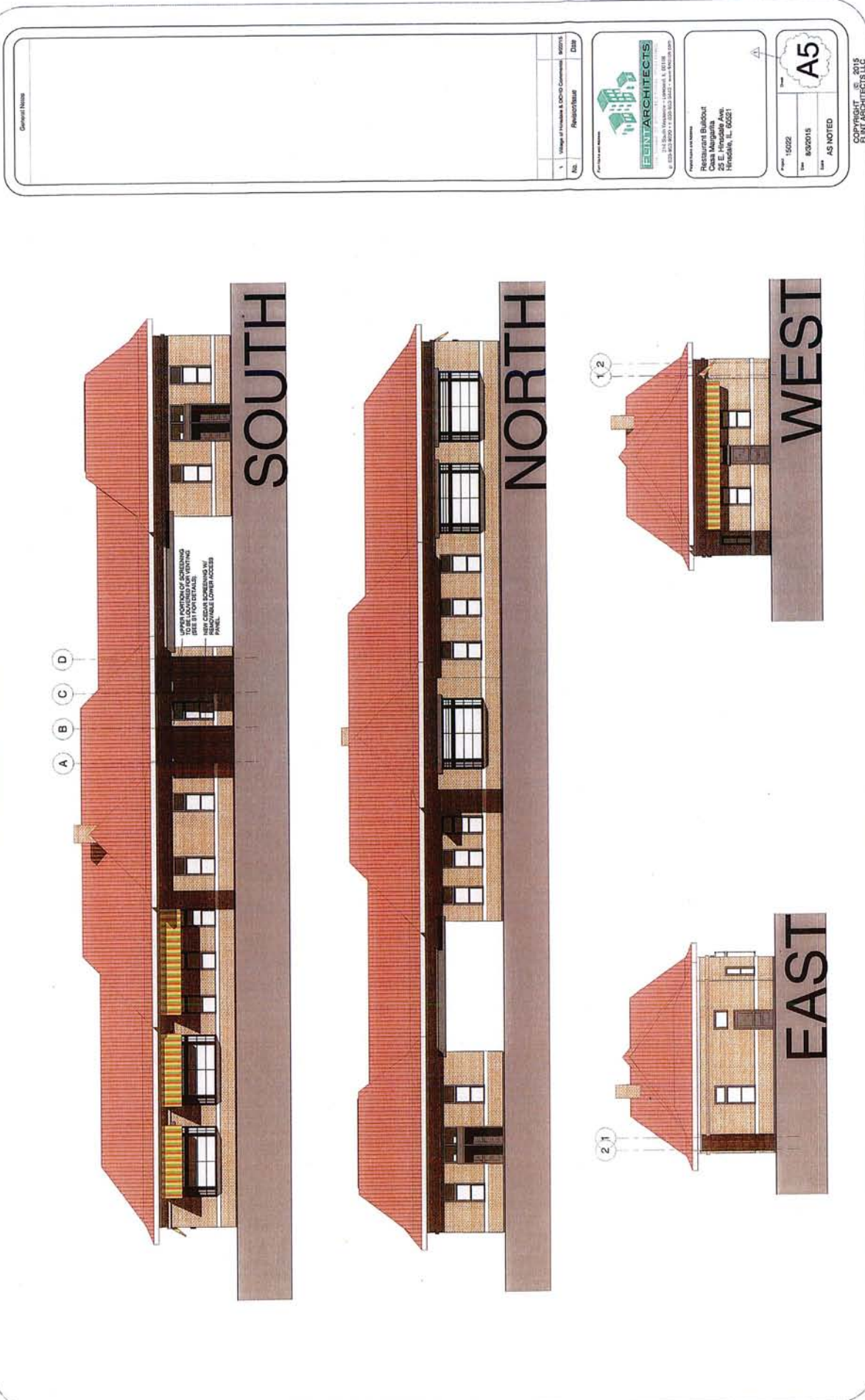
STRUCTURAL NOTES

- FOUNDATIONS HAVE BEEN DESIGNED FOR ALLOWABLE MINIMUM SOIL BEARING PRESSURE OF 1500PSF OR A LOWER PRESSURE IF PROVIDED.
- CONCRETE SHALL MEET F_c = 4000 PSI @ 28 DAYS IS 1/2" MIN. THICKNESS, NOT CONCRETE NOT NOTED OTHERWISE.
- FC = 4000 PSI @ 28 DAYS IS 1/2" MIN. THICKNESS, NOT CONCRETE NOT NOTED OTHERWISE.
- REINFORCING SHALL MEET ASTM A615-60; PLACE TO ACHIEVE CLEARANCES UNLESS DETAIL OTHERWISE.
- WOOD WALLS SHALL BE NO. 2 GRADE, WOOD JOIST AND RAFTERS SHALL BE STRUCTURAL GRADE 1 OR BETTER (Pb = 1100) (NOTED).

STRUCTURAL WORK NOTES

- NEW KITCHEN EXHAUST HOOD
- NEW STEEL CHANNEL, 12" X 18" BOLTED TO EXISTING CEILING JOISTS. VERIFY EXACT LOCATION WITH EXISTING CEILING. SEE SECTION 1100. PATCH EXISTING CEILING.
- NEW STEEL FRAMING 13x31/4" ANGLE FRAME

Attachment 2



General Notes

No.	1	Wedge of Foundation & DCHD Concrete	8/22/15
Rev.		Revised/Notes	Date

FLINT ARCHITECTS
214 South Independence • Lombard, IL 60148
P: 630-833-8000 • F: 630-833-8001 • www.flintarch.com

Project Name and Number

Restaurant Buildout
Casa Margarita
25 E. Hinesdale Ave.
Hendrick, IL 60521

Sheet

15022

Date

8/20/2015

Scale


AS NOTED

A5

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FLINT ARCHITECTS LLC

Memorandum

To: President Cauley and Village Trustees

From: Chan Yu, Village Planner 

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

Date: October 1, 2015

Re: 10, 11 and 12 Salt Creek Lane & 901 and 907 Elm St.
Zoning Variation Recommendation by the Zoning Board of Appeals
Sign Permit Application Seven (7) Ground Signs

BACKGROUND

Application

On March 6th, the Village of Hinsdale received an Application for Zoning Variation from Med Properties/Salt Creek Campus LLC, requesting approval 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 (Attachment 1). The site, generally known as Med Properties, features 5 addresses located in the O-3, General Office District (Attachment 2).

The zoning variation application was reviewed by the Zoning Board of Appeals (ZBA) at the April 15, 2015, meeting where a public hearing was open for comments (Attachment 3). In general, the illumination, square footage and number of the signs proposed were not a concern at the meeting. However, the location and content of the two off premise identification signs (1 and 2 on Attachment 2) raised questions and concerns by some of the ZBA members and public.

The ZBA made a motion to approve the application for zoning variation as requested, with respect to the: (1) proposed illumination, (2) location of the off premise signs, (3) square footage and (4) the number of signs, and recommends that the Plan Commission review appropriate sign content and recognize those properties who require access from Salt Creek Lane. The motion passed unanimously (Attachment 4).

The Plan Commission reviewed the sign application on June 10, 2015, and approved its Findings and Recommendations on September 9, 2015, subject to the conditions listed in Attachment 7. In short, signs 5 to 9 were approved as submitted and signs 2 and 3 have conditions. Please note, on September 2, 2015, Med Properties formally withdrew sign 1 from the application.

Request and Analysis

The General Office District (O-3) is intended to provide and 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. The applicant, Med Properties, is located at 10, 11 and 12 Salt Creek Lane & 901 and 907 Elm Street which represents five separate buildings in the office park on lots 3, 4, 5, 6 and 10 as depicted on Attachment 2.

At the ZBA public hearing on April 15, 2015, concern over the location and content of signs 1 and 2 stemmed from the lack of opportunity to direct the public and clients to other groups established within the office park. For example, Spinning Wheel Apartments and Robert Crown Centers of Health Education were specifically brought up. In addition, the location of signs 1 and 2 on the median, triggered visibility concerns and may subsequently, create a potential IDOT problem.

Process

The ZBA does not have final authority to waive the provisions set forth in Section 9-106, however, its public hearing and deliberation makes a recommendation for approval by the Board of Trustees. The ZBA must recommend to the Board with a positive recommendation supported by four or more affirmative votes, all necessary Zoning Variations as they relate to the proposed improvements.

Motion

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

“Move that the Board of Trustees approve an Ordinance Approving Certain Sign Variations for Various Signs at 10, 11, & 12 Salt Creek Lane and 901 & 907 Elm Street”

Attachments:

Ordinance-

Attachment 1 – Application for Variation (March 6, 2015) and Memo to ZBA (March 9, 2015)

Attachment 2 - Proposed Sign Location Snapshot and Data Sheet

Attachment 3 - ZBA Report/Transcript of Proceedings (April 15, 2015)

Attachment 4 - ZBA (April 15, 2015) Minutes of the Meeting

Attachment 5 - Village of Hinsdale Zoning Map and Project Location

Attachment 6 - Birds Eye View Project Location

Attachment 7 - Findings and Recommendations (Final)

VILLAGE OF HINSDALE

ORDINANCE NO. _____

**AN ORDINANCE APPROVING CERTAIN SIGN VARIATIONS FOR VARIOUS
SIGNS AT 10, 11 & 12 SALT CREEK LANE AND 901 & 907 ELM STREET – MED
PROPERTIES/SALT CREEK CAMPUS, LLC - CASE NUMBER V-03-15**

WHEREAS, the Village of Hinsdale received an application (the "Application") from Med Properties/Salt Creek Campus LLC (the "Applicant") requesting certain variations to certain provisions of the Hinsdale Zoning Ordinance ("Zoning Code") related to signage, for installation in the Med Properties medical campus site; and

WHEREAS, the Application has been referred to the Zoning Board of Appeals of the Village, and has been processed in accordance with the Zoning Ordinance, as amended; and

WHEREAS, the properties that are the subject of the Application are located at 10, 11 and 12 Salt Creek Lane and 901 and 907 Elm Street, Hinsdale, Illinois (the "Subject Properties"), and are in the Village's O-3 General Office Zoning District. The Subject Properties are legally described in **Exhibit A** attached hereto and made a part hereof; and

WHEREAS, the Applicant has requested the various sign variations in order to aid in way-finding due to the campus-style of the Subject Properties, which have five (5) different buildings and addresses. The specific variations sought are detailed in the body of this Ordinance below; and

WHEREAS, on April 15, 2015, the Zoning Board of Appeals of the Village of Hinsdale held a public hearing pursuant to notice given in accordance with State law and the Zoning Code, relative to the Application; and

WHEREAS, the Zoning Board of Appeals, after considering all of the testimony and evidence presented at the public hearing, recommended approval of the requested variations, subject to certain conditions and Plan Commission review of certain issues related to the signage; and

WHEREAS, the Zoning Board of Appeals has filed its report of Findings and Recommendation regarding the variations in Case Number V-03-15 with the President and Board of Trustees, a copy of which is attached hereto as a part of **Group Exhibit B** and made a part hereof; and

WHEREAS, on June 10, 2015, the Plan Commission of the Village subsequently reviewed the proposed signs, and has filed its report of Findings and Recommendation relative to the Application with the Board of Trustees, a copy of which is attached hereto as a part of **Group Exhibit B** and made a part hereof; and

WHEREAS, the President and Board of Trustees of the Village of Hinsdale have reviewed and duly considered the Findings and Recommendation of the Zoning Board of Appeals and Plan Commission, and all of the materials, facts, and circumstances related to the Application; and

WHEREAS, the President and Board of Trustees find that the variations requested in the Application satisfy the standards established in Sections 11-503 of the Hinsdale Zoning Ordinance governing variations.

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: Adoption of Findings and Recommendation. The President and Board of Trustees of the Village of Hinsdale approve and adopt the findings and recommendation of the Zoning Board of Appeals and Plan Commission, copies of which are attached hereto as **Group Exhibit B** and made a part hereof, and incorporate such findings and recommendation herein by reference as if fully set forth herein.

SECTION 3: Variations. The President and Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and Subsection 11-503(A) of the Hinsdale Zoning Ordinance, grant variations to the following Sections of the Zoning Ordinance, relative to signage on the Subject Properties:

- Section 9-106(G)(5) - to allow seven (7) off-premises identification signs (based on need to allow identification of location of the various buildings/addresses making up the Applicant's medical campus) .
- Section 9-106(J)(3)(d) - to allow seven (7) ground signs in lieu of the one (1) permitted.
- Section 9-106(J)(4)(d) - to allow seven (7) double-sided signs with a total square footage counting both sides of 186.62 square-feet.
- Section 9-106(J)(7) – to allow the requested illumination level of the seven approved signs.

Note that while the original request was for eight (8) signs, Sign request number 1 has been withdrawn by the Petitioner during the approval process.

SECTION 4: Conditions on Approval. The variations granted in Section 3 of this Ordinance is subject to the following conditions:

1. Removal of all existing white wooden signs; and

2. Removal of the existing Hinsdale Office Park monument sign; and
3. Removal of the two (2) existing yard signs in front of 11 Salt Creek Lane; and
4. The content of Signs 2 and 3 shall conform to the attachment to the Plan Commission Findings and Recommendation in **Group Exhibit B**.

SECTION 5: Severability and Repeal of Inconsistent Ordinances. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the other provisions of this Ordinance, and all ordinances, resolutions or orders, or parts thereof, in conflict with the provisions of this Ordinance are to the extent of such conflict hereby repealed.

SECTION 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.

PASSED this ____ day of _____ 2015.

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED by me this ____ day of _____ 2015 and attested by the Village Clerk this same day.

Thomas K. Cauley, Jr., Village President

ATTEST:

Christine M. Bruton, Village Clerk

EXHIBIT A

**LEGAL DESCRIPTION
(ATTACHED)**

GROUP EXHIBIT B

**FINDINGS OF FACT AND RECOMMENDATION OF ZBA AND PLAN
COMMISSION
(ATTACHED)**

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS
COUNTY OF COOK)

CLERK'S CERTIFICATE

I, Christine M. Bruton, Clerk of the Village of Hinsdale, in the Counties of DuPage and Cook, State of Illinois, do hereby certify that the attached and foregoing is a true and correct copy of that certain Ordinance now on file in my Office, entitled:

ORDINANCE NO. _____

**AN ORDINANCE APPROVING CERTAIN SIGN VARIATIONS FOR VARIOUS
SIGNS AT 10, 11 & 12 SALT CREEK LANE AND 901 & 907 ELM STREET – MED
PROPERTIES/SALT CREEK CAMPUS, LLC - CASE NUMBER V-03-15**

which Ordinance was passed by the Board of Trustees of the Village of Hinsdale at a Regular Village Board Meeting on the ____ day of _____, 2015, at which meeting a quorum was present, and approved by the President of the Village of Hinsdale on the ____ day of _____, 2015.

I further certify that the vote on the question of the passage of said Ordinance by the Board of Trustees of the Village of Hinsdale was taken by Ayes and Nays and recorded in the minutes of the Board of Trustees of the Village of Hinsdale, and that the result of said vote was as follows, to-wit:

AYES: _____

NAYS: _____

ABSENT: _____

I do further certify that the original Ordinance, of which the foregoing is a true copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Hinsdale, this ____ day of _____, 2015.

Village Clerk

[SEAL]

MEMORANDUM

TO: Chairman Neiman and Members of the Zoning Board of Appeals

FROM: Robert McGinnis MCP
Director of Community Development/Building Commissioner

DATE: March 9, 2015

RE: Zoning Variation – V-03-15; 10, 11, 12 Salt Creek Lane & 901, 907 Elm Street

In this application for variation, the applicant requests several sign variations in conjunction with the medical office campus being assembled and constructed by Med Properties. The sign package will be reviewed by the Plan Commission in terms of design and content, and as such, the relief being requested is for only the number and size of the signs and not the content, materials, etc. It should be noted that this request is being driven by the fact that the Code does not account for campus type signage or the unusual nature of the relationship between their buildings and the rest of the office park. As a result, the applicant is requesting variations from the following:

Section 9-106(G)(5) - to allow off premises identification signs.

Section 9-106(G)(5) – to allow illumination of off premises identification signs.

Section 9-106(J)(3)(d) - to allow 8 ground signs in lieu of 1 permitted.

Section 9-106(J)(4)(d) - to allow a total square footage of 110 square feet, in lieu of the 100 square feet permitted for ground signs.

It should be noted that this request, if approved, will move on to the Plan Commission for its consideration on the sign content.

These properties are located in the O-3 Office District in the Village of Hinsdale and are located on the north side of Ogden Avenue between York Road and the Tri-State. There are a total of 5 parcels included in the request.

cc: Kathleen A. Gargano, Village Manager
Zoning file V-03-15

Zoning Calendar No. V-03-15

VILLAGE OF HINSDALE
APPLICATION FOR VARIATION

COMPLETE APPLICATION CONSISTS OF TEN (10) COPIES
(All materials to be collated)

FILING FEES: RESIDENTIAL VARIATION \$850.00

NAME OF APPLICANT(S): Med Properties

10 Salt Creek Lane, Hinsdale, IL 60521;
11 Salt Creek Lane, Hinsdale, IL 60521;
12 Salt Creek Lane, Hinsdale, IL 60521;

ADDRESS OF SUBJECT PROPERTY: 901 Elm Street, Hinsdale, IL 60521; & 907 Elm Street, Hinsdale, IL 60521

TELEPHONE NUMBER(S): (847) 897-7310

If Applicant is not property owner, Applicant's relationship to property owner.

DATE OF APPLICATION: March 6, 2015



RECEIVED
CH 3-6-15

SECTION I

Please complete the following:

1. Owner. Name, address, and **telephone number** of owner: Salt Creek Campus, LLC
40 Skokie Boulevard, Suite 410, Northbrook, IL 60062, (847) 897-7310
2. Trustee Disclosure. In the case of a land trust the name, address, and **telephone number** of all trustees and beneficiaries of the trust: N/A

3. Applicant. Name, address, and **telephone number** of applicant, if different from owner, and applicant's interest in the subject property: Med Properties- Bill Dvorak
40 Skokie Boulevard, Suite 410, Northbrook, IL 60062,

4. Subject Property. Address and legal description of the subject property: (Use separate sheet for legal description if necessary.) See Attached.

5. Consultants. Name and address of each professional consultant advising applicant with respect to this application:
 - a. Attorney: Peter Coules, Jr. 15 Salt Creek Lane, Suite 312, Hinsdale, IL 60521
 - b. Engineer: Cardosi Kiper Design Group, 2437 South Western Avenue, Chicago, IL 60608
 - c. _____
 - d. _____

6. Village Personnel. Name and address of any officer or employee of the Village with an interest in the Owner, the Applicant, or the Subject Property, and the nature and extent of that interest:
- a. N/A
- b. _____
7. Neighboring Owners. Submit with this application a list showing the name and address of each owner of (1) property within 250 lineal feet in all directions from the subject property; and (2) property located on the same frontage or frontages as the front lot line or corner side lot line of the subject property or on a frontage directly opposite any such frontage or on a frontage immediately adjoining or across an alley from any such frontage.
- After the Village has prepared the legal notice, the applicant/agent must mail by certified mail, "return receipt requested" to each property owner/ occupant. The applicant/agent must then fill out, sign, and notarize the "Certification of Proper Notice" form, returning that form and all certified mail receipts to the Village.
8. Survey. Submit with this application a recent survey, certified by a registered land surveyor, showing existing lot lines and dimensions, as well as all easements, all public and private rights-of-way, and all streets across and adjacent to the Subject Property.
9. Existing Zoning. Submit with this application a description or graphic representation of the existing zoning classification, use, and development of the Subject Property, and the adjacent area for at least 250 feet in all directions from the Subject Property.
10. Conformity. Submit with this application a statement concerning the conformity or lack of conformity of the approval being requested to the Village Official Comprehensive Plan and the Official Map. Where the approval being requested does not conform to the Official Comprehensive Plan or the Official Map, the statement should set forth the reasons justifying the approval despite such lack of conformity.
11. Zoning Standards. Submit with this application a statement specifically addressing the manner in which it is proposed to satisfy each standard that the Zoning Ordinance establishes as a condition of, or in connection with, the approval being sought.
12. Successive Application. In the case of any application being filed less than two years after the denial of an application seeking essentially the same relief, submit with this application a statement as required by Sections 11-501 and 11-601 of the Hinsdale Zoning Code.

N/A

SECTION II

When applying for a variation from the provisions of the Zoning Ordinance, you must provide the data and information required above, and in addition, the following:

1. Title. Evidence of title or other interest you have in the Subject Project, date of acquisition of such interest, and the specific nature of such interest.
2. Ordinance Provision. The specific provisions of the Zoning Ordinance from which a variation is sought:

See attached.

3. Variation Sought. The precise variation being sought, the purpose therefor, and the specific feature or features of the proposed use, construction, or development that require a variation: (Attach separate sheet if additional space is needed.)

See attached.

4. Minimum Variation. A statement of the minimum variation of the provisions of the Zoning Ordinance that would be necessary to permit the proposed use, construction, or development: (Attach separate sheet if additional space is needed.)

See attached.

5. Standards for Variation. A statement of the characteristics of Subject Property that prevent compliance with the provisions of the Zoning Ordinance and the specific facts you believe support the grant of the required variation. In addition to your general explanation, you must specifically address the following requirements for the grant of a variation:

- (a) Unique Physical Condition. The Subject Property is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure of sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the Subject Property that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot rather than the personal situation of the current lot owner.
- (b) Not Self-Created. The aforesaid unique physical condition is not the result of any action or inaction of the owner, or of the owner's predecessors in title and known to the owner prior to acquisition of the Subject Property, and existed at the time of the enactment of the provisions from which a variation is sought or was created by natural forces or was the result of governmental action, other than the adoption of this Code, for which no compensation was paid.
- (c) Denied Substantial Rights. The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the Subject Property of substantial rights commonly enjoyed by owners of other lots subject to the same provision.
- (d) Not Merely Special Privilege. The alleged hardship or difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from the use of the subject property; provided, however, that where the standards herein set out exist, the existence of an economic hardship shall not be a prerequisite to the grant of an authorized variation.
- (e) Code and Plan Purposes. The variation would not result in a use or development of the Subject Property that would not be in harmony with the general and specific purposes for which this Code and the provision from which a variation is sought were enacted or the general purpose and intent of the Official Comprehensive Plan.
- (f) Essential Character of the Area. The variation would not result in a use or development of the Subject Property that:
 - (1) Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use development, or value of property of improvements permitted in the vicinity; or
 - (2) Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity; or
 - (3) Would substantially increase congestion in the public streets due to traffic or parking; or

- (4) Would unduly increase the danger of flood or fire; or
- (5) Would unduly tax public utilities and facilities in the area; or
- (6) Would endanger the public health or safety.
- (g) No Other Remedy. There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the Subject Project.
(Attach separate sheet if additional space is needed.)

See attached.

SECTION III

In addition to the data and information required pursuant to any application as herein set forth, every Applicant shall submit such other and additional data, information, or documentation as the Village Manager or any Board of Commission before which its application is pending may deem necessary or appropriate to a full and proper consideration and disposition of the particular application.

1. A copy of preliminary architectural and/or surveyor plans showing the floor plans, exterior elevations, and site plan needs to be submitted with each copy of the zoning petitions for the improvements.
2. The architect or land surveyor needs to provide zoning information concerning the existing zoning; for example, building coverage, distance to property lines, and floor area ratio calculations and data on the plans or supplemental documents for the proposed improvements.

SECTION IV

1. Application Fee and Escrow. Every application must be accompanied by a non-refundable application fee of \$250.00 plus an additional \$600.00 initial escrow amount. The applicant must also pay the costs of the court reporter's transcription fees and legal notices for the variation request. A separate invoice will be sent if these expenses are not covered by the escrow that was paid with the original application fees.
2. Additional Escrow Requests. Should the Village Manager at any time determine that the escrow account established in connection with any application is, or is likely to become, insufficient to pay the actual costs of processing such application, the Village Manager shall inform the Applicant of that fact and demand an additional deposit in an amount deemed by him to be sufficient to cover foreseeable additional costs. Unless and until such additional amount is deposited by the Applicant, the Village Manager may direct that processing of the application shall be suspended or terminated.
3. Establishment of Lien. The owner of the Subject Property, and if different, the Applicant, are jointly and severally liable for the payment of the 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 the Subject Property for the fee plus costs of collection, if the account is not settled within 30 days after the mailing of a demand for payment.

SECTION V

The owner states that he/she consents to the filing of this application and that all information contained herein is true and correct to the best of his/her knowledge.

Name of Owner:

Salt Creek Campus, LLC

Signature of Owner:

 Agent

Name of Applicant:

Salt Creek Campus, LLC

Signature of Applicant:

 Agent

Date:

3-6-15

Section I #9

EXISTING ZONING

The existing zoning for the Subject Properties are O-3 District. The Subject Properties are professional medical office buildings.

The Subject Properties are surrounded by the O-3 Office District on all sides and is surrounded by various professional and medical office buildings. Further to the south of the site, the zoning is B3-3 District and there are various commercial uses fronting Ogden Avenue.

Section I #10

CONFORMITY

This approval is for the sign package proposed for 10 Salt Creek Lane, 11 Salt Creek Lane, 12 Salt Creek Lane, 901 N. Elm Street, 907 Elm Street. The proposed sign package conforms to the surrounding area. The request for sign variations conforms with both the Village Official Comprehensive Plan and the Official Map, however, the signs will not be in conformity with the strict terms of the Zoning Code.

Applicant believes that it is justified in seeking approval for a variation from the Village Zoning Code to allow for the proposed signs because there is no provision for campus-style signage in the Village Code. Additionally, Applicant believes that the development will require additional signage so that individuals may find different offices and buildings easily, as the proposed signage includes other buildings.

Section I #11

ZONING STANDARDS

Compliance with the Zoning Ordinance is not possible and variations from the strict letter of the Zoning Code are required because the current relationship of the properties is a campus style.

(a) Unique Physical Condition:

The Subject Property is exceptional because it will be an additional building to the campus style buildings already existing. The proposed signage is required to identify the different properties.

(b) Not Self-Created:

The aforesaid unique physical condition is not the result of any action or inaction of the owner, or of the owner's predecessors in title.

(c) Denied Substantial Rights:

Applicant believes that if it were required to carry out the strict letter of the Zoning Code, its rights for signage would be deprived.

(d) Not Merely Special Privilege:

The ability to erect the proposed signs on the Subject Property is not a special privilege. Applicant has encountered a hardship in that it must be able to identify the different buildings and new development.

(e) Code and Plan Purposes:

The proposed signage for the Subject Property is in harmony with the general and specific purposes of this Zoning Code and the general purpose and intent of the Official Comprehensive Plan.

(f) Essential Character of the Area:

- 1) The proposed signage is not materially detrimental to the public welfare or materially injurious to the enjoyment, use development, or value of property of improvements permitted in the vicinity.
- 2) The proposed signage will not impair the supply of light and air to the properties and improvements in the vicinity.
- 3) The proposed signage would not increase congestion in the public streets due to traffic or parking.
- 4) The proposed signage will not increase the danger of flood or fire.
- 5) The proposed signage will not impact public utilities or facilities in the area.
- 6) The proposed signage will not endanger the public health or safety.

(g) No Other Remedy:

There are no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient without allowing the proposed variations for the proposed signage.

Section I #12
SUCCESSIVE APPLICATION

N/A

Section II #1

See attached Deeds

Section II #2

ORDINANCE PROVISION

The specific provisions of the Zoning Code from which a variation is sought are as follows:

1. Section 9-106 (G) (5) – Applicant requires a variation from this Section in order to allow off-premises identification signs on the Subject Properties.
2. Section 9-106 (J) (3) (d) – Applicant requires a variation from this Section in order to allow eight (8) ground signs.
3. Section 9-106 (J) (4) (d) – Applicant requires a variation from this Section in order to allow a total of 110 square feet of ground sign area.

Location 5

Sign Type: W5.2 Site Sign
Illumination: Reflective vinyl copy. Face surface illuminated with recessed light source in limestone.
Overall Panel Size: 13.33 Square Feet
Overall Sign Size: 3'-10" x 6'-0"
Colors/Materials: Silver, Brick Veneer and Limestone to match campus buildings.
Lot/Street Frontage: Tower Lane (identify 901 N. Elm Street)

Location 6

Sign Type: W5.2 Site Sign
Illumination: Reflective vinyl copy. Face surface illuminated with recessed light source in limestone.
Overall Panel Size: 13.33 Square Feet
Overall Sign Size: 3'-10" x 6'-0"
Colors/Materials: Silver, Brick Veneer and Limestone to match campus buildings.
Lot/Street Frontage: Tower Lane (identify 907 N. Elm Street)

Location 7

Sign Type: W5.2 Site Sign
Illumination: Reflective vinyl copy. Face surface illuminated with recessed light source in limestone.
Overall Panel Size: 13.33 Square Feet
Overall Sign Size: 3'-10" x 6'-0"
Colors/Materials: Silver, Brick Veneer and Limestone to match campus buildings.
Lot/Street Frontage: Salt Creek Lane (identify 8 Salt Creek Lane and 10 Salt Creek Lane)

Location 8

Sign Type: W5.2 Site Sign
Illumination: Reflective vinyl copy. Face surface illuminated with recessed light source in limestone.
Overall Panel Size: 13.33 Square Feet
Overall Sign Size: 3'-10" x 6'-0"
Colors/Materials: Silver, Brick Veneer and Limestone to match campus buildings.
Lot/Street Frontage: Salt Creek Lane (identify 11 Salt Creek Lane)

LIST OF ALL PROPOSED SIGNS

(See attached Sign Package)

Location 1

Sign Type: M5.1 Monument Sign
Illumination: Internally illuminated push thru acrylic letters. Brick face surface illuminated with recessed light source in limestone.
Overall Panel Size: 45.66 Square Feet
Overall Sign Size: 8'-6" x 8'-0"
Colors/Materials: Silver, Brick Veneer and Limestone to match campus buildings.
Lot/Street Frontage: Salt Creek Lane and Ogden Ave.

Location 2

Sign Type: W5.1 Wayfinding Sign
Illumination: Reflective vinyl copy. Face surface illuminated with recessed light source in limestone.
Overall Panel Size: 13.33 Square Feet
Overall Sign Size: 3'-10" x 6'-0"
Colors/Materials: Silver, Brick Veneer and Limestone to match campus buildings.
Lot/Street Frontage: Salt Creek Lane

Location 3

Sign Type: W5.1 Wayfinding Sign
Illumination: Reflective vinyl copy. Face surface illuminated with recessed light source in limestone.
Overall Panel Size: 13.33 Square Feet
Overall Sign Size: 3'-10" x 6'-0"
Colors/Materials: Silver, Brick Veneer and Limestone to match campus buildings.
Lot/Street Frontage: N. Elm Street and Tower Lane

4. Section 9-106 (G) (5) – Applicant requires a variation from this Section in order to allow for illuminated signs.

Section II #3

VARIATION SOUGHT:

Applicant seeks a variance in accordance with Section II 503 (E) (I) (A), which allows the Zoning Board of Appeals to vary the provisions of the Code in order to reduce the dimension of any required yard, setback, or building spacing, and to allow structures and uses to be located in any required yard in addition to and to a greater degree than those authorized by applicable regulations.

Specifically, Applicant seeks:

1. A variation in order to allow off-premises identification signs on the Subject Properties
2. A variation in order to allow eight (8) ground signs.
3. A variation in order to allow a total of 110 square feet of ground sign area.
4. A variation in order to allow for illuminated signs.

Section II #4

MINIMUM VARIATION:

Applicant requires the following minimum variations in order to permit the proposed signs:

1. A variation in order to allow off-premises identification signs on the Subject Property.
2. A variation in order to allow eight (8) ground signs.
3. A variation in order to allow a total of 110 square feet of ground sign area.
4. A variation in order to allow for illuminated signs.

Section II #5

STANDARDS FOR VARIATION:

SEE SECTION I #11

Location 9

Sign Type: W5.2 Site Sign

Illumination: Reflective vinyl copy. Face surface illuminated with recessed light source in limestone.

Overall Panel Size: 13.33 Square Feet

Overall Sign Size: 3'-10" x 6'-0"

Colors/Materials: Silver, Brick Veneer and Limestone to match campus buildings.

Lot/Street Frontage: Salt Creek Lane (identify 12 Salt Creek Lane)

<u>Billing Address:</u>	<u>Property Address:</u>	<u>PIN:</u>
OPH 6 LLC 12 Salt Creek Lane, Unit 400 Hinsdale, IL 60521	2 Salt Creek Lane Hinsdale, IL 60521	09-01-207-012
Adventist Hinsdale Hospital c/o Elm Creek Property MG 907 N. Elm Street, Unit 100 Hinsdale, IL 60521	Adventist Hinsdale Hospital 1 Salt Creek Lane Hinsdale, IL 60521	09-01-207-013 06-36-405-023 06-36-405-024
KOB Inc 602 Burr Ridge Club Burr Ridge, IL 60527	Land Rover Hinsdale, LLC 300 E. Ogden Avenue Hinsdale, IL 60521	09-01-210-038
Napleton Investment LP 1 E Oak Hill Drive, No 100 Westmont, IL 60559	General Motors Training Center 336 E. Ogden Avenue Hinsdale, IL 60521	09-01-211-001 09-01-211-002
GA HC REIT II Hinsdale MO 4000 Mac Arthur Blvd, Unit 200 Newport Beach, CA 92660	908 N. Elm Street Hinsdale, IL 60521	09-01-207-008 06-36-405-018
	911 Elm Street Hinsdale, IL 60521	06-36-405-017
Graue Mill Homeowners c/o Midwest Land Co. 115 S. Vine Street Hinsdale, IL 60521	Road D Hinsdale, IL 60521	06-36-404-066
Foxford LLC c/o Lincoln Property Co. 901 N. Elm Street Hinsdale, IL 60521	Salt Creek Lane Hinsdale, IL 60521	06-36-405-026
Harris Banke Hinsdale Trust L 2525 120 N. Oak Hinsdale, IL 60521	120 N. Oak	06-36-406-005
Schwendender 15 P.O. Box 713 Hinsdale, IL 60522	Hinsdale, IL 60521	06-36-406-013
15 Spinning Wheel, LLC 21 Spinning Wheel Hinsdale, IL 60521	Spinning Wheel Hinsdale, IL 60521	06-36-406-015
	21 Spinning Wheel Hinsdale, IL 60521	06-36-406-018
AHS Midwest Region c/o Elm Creek Property MGMT 907 N. Elm Street No. 100 Hinsdale, IL 60521	120 N. Oak Hinsdale, IL 60521	06-36-406-016

IN WITNESS WHEREOF, Grantor executes this Deed as of the 30th day of November, 2012.

OPH 6 LLC,
an Illinois limited liability company

By: [Signature]
Name: William G. Ryan
Title: Member

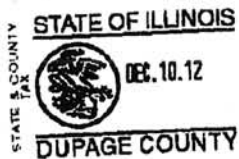
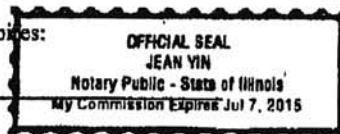
STATE OF ILLINOIS)
) SS.
COUNTY OF)

I, the undersigned a Notary Public in and for the County and State aforesaid, do hereby certify that William G. Ryan as Member of OPH 6 LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument in such capacity, appeared before me this day in person and acknowledged that he signed and delivered the foregoing instrument as his own free and voluntary act and as the free and voluntary act of such company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 30th day of November, 2012.

[Signature]
Notary Public

My Commission Expires:



2

EASTV46975072.3

FRED BUCHOLZ R2012-175305 DUPAGE COUNTY RECORDER

20124872/20126404 added

This Instrument Prepared by:

Martin Murphy, Esq.
The Murphy Law Firm
One Westbrook Corporate Center,
Suite 300
Westchester, Illinois 60154

After Recording Return to:

Salt Creek Campus LLC
40 Skokie Blvd
Suite 410
Northbrook, IL 60062



FRED BUCHOLZ
DUPAGE COUNTY RECORDER
DEC.11.2012 RHSP 11:18 AM
DEED 06-86-405-021
009 PAGES R2012-175305

This space reserved for Recorder's use only.

SPECIAL WARRANTY DEED

OPH 6 LLC, an Illinois limited liability company ("Grantor"), having its principal address at 12 Salt Creek Lane, Suite 200, Hinsdale, Illinois 60521, for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, by these presents does REMISE, RELEASE, ALIENATE AND CONVEY to SALT CREEK CAMPUS LLC, a Delaware limited liability company ("Grantee"), having its principal address at 40 Skokie Boulevard, Suite 410, Northbrook, Illinois 60062 and to its successors and assigns, forever, the following described real estate situated in the County of DuPage, in the State of Illinois, known and described as follows, to wit:

See Exhibit A attached hereto and made a part hereof.

TOGETHER with all right, title and interest, if any, of the Grantor in and to any streets and roads abutting said premises to the center lines thereof; **TOGETHER** with the hereditaments and appurtenances and all the estate and rights of the Grantor in and to said premises; **TO HAVE AND TO HOLD** said premises unto the Grantee, the heirs or successors and assigns of the Grantee, forever.

Grantor, for itself and its successors and assigns, does covenant, promise and agree to and with Grantee and its successors and assigns that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it **WILL WARRANT AND DEFEND**, the title to said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to those matters described on Exhibit B attached hereto.

CHARGE C.T.L.C. DUPAGE

FRED BUCHOLZ R2012-175305 DUPAGE COUNTY RECORDER

EXHIBIT A

Permanent Index Numbers:

06-36-405-021

09-01-207-010

Send Subsequent Tax Bills To:

12 SALT CREEK LN. #200
HINSDALE, IL 60521
Salt Creek Campus LLC
40 Skokie Blvd., Suite 410
Northbrook, IL 60062

Legal Description:

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

PARCEL 2: NON-EXCLUSIVE, PERPETUAL EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY AGREEMENT RECORDED JUNE 11, 1973 AS DOCUMENT R73-33823 AS AMENDED BY DOCUMENTS R73-35331, R81-2365 AND R2001-197280, DESCRIBED IN RIDER DESCRIPTIONS 2, 4 AND 6 ATTACHED THERETO, AND BY EASEMENT GRANT RECORDED JANUARY 18, 1989 AS DOCUMENT R89-006821 AS AMENDED BY DOCUMENT R89-072896, AND AS CREATED BY EASEMENT GRANT RECORDED JUNE 20, 1989 AS DOCUMENT R89-072897, DESCRIBED IN EXHIBITS C1 THROUGH C5 ATTACHED THERETO, FOR THE PURPOSES OF INGRESS AND EGRESS OVER, UPON AND ACROSS EASEMENT PREMISES.

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

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FRED BUCHOLZ

R2012-175305

DUPAGE COUNTY RECORDER

EXHIBIT B
PERMITTED ENCUMBRANCES

[PERMITTED ENCUMBRANCES TO BE ADDED]

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FRED BUCHOLZ R2012-175305 DUPAGE COUNTY RECORDER

6. EASEMENT GRANT RECORDED JANUARY 18, 1989 AS DOCUMENT R89-006821 AND AMENDED BY DOCUMENT R89-072896 AND R89-072897, GRANTING AN EASEMENT FOR PURPOSES OF INGRESS AND EGRESS, INCLUDING VEHICULAR AND PEDESTRIAN ACCESS, TO BENEFIT THE LAND AND OTHER PROPERTY, TOGETHER WITH RESTRICTIONS ON THE USE OF THE LAND, AS SHOWN ON SURVEYS MADE BY MACKIE CONSULTANTS, LLC, NUMBER 2147, DATED MAY 30, 2012, AND LAST REVISED NOVEMBER 20, 2012, AS TO LOT 5; AND THE SURVEY DATED OCTOBER 10, 2012 AND LAST REVISED NOVEMBER 20, 2012, AND DESIGNATED JOB NO. 2206 AS TO LOT 4 AND SURVEY DATED OCTOBER 10, 2012 AND LAST REVISED NOVEMBER 20, 2012, AND DESIGNATED JOB NO. 2207 AS TO LOT 6.

(AFFECTS PARCEL 1)

7. LICENSE AGREEMENT MADE BY AND BETWEEN OFFICE PARK OF HINSDALE AND DROVERS NATIONAL BANK OF CHICAGO, AS TRUSTEE UNDER TRUST NUMBER 81118, DATED FEBRUARY 15, 1973 AND RECORDED JUNE 11, 1973 AS DOCUMENT R73-33822, AND SUPPLEMENTAL DECLARATION RECORDED AS DOCUMENT R79-107322, AND SUPPLEMENTARY DECLARATION OF LICENSE RECORDED AS DOCUMENT R77-117083 RELATING TO INGRESS AND EGRESS TO AND FROM OGDEN AVENUE OVER AND ACROSS THE PRIVATE ROADS KNOWN AS SALT CREEK LANE AND ELM STREET, FURTHER PROVIDING FOR THE TERMINATION OF THIS AGREEMENT TOGETHER WITH THE TERMS, PROVISIONS AND CONDITIONS CONTAINED THEREIN, AS SHOWN ON SURVEYS MADE BY MACKIE CONSULTANTS, LLC, NUMBER 2147, DATED MAY 30, 2012, AND LAST REVISED NOVEMBER 20, 2012, AS TO LOT 5; AND THE SURVEY DATED OCTOBER 10, 2012 AND LAST REVISED NOVEMBER 20, 2012, AND DESIGNATED JOB NO. 2206 AS TO LOT 4 AND SURVEY DATED OCTOBER 10, 2012 AND LAST REVISED NOVEMBER 20, 2012, AND DESIGNATED JOB NO. 2207 AS TO LOT 6.

8. SANITARY SEWER AND WATER LINE EASEMENTS AS ESTABLISHED BY DOCUMENT R73-33823 RECORDED JUNE 11, 1973 AND DEPICTED ON SURVEY MADE BY MACKIE CONSULTANTS, LLC, NUMBER 2147, DATED MAY 30, 2012, AND LAST REVISED NOVEMBER 20, 2012, AS TO LOT 5 AND ON THE SURVEY MADE BY MACKIE CONSULTANTS, LLC DATED OCTOBER 10, 2012 AND LAST REVISED NOVEMBER 20, 2012, AND DESIGNATED JOB NO. 2206 AS TO LOT 4 AND SURVEY MADE BY MACKIE CONSULTANTS, LLC DATED OCTOBER 10, 2012 AND LAST REVISED NOVEMBER 20, 2012, AND DESIGNATED JOB NO. 2207 AS TO LOT 6.

9. EASEMENT CREATED BY A GRANT RECORDED ON OCTOBER 6, 1978 AS DOCUMENT R78-98678, FROM THE DROVERS NATIONAL BANK OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 30, 1967 AND KNOWN AS TRUST NUMBER 67927, TO THE ILLINOIS BELL TELEPHONE COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR THE RIGHT TO CONSTRUCT, RECONSTRUCT, ADD TO, REMOVE, OPERATE AND MAINTAIN COMMUNICATION SYSTEMS CONSISTING OF WIRES, CABLES, ETC., OVER A STRIP OF LAND 10 FEET IN WIDTH AS SET FORTH ON EXHIBIT "A" OF SAID DOCUMENT, AS SHOWN ON SURVEYS MADE BY MACKIE CONSULTANTS, LLC, NUMBER 2147, DATED MAY 30, 2012, AND LAST REVISED NOVEMBER 20, 2012, AS TO LOT 5; AND THE SURVEY DATED OCTOBER 10, 2012 AND LAST REVISED NOVEMBER 20, 2012, AND DESIGNATED JOB NO. 2206 AS TO LOT 4 AND SURVEY DATED OCTOBER 10, 2012 AND LAST REVISED NOVEMBER 20, 2012, AND DESIGNATED JOB NO. 2207 AS TO LOT 6.

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FRED BUCHOLZ

R2012-175305

DUPAGE COUNTY RECORDER

15. OFFICE PARK OF HINSDALE DECLARATION OF EASEMENTS AND OPERATING COVENANTS DATED APRIL 2003 AND RECORDED MAY 29, 2003, AS DOCUMENT R2003-200111, AND RE-RECORDED JANUARY 10, 2008, AS DOCUMENT R2006-006826, AND AMENDED BY R2012-024784, MADE BY AND BETWEEN MIDWEST BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 8, 2001, AND KNOWN AS TRUST NUMBER 01-7933 AND FOXFORD, L.L.C.

16. TERMS, PROVISIONS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN AMENDED AND RESTATED DEVELOPMENT AGREEMENT BY AND BETWEEN THE VILLAGE OF HINSDALE AND FOXFORD, LLC FOR THE HINSDALE CLUB, A MIXED-USE DEVELOPMENT RECORDED AUGUST 1, 2008, AS DOCUMENT R2008-120685.

17. GRANT MADE BY DROVERS NATIONAL BANK OF CHICAGO, AS TRUSTEE UNDER TRUST NUMBER 61116, TO THE COMMONWEALTH EDISON COMPANY, A CORPORATION OF ILLINOIS, AND THE ILLINOIS BELL TELEPHONE COMPANY, A CORPORATION OF ILLINOIS, THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS, DATED JUNE 10, 1970 AND RECORDED JUNE 16, 1970 AS DOCUMENT R70-19380, OF AN EASEMENT TO CONSTRUCT, OPERATE, MAINTAIN, RENEW, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS AND OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, SOUNDS AND SIGNALS, TOGETHER WITH RIGHT OF ACCESS TO THE SAME AND THE RIGHT, FROM TIME TO TIME, TO TRIM OR REMOVE TREES, BUSHES AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE GRANT THEREIN GIVEN, IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF PROPERTY SITED IN DU PAGE COUNTY, ILLINOIS, AS FOLLOWS:

STRIPS OF LAND 10 FEET IN WIDTH AS SHOWN SHADED ON THE ATTACHED SKETCH MARKED EXHIBIT "A" AND MADE A PART THEREOF ON THE PROPERTY OF THE GRANTOR

(AFFECTS LOTS 4 AND 6)

18. GRANT DATED JUNE 30, 1969 AND RECORDED JULY 8, 1969 AS DOCUMENT R69-30080, BY DROVERS NATIONAL BANK OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 10, 1969 AND KNOWN AS TRUST NUMBER 69035, TO THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY, THEIR SUCCESSORS AND ASSIGNS, OF EASEMENTS TO CONSTRUCT, OPERATE, MAINTAIN, RENEW, RELOCATE AND REMOVE SUCH POLES, WIRES, CABLES AND NECESSARY FACILITIES AND EQUIPMENT IN, OVER, UNDER, ACROSS, ALONG AND UPON STRIPS OF LAND 10 FEET IN WIDTH AS SHOWN SHADED ON PLAT ATTACHED AND MADE A PART THEREOF AND MARKED "EXHIBIT A" TOGETHER WITH PROVISIONS THEREIN CONTAINED.

(AFFECTS LOTS 4 AND 6)

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FRED BUCHOLZ R2012-175305 DUPAGE COUNTY RECORDER

10. GRANT DATED JUNE 10, 1970 AND RECORDED JUNE 16, 1970 AS DOCUMENT R70-19379, MADE BY DROVERS NATIONAL BANK OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 6, 1969 AND KNOWN AS TRUST NUMBER 69249 TO THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, OF AN EASEMENT FOR PUBLIC UTILITIES PURPOSES TO INSTALL THEIR RESPECTIVE FACILITIES, OVER A STRIP OF LAND 10 FEET IN WIDTH, AS SHOWN ON THE PLAT ATTACHED THERETO AND MADE A PART THEREOF, AND MARKED "EXHIBIT A", AS SHOWN ON SURVEYS MADE BY MACKIE CONSULTANTS, LLC, NUMBER 2147, DATED MAY 30, 2012, AND LAST REVISED NOVEMBER 20, 2012, AS TO LOT 5; AND THE SURVEY DATED OCTOBER 10, 2012 AND LAST REVISED NOVEMBER 20, 2012, AND DESIGNATED JOB NO. 2206 AS TO LOT 4 AND SURVEY DATED OCTOBER 10, 2012 AND LAST REVISED NOVEMBER 20, 2012, AND DESIGNATED JOB NO. 2207 AS TO LOT 6.

11. GAS MAIN EASEMENT MADE BY PAUL SCHNEDENER TO NORTHERN ILLINOIS GAS COMPANY, AN ILLINOIS CORPORATION, DATED MARCH 2, 1970 AND RECORDED APRIL 7, 1970 AS DOCUMENT NUMBER R70-10262, GRANTING A PERPETUAL EASEMENT AND RIGHT-OF-WAY FOR THE PURPOSE OF LAYING, MAINTAINING, OPERATING, RENEWING, REPLACING AND REMOVING GAS MAINS AND ANY NECESSARY GAS FACILITIES APPURTENANT THERETO, TOGETHER WITH THE RIGHT OF ACCESS THERETO FOR SAID PURPOSES, IN, UPON, UNDER, ALONG AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

THE WESTERLY 1/2 OF THE PRIVATE ROAD KNOWN AS SALT CREEK LANE, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS, AS SHOWN ON SURVEYS MADE BY MACKIE CONSULTANTS, LLC, NUMBER 2147, DATED MAY 30, 2012, AND LAST REVISED NOVEMBER 20, 2012, AS TO LOT 5; AND THE SURVEY DATED OCTOBER 10, 2012 AND LAST REVISED NOVEMBER 20, 2012, AND DESIGNATED JOB NO. 2206 AS TO LOT 4 AND SURVEY DATED OCTOBER 10, 2012 AND LAST REVISED NOVEMBER 20, 2012, AND DESIGNATED JOB NO. 2207 AS TO LOT 6.

12. TERMS, PROVISIONS, AND CONDITIONS CONTAINED IN THAT CERTAIN CROSS EASEMENT AGREEMENT RECORDED MAY 21, 2001 AS DOCUMENT R2001-95641.
13. RIGHTS OF OWNERS NORTH AND ADJOINING IN AND TO THE USE OF SIDEWALKS ON EITHER SIDE OF SALT CREEK LANE AS DISCLOSED BY SURVEYS MADE BY MACKIE CONSULTANTS LLC, DATED MAY 30, 2012, PROJECT NUMBER 2147.

(AFFECTS PARCEL 2)

14. (A) TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENTS DESCRIBED AS PARCEL 2 AND 3 CONTAINED IN THE INSTRUMENTS CREATING SAID EASEMENTS.

(B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT.

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FRED BUCHOLZ R2012-175305 DUPAGE COUNTY RECORDER

20124228/201244104 kbb

TRUSTEE'S DEED

FRED BUCHOLZ
DUPAGE COUNTY RECORDER
DEC:11,2012 RHSP 11:18 AM
DEED 06-86-405-019
004 PAGES R2012-175304

This space for Recorder's use only

THIS INDENTURE made this 29th day of November, 2012 between FIRSTMERIT BANK, N.A., national banking association organized under the laws of the United States of America, successor Trustee to Midwest Bank and Trust Company, as Trustee, not personally, but solely as trustee under the provisions of a Deed or Deeds in Trust duly recorded and delivered to said association in pursuance of a certain Trust Agreement dated November 8, 2001, and known as Trust Number 01-1-7933 in consideration of Ten and 00/100 Dollars (\$10.00), and other valuable considerations paid, conveys and quit claims unto Salt Creek Campus. LLC, a Delaware limited liability company-----

Grantee's address: 40 Skokie Boulevard, Suite 410, Northbrook, IL 60062-----
of Cook County, Illinois, the following described real estate in DuPage County, Illinois:

SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF

Property: See Exhibit A

Permanent Index Number: See Exhibit A

Together with the appurtenances attached hereto:

IN WITNESS WHEREOF, Grantor has caused its corporate seal to be hereunto affixed, and name to be signed by its Assistant Vice President-Trust Officer and attested by its Vice President this 29th day of November, 2012.

FIRSTMERIT BANK, N.A., successor trustee to
Midwest Bank and Trust Company, as Trustee,
as aforesaid, and not personally

BY: Resene M. L. Pan
Assistant Vice President/Trust Officer

ATTEST: Patricia J. L. ...
Vice President

CHARGE C.T.I.C. DuPAGE

FRED BUCHOLZ R2012-175304 DUPAGE COUNTY RECORDER

State of Illinois)
) SS.
County of Cook)

I, the undersigned, A Notary Public in and for said County, the State aforesaid **DO HEREBY CERTIFY** that Rosanne M. DuPass, Assistant Vice President-Trust Officer and Patricia E. Camaioni, Vice President of FIRSTMERIT BANK, N.A., a national banking association, Trustee, successor trustee to Midwest Bank and Trust Company as trustee, personally known to me to be the same persons, whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledge that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said association, as Trustee for the uses and purposes, therein set forth and the said Vice President of said association did also then and there acknowledge that he/she as custodian of the corporate seal of said association did affix the said corporate seal of said association to said instrument as his/her own free and voluntary act, and as the free and voluntary act of said association, as Trustee for the uses and purposes therein set forth.

Given under my hand and Notary Seal this 29th day of November, 2012

SEAL

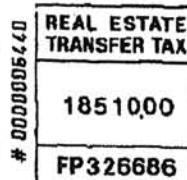
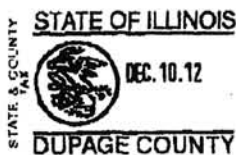

Notary Public



MAIL RECORDED DEED TO:
Salt Creek Campus, LLC
40 Skokie Blvd., Suite 410
Northbrook, IL 60062

MAIL TAX BILLS TO:
Salt Creek Campus, LLC
40 Skokie Blvd., Suite 410
Northbrook, IL 60062

This document prepared by
Rosanne DuPass
FirstMerit Bank, N.A.
1606 N. Harlem Avenue
Elmwood Park, IL 60707




FRED BUCHOLZ R2012-175304 DUPAGE COUNTY RECORDER

State of Illinois)
) SS.
County of Cook)

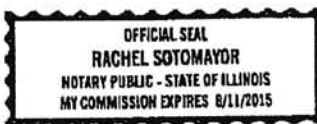
I, the undersigned, A Notary Public in and for said County, the State aforesaid **DO HEREBY CERTIFY** that Rosanne M. DuPass, Assistant Vice President-Trust Officer and Patricia E. Camaioni, Vice President of **FIRSTMERIT BANK, N.A.**, a national banking association, Trustee, successor trustee to Midwest Bank and Trust Company as trustee, personally known to me to be the same persons, whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledge that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said association, as Trustee for the uses and purposes, therein set forth and the said Vice President of said association did also then and there acknowledge that he/she as custodian of the corporate seal of said association did affix the said corporate seal of said association to said instrument as his/her own free and voluntary act, and as the free and voluntary act of said association, as Trustee for the uses and purposes therein set forth.

Given under my hand and Notary Seal this 29th day of November, 2012

SEAL



Notary Public



MAIL RECORDED DEED TO:
Salt Creek Campus, LLC
40 Skokie Blvd., Suite 410
Northbrook, IL 60062

MAIL TAX BILLS TO:
Salt Creek Campus, LLC
40 Skokie Blvd., Suite 410
Northbrook, IL 60062

This document prepared by
Rosanne DuPass
FirstMerit Bank, N.A.
1606 N. Harlem Avenue
Elmwood Park, IL 60707

FRED BUCHOLZ R2012-175304 DUPAGE COUNTY RECORDER

19. THE SURVEY PREPARED BY MACKIE CONSULTANTS, LLC DATED OCTOBER 10, 2012 AND LAST REVISED NOVEMBER 20, 2012, AND DESIGNATED JOB NO. 2206 AS TO LOT 4 AND SURVEY MADE BY MACKIE CONSULTANTS, LLC DATED OCTOBER 10, 2012 AND LAST REVISED NOVEMBER 20, 2012, AND DESIGNATED JOB NO. 2207 AS TO LOT 6, INCLUDES A CERTIFICATION BY THE SURVEYOR: ACCORDING TO THE INTERPRETATION OF THE FLOOD INSURANCE RATE MAPS THAT COVER THE AREA, THE HEREIN DESCRIBED PROPERTY FALLS WITHIN ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN SAID DESIGNATIONS BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 17043C0609H, WITH AN EFFECTIVE DATE OF DECEMBER 16, 2004, FOR COMMUNITY NUMBER 17043.

(AFFECTS LOTS 4 AND 6)

20. ENCROACHMENT OF THE CIRCULAR CONCRETE PAD LOCATED MAINLY ON THE PROPERTY SOUTHWESTERLY AND ADJOINING AND ONTO THE LAND BY AN UNDISCLOSED AMOUNT, AS DISCLOSED BY SURVEY DATED NOVEMBER 20, 2012, AS PREPARED BY MACKIE CONSULTANTS, LLC.

(AFFECTS THE SOUTHWESTERLY CORNER OF LOT 6)

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FRED BUCHOLZ R2012-175305 DUPAGE COUNTY RECORDER

EXHIBIT B
PERMITTED ENCUMBRANCES

1. Real estate taxes not yet due and payable.
2. THE LAND LIES WITHIN THE FLAGG CREEK FORMERLY KNOWN AS HINSDALE SANITARY DISTRICT, WHICH HAS ACCEPTED FEDERAL GRANTS FOR SEWAGE TREATMENT WORKS PURSUANT TO PUBLIC LAW 92-500. FEDERAL LAW REQUIRES A USER CHARGE SYSTEM SEPARATE FROM GENERAL AD VALOREM PROPERTY TAXES.
3. GRANT OF EASEMENT MADE BY OFFICE PARK OF HINSDALE, A PARTNERSHIP, TO THE VILLAGE OF HINSDALE, A MUNICIPAL CORPORATION, AND ITS ASSIGNS, DATED AUGUST 13, 1973 AND RECORDED NOVEMBER 5, 1973 AS DOCUMENT R73-89217, OF EASEMENTS FOR THE EXISTING WATER WELLS AND PUMPING STATIONS DESCRIBED ON THE PLATS ATTACHED THERETO AS EXHIBIT "A" AND EXHIBIT "B" AND MADE A PART THEREOF, AS SHOWN ON SURVEYS MADE BY MACKIE CONSULTANTS, LLC, NUMBER 2147, DATED MAY 30, 2012, AND LAST REVISED NOVEMBER 20, 2012, AS TO LOT 5; AND THE SURVEY DATED OCTOBER 10, 2012 AND LAST REVISED NOVEMBER 20, 2012, AND DESIGNATED JOB NO. 2206 AS TO LOT 4 AND SURVEY DATED OCTOBER 10, 2012 AND LAST REVISED NOVEMBER 20, 2012, AND DESIGNATED JOB NO. 2207 AS TO LOT 6.

NOTE: BY QUIT CLAIM DEED RECORDED MAY 27, 1981 AS DOCUMENT R81-27229, HINSDALE SANITARY DISTRICT CONVEYED ITS INTEREST IN SAID EASEMENT TO THE VILLAGE OF OAK BROOK.
4. EASEMENT AND MODIFICATION OF EXISTING EASEMENTS CREATED BY A GRANT DATED JULY 21, 1980 AND RECORDED SEPTEMBER 23, 1980 AS DOCUMENT R80-57056, FROM OFFICE PARK OF HINSDALE AND HINSDALE SANITARY DISTRICT, FOR STORM AND SURFACE WATER CONTROL AND SANITARY SEWER PURPOSES.

(AFFECTS ALL)
5. AGREEMENT MADE BY AND BETWEEN DROVERS NATIONAL BANK OF CHICAGO, AS TRUSTEE UNDER TRUST NUMBER 82010, AND AS TRUSTEE UNDER TRUST NUMBER 81118, AND CATHERINE SOUSTEK, DATED JUNE 7, 1973 AND RECORDED JUNE 11, 1973 AS DOCUMENT R73-33823, WITH AMENDMENTS THERETO RECORDED AS DOCUMENTS R73-35331, R81-02365 AND R2001-197280, RELATING TO PERPETUAL AND NON-EXCLUSIVE EASEMENT AND COVENANTS APPURTENANT TO AND BENEFITING THE PREMISES IN QUESTION.

B-1

FRED BUCHOLZ R2012-175305 DUPAGE COUNTY RECORDER

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LD Lulling

201365589/20133558

CHARGE CTIC DUPAGE

TRUSTEE'S DEED



FRED BUCHOLZ
DUPAGE COUNTY RECORDER
DEC.27.2013 RHSP 10:34 AM
DEED 09-01-207-011
003 PAGES R2013-169436

This space for Recorder's use only

THIS INDENTURE made this 18th day of December, 2013 between **FIRSTMERIT BANK, N.A.**, national banking association organized under the laws of the United States of America, successor Trustee to **Midwest Bank and Trust Company**, as Trustee, not personally, but solely as trustee under the provisions of a Deed or Deeds in Trust duly recorded and delivered to said association in pursuance of a certain Trust Agreement dated November 8, 2001 and known as **Trust Number 01-1-7933** in consideration of Ten and 00/100 Dollars (\$10.00), and other valuable considerations paid, conveys and quit claims unto **Salt Creek Campus, LLC**, a Delaware limited liability company-----

Grantee's address: 460 Highland Avenue, Algonquin, Illinois 60101-----
of Cook County, Illinois, the following described real estate in DuPage County, Illinois:

SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF

Property: 901 N. Elm Street. Hinsdale, Illinois 60521

PIN: 09-01-207-011

Together with the appurtenances attached hereto:

IN WITNESS WHEREOF, Grantor has caused its corporate seal to be hereunto affixed, and name to be signed by its Assistant Vice President-Trust Officer and attested by its Vice President this 18th day of December, 2013.

FIRSTMERIT BANK, N.A., successor trustee to
Midwest Bank and Trust Company, as Trustee,
as aforesaid, and not personally

BY: *Resene M. DePa*
Assistant Vice President-Trust Officer

ATTEST: *Patricia G. Camerini*
Vice President

FRED BUCHOLZ R2013-169436 DUPAGE COUNTY RECORDER

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1: LOTS 4, 6 IN OFFICE PARK OF HINSDALE, BEING A SUBDIVISION OF PART OF SECTION 38, TOWNSHIP 38 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 DU PAGE COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE, PERPETUAL EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY AGREEMENT RECORDED JUNE 11, 1973 AS DOCUMENT R73-33823 AS AMENDED BY DOCUMENTS R73-35331, R81-2385 AND R2001-197280, DESCRIBED IN RIDER DESCRIPTIONS 2, 4 AND 6 ATTACHED THERETO, AND BY EASEMENT GRANT RECORDED JANUARY 18, 1989 AS DOCUMENT R89-008821 AS AMENDED BY DOCUMENT R89-072896, AND AS CREATED BY EASEMENT GRANT RECORDED JUNE 20, 1989 AS DOCUMENT R89-072897, DESCRIBED IN EXHIBITS C1 THROUGH C5 ATTACHED THERETO, FOR THE PURPOSES OF INGRESS AND EGRESS OVER, UPON AND ACROSS EASEMENT PREMISES.

PARCEL 3: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF EASEMENTS AND OPERATING COVENANTS RECORDED MAY 29, 2003, AS DOCUMENT R2003-200111, AND RE-RECORDED JANUARY 10, 2008 AS DOCUMENT R2008-005825 AND AMENDED BY R2012-024784 FOR THE PURPOSE OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS UPON THE ROADWAYS; RETENTION, DETENTION AND DRAINAGE OF WATER AND OVER COMMON IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO THE CLOCK TOWER, SIDEWALKS, LANDSCAPED AREAS AND POND FOR PEDESTRIAN INGRESS, EGRESS, ACCESS AND FOR PASSIVE RECREATIONAL PURPOSES OVER THE FOLLOWING DESCRIBED LAND: LOTS 1, 2, 3, 4, 6, 7, 8, 9 AND 10 IN OFFICE PARK OF HINSDALE, BEING A SUBDIVISION OF PART OF SECTION 38, TOWNSHIP 38 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 DU PAGE COUNTY, ILLINOIS.

907 Elm Street (Lot 4) } HINSDALE, IL
12 Salt Creek Lane (Lot 5) } 60521

Pins: 09-01-207-009
06-36-405-019 x (Lot 4)

06-36-405-020 (Lot 5)

FRED BUCHOLZ R2012-175304 DUPAGE COUNTY RECORDER

Mr. & Mrs. Carl Laudando
1143 Indian Trail, 2F
Hinsdale, IL 60521

1143 Indian Trail, Apt 2F
Hinsdale, IL 60521

06-36-408-011


Mr. & Mrs. Edward Frandsen 1141 Indian Trail, 1A Hinsdale, IL 60521	1141 Indian Trail, 1A Hinsdale, IL 60521	06-36-408-001
Ms. Mary Jane Gibbs 1139 Indian Trail Road Hinsdale, IL 60521	1139 Indian Trail Road Hinsdale, IL 60521	06-36-408-002
St. Mary's St. Real Estate c/o Mary H. Baldwin 105 Buttercup Bank Burr Ridge, IL 60527	1137 Indian Trail Hinsdale, IL 60521	06-36-408-003
Ms. Judy Diekmann 1135 Indian Trail Road, 1D Hinsdale, IL 60521	1135 Indian Trail Road, 1D Hinsdale, IL 60521	06-36-408-004
Ms. Rosemary L. Tye 1133 Indian Trail Road, 1E Hinsdale, IL 60521	1133 Indian Trail Road, 1E Hinsdale, IL 60521	06-36-408-005
DuPage Forest Preserve P.O. Box 5000 Wheaton, IL 60189		06-36-404-061
Robert Crown Center 21 Salt Creek Lane Hinsdale, IL 60521		06-36-406-007
21 Spinning Wheel Drive, LLC 21 Spinning Wheel Drive Hinsdale, IL 60521	21 Spinning Wheel Drive Hinsdale, IL 60521	06-36-406-017
Mr. & Mrs. Will Einspar 1153 Indian Trail Hinsdale, IL 60521	1153 Indian Trail Hinsdale, IL 60521	06-36-408-006
Mose, TR, Janet Cloud 1151 Indian Trail Rd Hinsdale, IL 60521	1151 Indian Trail Road Hinsdale, IL 60521	06-36-408-007
Ms. Nickolene M. Burrello 1149 Indian Trail Road, 2C Hinsdale, IL 60521	1149 Indian Trail Road, 2C Hinsdale, IL 60521	06-36-408-008
Dorothy A. Gurzynski 1147 Indian Trail Road, 2D Hinsdale, IL 60521	1147 Indian Trail Road, 2D Hinsdale, IL 60521	06-36-408-009
1st National Bank Evergreen Park 15370 Melvin Wichter 1212 Hawthorne Court Hinsdale, IL 60521	1145 Indian Trail Road, Apt 2E Hinsdale, IL 60521	06-36-408-010

State of Illinois)
) SS.
County of Cook)

I, the undersigned, a Notary Public in and for said County, the State aforesaid **DO HEREBY CERTIFY** that Rosanne M. DuPass, Assistant Vice President-Trust Officer and Patricia E. Camaioni, Vice President of FIRSTMERIT BANK, N.A., a national banking association, Trustee, successor trustee to Midwest Bank and Trust Company as trustee, personally known to me to be the same persons, whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledge that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said association, as Trustee for the uses and purposes, therein set forth and the said Vice President of said association did also then and there acknowledge that he/she as custodian of the corporate seal of said association did affix the said corporate seal of said association to said instrument as his/her own free and voluntary act, and as the free and voluntary act of said association, as Trustee for the uses and purposes therein set forth.

Given under my hand and Notary Seal this 18th day of December, 2013.

SEAL



Notary Public



MAIL RECORDED DEED TO:

MAIL TAX BILLS TO:

*East Creek Camp LLC
40 Skokie Blvd
Suite 410
Northbrook, IL 60062*

This document prepared by
Rosanne DuPass
FirstMerit Bank, N.A.
1606 N. Harlem Avenue
Elmwood Park, IL 60707

FRED BUCHOLZ

R2013-169436

DUPAGE COUNTY RECORDER

EXHIBIT "A"

LEGAL DESCRIPTIONS

LOT 3 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 DU PAGE COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE, PERPETUAL EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY AGREEMENT RECORDED JUNE 11, 1973 AS DOCUMENT R73-33823 AS AMENDED BY DOCUMENTS R73-35331, R81-2365 AND R2001-197280, DESCRIBED IN RIDER DESCRIPTIONS 2, 4 AND 6 ATTACHED THERETO, AND BY EASEMENT GRANT RECORDED JANUARY 18, 1989 AS DOCUMENT R89-006821 AS AMENDED BY DOCUMENT R89-072896, AND AS CREATED BY EASEMENT GRANT RECORDED JUNE 20, 1989 AS DOCUMENT R89-072897, DESCRIBED IN EXHIBITS C1 THROUGH C5 ATTACHED THERETO, FOR THE PURPOSES OF INGRESS AND EGRESS OVER, UPON AND ACROSS EASEMENT PREMISES.

STATE & COUNTY
TAX

STATE OF ILLINOIS



DEC. 26. 13

DUPAGE COUNTY

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REAL ESTATE
TRANSFER TAX

05250.00

FP326686

FRED BUCHOLZ

R2013-169436

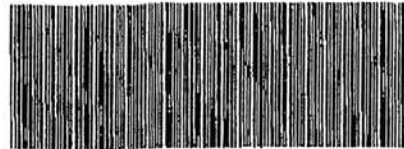
DUPAGE COUNTY RECORDER

880013129 0222

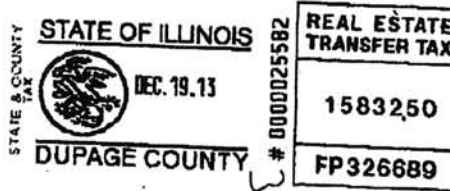
Prepared By:
Brian R. Mullins, Esq.
Perkins Coie LLP
131 S. Dearborn, Suite 1700
Chicago, Illinois 60603

After Recording Return To:
Mary Ann Murray, Esq.
Burke Burns & Pinelli, Ltd.
70 West Madison
Suite 4300
Chicago, IL 60602

Send Future Tax Bills To:
11 Salt Creek Campus LLC
40 N. Skokie Blvd.
Suite 410
Northbrook, IL 60062



FRED BUCHOLZ
DUPAGE COUNTY RECORDER
DEC.20.2013 RHSP 9:52 AM
DEED 06-86-405-022
009 PAGES R2013-167535



SPECIAL WARRANTY DEED

15,832.50

(MGR)

On this 19 day of December, 2013, HVII PROPERTY LLC, an Illinois limited liability company ("Grantor"), for and in consideration of the sum of ten dollars (\$10) cash and other good and valuable consideration to it paid by 11 SALT CREEK CAMPUS LLC, a Delaware limited liability company ("Grantee"), whose mailing address is 40 N. Skokie Blvd., Suite 410, Northbrook, IL 60062, the receipt and sufficiency of which are hereby acknowledged and confessed, has GRANTED, BARGAINED, SOLD, and CONVEYED, and by these presents does GRANT, BARGAIN, SELL, and CONVEY unto the Grantee that certain tract of land ("Land") described in Exhibit A hereto, together with all improvements thereon and all rights and appurtenances appertaining thereto (herein collectively called the "Property").

This conveyance is given and accepted subject to the permitted exceptions set forth on Exhibit B hereto and to any and all municipal or other governmental zoning laws, regulations and ordinances, if any, affecting the Property (herein called the "Permitted Encumbrances").

Grantee, by its acceptance hereof, agrees to assume and be solely responsible for payment of all ad valorem taxes pertaining to the Property for the calendar year 2013 and subsequent years; there having been a proper proration of same between Grantor and Grantee.

TO HAVE AND TO HOLD the Property and all improvements located thereon, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, its legal representatives, successors, and assigns forever.

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11 Salt IL

FRED BUCHOLZ R2013-167535 DUPAGE COUNTY RECORDER

WITNESS THE EXECUTION HEREOF as of the date first written above.

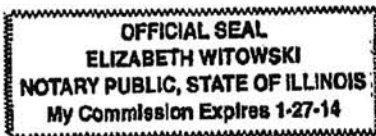
GRANTOR:

HVII PROPERTY LLC, an Illinois limited liability company

By: CB
Name: Cathleen Biga
Title: Managing Partner

STATE OF Illinois)
) ss.
COUNTY OF _____)

This instrument was acknowledged before me on the ___ day of December, 2013, by Cathleen Biga, as Managing Partner of HVII Property LLC, an Illinois limited liability company.



[Signature]
Notary Public
My commission expires: Jan 27, 2014

Signature Page to Special Warranty Deed
11 Ssh IL

FRED BUCHOLZ R2013-167535 DUPAGE COUNTY RECORDER

Exhibit A

LEGAL DESCRIPTION

PARCEL 1:

LOT 10 IN OFFICE PARK OF HINSDALE, BEING A SUBDIVISION OF PART OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 20, 2002, AS DOCUMENT R2002-243817, IN DU PAGE COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE, PERPETUAL EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY AGREEMENT RECORDED JUNE 11, 1973 AS DOCUMENT R73-33823 AS AMENDED BY DOCUMENTS R73-35331, R81-2365 AND R2001-197280, DESCRIBED IN RIDER DESCRIPTIONS 2, 4 AND 6 ATTACHED THERETO, AND BY EASEMENT GRANT RECORDED JANUARY 18, 1989 AS DOCUMENT R89-006821 AS AMENDED BY DOCUMENT R89-072896, AND AS CREATED BY EASEMENT GRANT RECORDED JUNE 20, 1989 AS DOCUMENT R89-072897, DESCRIBED IN EXHIBITS C1 THROUGH C5 ATTACHED THERETO, FOR THE PURPOSES OF INGRESS AND EGRESS OVER, UPON AND ACROSS EASEMENT PREMISES.

PARCEL 3:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF LOT 10 OF PARCEL 1, (EXCEPT THAT PART OF SAID LOTS FALLING IN SALT CREEK LANE), AS CREATED BY THAT CERTAIN CROSS EASEMENT AGREEMENT DATED MAY 16, 2001 AND RECORDED MAY 21, 2001 AS DOCUMENT R2001-95641, FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS OVER, UPON AND ACROSS THAT PORTION OF SPINNING WHEEL ROAD BOUNDED ON THE SOUTH BY THE NORTHERLY BOUNDARY LINE OF OGDEN AVENUE AND ON THE NORTH BY THE NORTHERNMOST BOUNDARY LINE OF THE NEW ROAD LAND EXTENDED EASTERLY TO ITS INTERSECTION WITH THE EAST LINE OF SPINNING WHEEL ROAD, WHICH PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS MAY BE TRAVELED SOLELY (i) IN A NORTH AND SOUTH DIRECTION ALONG SAID PORTION OF SPINNING WHEEL ROAD, AND (ii) IN AN EAST AND WEST DIRECTION ONLY IN THOSE LOCATIONS WHERE CURB CUTS (x) CURRENTLY EXIST AT THE INTERSECTIONS OF SPINNING WHEEL ROAD AND THE HOSPITAL PROPERTIES (AS SPECIFICALLY DESCRIBED IN SECTION 1.4, THEREIN).

PARCEL 4:

AN EASEMENT FOR THE BENEFIT OF THAT PART OF LOT 10 IN PARCEL 1 THAT FALLS IN THE NORTHERLY 60 FEET THEREOF, (EXCEPT THAT PART OF SAID LOT

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FRED BUCHOLZ

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FALLING IN SALT CREEK LANE), AS FULLY DESCRIBED AS EXHIBIT D, NEW ROAD LAND, AS CREATED BY THAT CERTAIN CROSS EASEMENT AGREEMENT DATED MAY 16, 2001 AND RECORDED MAY 21, 2001 AS DOCUMENT R2001-95641 FOR A NON-EXCLUSIVE, IRREVOCABLE AND PERPETUAL EASEMENT OVER, UPON AND ACROSS THAT PORTION OF THE WESTERN BOUNDARY OF SPINNING WHEEL ROAD WHICH INTERSECTS WITH THE NEW ROAD LAND, FOR THE PURPOSE OF MAINTAINING AND USING THE CURRENTLY EXISTING CURB CUTS IN ORDER TO PERMIT VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM THE NEW ROAD LAND, FROM AND TO SPINNING WHEEL ROAD.

Tax Parcel Number: 06-36-405-022

Commonly Known As: 11 Salt Creek Lane, Hinsdale, Illinois 60521

55110-0007/LEGAL28674668.2

11 Salt IL

FRED BUCHOLZ R2013-167535 DUPAGE COUNTY RECORDER

Exhibit B

PERMITTED ENCUMBRANCES

1. OFFICE PARK OF HINSDALE DECLARATION OF EASEMENTS AND OPERATING COVENANTS DATED APRIL 2003 AND RECORDED MAY 29, 2003, AS DOCUMENT R2003-200111 AND RE-RECORDED JANUARY 10, 2006 AS DOCUMENT R2006-005825 MADE BY AND BETWEEN MIDWEST BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 8, 2001, AND KNOWN AS TRUST NUMBER 01-7933 AND FOXFORD, L.L.C., AS AMENDED BY AMENDMENT RECORDED FEBRUARY 27, 2012 AS DOCUMENT NUMBER R2012-024784.
2. THE LAND LIES WITHIN THE FLAGG CREEK WATER RECLAMATION DISTRICT FORMERLY KNOWN AS HINSDALE SANITARY DISTRICT, WHICH HAS ACCEPTED FEDERAL GRANTS FOR SEWAGE TREATMENT WORKS PURSUANT TO PUBLIC LAW 92-500. FEDERAL LAW REQUIRES A USER CHARGE SYSTEM SEPARATE FROM GENERAL AD VALOREM PROPERTY TAXES.

NOTE: TERMS AND CONDITIONS OF THE FLAGG CREEK WATER RECLAMATION DISTRICT AMENDED ORDINANCE 756, RECORDED MARCH 13, 2009, AS DOCUMENT R2009-037066, WHICH RELATE TO THE PAYMENT OF USER CHARGES PRIOR TO THE SALE OR TRANSFER OF REAL ESTATE WITHIN THE DISTRICTS SERVICE AREA, THE COMPUTATION OF WATER CONSUMPTION, AND THE EVALUATION OF CONNECTION PERMITS FOR THE SALE OF COMMERCIAL PROPERTY WITHIN SAID SERVICE AREA.

3. EASEMENT MADE BY AND BETWEEN THE HINSDALE SANITARY DISTRICT, A MUNICIPAL CORPORATION, AND OFFICE PARK OF HINSDALE, A PARTNERSHIP, DATED DECEMBER 30, 1971 AND RECORDED FEBRUARY 24, 1972 AS DOCUMENT R72-9137, RELATING TO INTERCEPTOR PIPES, LIFT STATION, WATER STORAGE AND PUMPING STATION, FORCE MAINS AND MAINTENANCE AND OPERATION OF WATER WELLS AND DISTRIBUTION SYSTEM, TOGETHER WITH THE PROVISIONS AND CONDITIONS CONTAINED THEREIN.

NOTE: BY QUIT CLAIM DEED RECORDED MAY 27, 1981 AS DOCUMENT R81-27229, HINSDALE SANITARY DISTRICT CONVEYED ITS INTEREST IN SAID EASEMENT TO THE VILLAGE OF OAK BROOK.

4. GRANT OF EASEMENT MADE BY HINSDALE SANITARY DISTRICT, A MUNICIPAL CORPORATION, TO THE VILLAGE OF HINSDALE, A MUNICIPAL CORPORATION, AND ITS ASSIGNS, DATED NOVEMBER 9, 1972 AND RECORDED NOVEMBER 6, 1973 AS DOCUMENT R73-69216, OF EASEMENTS FOR THE EXISTING WATER WELLS AND PUMPING STATIONS AND FOR WATER MAINS FOR THE PURPOSE OF CONVEYING WATER, ALL AS

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11 Salt IL

FRED BUCHOLZ R2013-167535 DUPAGE COUNTY RECORDER

DESCRIBED ON THE PLAT ATTACHED THERETO AS EXHIBIT "A" AND MADE A PART THEREOF.

NOTE: BY QUIT CLAIM DEED RECORDED MAY 27, 1981 AS DOCUMENT R81-27229, HINSDALE SANITARY DISTRICT CONVEYED ITS INTEREST IN SAID EASEMENT TO THE VILLAGE OF OAK BROOK.

5. GRANT OF EASEMENT MADE BY OFFICE PARK OF HINSDALE, A PARTNERSHIP, TO THE VILLAGE OF HINSDALE, A MUNICIPAL CORPORATION, AND ITS ASSIGNS, DATED AUGUST 13, 1973 AND RECORDED NOVEMBER 6, 1973 AS DOCUMENT R73-69217, OF EASEMENTS FOR THE EXISTING WATER WELLS AND PUMPING STATIONS DESCRIBED ON THE PLATS ATTACHED THERETO AS EXHIBIT "A" AND EXHIBIT "B" AND MADE A PART THEREOF.

NOTE: BY QUIT CLAIM DEED RECORDED MAY 27, 1981 AS DOCUMENT R81-27229, HINSDALE SANITARY DISTRICT CONVEYED ITS INTEREST IN SAID EASEMENT TO THE VILLAGE OF OAK BROOK, AND AS SHOWN ON SURVEY MADE BY MACKIE CONSULTANTS LLC, NUMBER ALTA-02.PLT, DATED APRIL 25, 2003, LAST REVISED DECEMBER 20, 2005.

6. EASEMENT AND MODIFICATION OF EXISTING EASEMENTS CREATED BY A GRANT DATED JULY 21, 1980 AND RECORDED SEPTEMBER 23, 1980 AS DOCUMENT R80-57056, FROM OFFICE PARK OF HINSDALE AND HINSDALE SANITARY DISTRICT, FOR STORM AND SURFACE WATER CONTROL AND SANITARY SEWER PURPOSES.
7. AGREEMENT MADE BY AND BETWEEN DROVERS NATIONAL BANK OF CHICAGO, AS TRUSTEE UNDER TRUST NUMBER 62019, AND AS TRUSTEE UNDER TRUST NUMBER 61116, AND CATHERINE SOUSTEK, DATED JUNE 7, 1973 AND RECORDED JUNE 11, 1973 AS DOCUMENT R73-33823, WITH AMENDMENTS THERETO RECORDED AS DOCUMENTS R73-35331, R81-02365 AND R2001-197280, RELATING TO PERPETUAL AND NON-EXCLUSIVE EASEMENT AND COVENANTS APPURTENANT TO AND BENEFITING THE PREMISES IN QUESTION.
8. EASEMENT GRANT RECORDED JANUARY 18, 1989 AS DOCUMENT R89-006821 AND AMENDED BY DOCUMENT R89-072896, GRANTING AN EASEMENT FOR PURPOSES OF INGRESS AND EGRESS, INCLUDING VEHICULAR AND PEDESTRIAN ACCESS, TO BENEFIT THE LAND AND OTHER PROPERTY, TOGETHER WITH RESTRICTIONS ON THE USE OF THE LAND.
9. SANITARY SEWER AND WATER LINE EASEMENTS AS ESTABLISHED BY DOCUMENT R73-33823 RECORDED JUNE 11, 1973 AND DEPICTED ON SURVEY PREPARED BY MACKIE CONSULTANTS, LLC, NUMBER ALTA-02.PLT DATED APRIL 25, 2003, LAST REVISED DECEMBER 20, 2005.

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FRED BUCHOLZ R2013-167535 DUPAGE COUNTY RECORDER

10. (A) TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENTS DESCRIBED AS PARCELS 2, 3 AND 4 CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENTS.

(B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENTS.

11. EASEMENT IN, UPON, UNDER, OVER AND ALONG THE 10 FOOT STRIPS OF THE LAND TO INSTALL AND MAINTAIN ALL EQUIPMENT FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY WITH TELEPHONE AND ELECTRIC SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT, AS CREATED BY GRANT TO COMMONWEALTH EDISON COMPANY AND ILLINOIS BELL TELEPHONE COMPANY RECORDED JULY 8, 1969 AS DOCUMENT R69-30062.

12. GAS MAIN EASEMENT MADE BY PAUL SCHWENDENER AND OFFICE PARK OF HINSDALE, TO NORTHERN ILLINOIS GAS COMPANY, DATED OCTOBER 19, 1967 AND RECORDED NOVEMBER 14, 1967 AS DOCUMENT NUMBER R67-46566, GRANTING A PERPETUAL EASEMENT AND RIGHT-OF-WAY FOR THE PURPOSE OF LAYING, MAINTAINING, OPERATING, RENEWING, REPLACING AND REMOVING GAS MAINS AND ANY NECESSARY GAS FACILITIES APPURTENANT THERETO, TOGETHER WITH THE RIGHT OF ACCESS THERETO FOR SAID PURPOSES, IN, UPON, UNDER, ALONG AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

THE WESTERLY 1/2 OF THE PRIVATE ROAD KNOWN AS "SALT CREEK LANE: INCLUDING THE WESTERLY 1/2 OF THE WEST BOUND TURN LANE LOCATED IN THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

13. GAS MAIN EASEMENT MADE BY PAUL SCHWEDENER TO NORTHERN ILLINOIS GAS COMPANY, AN ILLINOIS CORPORATION, DATED MARCH 2, 1970 AND RECORDED APRIL 7, 1970 AS DOCUMENT NUMBER R70-10262, GRANTING A PERPETUAL EASEMENT AND RIGHT-OF-WAY FOR THE PURPOSE OF LAYING, MAINTAINING, OPERATING, RENEWING, REPLACING AND REMOVING GAS MAINS AND ANY NECESSARY GAS FACILITIES APPURTENANT THERETO, TOGETHER WITH THE RIGHT OF ACCESS THERETO FOR SAID PURPOSES, IN, UPON, UNDER, ALONG AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

AFFECTS A PORTION OF THE WESTERLY 1/2 OF THE PRIVATE ROAD KNOWN AS SALT CREEK LANE, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

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11 Salt IL

FRED BUCHOLZ R2013-167535 DUPAGE COUNTY RECORDER

14. CROSS EASEMENT AGREEMENT DATED MAY 16, 2001 AND RECORDED MAY 21, 2001 AS DOCUMENT R2001-095641 RELATING TO RIGHT OF WAY/INGRESS AND EGRESS EASEMENTS; CURB CUT EASEMENT, UTILITY EASEMENTS AND THE TERMS, PROVISIONS, AND CONDITIONS AS CONTAINED THEREIN.
15. THE SURVEY PREPARED BY MACKIE CONSULTANTS LLC, NUMBER ALTA-02.PLT, DATED APRIL 25, 2003 INCLUDES A CERTIFICATION BY THE SURVEYOR THAT THE LAND IS LOCATED WITHIN AN AREA OUTSIDE THE SHOWN FLOOD PLAIN LIMITED IS DESIGNATED ZONE C DEFINED AS AN AREA OF MINIMAL FLOODING BY THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 170105 004 B, DATED JANUARY 16, 1981, IN DU PAGE COUNTY, ILLINOIS.
16. RIGHTS OF OWNERS NORTH AND ADJOINING IN AND TO THE USE OF SIDEWALKS ON EITHER SIDE OF SALT CREEK LANE AS DISCLOSED BY SURVEY MADE BY MACKIE CONSULTANTS LLC, NUMBER ALTA-02.PLT, DATED APRIL 25, 2003, LAST REVISED DECEMBER 20, 2005.
17. TERMS AND PROVISIONS CONTAINED IN ACCESS EASEMENT AGREEMENT DATED DECEMBER 19, 2001, RECORDED DECEMBER 26, 2001 AS DOCUMENT R2001-284945, BY AND BETWEEN MIDWEST BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 8, 2001, AND KNOWN AS TRUST NUMBER 01-1-7933 AND ELM CREEK PROPERTY MANAGEMENT, INC., D/B/A OFFICE PARK OF HINSDALE, AN ILLINOIS CORPORATION AND HINSDALE HOSPITAL, AN ILLINOIS NOT-FOR-PROFIT CORPORATION.
18. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR SPINNING WHEEL ROAD.
19. EASEMENT IN, UPON, UNDER, ALONG AND ACROSS THE LAND TO INSTALL AND MAINTAIN ALL EQUIPMENT NECESSARY TO SERVE THE LAND AND OTHER PROPERTY WITH GAS SERVICE, TOGETHER WITH RIGHT OF ACCESS THERETO, AS CREATED BY GRANT TO NORTHERN ILLINOIS GAS COMPANY RECORDED OCTOBER 9, 1967 AS DOCUMENT R67-40511.
20. EASEMENT CONTAINED IN DEEDS RECORDED AS DOCUMENTS R62-10321, R65-15555, R68-53557, R68-53558 AND R68-53559, AND AS SHOWN ON PLAT OF KOPLIN'S ASSESSMENT PLAT RECORDED AS DOCUMENT R67-16396, FOR INGRESS AND EGRESS OVER THE LAND.
21. AGREEMENT DATED DECEMBER 15, 1967 AND RECORDED DECEMBER 28, 1967 AS DOCUMENT R67-52749, AND AMENDED BY DOCUMENT R69-38273, MADE BY AND BETWEEN THE HINSDALE SANITARY DISTRICT AND ALFRED N. KOPLIN COMPANY AND ELMHURST NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 29, 1967 AND KNOWN AS

55110-0007/LEGAL28674668.2

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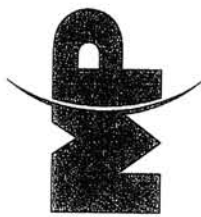
TRUST NUMBER 2487, WHICH PROVIDES FOR THE FURNISHING OF SEWAGE FACILITIES AND SERVICES TO THE LAND AND ANNUAL SEWAGE TREATMENT CHARGES AND TERMINATION OF SERVICES, TOGETHER WITH A 50 FOOT BY 30 FOOT EASEMENT FOR CONSTRUCTION, MAINTENANCE AND OPERATION OF A SANITARY SEWER LIFT STATION, TOGETHER WITH A 20 FOOT EASEMENT FOR PUBLIC UTILITIES, INCLUDING SANITARY SEWER FORCE MAIN FROM THE LIFT STATION TO OGDEN AVENUE.

22. RESTRICTIVE COVENANT FOR CONSTRUCTION OF AN IMPROVEMENT IN THE PUBLIC RIGHT-OF-WAY RECORDED JANUARY 10, 2003, AS DOCUMENT R2003-012913, MADE BY AND BETWEEN THE VILLAGE OF HINSDALE AND FOXFORD, LLC., RELATING TO A LAWN SPRINKLER SYSTEM.
23. ENCROACHMENT OF THE BUILDING LOCATED MAINLY ON THE LAND ONTO THE EASEMENT SHOWN HEREIN AT EXCEPTION REFERENCE LETTER(S) M AS SHOWN ON PLAT OF SURVEY PREPARED BY MACKIE CONSULTANTS LLC DATED AUGUST 24, 2006, PROJECT NO. 949.

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ARROWS



META OFFICE BOOK

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890

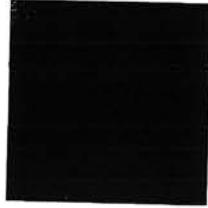
UNIVERS 59 ULTRA CONDENSED

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890

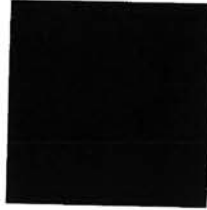
COLORS



P1
MPI18073 Pale Silver Metallic

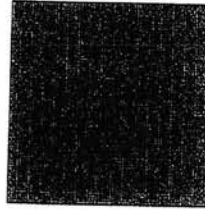


P2
MPI18207 Slate Metallic

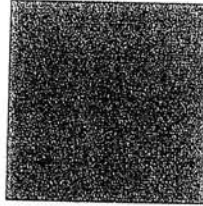


P3
Black

MATERIALS



Brick veneer to match
existing buildings



Limestone to match
existing buildings



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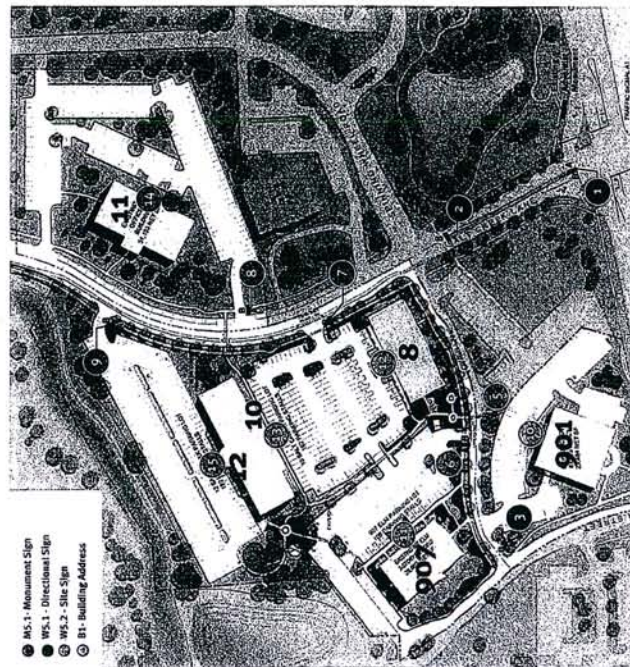
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901 Location
907 Location
8 Location
10 Location
11 Location
12 Location

NOTE: All building numbers to be field verified for mounting conditions.

Page
2

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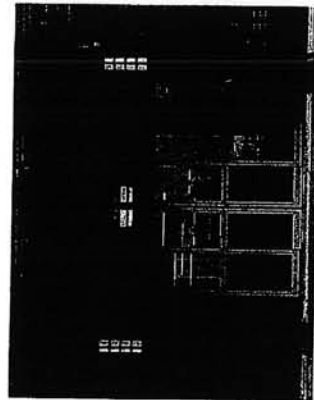
1/2" acrylic dimensional numbers to be painted black or white.
Font: Univers 55 Ultra Condensed

Mount address above entry doors.
All locations to be field verified.

Provide a white vinyl backer for glass locations.

901

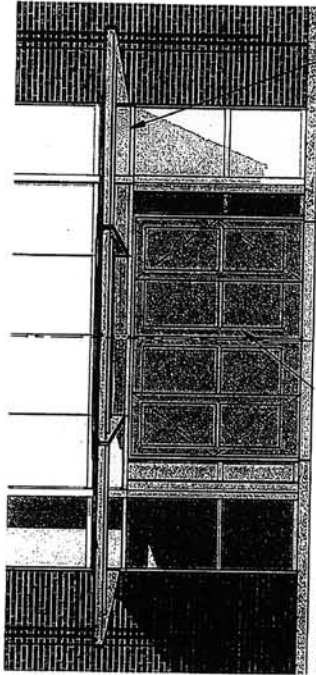
ELEVATION
Scale: 1"=1'-0"



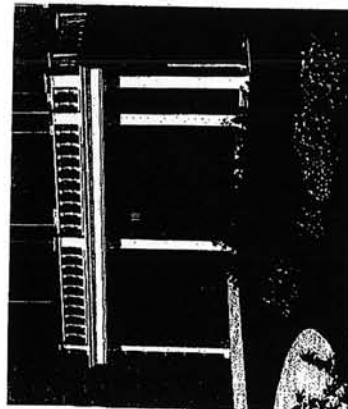
901 North Elm Street



907 North Elm Street



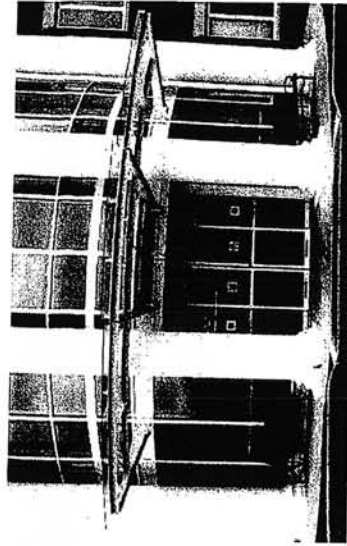
8 Salt Creek Lane



10 Salt Creek Lane



11 Salt Creek Lane



12 Salt Creek Lane

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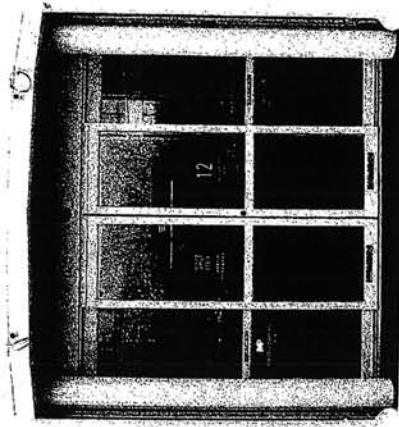
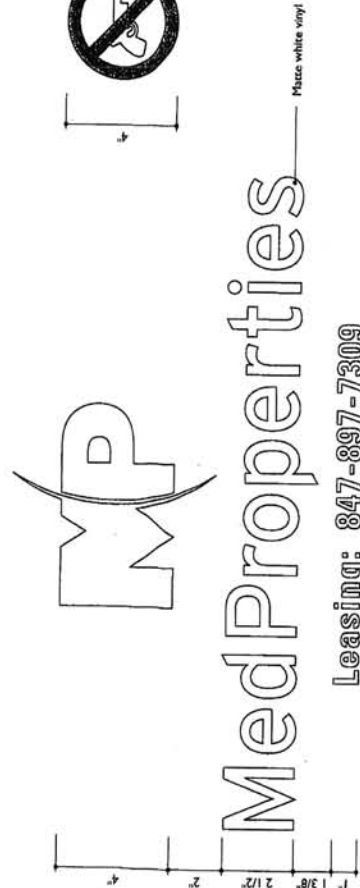
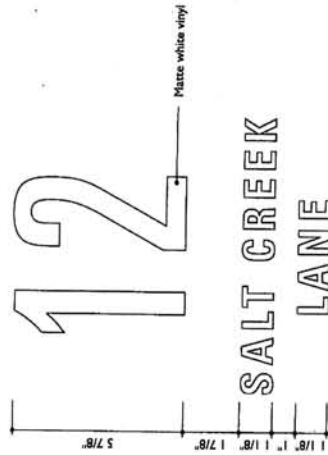
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Exterior Entry Doors



Exterior Side



Interior Side

FRONT VIEW
Scale: 3/4"=1'-0"

Monument Sign

4. Aluminum sign structure with removable panels. No exposed fasteners. Sign construction to have appropriate interior steel structure. Paint to match P1.
 2. Routed day/night illuminated push thru acrylic letters, flush with sign face. Allow for appropriate letter tracking for optimum illumination.
Day: black, Night: white
Font: Meta Office Book
 3. Limestone cap with recessed light source to highlight masonry.
 4. Brick veneer sign structure. Sign construction to have appropriate interior steel structure. Brick veneer to match existing buildings.
 5. 1" aluminum pan (P2) with illuminated push thru white acrylic letters 1/2" from pan face.
 6. 1" thick metal letters (P2). Fin mounted to brick face. Surface illumination from base light source.
 2. Limestone base with recessed light source to highlight masonry.
 6. All foundations and footings to be adequate for support of sign.
- GENERAL NOTES
- A. Sign faces to have absolutely no "oil-canning."
 - B. Sign fabricator to repair any damage to landscaping during installation.
 - C. Sign fabricator to field verify each location and provide elevations of each with grading shown.
 - D. All drawings to be stamped and sealed by a licensed engineer.
 - E. All signs to be readily accessible for bulb replacement.
 - F. All signs to be controlled by a single astronomical time clock timer.
 - G. Signs to be installed and connected to power provided by owner.

GENERAL NOTES

- A. Sign faces to have absolutely no "oil-canning."
- B. Sign fabricator to repair any damage to landscaping during installation.
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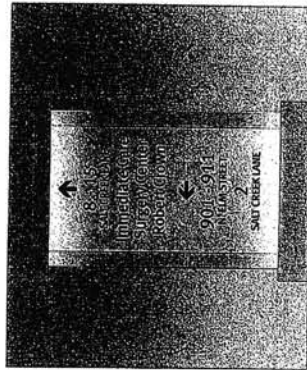
Sign Type W5.1

Directional Sign

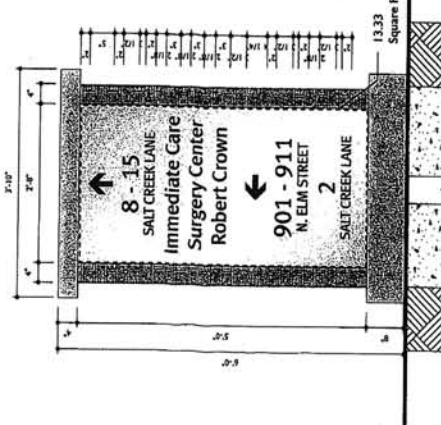
- 1 Limestone cap with recessed light source to highlight masonry.
- 2 Brick veneer sign structure. Sign construction to have appropriate interior steel structure. Brick veneer to match existing buildings.
- 3 1/2" aluminum panel (P1) with black reflective vinyl lettering. Font: Meta Office Book
- 4 Limestone base with recessed light source to highlight masonry.
- 5 All foundations and footings to be adequate for support of sign.

GENERAL NOTES

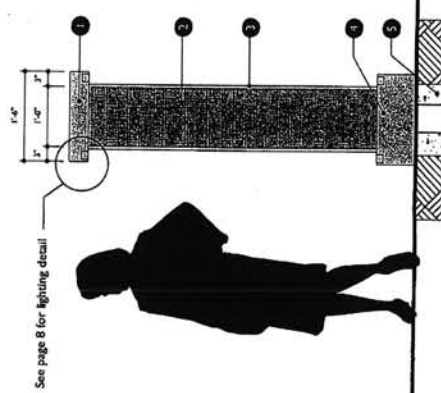
- A. Sign faces to have absolutely no "oil-canning."
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NIGHT VIEW
Scale: NTS



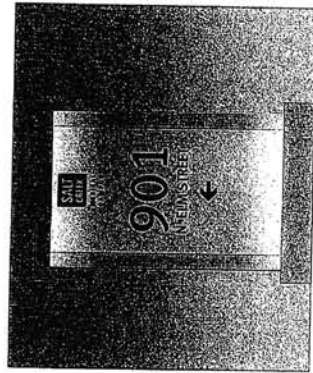
FRONT VIEW
Scale: 1/2"=1'-0"



SIDE VIEW
Scale: 1/2"=1'-0"

Sign Type W5.2

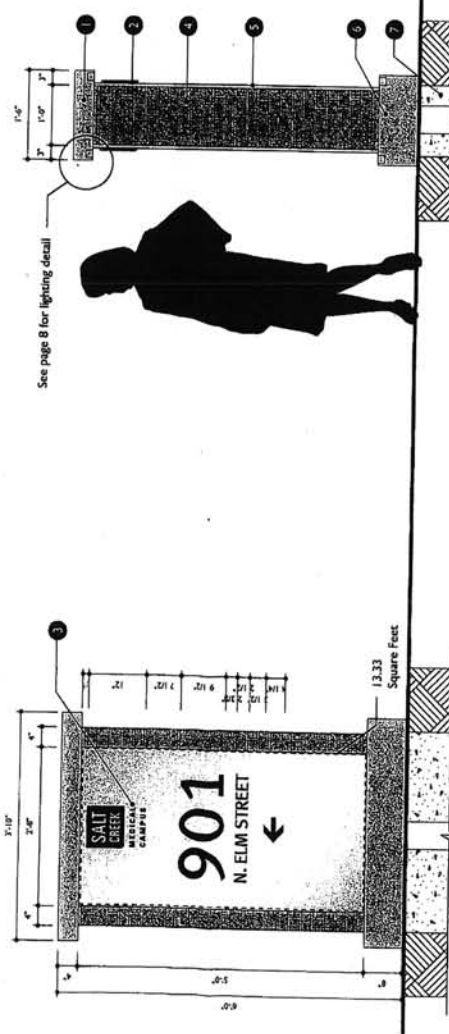
Site Sign



- 1 Limestone cap with recessed light source to highlight masonry.
- 2 1/2" thick cut aluminum logo (P2).
- 3 Vinyl letters painted to match (P2).
- 4 Brick veneer sign structure. Sign construction to have appropriate interior steel structure. Brick veneer to match existing buildings.
- 5 1/2" aluminum panel (P1) with black reflective vinyl lettering. Font: Meta Office Book
- 6 Limestone base with recessed light source to highlight masonry.
- 7 All foundations and footings to be adequate for support of sign.

GENERAL NOTES

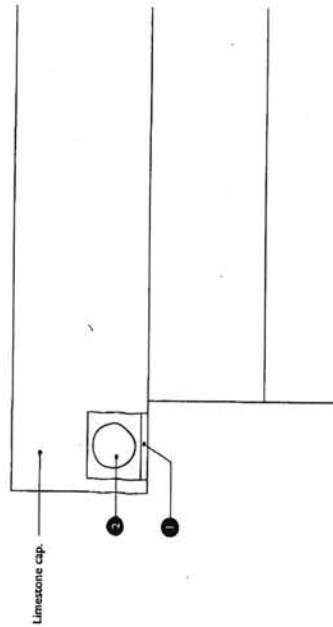
- A. Sign faces to have absolutely no "oil-canning."
- B. Sign fabricator to repair any damage to landscaping during installation.
- C. Sign fabricator to field verify each location and provide elevations of each with grading shown.
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- F. All signs to be controlled by a single astronomical time clock timer.
- G. Signs to be installed and connected to power provided by owner.



Lighting Detail

1 Acrylic lens.

2 Lighting to be recessed into the top and bottom limestone caps and run the width of the brick sign structure. Light source to wash the face of the brick.



LIGHTING DETAIL
Scale: 3/8" = 1'-0"

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EXTERIOR SIGNAGE SPECS SECTION 10400

PART 1 - GENERAL

- 1.1 The work shown in plans, elevations, specifications, work orders, or other drawings (the Drawings) provided is subject to the requirements of the Contract Documents including the General Conditions, Special and Supplementary Conditions and Requirements for Bidding and Instructions for Bidders.

A. The Contract shall be governed by the applicable laws and/or ordinances of the State of Illinois, the City of Hinsdale and any other governing body having jurisdiction over the place where the work is performed.

B. Final Location of Signs

The location of signs as shown on the Sign Drawings is for general reference only and is not representative of the exact final locations. The final locations of signs shall be field located in coordination with the signage consultant and the Owner, at the site.

C. Final Message Schedule

A final message schedule shall be provided that lists every sign location. The schedule shall be keyed into a sign type with the exact message terminology for each sign location. The schedule will be available at the contract award.

1.2 DESCRIPTION OF WORK

- A. Review and approval of all signage product data, color/material samples, sign face layouts for all sign types, and shop drawings is required prior to construction.

B. Interior signs are not part of this scope of work

C. Exterior signs included in this Section:

- M - Monument Signs
1. Sign Type M5.1 Primary Monument Pylon (Illuminated)

W - Wayfinding Signs

2. Sign Type W5.1 Directional Sign (Illuminated)
3. Sign Type W5.2 Site Sign (Illuminated)

B - Building Entrance Sign

4. Sign Type B1 Building Address (Non-Illuminated)

D. Contractor to provide as requested and required by the Owner the sign work shown on the Drawings, including but not limited to:

1. Fabrication and installation of new signs, sign panels, foundation, letters, and components with

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EXTERIOR SIGNAGE SPECS SECTION 10400

- message copy and symbols, including all engineering, and erection.
2. Review Drawings, Shop Drawings, Working Drawings, As-Built Drawings and Incidentals.
3. All required submittals, materials, equipment, tools, labor, temporary light and power.
4. Provide all materials, fasteners, structures, brackets, and other structural and mounting hardware necessary for fabrication and installation of the signs.
5. Engineering of signs, sign structures, sign mounting components and hardware and components, sign foundations and footings for structural adequacy. All signs, sign mounting, and sign support components must be engineered by the fabricator. Shop Drawings to be stamped by a licensed engineer in the State of Illinois.
6. Color, finish, material and process matching for all work.

1.3 REFERENCE STANDARDS

A. Where more stringent requirements than those described in the Drawings and/or specifications are set forth under codes, law and/or ordinances of Federal, State and local governing bodies having jurisdiction, notify the Owner in writing before proceeding with work. Work is subject to the applicable portions of the following standards:

1. All work shall comply with City of Hinsdale codes and ordinances.
2. AWS D1.1 "Structural Welding Code", American Welding Society
3. SSPC SP-6 "Surface Preparation Specification No. 6, Commercial Blast Cleaning, Steel Structures Painting Council
4. SSPC PA-1 "Painting Application Specifications", Steel Structure Painting Council
5. "Aluminum Finishes for Signage Consultation", Aluminum Association
6. "Code of Standard Practice of Steel Buildings and Bridges", AISC
7. "Specifications for Design, Fabrication and Erection of Structural Steel Buildings", AISC
8. American Society for Testing and Materials (ASTM):
 - a. ASTM A6 - "General Requirements for Delivery of Rolled Steel, Shapes, Sheet Piling and Bars for Structural Use"
 - b. ASTM B209 - "Aluminum and Aluminum Alloy Sheet Plate"
 - c. ASTM B221 - "Aluminum and Aluminum Alloy Wire, Rod, Bar, Shapes and Tube; Extruded"
 - d. ASTM B241 - "Aluminum and Aluminum Alloy Tube; Extended, Seams"
 - e. ASTM E1164 - Standard Practice for Obtaining Spectrophotometric Data for Object Color Evaluation
 - f. ASTM E308 - Standard Method for Computing the Colors of Objects by Using the CIE System
 - g. ASTM E284 - Standard Definition of Terms Relating to Appearance of Materials
 - h. ASTM D4956 - Standard Specification for Retroreflective Sheeting for Traffic Control
 - i. ANSI/ASTM E329 - Specification for Agencies Engaged in the Testing and/or Inspection of Materials Used in Construction
9. "Specifications for Assembly of Structural Joints Using High Strength Steel Bolts" as approved by

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EXTERIOR SIGNAGE SPECS SECTION 10400

10. the Research Council on Riveted and Bolted Structural Joints of the Engineering Foundation
11. "Handbook on Bolt, Nut and Rivet Standards", Industrial Fasteners Institute
12. "Steel Structures Painting Manual, Volume 2, Systems and Specifications" SSPC
13. All signs to comply with applicable sections of the Americans with Disabilities Act (ADA) and the Illinois Accessibility Standards (IAC)
14. Contractor to comply with all applicable regulations of the Occupational Safety and Health Administration (OSHA)
15. AASHTO M68 - "Standard Specification for Retroreflective Sheeting for Traffic Control"

1.4 INTENT OF PLANS AND SPECIFICATIONS

- A. The Owner shall be notified in writing by the Contractor of any discrepancies in the Drawings, in field dimensions or conditions and / or changes required in construction details.
- B. The Drawings show design intent and are not intended to cover every detail of materials, parts, construction, mounting or installation. The Contractor shall furnish all required engineering, materials, parts, construction, mounting, and installation necessary to complete the entire work, whether or not said details are shown or specified, at no additional cost to the Owner.
- C. The location of signs as shown on the Sign Location Plans is for general reference only and is not representative of the exact final locations. The sign locations are to be coordinated with the owner. The final sign locations are to be established on the Shop Drawings to be reviewed by the Owner, Signage Consultant, and Engineer.
- D. Contractor shall verify all sign locations in a preinstallation walkthrough and locate all signs with a semi-permanent staked location. Permanent signs to be mounted in exact marked locations.
- E. All drawings provided by Contractor for final fabrication shall be stamped and signed by a licensed engineer in the State of Illinois.

1.5 PROJECT / SITE CONDITIONS

- A. Before sign components are delivered to the site, the contractor to examine the locations in which the signs are to be erected, and report in writing any conditions, which will have an effect on the appearance or design intent of the sign, or prevent proper execution of the work or endanger its permanency. The erection of the sign shall not proceed until such conditions are resolved, corrected or adjusted and Contractor receives written notice.
- B. Contractor to obtain measurements at the site and not from the Drawings for correct lengths of sign supports and other items required to be accurately fitted. Design (subject to review by the Owner), engineer, fabricate and install sign supports and attachments. The Contractor will be responsible for the engineering, accuracy of measurements, and the precise fitting and assembly of the finished products. Written dimensions on Drawings shall have precedence over scaled dimensions.

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EXTERIOR SIGNAGE SPECS SECTION 10400

- C. Modifications to written dimensions shall be made only when accepted in writing by the Owner. The sign fabricator is responsible for JULIE (Joint Utility Locating Information for Excavators) locating any utility conflicts at each sign location. For more information reference www.illinoisicall.com.
- D. Additional hand dig may be required for locating other facilities including but not limited to irrigation conflicts. For more information on irrigation systems, PCH can provide landscaping reference drawings.
- E. All locations are staked by contractor and need to be field verified with owner or owners representative. Owner requires on site field verification walkthrough with Contractor and owner or owners representative.
- 1.6 COORDINATION
- A. Coordinate sizes of finished sign assemblies with access limitations to final locations.
- B. Coordinate with the Med Properties package as required.
- C. Coordinate with other trades involved in the fabrication and erection of the signs or those trades which may be affected by the work shown in the Drawings and/or any approved variations.
- D. Owner is to provide removal of existing signs, repair to site as required. Contractor to coordinate installation of signs with owners removal of existing signs.
- E. Owner to provide electrical to all illuminated locations. Contractor to coordinate installation of signs with electrical work.

1.7 DELIVERY AND PROTECTION

- A. Before delivery to the site, each sign shall be tagged or labeled with identifying number and installation location as shown on the Drawings. Labeling shall be both on the sign and the protective covering. Labels on the signs shall be hidden when the sign is installed (unless otherwise specified) or shall be removed without damage to the sign at time of installation.
- B. Finished surfaces shall be adequately protected during all phases of the work to prevent damage by scratches, stains, discoloration, or other causes. Damage to any surface during fabrication, handling, shipment, storage and the Contractor at his own expense shall remedy installation.
- C. Contractor to arrange with the Owner to provide adequate, secure, locked storage for signs, which have been delivered to the site but not yet installed. If adequate storage space is not available, the

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EXTERIOR SIGNAGE SPECS
SECTION 10400

Contractor is to coordinate delivery of the signs to coincide with installation.

- D. If not specified for removal from the site and proper disposal by the Contractor, the Contractor is to arrange with the Owner to provide secure, locked, long term storage for signs, sign structures or materials taken down, removed or dismantled.
- E. Wherever installed signs are exposed to possible damage from ongoing construction, the Contractor will install protective barriers or other measures so as to protect the sign from becoming dirty, dusty, or damaged.
- F. Owner is to provide removal of existing signs, patching and painting of signs as required. Contractor to coordinate installation of signs with owners removal of existing signs.
- G. Contractor to repair any damage to landscaping during installation.

1.8 QUALITY ASSURANCE

- A. All work shall be done by skilled workmen, especially trained in this type of work. All work done must pay prevailing wage to the workers. It is Seller's responsibility to determine the appropriate current wage rate.
- B. Submit adequate evidence to the Owner prior to the awarding of the Contract that the items to be furnished will conform completely to the Contract Documents
- C. A minimum of 50% of the work shall be performed by the Contractor's own forces. Contractor must list all subcontractors, and work being contracted for as an attachment to costing sheet. Subcontractors cannot be changed without pre-approval by owner.
- D. Contractor must be a firm with at least ten years of successful experience with projects of similar scope. Upon request, the Contractor to provide references, including contact names and telephone numbers, for past projects of similar complexity and scope. Contractor shall be a member of a recognized professional organization including, but not limited to, SEGED or NESI.
- E. Contractor to provide financial statements for the past 5 years.

1.9 WARRANTY/CORRECTION OF WORK

- A. Warranties listed below are in addition to and not a limitation of, other rights Owner may have under the Contract Documents.
- B. Fastening devices and adhesives should be tamper-proof, non-corrosive and warranted as to

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EXTERIOR SIGNAGE SPECS
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permanency of performance.

- C. Contractor to warrant to the Owner in writing that the materials and equipment furnished under the Contract will be of good quality and new unless otherwise required or permitted in writing by the Owner, that the work will conform with the requirements of the Contract Documents and the work will be free of defects not inherent in the quality required or permitted in writing by the Owner. Work not conforming to these requirements, including unauthorized substitutions, may be considered defective. If required by the Owner, furnish satisfactory evidence as to the kind and quality of materials and equipment.

- D. Warrant to the Owner in writing that the acrylic polyurethane finishes furnished under the Contract will be of good quality, free of defects in appearance or application, will not develop excessive fading or excessive non uniformity of color, will not crack, peel, or otherwise fail as a result of defects in materials or workmanship for a period of five (5) years beginning upon final acceptance by the Owner.

E. Sheeting Replacement Obligation

- Where it can be shown that signs with sheeting, supplied and used according to the sheeting manufacturer's recommendations, have not met the performance requirements stated in this Specification, the Contractor shall cover restoration costs as follows for sheetings shown to be unsatisfactory:
 - For ten (10) years after date of installation, the Contractor will replace the sheeting required to restore the sign surface to its original effectiveness.
 - In addition, for seven (7) years after date of installation, the Contractor will cover the cost of restoring the sign surface to its original effectiveness at no cost to the Owner for materials and labor.

- F. If, within two (2) years after final acceptance of the Work, any of the work is found to be defective or not in accordance with the requirements of the Contract Documents, the work shall be corrected promptly after receipt of written notice from the Owner to do so, unless the Contractor has previously received written acceptance of such condition. Correction of work to be completed at no additional cost to the Owner. This obligation shall survive termination of the Contract. All work to be done at a time convenient to the Owner.

- G. Contractor to remove from the site and properly dispose of, at his own expense, portions of the work which are defective or not in accordance with the requirements of the Contract Documents and are neither corrected by the Contractor nor accepted by the Owner.

- H. If the Contractor does not proceed with the correction of work after a reasonable time fixed by written notice from the Owner, the Owner may have the work corrected. The cost for the corrections to be deducted from the payments due the Contractor. If payments due the Contractor are not sufficient to cover such amounts, the Contractor shall pay the difference to the Owner. If there are no payments due the Contractor, the Contractor shall pay the entire amount of the cost of the corrections to the

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Hinsdale, Illinois

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Owner:

- I. Contractor must be fully bonded and insured.
- J. Contractor must provide for insurance as required by Med Properties.

1.10 MAINTENANCE INSTRUCTIONS

- A. Contractor to provide written or printed maintenance and safety inspection instructions to the Owner outlining proper maintenance procedures for all sign types installed under this Contract. A scheduled maintenance program should include regular inspection of the sign structures for safety defects.
- B. Contractor to provide to Owner in manufacturer's original packaging and store at the project site where directed the following:
1. One (1) gallon of touch up paint for each of the colors specified.

1.11 SAMPLES AND SUBMITTALS

- A. Submit a list of all subcontractors, including company name, company address and telephone number; contact name, a minimum of three (3) company references and the percentage of work to be performed by each, for review and approval by the Owner.
- B. Fabricate only from reviewed Shop Drawings. Prior to submission, verify submittal and re-submittal formats, quantities, and procedures with the Owner and Signage Consultant. Shop Drawing submittals will be returned appropriately stamped. Shop Drawings will be checked only for conformance with the design intent of the project. Approval of the Shop Drawings shall not be construed as permitting any departure from the Contract requirements, as relieving the Contractor of the responsibility for any error in details, dimensions or otherwise, as departure from additional details, bulletins or instructions previously furnished by the Owner, unless same has been specifically approved in writing. Also, Shop Drawing approval shall not relieve the Contractor from responsibility for any errors which may exist in the item submitted. If the submitted Shop Drawings show variations from the Contract requirements, make specific reference to such variations on the Drawings and in the letter of transmittal with request for approval. Any substitutions and modifications shall be made only when accepted in writing by the Owner.
- C. If additional review of the Shop Drawings is required after two (2) submittals and two (2) re-submittals, the Owner is to be compensated for any fees or charges for time required to complete subsequent reviews required for acceptance of the Shop Drawings.
- D. Reproduction of any portion of the Owner Construction Documents for use as submittals or Shop Drawings is unacceptable. Such submittals will be returned un-reviewed.
- E. Submit samples of all materials, alphabets, symbols, colors, finishes, fixtures, fittings, extrusions and

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hardware as directed by the Owner and Signage Consultant. Color match samples to be provided for each color specified using each graphic technique. Provide color proofs for all digital outputs. The Owner will review the samples and submittals for conformance with the design intent of the project.

- F. Show the sign face graphics for all sign types and sign locations. Camera-ready art for symbols and logos to be Macintosh based digital files provided on CD by Signage Consultant. Sign face layouts are to be in scale. All sign face layouts are to show actual typographic and symbol layout in solid black graphics on white background with the perimeter of the sign face indicated. Font names and color breaks are to be indicated. Layouts will be reviewed for content, accuracy of alignments, typeface, type weight, letter spacing, word spacing, and symbol quality, and quality of reproduction. All work will be expected to conform to the quality of letterform, spacing and acuity of the samples.

- G. All samples and submittals are to be made with such promptness as to cause no delay in the work. Allow a minimum of ten (10) working days for review and response.

- H. Samples and submittals are to be made in accordance with the General Conditions. Samples and submittals are to be of 6" x 6" size to show quality, type, color range, finish, texture, etc. The Contractor shall be responsible for the timely delivery of the samples and submittals in good condition, freight prepaid.

- I. Any work undertaken prior to receipt of written acceptance of the samples and submittals, shall, based upon the acceptance or rejection of the samples and submittals, be corrected at the Contractor's expense. All approvals will be in writing. All materials furnished for the project must be as represented by the approved samples and submittals.

- J. Message Schedules for review shall be provided in the same format and layout (Flamaker Pro) as Signage Consultant's Message Schedule format. Contractor can include company identification on the titleblock.

1.12 PROTOTYPE SIGNS

- A. Prior to commencing fabrication of the final sign, the Contractor shall provide one full size color digital sign face for each sign type for review at the site.
- B. Prior to commencing fabrication of the final sign, the Contractor shall provide one prototype sign type for approval of fabrication technique and quality. Prototype that are approved may be used as a final sign.

M - Monument Signs

1. Sign Type M5.1 Primary Monument Pylon (Illuminated) - Partial sections A & B. See sign type drawing for sections.

1.13 AS-BUILT DRAWINGS

- A. Provide As-built drawings for all sign types that reflect the final construction and approved colors and

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materials.

- B. Provide as built message schedule to reflect all final approved messages as a Filemaker Pro document

PART 2 - PRODUCTS

2.1 SYSTEM PERFORMANCE

A. Signs and Sign Components, Letters, Symbols, and Logos

1. Sign components, letters, symbols, and logos shall be constructed to present a neat, clean appearance. Edges and corners shall be true and free of saw marks or other defects.
 2. Sign components shall be constructed as shown on the Drawings. External surfaces of sign components, faces, structural brackets, elements, and pendants to be finished to match colors specified.
 3. All artwork shall be enlarged photographically to sizes and placement as shown on Drawings. Assemble legends and prepare camera-ready art.
 4. Each sign shall have access to allow servicing of components. Finish of removable sign surfaces shall match surrounding material, unless otherwise noted. Provide concealed, tamper resistant fasteners and hold open devices adequate for safety and ease of maintenance. Hold open devices shall not be released accidentally, or by the action of the wind and must not interfere with the display when the access panels are closed.
- B. All sign cabinets are to be rain tight. Service access covers are not to be located on the tops of cabinets.

2.2 MATERIALS AND MANUFACTURERS

A. Source Quality Control

1. Obtain primary materials from a single manufacturer.
2. Provide secondary materials only as recommended by manufacturer of primary materials.
3. Do not change source or brands of materials during fabrication.

B. Aluminum

1. Material of alloy and temper as best suited to furnish the finish and strength required. Extrusions, plate and sheet as per the Drawings, or equivalent as approved by the Owner and Signage Consultant.

2. Aluminum: ANSI/ASTM B 209

C. Steel

1. Sheet Steel - cold rolled into 16 gauge channels and other shapes, galvanized, primed.
2. Structural Steel - When structural steel is required, all steel shapes, pipes, etc. are to comply

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3. with all applicable standards.
4. Steel Section: ASTM A 36.
5. Steel: ASTM A 283.
6. Steel Pipe: ASTM A 53, Grade B.

D. Acrylic Sheet: "Plexiglas" (Rohm & Haas or equivalent). Thickness of material to be determined by Contractor, subject to review by Owner and Signage Consultant, but is to be not less than 1/8" thick.

E. Di-Noc film available from 3M

F. Unfinished Threaded Fasteners

1. ASTM A 308 Series Grade A non-magnetic stainless steel.
2. Tamper resistant screws - Stainless steel, tamper resistant drilled spanner drive screws or equal as approved by Owner and Signage Consultant.

G. Opaque and Reflective Graphic Films/Sheeting

1. Prepare substrates to receive 3M Graphic Films and Sheeting per the appropriate 3M Specifications.
2. 3M ElectroCut 1170 to be used on VIP Series 3990

H. Paint

1. Paint to be applied per manufacturer's instructions.
2. For painted sign faces, cabinets, brackets and components - minimum two coats, Matthews Acrylic Polyurethane, with UV inhibiting satin clear coat, over compatible primer appropriate for substrate.

I. Colors

1. Colors listed for application using paint/coating specified. Color numbers refer to the Drawings. Submit appropriate samples for review and approval. Final color information for logos to be provided. Owner to have sole authority to determine whether match is accurate.

J. Lettering Style

1. Meta Office and Univers 59
2. Letter weight to match Drawings. Sign face layouts shown on the Drawings are for reference only. Shop Drawings to show letterforms with inter-letter and inter-word spacing per the standards for the font used. Legends shall include letters, numbers, arrows, symbols, logos, graphics, borders, characters, typography, and other applications shown for sign panels. Enlargement or reduction of artwork applications shall be done photographically. Hand-cut marks or templates will not be accepted. Contractor to submit samples of all alphabets, symbols, arrows, and logos for review and approval prior to fabrication. Font name(s) and color breaks/application to be indicated on the Shop Drawings.
3. Sign lettering shall be executed in such a manner that all edges and corners of letterforms and

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- symbols are true, clean, photographically precise and must accurately reproduce the letterforms.
- K. Symbols**
1. Symbols, logos and logotype to match standards as shown. Original art for all symbols, logos and logotype to be supplied by Signage Consultant.
 2. Symbols and logos shall be executed in such a manner that all edges and corners are true, clean, photographically precise and must accurately reproduce the symbol or logo.
- L. Silk Screen**
1. Photographic screen. Hand cut screens will not be accepted. Screens shall be fine mesh fabric as required.
- M. Silk Screen Ink**
1. Inks to be compatible with specified substrates and finishes. Do not blend materials from different manufacturers.
 2. Acceptable Silkscreen Ink Manufacturers:
 - a. Naz Dar
 - b. Akzo Coatings
 - c. Spraylay Corp.
 3. Inks for use with 3M Sheeting
 - a. 3M 880 Series Ink and thinner for use with Series 3990 and 3870 3M Sheeting
 - b. 3M 3900, 9700 UV Series ink for Scotchcal 7725 and 3650
- N. Double Sided Tape**
1. VHB acrylic tape, thickness as required.
- O. Interior ADA Compliant Signs**
1. To comply with ADA regulations and requirements indicated for materials, thickness, finish colors, designs, shapes, sizes and details of construction.
 2. Sign face to be acrylic panel with Du-Noc film and appliques lettering. Copy and Braille to be relieved 1/32inch minimum from plaque first surface by manufacturer's applique process. Precisely formed, uniformly indicated for size, style, spacing, content, position and color. Sign copy and Braille to comply with relevant ADA regulations and the requirements indicated for size, style, spacing, content, position and color. Contractor to translate sign copy to appear in Braille.
- P. Bolts, Nuts, Clips, and Washers:** ASTM A 325 or ASTM A 307; galvanized to ASTM A 153 for

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- galvanized components.
- Q. Locks:** Universal locking mechanism as approved by Signage Consultant.
- R. Expansion Anchor Devices:** Lead-shield or Toothed-steel, drilled-in expansion bolt anchors.
- S. Primer:** Tazmac 10-99, modified alkylid, gray color, 2.0 to 3.5 mils dry film thickness minimum.
- PART 3 - EXECUTION**
- 3.1 EXAMINATION**
- A. Examine conditions under which the signage is to be installed.
 - B. Notify the Owner in writing of any unsatisfactory conditions.
 - C. Do not proceed until unsatisfactory conditions have been corrected.
- 3.2 PREPARATION**
- A. Protection: Mask off and protect areas, which may be stained, damaged or adversely affected by installation of the signs.
 - B. Clean and prepare surfaces indicated to receive signs prior to installation in accordance with manufacturer's recommendations.
- 3.3 FABRICATION**
- A. Sign materials, design, sizes and thickness shall be as shown on Drawings and herein specified. Methods of fabrication, assembly and erection, however, unless otherwise specifically stated, shall be at the discretion of the Contractor, whose responsibility it shall be to guarantee satisfactory performance as herein specified.
 - B. Contractor to provide interior sign assemblies. Contractor to furnish to the Owner engineering calculations to show that maximum stresses and deflections of signage, and signage support system, do not exceed specified performance requirements under full design loading.
 - C. Anchor bolt sizes and types should conform to the Shop Drawings prepared and stamped by the Contractor's licensed professional structural engineer. All bolts should be properly tightened and equipped with nut-locking devices when structures are erected.
 - D. Insofar as practicable, fitting and assembly of the work shall be done in the shop. Work that cannot

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be permanently shop-assembled shall be completely assembled, marked, and disassembled before shipment, to insure proper assembly in the field. Unless otherwise noted, field joints in the face of signs will not be allowed. Contractor to coordinate sizes of finished assemblies with access limitations to final locations.

- E. Steel and aluminum shall be well formed to shape and size. Fabrication shall leave clean, true lines and surfaces. Carefully match exposed work to produce continuity of line and design. Joints, unless otherwise shown or specified, shall be accurately fitted and rigidly secured with hardline contact. Structural details are schematic and the Contractor shall be responsible for thickness of metal and details of assembly and support to give adequate strength and stiffness.
- F. Welding shall be in accordance with appropriate recommendations of American Welding Society, and shall be done with electrodes and methods recommended by manufacturers of alloys being welded. Type, size and spacing of welds shall be as shown on Shop Drawings. Welds behind finished surfaces shall be so done as to minimize distortion and discoloration on finished side. Weld spatter and welding oxides on finished surfaces shall be removed by descaling or grinding. Unless otherwise shown or specified, all weld beads on exposed polished surfaces shall be ground and polished to match and blend with finish on adjacent parent metal. Remove paint from existing steel members at contact areas and on surfaces with 2 inches of field welds, in order to attach signage steel supports. At attachments to exposed steel, grind exposed field welded joints smooth and restore to match factory finishes.
- G. Welding shall be executed by experienced, certified operators with proper equipment and training and who have been qualified previously by tests as prescribed in the American Welding Society's "Standard Qualification Procedure" to perform the work required.
- H. The Contractor shall be responsible for maintaining correct message order. Correct message order to be shown on the Shop Drawings.

3.4 PAINTING AND FINISHES

- A. Protective coating primer system to be shop applied. Steel material shall be shop coated with 1 coat of primer. Surfaces that will be inaccessible for painting after assembly or installation shall be given 2 shop coats of primer. Provisions should be made for proper handling at all stages of the painting shipping storing and erection for protection of primed surfaces from damage or soiling.
- B. Shop painting shall not be performed on the following surfaces: (Protect these surfaces with a rust inhibiting coating readily removable prior to erection.)
 1. On contact surfaces.
 2. On contact surfaces.
 3. On milled bearing surfaces.
- C. Aluminum and steel shall be prepared by cleaning in accordance with SSPC SP-1 and shop painted

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- D. with primer and finish coats using paint material specified for sign frames and structures.
- E. After being ground and polished, or where subject to severe forming operations, stainless steel surfaces shall be cleaned of all extraneous material, thoroughly rinsed with clean water and dried. Lubricants used in fabrication shall be removed before work leaves the shop.
- F. Shop paint in color as recommended by the manufacturer as a back up to the color of the finish paint.
- G. Field touch up primer after erection (all interior surfaces including bolted connections nuts, and washers, etc.) one coat.
- H. Protection of metals against galvanic action shall be provided wherever dissimilar metals are in contact with galvanized steel. All metals except galvanized steel and stainless steel, which will be in contact with concrete, mortar, plaster, or other masonry, shall also be protected. Protection shall consist of providing stainless steel fasteners and, if concealed, of painting the contact surfaces with a heavy brush coat of bituminous paint.

3.5 ELECTRICAL

- A. Electrical components shall be UL listed. Electrical details are schematic and the Contractor shall identify on submittals the materials and wiring he intends to use. Internally illuminated signs shall be internally wired with concealed leads for connection to service. Electrical wiring, equipment, boxes, conduit, hangers, fittings and fixtures shall conform to all applicable codes including the National Electrical Code and the National Electrical Requirements.
- B. All surface illuminated signs shall comply with UL, ANSI, NEC and all other applicable safety and performance standards. Contractor's name is not to appear on the visible surfaces of the sign except as required by code.
- C. Contractor to furnish and install electrical conduit, wire, and cable. Provide final electrical connections to the nearest junction boxes- junction boxes to be furnished and installed by others - for all new fixtures, pylons and signs.
- D. All signs or sign components with electrical service shall be equipped with an approved external disconnect switch to be flush mounted on the sign/cabinet and shall have circuits and capacity to control all primary wiring within the sign. Location of switch is to be shown on the Shop Drawings for review.
- E. Provide for sufficient ventilation of sign components to prevent overheating or warpage, while

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maintaining a proper weather seal. Signs/cabinets with light leaks will not be accepted.

3.6 INSTALLATION

- A. Properly and legally remove from the site and dispose of all rubbish and debris resulting from the work.
- B. Complete installation shall be in accordance with manufacturers' printed instructions and accepted shop drawings.
- C. Obtain all necessary licenses and permits.
- D. Install signs level and plumb.
- E. Protect installed signs from damage until acceptance by the Owner.
- F. After installation, clean soiled sign surfaces and installation area. Remove dirt, dust, fingerprints, shavings, adhesives, packing materials, etc.

3.7 COMPLETION

- A. The work shall be under the charge and care of the Contractor until final acceptance of the work by the Owner, including all Punch List work. The work shall not be considered as completed and accepted until written notice is received from the Owner confirming the completion and acceptance of all work, including Punch List work.
- B. Upon completion and before final acceptance of the work, the Contractor shall provide a complete set of drawings and digital files for all signs and sign locations showing As Built conditions. Drawings and digital files shall be formatted as specified by the Owner. As Built Drawings to include changes between the work as shown in the Contract Documents and Shop Drawings indicating the work as actually installed and any specific information, locations, or dimensions not included in the Contract Documents.
- C. All digital files, silk-screens, patterns, and models are to be preserved and shall become the property of the Owner.

END OF SECTION

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LIST OF ALL PROPOSED SIGNS

(See attached Sign Package)

Location 1

Sign Type: M5.1 Monument Sign
Illumination: Internally illuminated push thru acrylic letters. Brick face surface illuminated with recessed light source in limestone.
Overall Panel Size: 45.66 Square Feet
Overall Sign Size: 8'-6" x 8'-0"
Colors/Materials: Silver, Brick Veneer and Limestone to match campus buildings.
Lot/Street Frontage: Salt Creek Lane and Ogden Ave.

Location 2

Sign Type: W5.1 Wayfinding Sign
Illumination: Reflective vinyl copy. Face surface illuminated with recessed light source in limestone.
Overall Panel Size: 13.33 Square Feet
Overall Sign Size: 3'-10" x 6'-0"
Colors/Materials: Silver, Brick Veneer and Limestone to match campus buildings.
Lot/Street Frontage: Salt Creek Lane

Location 3

Sign Type: W5.1 Wayfinding Sign
Illumination: Reflective vinyl copy. Face surface illuminated with recessed light source in limestone.
Overall Panel Size: 13.33 Square Feet
Overall Sign Size: 3'-10" x 6'-0"
Colors/Materials: Silver, Brick Veneer and Limestone to match campus buildings.
Lot/Street Frontage: N. Elm Street and Tower Lane

Location 5

Sign Type: W5.2 Site Sign
Illumination: Reflective vinyl copy. Face surface illuminated with recessed light source in limestone.
Overall Panel Size: 13.33 Square Feet
Overall Sign Size: 3'-10" x 6'-0"
Colors/Materials: Silver, Brick Veneer and Limestone to match campus buildings.
Lot/Street Frontage: Tower Lane (identify 901 N. Elm Street)

Location 6

Sign Type: W5.2 Site Sign
Illumination: Reflective vinyl copy. Face surface illuminated with recessed light source in limestone.
Overall Panel Size: 13.33 Square Feet
Overall Sign Size: 3'-10" x 6'-0"
Colors/Materials: Silver, Brick Veneer and Limestone to match campus buildings.
Lot/Street Frontage: Tower Lane (identify 907 N. Elm Street)

Location 7

Sign Type: W5.2 Site Sign
Illumination: Reflective vinyl copy. Face surface illuminated with recessed light source in limestone.
Overall Panel Size: 13.33 Square Feet
Overall Sign Size: 3'-10" x 6'-0"
Colors/Materials: Silver, Brick Veneer and Limestone to match campus buildings.
Lot/Street Frontage: Salt Creek Lane (identify 8 Salt Creek Lane and 10 Salt Creek Lane)

Location 8

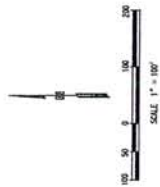
Sign Type: W5.2 Site Sign
Illumination: Reflective vinyl copy. Face surface illuminated with recessed light source in limestone.
Overall Panel Size: 13.33 Square Feet
Overall Sign Size: 3'-10" x 6'-0"
Colors/Materials: Silver, Brick Veneer and Limestone to match campus buildings.
Lot/Street Frontage: Salt Creek Lane (identify 11 Salt Creek Lane)

Location 9

Sign Type:	W5.2 Site Sign
Illumination:	Reflective vinyl copy. Face surface illuminated with recessed light source in limestone.
Overall Panel Size:	13.33 Square Feet
Overall Sign Size:	3'-10" x 6'-0"
Colors/Materials:	Silver, Brick Veneer and Limestone to match campus buildings.
Lot/Street Frontage:	Salt Creek Lane (identify 12 Salt Creek Lane)

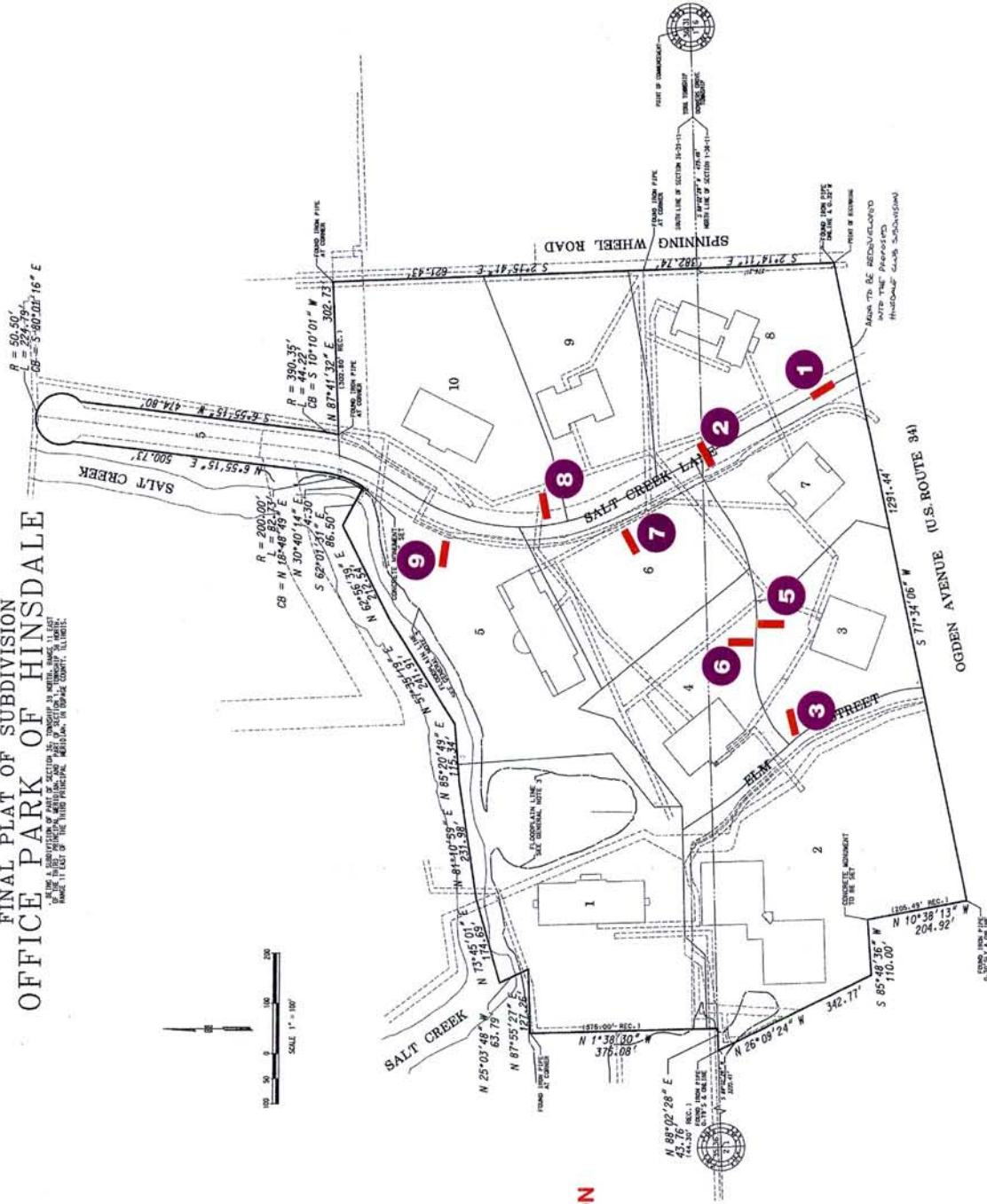
FINAL PLAT OF SUBDIVISION
OFFICE PARK OF HINSDALE

THE HINSDALE OFFICE PARK, A SUBDIVISION OF THE HINSDALE OFFICE PARK, INC., A CORPORATION OF THE STATE OF ILLINOIS, IS HEREBY PLATTED FOR RECORD IN BOOK 11, PAGE 11 OF THE HINSDALE OFFICE PARK, INC. MAP, IN SPARZ COUNTY, ILLINOIS.



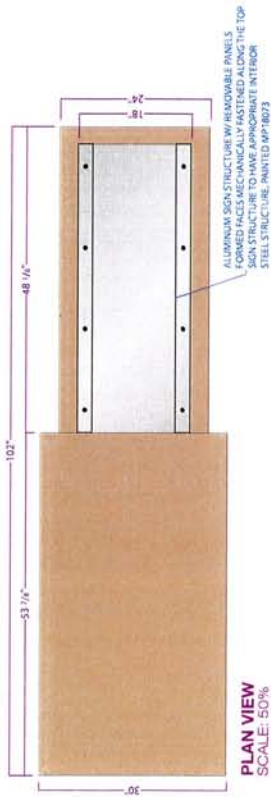
= SIGN LOCATION

— = SIGN ORIENTATION

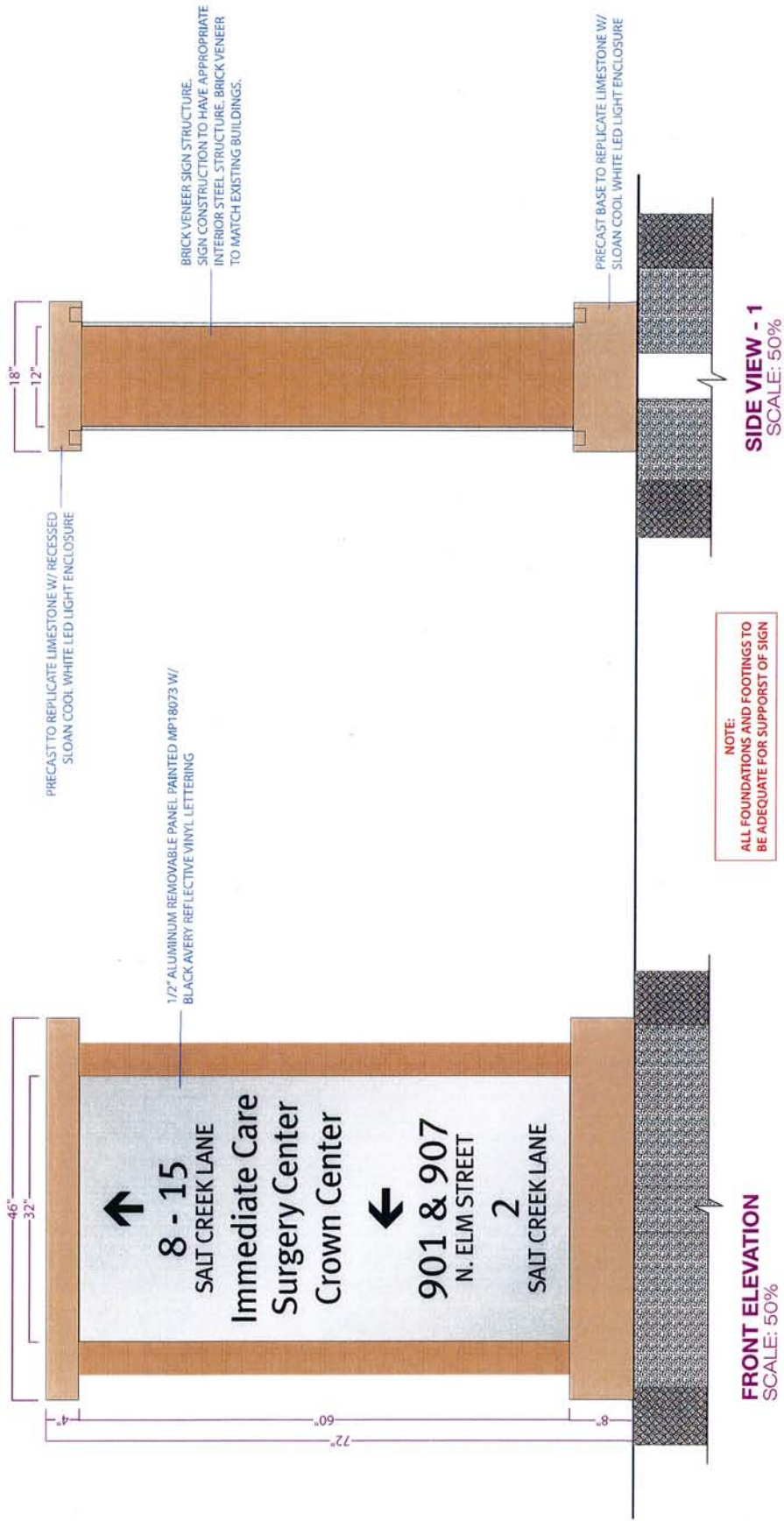


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approved as is _____ approved w/ noted corrections _____ update & resubmit for approval _____				1018
Original drawing date: 05/26/2015		Filename: Salt Creek_Plat of subdivision	Drawn By: bw	API
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Approved as is: _____	Approved w/ noted corrections: _____	Updated & released for approval: _____	API
Original drawing date: 05.20.2025	Revised: Salt Creek, ST-M5.1	Revised: Salt Creek, ST-M5.1	
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NOTE:
TYPICAL - SEE PAGE 2 FOR
LOCATIONS & LAYOUTS



LOCATION 2 - SIDE A
SCALE: 50%



LOCATION 2 - SIDE B
SCALE: 50%

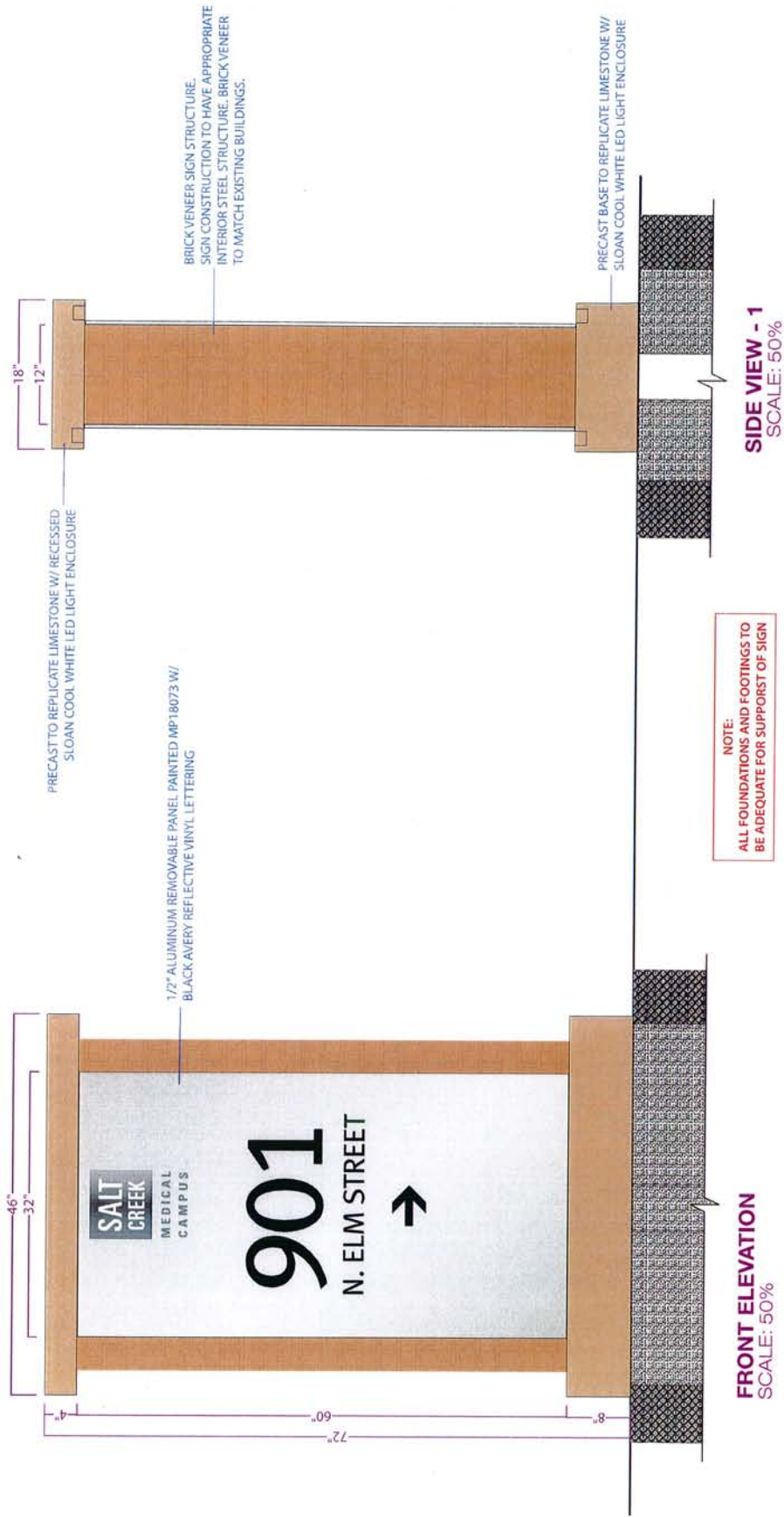


LOCATION **3** - SIDE **A**
SCALE: 50%



LOCATION **3** - SIDE **B**
SCALE: 50%

Client Information: MED PROPERTIES	Notes:	Revision(s):	Sheet #:
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NOTE:
TYPICAL - SEE PAGES 2-4
FOR LOCATIONS & LAYOUTS



LOCATION 5 - SIDE A
SCALE: 50%



LOCATION 5 - SIDE B
SCALE: 50%



LOCATION 6 - SIDE A
SCALE: 50%



LOCATION 6 - SIDE B
SCALE: 50%

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Original drawing date: 05.26.2015 Filename: Salt Creek_ST-W5.2		Drawn By: tw		
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LOCATION 7 - SIDE A
SCALE: 50%



LOCATION 7 - SIDE B
SCALE: 50%



LOCATION 8 - SIDE A
SCALE: 50%



LOCATION 8 - SIDE B
SCALE: 50%

Client Information: MED PROPERTIES		Notes:	Revisionist:	Sheet #:
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Original drawing date: 05.26.2015	Filename: Salt Creek_ST-W5.2	Drawn By: bwr		
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Salt Creek Signage Breakdown

Sign

<i>Number</i>	<i>Sign dimensions</i>	<i>Square footage</i>	<i>Illumination Type</i>	<i>Parcel location</i>	<i>Building Address</i>
1	96"x99.25"	66	LED	Between 7 & 8	
2	72"x46"	23	LED	Between 7 & 8	
3	72"x46"	23	LED	3	901 North Elm
4					
5	72"x46"	23	LED	3	901 North Elm
6	72"x46"	23	LED	4	907 North Elm
7	72"x46"	23	LED	6	10 Salt Creek
8	72"x46"	23	LED	10	11 Salt Creek
9	72"x46"	23	LED	5	12 Salt Creek

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS:

BEFORE THE HINSDALE ZONING BOARD OF APPEALS

IN THE MATTER OF:)
SALT CREEK PROPERTIES, LLC)
CASE NO. V-03-15)

REPORT OF PROCEEDINGS had and testimony taken at the Deliberations of the public hearing of the above-entitled matter before the Hinsdale Zoning Board of Appeals, at 19 East Chicago Avenue, Hinsdale, Illinois, on the 15th day of April, 2015, at the hour of 7:37 p.m.

BOARD MEMBERS PRESENT:

MR. KEITH GILTNER, Vice Chairman;
MR. RODY BIGGERT, Member;
MS. KATHRYN ENGEL, Member;
MR. GARY MOBERLY, Member;
MR. JOHN PODLIKA, Member.

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ALSO PRESENT:

MR. ROBERT MC GINNIS, Director of Community Development/Building Commissioner;
MS. CHRISTINE BRUTON, Deputy Clerk and Board's secretary;
MR. PETER COULES, Attorney for Applicant;
MS. KIM CARDOSI, Cardosi Kiper Design Group, Inc.;
MR. CHRISTOPHER T. MUNDY, Director, Project Management, MedProperties Group;
MR. MATTHEW KLEIN, Attorney for 15 and 21 Spinning Wheel Road;
MS. JANET MOSE.

* * *

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3

1 VICE CHAIRMAN GILTNER: Yes. Anyone
2 want to start?

3 MR. BIGGERT: Why don't we take each
4 variance request separately. Number and
5 location, what they are, too.

6 VICE CHAIRMAN GILTNER: Yes. So there
7 are four. Allow off-premises identification
8 signs, allow low illumination, allow 8 ground
9 signs in lieu of 1 permitted. So quantity. And
10 then the square footage of the signs, square
11 feet.

12 MR. BIGGERT: Okay. Illumination is
13 one of those.

14 MS. ENGEL: Yes.

15 VICE CHAIRMAN GILTNER: Yes.

16 MR. BIGGERT: I think they have said
17 enough for us to agree with the illumination.
18 Sounds like it will improve the ability for
19 people to read the signs and thereby know where
20 they are going. The illumination again doesn't
21 sound excessive, seems like they have thought
22 out what they were doing. So just to take care

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4

1 of one of their requests.

2 VICE CHAIRMAN GILTNER: So does anyone
3 else have any comments about illumination?

4 So, okay, why don't we move to,
5 well, total --

6 MR. MOBERLY: Is the real issue here
7 like the point three? Because I'm just kind of
8 going off of this here. The one to allow
9 off-premises identification signs, I don't think
10 there is a lot of disagreement from anybody
11 about that.

12 VICE CHAIRMAN GILTNER: Yes.

13 MR. MOBERLY: We don't seem to have a
14 lot of disagreement about illumination. The
15 square footage doesn't seem to be a big fuss.

16 So is the real point of contention
17 here like point three, to allow 8 ground signs
18 in lieu of 1 permitted, and should there be
19 different wording on the signage?

20 VICE CHAIRMAN GILTNER: Yes. And I
21 mean just allowing off-premises identification
22 signs does, you know, affect the location of

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1 No. 2.

2 MR. MOBERLY: It affects them all,
3 doesn't it, 1, 2 and --

4 VICE CHAIRMAN GILTNER: Right. So yes,
5 I think it affects the location. So I do think
6 that's something we have to deliberate on.

7 MR. MOBERLY: So we will put those
8 together, okay.

9 MS. ENGEL: And I'm also, I'm
10 wondering, too, if it's premature to discuss
11 option 1 if the Department of Transportation is,
12 IDOT, is going to come in and say you can't go
13 there anyway.

14 VICE CHAIRMAN GILTNER: Oh, the --

15 MS. ENGEL: No. 1.

16 VICE CHAIRMAN GILTNER: The monument
17 sign.

18 MS. ENGEL: Yes. I mean they say that
19 there is potential that --

20 MR. BIGGERT: She is referring to a
21 triangle and further up.

22 MR. MC GINNIS: That's a condition.

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1 MR. MOBERLY: It's all conditional on
2 IDOT approving it. They can overrule us, can't
3 they?

4 VICE CHAIRMAN GILTNER: So my
5 understanding for the monument sign, that the
6 location that is being requested, I mean that's
7 something that is part of this variation?

8 MR. MC GINNIS: That's correct.

9 VICE CHAIRMAN GILTNER: That monument.
10 And then, okay, so --

11 MS. ENGEL: But it's conditioned on --

12 VICE CHAIRMAN GILTNER: On their
13 approval.

14 MS. ENGEL: Yes.

15 MR. BIGGERT: Does it come under
16 number; or does it come under, what, what --

17 MR. MC GINNIS: Well, that monument
18 sign --

19 MR. BIGGERT: What of the four
20 variations requested does the monument sign come
21 under?

22 MR. MC GINNIS: The monument sign is an
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1 off-premise sign.

2 MR. BIGGERT: Off premises, okay.

3 VICE CHAIRMAN GILTNER: I mean I do
4 think I think the content of the sign, even
5 though that's not under our jurisdiction, I do
6 think that that's something that I would like
7 the Planning Commission, if they haven't
8 already, to consider that there are other
9 properties and that it's not considered Salt
10 Creek Medical Campus necessarily for everyone
11 who would be entering that area.

12 So I think that is a Planning
13 Commission issue on the content. But I'm less
14 concerned about the location as long as the
15 content is appropriate and that, right, it --
16 that the IDOT approval is part of it.

17 MR. BIGGERT: Isn't it up to the owners
18 of the Spinning Wheel properties to figure out
19 what they want to do in terms of their signage?

20 And if they need a variance, to come to us. If
21 they don't need a variance, then don't. They
22 have got their little wooden signs up now, but

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1 they may be not -- Are they nonconforming,
2 Robb?

3 MR. MC GINNIS: Oh, yes. The small
4 white signs. Yes. Those are original to the
5 development.

6 MR. BIGGERT: Probably up to them to
7 straighten it out.

8 MR. MC GINNIS: I think the primary
9 concern with sign 1 and 2 is the fact that we
10 have got people other than, you know, the Salt
11 Creek Medical Campus that need access off of
12 Spinning Wheel. They are concerned that any
13 signage south of Tower is going to impede their
14 ability to find and access their buildings off
15 of Spinning Wheel if that's fair.

16 MR. KLEIN: Yes.

17 MR. PODLISKA: So that if we approve
18 the location of signs 1 and 2, the argument is
19 we have then created confusion because of the
20 present content of those signs.

21 MR. KLEIN: Yes.

22 MR. PODLISKA: For the people that are
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1 trying to find some location other than what's
2 described on those two signs.

3 VICE CHAIRMAN GILTNER: Right. And I
4 would say that's where we would probably want,
5 you know, one scenario would be location of
6 sign 1 seems reasonable. But Planning
7 Commission, we sort of have this question or
8 issue with regard to the content.

9 I think the more maybe

07:42:16PM 10 controversial sign is sign No. 2, that is also
11 subject to content. And so I think if we
12 approve it for that location, the sign will end
13 up there. And then it's really up to the
14 Planning Commission to either agree or disagree
15 with -- If that's what this group decides that,
16 you know, the actual information on that sign is
17 important to help these other properties.

18 MR. PODLISKA: So we can approve the
19 location or the recommendation for the Plan
20 Commission, review the content of that, those
21 signs, so that the eventual location and content
22 do not confuse people as to finding the

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1 locations other than the ones that are presently
2 listed.

3 VICE CHAIRMAN GILTNER: Right. And I
4 guess the only possible risk is that the Planing
5 Commission doesn't necessarily agree if we think
6 that it should include or should not include
7 another additional information. They might go
8 ahead and approve the signage that is listed
9 there now with the sign being in the median but
10 that would be part of our recommendation.

07:42:22PM 11 MR. PODLISKA: Because we both can't
12 act together.

13 VICE CHAIRMAN GILTNER: Right.

14 MR. PODLISKA: We can't act, joint
15 bodies, so we can approve the location and just
16 make it clear that that approval is done with
17 the idea that those signs eventually should
18 direct people to all the locations within that
19 property.

20 VICE CHAIRMAN GILTNER: Right.

21 MR. BIGGERT: The other thing is when
22 you look at this there are actually three

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1 separate groups that are using Salt Creek Lane
2 to access the property. You have got the
3 medical campus, and you have got the residences
4 and offices that are not medical over in the
5 Spinning Wheel, and you have got the Robert
6 Crown. Ideally they would use some color coding
7 of some kind, you know, to direct people.

8 But I think you are on the right
9 track in terms of let's have the Planning

07:44:08PM 10 Commission weigh in on ways to provide signage
11 for basically the three separate and --
12 Different people are coming for different
13 things.

14 VICE CHAIRMAN GILTNER: Yes.

15 MR. BIGGERT: People going to Robert
16 Crown are going to Robert Crown. They are not
17 going to the medical buildings. Same way with
18 the Spinning Wheel people. They are generally
19 going either to the offices or the residences.

07:44:39PM 20 They are not going to doctors' offices, nor are
21 they going to the surgery center. So that's
22 where I think color coding would be helpful.

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1 MR. PODLISKA: And all three of those
2 groups would have an opportunity to be heard
3 before the Planning Commission as to what the
4 content of the sign was, which is the issue we
5 are trying to deal with here to avoid people
6 being confused as they come onto this location
7 to be able to find where they need to go. It
8 isn't the location.

9 VICE CHAIRMAN GILTNER: Right.

07:44:50PM 10 MR. PODLISKA: Once we approve the
11 location, the issue can still be addressed. And
12 everybody, all those three groups would have an
13 opportunity to be heard before the Plan
14 Commission to make sure the content of the signs
15 doesn't end up confusing people as to where they
16 need to go.

17 MR. BIGGERT: And I think, a propos to
18 the comments the lady made, you can't go by your
19 decision point and then have a sign. So that
20 the location of sign 1 and 2, at least 1 is
21 probably in the right spot. It's right there at
22 the corner of Salt Creek Lane and Ogden Avenue.

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1 MR. PODLISKA: I think that's right.
2 MR. BIGGERT: And so that's where you
3 make your decision, and now you see, Okay, I'm
4 going to Robert Crown, I see something there
5 that says Robert Crown, fine, go on in.

6 VICE CHAIRMAN GILTNER: I agree, it
7 should be before the intersection assuming that
8 the content is appropriate. I don't know about
9 the median versus the side of the road. I mean
10 typically these would be signs you would see on
11 the side. But so I would personally maybe
12 suggest that the sign get moved to the side, but
13 that's just my personal opinion.

14 But I do think, right, the
15 location, if the eventual signage is what we
16 seem to collectively agree is sort of a
17 considering all possibilities, then I'm okay
18 with the location where it is. I should say,
19 you know, before the Spinning Wheel Road.

20 MR. BIGGERT: I think it's too late
21 when you get over that far, I think. Because
22 you are turning in off of Ogden Avenue, which is
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1 a busy street, and you want to have an idea
2 there that you are going in the right
3 directions; right?

4 VICE CHAIRMAN GILTNER: Well, so --
5 Right, I'm looking at this one.

6 MR. BIGGERT: That one up there?

7 VICE CHAIRMAN GILTNER: The median.
8 And then if the sign was somewhere, almost where
9 the dot is or you know --

10 MR. BIGGERT: Okay. Farther.

11 VICE CHAIRMAN GILTNER: You still have
12 the decision information.

13 MR. BIGGERT: 1 needs to be changed,
14 too, because it doesn't have everything on it.

15 VICE CHAIRMAN GILTNER: So that's again
16 sort of the Planning Commission, I would say it
17 would be a recommendation that, if we agree
18 collectively, then that should address
19 potentially these other entities.

20 MR. MOBERLY: But just like 20 feet
21 east of sign 1, the proposed location for sign 1
22 is that white sign, if I'm not mistaken, that

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1 has the different entities on there including
2 the Spinning Wheel Apartments.

3 VICE CHAIRMAN GILTNER: Where is that?

4 MR. BIGGERT: Oh, that's back farther.

5 MR. MOBERLY: That's see --

6 MR. MC GINNIS: The sign on Ogden, the
7 existing Adventist monument, that's brand-new.

8 MR. MOBERLY: Right there, isn't that
9 where the white sign is?

10 MR. MC GINNIS: Due east of sign 1,
11 that's new.

12 MR. MOBERLY: I'm saying that white
13 sign that we saw, I'm trying to find where that
14 is on the map. I think it's very close just
15 east of proposed sign 1.

16 VICE CHAIRMAN GILTNER: Well, if --
17 No. I believe it's sort on the intersection of
18 Spinning Wheel and Salt Creek.

19 MR. BIGGERT: Right, right.

20 MS. ENGEL: Right, kind of close to
21 sign 2.

22 MR. MOBERLY: It's farther up.

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1 [IEZ SPEAKER 01]: It's the same
2 distance north of sign 2 that's proportioned.

3 MR. MC GINNIS: And that's another new
4 sign.

5 [IEZ SPEAKER 01]: The other signs that
6 Robb is talking about are the two stone signs
7 that are on the corner of Ogden and Salt Creek
8 on the eastern side.

9 MR. BIGGERT: Those are going to come
10 down you said?

11 [IEZ SPEAKER 01]: No, sir.

12 MR. BIGGERT: No, they are not going to
13 come down.

14 MR. KLEIN: They are going to take the
15 one down that says Office Park on the west
16 corner and replace it with the new sign on the
17 west corner.

18 MR. MOBERLY: We should reopen the
19 hearing.

20 VICE CHAIRMAN GILTNER: Yes, I know.
21 We probably continued the deliberation amongst
22 us.

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1 So you asked if the sign that's
2 being proposed would be in the median and that
3 is the case?

4 MS. ENGEL: Is the sign actually in the
5 median?

6 VICE CHAIRMAN GILTNER: Yes. Where
7 there are trees now, I don't know if we would be
8 removing trees. Robb, do you know?

9 MR. MC GINNIS: It doesn't appear so on
10 the plan.

11 VICE CHAIRMAN GILTNER: But that's what
12 is being proposed.

13 MS. ENGEL: I tend to agree it would be
14 better to be on the side of the road as opposed
15 to in the median.

16 MR. PODLISKA: Well, except that the
17 sign in the median is directing people to go
18 straight ahead or to the left?

19 MS. ENGEL: Oh, to Elm?

20 MR. PODLISKA: Right. Yes.

21 MR. BIGGERT: Correct. Yes, that arrow
22 is to the left.

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1 VICE CHAIRMAN GILTNER: But it's right
2 before the street of Spinning Wheel Road.

3 MR. PODLISKA: But if you put it to the
4 right of the drive, now you are going to --

5 MS. ENGEL: Yes, then you would miss
6 Elm.

7 MR. PODLISKA: Now you are going to --
8 And there is already a sign there that's
9 directing people who are going to the right.

10 VICE CHAIRMAN GILTNER: Right.

11 MR. PODLISKA: That might actually make
12 it more confusing.

13 VICE CHAIRMAN GILTNER: I guess, you
14 know, one possible solution is if there is some
15 way for these groups to work together on a -- I
16 know this is a gap in the code, but it does
17 really suggest that there needs to be more
18 consistency in these sort of situations ideally.
19 I mean I think that's what we are trying to get
20 to here.

21 And you know, one, one maybe one
22 outcome of the Planning Commission would be that
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1 the sign, the signage -- I would be even more
2 comfortable if it's in the median if it includes
3 this other property. So I guess that could be a
4 recommendation, but it does seem like we are
5 creating -- While I think all this is a very
6 good attempt to bring consistency and it's an
7 improvement, there is still this inconsistency;
8 and I do think that this question about the
9 content of the signage to me still needs to be
10 reconciled. It doesn't make sense to me.

11 MR. BIGGERT: Are we in agreement that
12 the sign at the entrance off Ogden Avenue, which
13 is 1, all right, ought to include some reference
14 to the other, other 2, maybe other 2 entities
15 that are in this property? That being the
16 Spinning Wheel Properties and the Robert Crown.

17 VICE CHAIRMAN GILTNER: So personally I
18 think it should.

19 MR. BIGGERT: And that's a Plan

20 Commission issue.

21 VICE CHAIRMAN GILTNER: So I think that
22 could be a recommendation that we make if they

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1 haven't already thought of it already. So yes,
2 I would agree since it's not our jurisdiction
3 that we can make that as a recommendation.

4 MR. BIGGERT: Can we put that into a
5 motion?

6 VICE CHAIRMAN GILTNER: We can do that
7 either all at one time or individually I
8 suppose. Chris or Robb, do you know?

9 MR. MC GINNIS: The only thing that I
10 ask is that you incorporate some caveat into
11 your motion that allows us the ability to deny
12 that if, in fact, we end up with an IDOT problem
13 or a visibility problem.

14 MR. PODLISKA: So that would make it a
15 condition of our approval rather than a
16 recommendation along with our approval.

17 VICE CHAIRMAN GILTNER: Well, does the
18 IDOT condition, though, isn't that automatic?

19 MR. BIGGERT: Yes. Right.

20 MR. MC GINNIS: I don't want to have to
21 have that fight later.

22 VICE CHAIRMAN GILTNER: Okay.
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1 MR. MC GINNIS: I mean arguably, yeah,
2 IDOT would have jurisdiction over something so
3 important as a sight line problem at an
4 intersection but certainly would like to avoid
5 it if possible or make it a condition of to
6 John's point.

7 VICE CHAIRMAN GILTNER: Okay. So the
8 illumination seems like everyone has enough
9 information, they can make a decision on that.
10 The location sounds like we could probably put a
11 motion together to get a vote on that with any
12 conditions.

13 So that the number of signs, square
14 footage. Anyone have an issue with the square
15 footage if the number of signs stays the same?

16 MR. PODLISKA: No.

17 VICE CHAIRMAN GILTNER: Is that --
18 Okay.

19 MR. MOBERLY: No. If anything, it
20 would help the cause, which is to make things
21 more visible --

22 VICE CHAIRMAN GILTNER: Well, fit more
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1 room for other entities.

2 Okay. So then I think we probably
3 could create a motion that factors this
4 together. Because I think to do them
5 individually we might not capture everything
6 with each one.

7 MR. MOBERLY: Do you want to reopen the
8 hearing? You have a person, a petitioner --

9 VICE CHAIRMAN GILTNER: Does anyone
10 want to make a motion to reopen the hearing?

11 MS. MOSE: Could I say something?

12 VICE CHAIRMAN GILTNER: Technically --

13 MR. CONNELLY: I make a motion to
14 reopen.

15 VICE CHAIRMAN GILTNER: Okay.

16 MR. MOBERLY: Second.

17 VICE CHAIRMAN GILTNER: Roll call,
18 please.

19 MS. BRUTON: Member Connelly?

20 MR. CONNELLY: Aye.

21 MS. BRUTON: Member Moberly?

22 MR. MOBERLY: Yes.

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1 MS. BRUTON: Member Biggert?

2 MR. BIGGERT: Abstain.

3 MS. BRUTON: Okay.

4 Member Engel?

5 MS. ENGEL: Yes.

6 MS. BRUTON: Member Podliska?

7 MR. PODLISKA: Yes.

8 MS. BRUTON: Vice Chairman Giltner?

9 VICE CHAIRMAN GILTNER: Yes.

10 (Whereupon the public hearing
11 was resumed, which is not
12 made a part of this
13 record.)

14 (Whereupon deliberations
15 resumed as follows:)

16 VICE CHAIRMAN GILTNER: So I think we
17 need to put a motion together, a motion for
18 approval of a variance based on certain
19 conditions. And --

20 MS. ENGEL: I have a question before --

21 VICE CHAIRMAN GILTNER: Yes.

22 MS. ENGEL: Were all the, all the
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1 buildings on Salt Creek and Spinning Wheel
2 invited and had notice of this?

3 MR. COULES: Notification was given to
4 everybody. It's of record. Chris has them.

5 MS. BRUTON: Uh-huh.

6 MS. ENGEL: Okay.

7 VICE CHAIRMAN GILTNER: So does anyone
8 want to take a crack at a motion with approval
9 of the variance based on a specific condition?

10 MR. BIGGERT: Well, we could start
11 by --

12 VICE CHAIRMAN GILTNER: Listing the
13 conditions, right?

14 MR. BIGGERT: Motion to approve the
15 variance as requested for the illumination of
16 the sign, to approve the number of the signs --

17 MS. ENGEL: As 8?

18 MR. BIGGERT: Whatever it is.

19 MR. MOBERLY: 8 ground signs.

20 MR. BIGGERT: 8. Those are two-sided
21 signs we see.

22 VICE CHAIRMAN GILTNER: As proposed in
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1 the application.

2 MR. BIGGERT: As proposed. Motion to
3 approve the off-site location of, what, sign
4 No. 1; is that right? Is that the only one?

5 MR. CONNELLY: 2.

6 MR. BIGGERT: 2 is not offsite, is it?

7 MR. CONNELLY: Okay. 1 and 2 should be
8 the line of sight-contingent location.

9 VICE CHAIRMAN GILTNER: Right.

07:58:09PM 10 MR. BIGGERT: Just the location. The
11 content of these signs, if we want to, the No. 1
12 has been up for a lot discussion. That's the
13 last thing, the location.

14 Well, wait a minute. What did I
15 say?

16 MR. MOBERLY: Square footage also.

17 MR. MC GINNIS: I don't think that it
18 would hurt to have it all contingent upon
19 approval or no objection by IDOT.

07:58:33PM 20 MR. BIGGERT: Okay. We can add that
21 in.

22 VICE CHAIRMAN GILTNER: Yes. I think
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1 that might just be kind of an overlay on
2 everything.

3 MR. BIGGERT: Sure. I do not have a
4 problem with that. But the one argument, the
5 request for variation on the square footage, the
6 variance for additional square footage as
7 requested.

8 VICE CHAIRMAN GILTNER: Right.

07:59:56PM 9 MR. BIGGERT: And then the fourth is
10 the location. Do we have a problem with the
11 location setting aside for the moment the
12 content?

13 MR. MOBERLY: And the IDOT.

14 MR. BIGGERT: That would be an overlay
15 for everything.

16 VICE CHAIRMAN GILTNER: Yes. I mean to
17 me the location of sign 1 subject to approval
18 from IDOT and with the recommendation to the
19 Planning Commission for appropriate signage to
20 reflect the multiple entities that exist in this
21 area.

22 MR. BIGGERT: Okay. That's general
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1 enough.

2 VICE CHAIRMAN GILTNER: Yes. And then,
3 well --

4 MR. BIGGERT: Are we okay with sign
5 No. 2 location, do we leave it where it is?

6 MR. PODLISKA: Yes.

7 MR. BIGGERT: And the other locations
8 we're okay with, all the other ones?

9 VICE CHAIRMAN GILTNER: Right. Yeah.

07:59:51PM 10 I thought so. I guess we can --

11 MR. MOBERLY: Yes.

12 MR. CONNELLY: Yes.

13 VICE CHAIRMAN GILTNER: And the
14 motion --

15 MR. BIGGERT: And the entire motion is
16 subject to -- We've got to get IDOT in here.

17 VICE CHAIRMAN GILTNER: Well, I think
18 we've covered -- We will cover IDOT sort of
19 generally, maybe just as, All variations

08:00:18PM 20 requested are subject -- Or approval is subject
21 to IDOT approval across --

22 MR. PODLISKA: Can we just lead with
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1 that subject, subject to the approval?

2 VICE CHAIRMAN GILTNER: Yes.

3 MR. PODLISKA: Subject to IDOT's
4 approval?

5 VICE CHAIRMAN GILTNER: Sure.

6 MR. BIGGERT: I mean we are granting,
7 We recommend we grant the variances in the
8 following manner: 1, illumination, etcetera.

08:00:38PM 9 VICE CHAIRMAN GILTNER: Right. And I
10 think in addition to commenting specifically on
11 1, I think we should comment specifically on
12 sign No. 2.

13 MR. CONNELLY: I would just ask if it
14 has to be affirmative, if it has to be IDOT
15 approval or the lack of an objection by IDOT?

16 MR. MC GINNIS: Thank you.

17 MR. PODLISKA: Oh, you are right. That
18 would make it that IDOT would actually have to
19 weigh in if we said, Subject to their approval.

08:01:00PM 20 MR. MOBERLY: Good.

21 VICE CHAIRMAN GILTNER: So suggested
22 wording maybe from anyone? Or Robb, do you have
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1 anything just to make it easier, cleaner?

2 MR. MC GINNIS: Yes. It's more
3 concerns of an objection.

4 VICE CHAIRMAN GILTNER: Okay.

5 MR. MC GINNIS: To try and get these
6 signs approved by IDOT would be --

7 VICE CHAIRMAN GILTNER: So
8 notwithstanding --

9 MR. PODLISKA: So subject to objection
10 by IDOT.

11 MR. BIGGERT: Subject to the objection.

12 MR. MC GINNIS: Right. Or sign,
13 location of sign 1 pending any objection.

14 MR. BIGGERT: Affirmatively.

15 MS. BRUTON: So hold on.

16 MR. PODLISKA: Subject to objection by
17 IDOT.

18 MS. BRUTON: I thought you guys said
19 that you wanted to have the IDOT condition on
20 all the signs.

21 VICE CHAIRMAN GILTNER: But that would
22 sort of lead the approval --

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1 MS. BRUTON: Okay.

2 MR. PODLISKA: We will lead off with
3 saying --

4 VICE CHAIRMAN GILTNER: By saying it at
5 the beginning.

6 MR. PODLISKA: -- all of it is subject
7 to objection of by IDOT.

8 MS. BRUTON: Or a lack of same.

9 MR. PODLISKA: Subject to their
10 objection.

11 MS. BRUTON: Subject to --

12 MR. MC GINNIS: Sign 1 would be the
13 only sign in question.

14 VICE CHAIRMAN GILTNER: Well, it
15 sounded like sign 2, something about that
16 intersection. I thought it was closer.

17 MR. MC GINNIS: It's a private road.
18 IDOT is not going to have any input on that.

19 VICE CHAIRMAN GILTNER: Okay. So,
20 Chris, did you get the things that Rody --

21 MS. BRUTON: Well, let me take a stab
22 at something. Okay?

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1 VICE CHAIRMAN GILTNER: Because we
2 also, I think I want to see if everyone would
3 agree that we should put something in for No. 2.

4 MS. BRUTON: Okay. What sounded clear
5 to me was, Move to approve the requested
6 variation requests with respect to illumination,
7 the number of signs, square footage -- are
8 those all the -- and the offsite location.

9 MR. PODLISKA: And to allow --

10 VICE CHAIRMAN GILTNER: With the
11 exception of --

12 MR. PODLISKA: -- off-premises
13 identification signs subject to --

14 VICE CHAIRMAN GILTNER: Yes.

15 MR. MC GINNIS: The following
16 conditions.

17 VICE CHAIRMAN GILTNER: Well, and I
18 think we also -- Chris, I don't think you had
19 that preceded by the, Subject to IDOT?

20 MS. BRUTON: Well, I didn't because
21 according to -- IDOT really only has anything
22 to do with the location of sign No. 1 is what we

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1 are saying so why make it apply to all of it.

2 VICE CHAIRMAN GILTNER: Okay.

3 MR. PODLISKA: That's fine. Then put
4 those three in and then say, Subject to
5 objection by IDOT, approve the off-premises
6 identification signs on the condition that the
7 Plan Commission approve --

8 MR. CONNELLY: The recommendation.

9 VICE CHAIRMAN GILTNER: With the
10 recommendation.

11 MS. BRUTON: With the recommendation.

12 VICE CHAIRMAN GILTNER: For appropriate
13 sign content that takes into account all the
14 properties. Because that's a recommendation.

15 MR. BIGGERT: It recognizes the
16 other --

17 MR. PODLISKA: That's a recommendation
18 that the content of the signs not create
19 confusion.

20 MS. ENGEL: Clearly identified.

21 MR. BIGGERT: How about this, that the
22 content of the sign recognizes the other -- the

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1 word constituency comes to mind, but that's too
2 big a word -- recognizes the other users of the
3 property.

4 MS. BRUTON: Or maybe, All properties
5 located on this campus.

6 MR. BIGGERT: Yes, there you go.

7 MR. PODLISKA: That's it.

8 MR. MC GINNIS: Or within the park,
9 within the office park campus.

08:04:15PM 10 MS. BRUTON: Within the office park
11 campus. Do you guys like that?

12 VICE CHAIRMAN GILTNER: As long as it's
13 sort of defined I mean.

14 MS. ENGEL: I'm thinking in the
15 beginning of the preliminary it should be, that
16 it's accepted --

17 MR. MC GINNIS: What's a better way of
18 putting that?

19 MS. ENGEL: -- pursuant to or as it's
20 proposed or requested in the -- pursuant to the
21 application.

22 MS. BRUTON: Okay. Let me --
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1 can come to the Planning Commission and make the
2 same arguments they made tonight, and then the
3 Planning Commission can decide on the content.
4 So I think we are getting into their bailiwick a
5 little bit.

6 MR. MC GINNIS: And they absolutely
7 will have a copy of the transcript.

8 VICE CHAIRMAN GILTNER: We are just,
9 they will making -- They will understand. They
10 would understand, too, that these are --

08:05:30PM 11 MR. PODLISKA: We are not invading
12 their province. We are just letting them --
13 making sure they understand the circumstances
14 under which we approve the location.

15 MR. MOBERLY: So they understand our
16 reasoning, right.

17 MR. CONNELLY: Reduce confusion.

18 VICE CHAIRMAN GILTNER: So did you get
19 the part about sign No. 1, Chris?

08:05:47PM 20 MS. BRUTON: Let me, I will start over.
21 Okay?

22 VICE CHAIRMAN GILTNER: Okay.
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1 MR. MC GINNIS: Well, I mean, Matt
2 Klein brings up a good point, that the
3 properties on Spinning Wheel technically aren't
4 within the park.

5 VICE CHAIRMAN GILTNER: All right.

6 MS. BRUTON: Okay. So you don't like
7 that.

8 MR. MC GINNIS: So you probably have to
9 specifically mention those properties that need
10 access to Spinning Wheel. Those properties off
11 of Spinning Wheel.

12 MR. CONNELLY: Tenants aside from the
13 applicant?

14 MS. ENGEL: Or the access through --

15 VICE CHAIRMAN GILTNER: Yeah, access.

16 MR. PODLISKA: Through Spinning Wheel
17 Road.

18 MS. ENGEL: Access from Salt Creek
19 Road.

20 MR. BIGGERT: Salt Creek Road, right.

21 MR. MOBERLY: Do we need to tell the
22 Plan Commission what to do? Because everybody

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1 MS. BRUTON: Approval of a -- Move to
2 approve a variance, a variance as requested with
3 respect to illumination, the number of signs, 8
4 as proposed, off-site location and square
5 footage; sign No. 1 subject to IDOT objections
6 with the recommendation to the Plan Commission
7 for appropriate signage to reflect the multiple
8 entities --

9 Clearly I need to work on this.

08:06:24PM 10 MS. ENGEL: Access.

11 MS. BRUTON: -- those properties who
12 require access to Salt Creek Road.

13 MR. BIGGERT: Salt Creek Lane.

14 MS. BRUTON: It's kind of a mess.

15 Salt Creek Lane? Thanks.

16 Access --

17 MR. COULES: Yes.

18 MS. ENGEL: Access from Salt Creek
19 Lane?

08:06:42PM 20 MR. PODLISKA: Yes.

21 MS. BRUTON: Okay. Okay. Approval of
22 a variance as requested with respect to

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1 illumination, the number of signs --

2 VICE CHAIRMAN GILTNER: So we should
3 also decide about the location of sign No. 2.

4 MS. BRUTON: Oh, right. Okay.

5 VICE CHAIRMAN GILTNER: I mean before
6 we make the motion, before we complete the
7 motion. Because I think I mean that would be
8 good if we can to get some consensus on that.
9 So I --

08:07:21PM

10 MR. BIGGERT: I think John summed it up
11 pretty well. You want to stay with the median
12 location because it's confusing to move it over
13 to the right, people that are going to want to
14 turn left.

15 MR. PODLISKA: Yes. Because the arrows
16 on that sign are going straight ahead and to the
17 left.

18 MR. BIGGERT: Yes. I agree.

08:07:33PM

19 VICE CHAIRMAN GILTNER: So would you
20 then, but again sort of conditional or with a
21 recommendation to the Planning Commission that
22 it takes into consideration that --

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1 MS. ENGEL: Access to Spinning Wheel.

2 VICE CHAIRMAN GILTNER: -- access,
3 yeah, access to all properties.

4 MR. PODLISKA: If the issue of
5 modifying the content of sign No. 2 is still
6 there in light of the fact that there is another
7 sign leading over to Spinning Wheel, right?

08:08:05PM

8 VICE CHAIRMAN GILTNER: Yeah. I mean
9 technically it's not, I don't think it's very
10 effective. And this sign in the median will
11 probably be the most conspic -- And this would
12 be the one that's visible. But maybe, maybe we
13 just, in effect, punt a little bit and say,
14 Based on the recommendation that the Planning
15 Commission considers appropriate signage based
16 on that location of a sign.

17 MR. PODLISKA: Appropriate sign content
18 to avoid confusion.

19 VICE CHAIRMAN GILTNER: Yes, something
20 like that, which will at least let them --
21 Which they probably do anyways with signs and
22 content. But just because location and content

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1 are kind of connected, that we just state the
2 concern of having -- making sure that has the
3 appropriate content, the same way we did that
4 for sign No. 1.

5 MR. PODLISKA: We might be able to put
6 both of them together, sign No. 1 and sign
7 No. 2, use the same language for both of them.

8 MS. BRUTON: Right.

9 MR. PODLISKA: With a recommendation
10 and content of the signs --

08:08:07PM

11 VICE CHAIRMAN GILTNER: Yes.

12 MR. BIGGERT: This is really up to the
13 Planning Commission. We put more, you put more
14 on sign No. 2, more content in there, more
15 directions, it would be totally incompre-
16 hensible. It's already hard enough to read now.

17 VICE CHAIRMAN GILTNER: Right. So, no,
18 I think that's a good idea. Combine sign 1 and
19 2 because they are -- We are agreeing to the
20 location for both, but we are concerned about
21 the content. And we would like the planing
22 commission --

08:08:40PM

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1 MR. BIGGERT: Leave it general, yes.

2 VICE CHAIRMAN GILTNER: Yes.

3 MR. BIGGERT: Content with reference to
4 the other --

5 VICE CHAIRMAN GILTNER: It's their
6 jurisdiction.

7 MR. BIGGERT: Chris, you had it there
8 for a minute. The other people that use this,
9 use the property, or that need access to the
10 property, something like that.

08:08:59PM

11 MS. BRUTON: Now, we had sort of left
12 that I thought at recognizing those properties
13 who require access from Salt Creek Lane.

14 So you are saying you want to call
15 out sign 1 and 2 for Plan Commission to consider
16 the content?

17 MR. BIGGERT: 1 and 2. Right.

18 VICE CHAIRMAN GILTNER: Along with
19 the --

08:09:16PM

20 MS. BRUTON: Sign 1 is subject to IDOT
21 objection. But as far as location, we are okay.
22 Am I right?

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1 MR. BIGGERT: I think that works.
2 VICE CHAIRMAN GILTNER: Right.
3 MR. PODLISKA: Yes.
4 MS. BRUTON: Okay. Let me try this one
5 more time, and I apologize. It's getting kind
6 of mushy here.

7 A motion to approve the variance as
8 requested with respect to illumination, the
9 number of signs as proposed, the offsite --

08:10:23PM 10 Do we want to say the offsite
11 location, or do we just want to say the location
12 of the signage? Do we need to specify offsite?

13 MS. ENGEL: Off-premise identification
14 signs.

15 MS. BRUTON: Off premises. Okay. Is
16 that all 8 of them?

17 MR. COULES: There is 9.

18 MS. BRUTON: There is 9.

19 [IEZ SPEAKER 01]: The variance is 8,
08:10:19PM 20 we are allowed 1.

21 MS. BRUTON: Okay. Off premises --
22 Say that again.

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1 MR. BIGGERT: All proposed signs.

2 MS. ENGEL: Identification of signs.

3 MR. BIGGERT: All proposed signs.

4 Don't give a number.

5 MS. BRUTON: Okay. I am removing the
6 number.

7 Okay. Approve variances as
8 requested with respect to illumination, proposed
9 off-premises identification sign location -- is
08:11:07PM 10 that okay -- square footage --

11 And square footage.

12 MS. ENGEL: And number of signs.

13 MS. BRUTON: Okay.

14 [IEZ SPEAKER 01]: It's 8 signs total.

15 Sorry. They took one out originally. In the
16 original submittal, there is 8 --

17 VICE CHAIRMAN GILTNER: 8 ground signs.

18 MS. BRUTON: Square footage --

19 MS. ENGEL: Take it right off of --

PM 20 MS. BRUTON: I will pull it directly
21 off that. And number of signs. Okay. The
22 zoning --

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1 I start a new sentence, The Zoning
2 Board of Appeals recommends that the Plan
3 Commission review appropriate sign content to
4 recognize those properties who require access
5 from Salt Creek Lane; with respect to sign 1, it
6 would be subject to IDOT objection.

7 VICE CHAIRMAN GILTNER: Yes. And
8 could, well, could we say like a for example for
9 sign 1, Robert Crown Center; or do you think
08:12:20PM 10 that's too specific?

11 MR. BIGGERT: Let them, let them.

12 VICE CHAIRMAN GILTNER: Or there is
13 enough that they have heard enough of that in
14 the transcript. Okay.

15 MS. BRUTON: And Rody made that motion
16 technically I guess.

17 VICE CHAIRMAN GILTNER: Yes, okay.

18 MR. BIGGERT: Does that mean I'm
19 responsible for it?

08:12:31PM 20 MS. BRUTON: Yes, sir.

21 VICE CHAIRMAN GILTNER: Okay. I think
22 we need a motion.

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1 Motion to approve?

2 MR. BIGGERT: Motion as stated by --
3 What is your official title?

4 MS. BRUTON: On this board, I'm
5 secretary to the board.

6 MR. BIGGERT: The motion as
7 stated by the secretary to the board be
8 approved.

9 MR. PODLISKA: Second.

08:12:56PM 10 VICE CHAIRMAN GILTNER: Roll call.

11 MS. BRUTON: Member Connelly?

12 MR. CONNELLY: Aye.

13 MS. BRUTON: Member Moberly?

14 MR. MOBERLY: Yes.

15 MS. BRUTON: Member Biggert?

16 MR. BIGGERT: Yes.

17 MS. BRUTON: Member Engel?

18 MS. ENGEL: Yes.

19 MS. BRUTON: Member Podliska?

08:13:50PM 20 MR. PODLISKA: Yes.

21 MS. BRUTON: Vice Chair Giltner?

22 VICE CHAIRMAN GILTNER: Yes.

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1 MS. BRUTON: So moved.
 2 * * *
 3 (Which were all the
 4 proceedings had in the
 5 above-entitled cause.)
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1 STATE OF ILLINOIS)
) SS:
 2 COUNTY OF DU PAGE)
 3
 4
 5

6 I, JANICE H. HEINEMANN, CSR, RDR, CRR, do
 7 hereby certify that I am a court reporter doing
 8 business in the State of Illinois, that I
 9 reported in shorthand the testimony given at the
 10 hearing of said cause, and that the foregoing is
 11 a true and correct transcript of my shorthand
 12 notes so taken as aforesaid.
 13
 14
 15

16 Janice H. Heinemann CSR, RDR, CRR
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<p>T</p> <p>technically [3] - 34:3, 38:9, 43:16</p> <p>Technically [1] - 22:12</p> <p>tenants [1] - 34:12</p> <p>tend [1] - 17:13</p> <p>terms [2] - 7:19, 11:9</p> <p>thinking [1] - 33:14</p> <p>three [7] - 4:7, 4:17, 10:22, 11:11, 12:1, 12:12, 32:4</p> <p>title [1] - 44:3</p> <p>together [7] - 5:8, 10:12, 18:15, 21:11, 22:4, 23:17, 39:6</p> <p>tonight [1] - 35:2</p> <p>took [1] - 42:15</p> <p>total [2] - 4:5, 42:14</p> <p>totally [1] - 39:15</p> <p>Tower [1] - 8:13</p> <p>track [1] - 11:9</p> <p>transcript [2] - 35:7, 43:14</p> <p>Transportation [1] - 5:11</p> <p>trees [2] - 17:7, 17:8</p> <p>triangle [1] - 5:21</p> <p>try [2] - 29:5, 41:4</p> <p>trying [4] - 9:1, 12:5, 15:13, 18:19</p> <p>turn [1] - 37:14</p> <p>turning [1] - 13:22</p> <p>two [3] - 9:2, 16:6, 24:20</p> <p>two-sided [1] - 24:20</p> <p>typically [1] - 13:10</p>	<p>versus [1] - 13:9</p> <p>Vice [1] - 44:21</p> <p>VICE [97] - 4:2, 4:12, 4:20, 5:4, 5:14, 5:16, 6:4, 6:9, 6:12, 7:3, 9:3, 10:3, 10:13, 10:20, 11:14, 12:9, 13:6, 14:4, 14:7, 14:11, 14:15, 15:3, 15:16, 16:20, 17:6, 17:11, 18:1, 18:10, 18:13, 19:17, 19:21, 20:6, 20:17, 20:22, 21:7, 21:17, 21:22, 22:9, 22:12, 22:15, 22:17, 23:9, 23:16, 23:21, 24:7, 24:12, 24:22, 25:9, 25:22, 26:8, 26:16, 27:2, 27:9, 27:13, 27:17, 28:2, 28:5, 28:9, 28:21, 29:4, 29:7, 29:21, 30:4, 30:14, 30:19, 31:1, 31:10, 31:14, 31:17, 32:2, 32:9, 32:12, 33:12, 34:5, 34:15, 35:8, 35:18, 35:22, 37:2, 37:5, 37:19, 38:2, 38:8, 38:19, 39:11, 39:17, 40:2, 40:5, 40:18, 41:2, 42:17, 43:7, 43:12, 43:17, 43:21, 44:10, 44:22</p> <p>vice [1] - 23:8</p> <p>visibility [1] - 20:13</p> <p>visible [2] - 21:21, 38:12</p> <p>vote [1] - 21:11</p>	<p>works [1] - 41:1</p>
<p>U</p> <p>under [5] - 6:15, 6:16, 6:21, 7:5, 35:14</p> <p>up [14] - 5:21, 7:17, 7:22, 8:6, 9:13, 12:15, 14:6, 15:22, 20:12, 25:12, 34:2, 37:10, 39:12</p> <p>users [1] - 33:2</p>	<p>W</p> <p>wait [1] - 25:14</p> <p>ways [1] - 11:10</p> <p>weigh [2] - 11:10, 28:19</p> <p>west [2] - 16:15, 16:17</p> <p>Wheel [17] - 7:18, 8:12, 8:15, 11:5, 11:18, 13:19, 15:2, 15:18, 18:2, 19:16, 24:1, 34:3, 34:10, 34:11, 34:16, 38:1, 38:7</p> <p>white [4] - 8:4, 14:22, 15:9, 15:12</p> <p>wondering [1] - 5:10</p> <p>wooden [1] - 7:22</p> <p>word [2] - 33:1, 33:2</p> <p>wording [2] - 4:19, 28:22</p>	<p>Z</p> <p>zoning [1] - 42:22</p> <p>Zoning [1] - 43:1</p>
<p>V</p> <p>variance [11] - 7:20, 7:21, 23:18, 24:9, 24:15, 26:6, 36:2, 36:22, 41:7, 41:19</p> <p>variances [2] - 28:7, 42:7</p> <p>variation [3] - 6:7, 26:5, 31:6</p> <p>variations [2] - 6:20, 27:19</p>		

KATHLEEN W. BONO, CSR, LIMITED

630-834-7779

**VILLAGE OF HINSDALE
ZONING BOARD OF APPEALS
MINUTES OF THE MEETING
April 15, 2015**

1. CALL TO ORDER

Vice-Chairman Keith Giltner called the regularly scheduled meeting of the Zoning Board of Appeals to order on Wednesday, April 15, 2015 at 6:30 p.m. in Memorial Hall of the Memorial Building, 19 E. Chicago Avenue, Hinsdale, Illinois.

2. ROLL CALL

Present: Vice-Chairman Keith Giltner, Members Marc Connelly, Gary Moberly, Rody Biggert, Kathryn Engel and John Podliska

Absent: Chairman Bob Neiman

Also Present: Director of Community Development/Building Commissioner Robb McGinnis and Village Clerk Christine Bruton

3. APPROVAL OF MINUTES

a) March 18, 2015

Member Moberly moved **to approve the minutes of the meeting of March 18, 2015, as presented.** Member Biggert seconded the motion.

AYES: Members Moberly, Biggert, Engel, Podliska and Vice-Chairman Giltner

NAYS: None

ABSTAIN: Member Connelly

ABSENT: Chairman Neiman

Motion carried.

4. APPROVAL OF FINAL DECISION

a) V-01-15, 321 East Ninth Street

b) Corrections were made to the draft Final Decision. Member Moberly moved **to approve the Final Decision for V-01-15, 321 East Ninth Street, as amended.** Member Engel seconded the motion.

AYES: Members Moberly, Biggert, Engel, Podliska and Vice-Chairman Giltner

NAYS: None

ABSTAIN: Member Connelly

ABSENT: Chairman Neiman

Motion carried.

1 **5. RECEIPT OF APPEARANCES** – The court reporter administered the oath to
2 all those intending to speak at the public hearing.

3
4 **6. RECEIPT OF REQUESTS, MOTIONS, PLEADINGS, OR REQUESTS TO**
5 **MAKE PUBLIC COMMENT OF A GENERAL NATURE** – None

6
7 **7. PRE-HEARING AND AGENDA SETTING** – None

8
9 **8. PUBLIC HEARINGS**

10 a) **V-02-15, 36 - 42 South Washington Street**

11 No public hearing was held on this matter as the application was withdrawn
12 by the applicant.

13
14 b) **V-03-15, Salt Creek Properties, LLC**

15 Mr. Peter Coules, attorney for the applicant and Ms. Kim Cardosi, the sign
16 designer for the project, addressed the Board. Mr. Coules stated that what
17 is being proposed are eight way finding signs which include the names of
18 all the properties in the area, not just those properties owned by Salt Creek
19 Properties, LLC. He made specific note of the Robert Crown Center. This
20 is a campus setting and the proposed signage has been designed as such.
21 They are not requesting a variance for the monument sign, because the
22 existing sign is being taken down and moved to make it a true way finding
23 sign. The sign is more than an address; it lists the other businesses on the
24 campus. Mr. Coules explained they need relief for the size of the sign as
25 only 100' square feet of signage is allowed, but the proposed sign is 110'
26 square feet. They want to put lights inside the sign that project down; they
27 will not be backlit. The lighting is important for the immediate care center
28 so that people can locate their destination quickly. It was noted that
29 nowhere in the code does it state off-premises signs are allowed.

30 He personally can attest to how many people get lost in this area and
31 believes there is a real need for the proposed signage. The number of
32 signs, the size of the signs and the lighting is before the ZBA for approval,
33 the content will go back to the Plan Commission for approval.

34 Ms. Cardosi said the base of the signs will match the limestone of the
35 buildings and will have the same aesthetic as the architecture on the
36 campus. The illumination will surface light the sign providing enhanced
37 legibility and improved visibility at night. Way finding is a critical key of the
38 environment in situations where people are in distress. Some people will
39 be looking for the hospital and it is even more important to provide stress
40 free direction on a medical campus such as this. These signs will provide
41 departure directions, too, as there will be information on both sides of the
42 signs.

43 Mr. Coules said all 16 faces of the signs will be illuminated and the signs
44 are approximately six feet in height. Member Podliska asked whether this
45 will create a driving obstruction. Ms. Cardosi explained that when they do
46 the actual physical siting of the sign, a full-sized mock up is made to ensure

1 there is no obstruction to site lines. This will be done again with the sign
2 fabricator at installation. Part of the site plan approval from the Plan
3 Commission includes the removal of existing signs; all the white wood
4 panel signs will be removed. The Cancer Center signs recently erected will
5 remain, and they match the Cancer Center architecture.

6 Mr. Matt Kline, attorney for the owners of 15 and 21 Spinning Wheel Road,
7 addressed the Board. He commented that his clients are in favor of
8 appropriate signage, but object to what is indicated for signs #1 and #2
9 because they believe these signs would have a negative safety impact and
10 be more confusing. He noted that these signs are off premises to the
11 applicant present tonight. The applicant may not have a right to provide a
12 sign at that location. He recommends taking the sign off the median and
13 noted there are a host of businesses that are not listed on the proposed
14 monument sign. He believes more consideration is needed. Vice-Chair
15 Giltner agrees it is a valid point that other businesses are not listed, but this
16 proceeding can only approve the location of the sign. He believes the
17 association has jurisdiction over the location of public way signs, not the
18 individual owners. Discussion followed.

19 Mr. Coules noted that the applicant for signs #1 and #2 is the association.
20 However, this is a private road plowed by the association and he is not
21 worried about the legal authority. Discussion followed regarding moving
22 sign #2 further north; Mr. Coules believes that would make no sense. Ms.
23 Cardosi added that her firm studied every location of every sign; the signs
24 should be in advance of the decision point and located very forward of the
25 turn. The same is true for sign #1; for the majority of the traffic the
26 information on that sign needs to be forward of the intersection. Mr. Kline
27 reiterated his position.

28 Discussion followed regarding who is making the application for variation
29 before the Board.

30
31 *Vice-Chairman Giltner called a five minute recess at the request of Mr.*
32 *Kline to allow Mr. Coules and Mr. Kline to converse.*

33
34 Vice-Chairman Giltner reconvened the meeting. Mr. Coules stated he
35 would get written permission from the association to erect signs #1 and #2
36 before final approval for the permits. He stated that the attorney for the
37 association knows that he is before the ZBA tonight.

38 Discussion followed regarding the impact of the Cancer Treatment Center
39 on the need and type of signage, the recommendations of the Plan
40 Commission and possible input from IDOT regarding the location of sign
41 #1. The Board discussed an approval with conditions, or a modified
42 approval.

43 Member Biggert moved **to close the Public Hearing on V-03-15, Salt**
44 **Creek Properties, LLC.** Member Moberly seconded the motion.

AYES: Members Connolly, Moberly, Biggert, Engel Podliska and Vice-Chairman Giltner

NAYS: None

ABSTAIN: None

ABSENT: Chairman Neiman

Motion carried.

DELIBERATION

Vice-Chair Giltner recapped those aspects before the Board for consideration which are; off-premises identification signs, illumination, 8 ground signs in lieu of one permitted, and the total square footage of the signs.

The Board agreed the illumination of the signs as proposed sounds like an improvement, it is not excessive. The Board had no problem with the square footage requested or the number of signs proposed.

With respect to sign #1, the Board concluded that the location was satisfactory unless IDOT over-ruled this decision. However, they acknowledged that if the content of this monument sign only referenced the Salt Creek Medical Campus, to Mr. Kline's point, it could be confusing to those persons looking for the other entities on Spinning Wheel Road. The Board agreed to make a recommendation to the Plan Commission to review the content of the signs. All of the groups impacted can address the Plan Commission at their meeting on this matter.

PUBLIC HEARING

Member Connolly moved to reopen the public hearing on **V-03-15, Salt Creek Properties, LLC**. Member Moberly seconded the motion.

AYES: Members Connelly, Moberly, Engel Podliska and Vice-Chairman Giltner

NAYS: None

ABSTAIN: Member Biggert

ABSENT: Chairman Neiman

Motion carried.

The public hearing was reopened to allow the comments of Ms. Janet Mose, Hinsdale resident, who wanted clarification as to how many and which entities were involved in this proposal. It was confirmed that there are four properties included; these are the MedProperties buildings, an office building, the Spinning Wheel apartments and the Robert Crown Center. Member Engel **moved to re-close the Public Hearing on V-03-15, Salt Creek Properties, LLC.** Member Connelly seconded the motion.

AYES: Members Connelly, Moberly, Biggert, Engel Podliska and Vice-Chairman Giltner

1 **NAYS:** None
2 **ABSTAIN:** None
3 **ABSENT:** Chairman Neiman
4

5 Motion carried.
6

7 **DELIBERATIONS - RESUMED**

8 Member Biggert moved **approval of the variance known as V-03-15, Salt Creek**
9 **Properties, LLC. as requested with respect to proposed illumination,**
10 **location of off premises signs, on condition of IDOT location and site line**
11 **approval for sign #1, square footage and number of signs on the**
12 **recommendation that the Plan Commission review appropriate sign content**
13 **and recognize those properties who require access from Salt Creek Lane.**
14 Member Podliska seconded the motion.
15

16 **AYES:** Members Connelly, Moberly, Biggert, Engel Podliska and Vice-Chairman
17 Giltner

18 **NAYS:** None

19 **ABSTAIN:** None

20 **ABSENT:** Chairman Neiman
21

22 Motion carried.
23

24 **9. NEW BUSINESS – None**
25

26 **10. OTHER BUSINESS – None**
27

28 **11. ADJOURNMENT**

29 With no further business before the Zoning Board of Appeals, Member Engel
30 made a motion to **adjourn the meeting of the Zoning Board of Appeals of**
31 **April 15, 2014.** Member Moberly seconded the motion.
32

33 **AYES:** Members Connelly, Moberly, Biggert, Engel Podliska and Vice-
34 Chairman Giltner

35 **NAYS:** None

36 **ABSTAIN:** None

37 **ABSENT:** Chairman Neiman
38

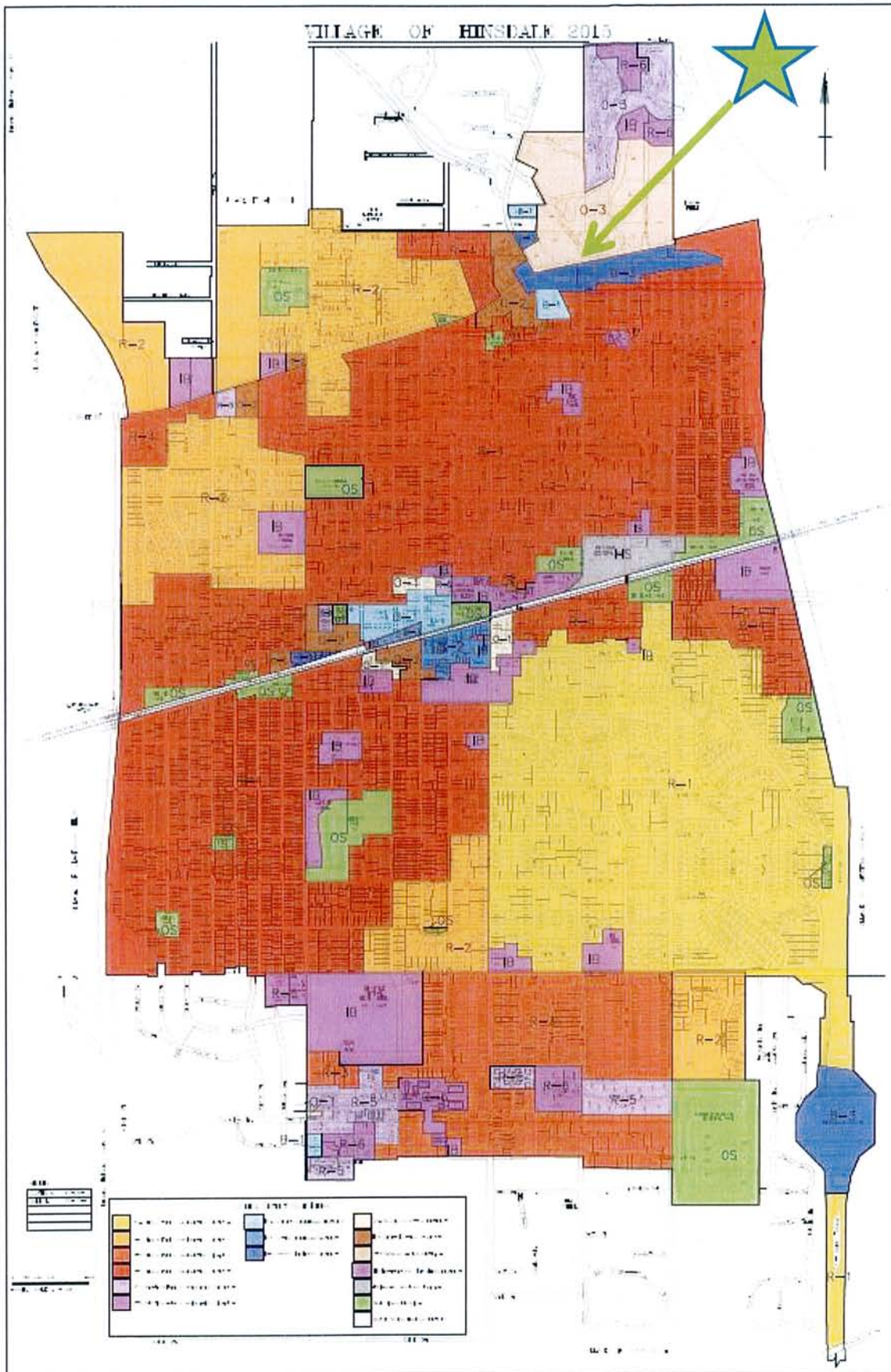
39 Motion carried.
40

41 Vice-Chairman Giltner declared the meeting adjourned at 8:13 p.m.
42
43

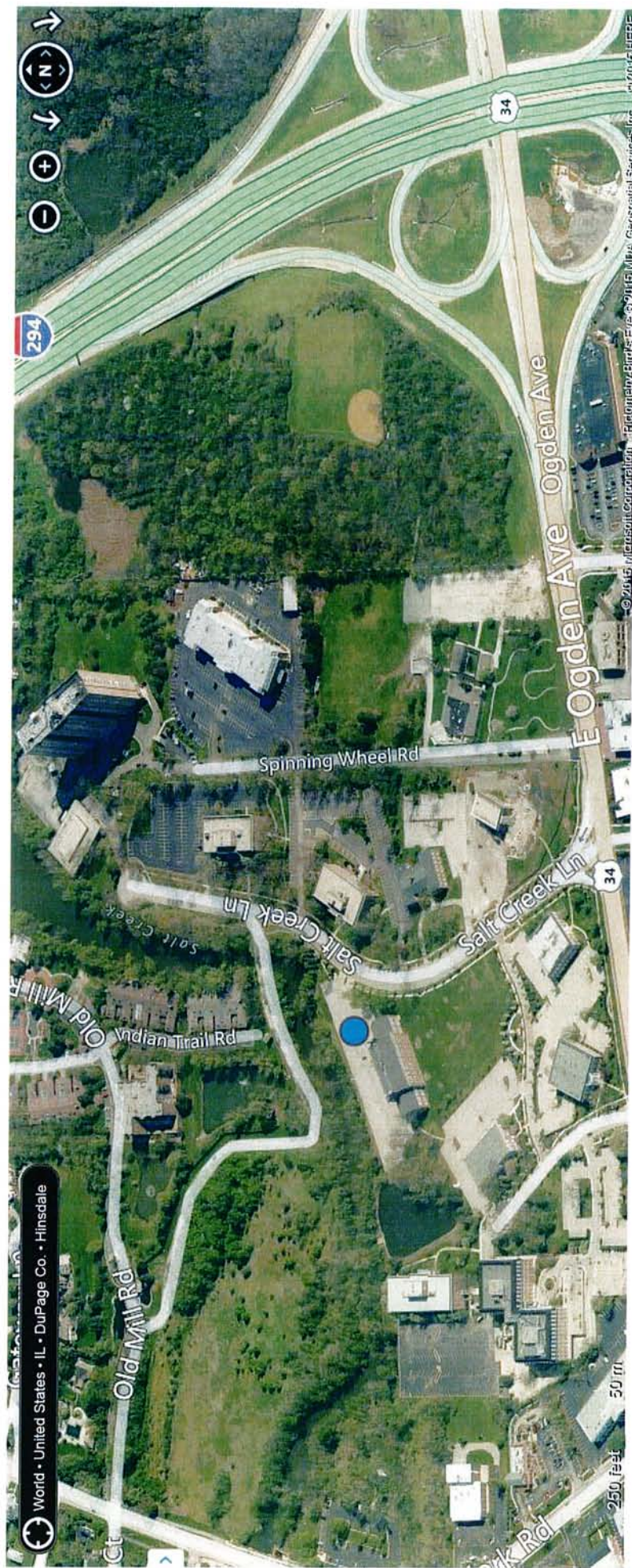
44 _____
45 Christine M. Bruton
46 Village Clerk

Approved: _____

Attachment 5: Village of Hinsdale Zoning Map and Project Location



Attachment 6: Birds Eye View 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 & Sept. 9, 2015

DATE OF BOARD OF TRUSTEES – 1ST READING: October 7, 2015

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 15th 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 seven (7) “Ayes,” zero (0) “Nays,” and two (2) “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.

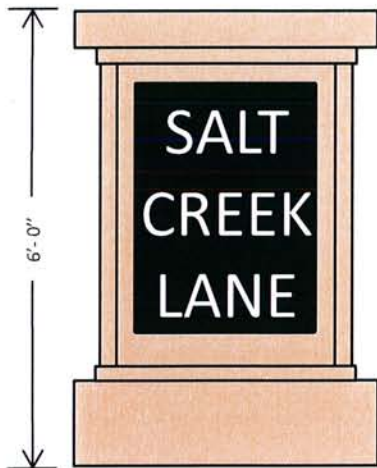
3. All white wooden signs in area are to be removed.
4. Hinsdale Office Park monument sign is to be removed.
5. Two yard signs in front of 11 Salt Creek are to be removed.
6. Sign 1, 2 and 3 content adjusted per attached. (Note: MedProperties formally removed "Sign 1" from the application on September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

THE HINSDALE PLAN COMMISSION

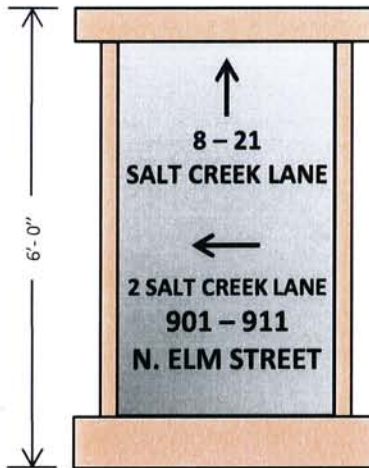
By: _____ Chairman

Dated this _____ day of _____, 2015.

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



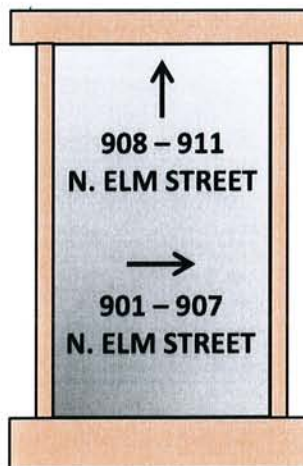
Sign 1, Sides A & B



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

7h

Memorandum

To: President Cauley and Village Trustees
From: Chan Yu, Village Planner 
Cc: Kathleen A. Gargano, Village Manager
Robb McGinnis, Director of Community Development/Building Commissioner
Date: September 25, 2015
Re: 10 Salt Creek Lane – MedProperties / Salt Creek Campus LLC
Request for Major Adjustment to Exterior Appearance and Site Plan Review Approval

BACKGROUND

Application

The Village of Hinsdale has received a major adjustment 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 enclosures not included in its previously approved (February 17, 2015 per Ordinance O2015-04) plans for construction of a new three-story professional office building at 10 Salt Creek Lane in the O-3 General Office District (Attachment 2).

Context and Analysis

After hearing the concerns by the Board of Trustees at the July 30, 2015, meeting in regards to the applicant's 12 Salt Creek Lane "Trex screening" major adjustment application, MedProperties chose to submit its 10 Salt Creek Lane major adjustment application directly to the Plan Commission (PC).

At the September 9, 2015 PC meeting, the Commission reviewed the applicant's new proposal to use Trex fencing material for the two trash enclosures and a new loading area. Following a motion to approve both the exterior appearance and site plans, the Plan Commission, on a 5-2 vote (and two commissioners absent), recommended approval of the request for major adjustments to the exterior appearance and site plans (Attachment 3).

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 enclosure will use Trex fencing material, the same as the applicant's proposal at 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.

10 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 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.

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 11-604(F) of the Zoning Code details the standards for site plan approval.

Plan Commission Action

At the September 9, 2015, PC meeting, the Commission reviewed the applicant's new proposal to use Trex fencing material for the two trash enclosures and a new loading area. Following a motion to approve both the exterior appearance and site plans, the Plan Commission, on a 5-2 vote (and two commissioners were absent), recommended approval of the request for major adjustments to the exterior appearance and site plans.

Motion

Should the Board feel the request is appropriate, the following motion would be recommended;
"Move that the Board of Trustees approve an Ordinance Approving a Major Adjustment to a Site Plan/Exterior Appearance Plan at 10 Salt Creek Lane."

Attachments:

Draft Ordinance

Attachment 1 – Major Adjustment Application Request and Exhibits

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

Attachment 3 - Draft Findings and Recommendations

VILLAGE OF HINSDALE

ORDINANCE NO. _____

**AN ORDINANCE APPROVING A MAJOR ADJUSTMENT
TO A SITE PLAN/ EXTERIOR APPEARANCE PLAN AT 10 SALT CREEK LANE –
SALT CREEK CAMPUS LLC**

WHEREAS, the Village has previously, through adoption of an ordinance on February 16, 2015 (the "Original Ordinance"), approved a Site Plan/Exterior Appearance Plan for construction of a new three (3) story medical office building with a new surface parking lot on property at 10 Salt Creek Lane, Hinsdale, Illinois (the "Subject Property"); and

WHEREAS, Med Properties, on behalf of property owner Salt Creek Campus LLC (the "Applicant"), has submitted an application (the "Application") seeking a major adjustment to the final approved Site Plan/Exterior Appearance Plan for development on the Subject Property; and

WHEREAS, the changes at issue are the addition of a loading zone and trash enclosures not included in the previously approved plans, and also include the addition of new trees, shrubs and other plantings to help screen the appearance of the trash enclosures in areas previously designed for sod, and the use of Trex fencing material for trash enclosure screening. The specific changes are identified in more detail in the revised plans from the Applicant attached hereto as **Group Exhibit A** and made a part hereof; and

WHEREAS, following notice, the Plan Commission, on September 9, 2015, held a meeting at which the Application was discussed. Following presentations and discussion, the Plan Commission recommended approval of the Application subject to certain conditions on a vote of five (5) ayes, two (2) nays, and two (2) absent. The Findings and Recommendation of the Plan Commission are attached hereto as **Exhibit B** and made a part hereof; and

WHEREAS, the Board of Trustees of the Village have duly considered the Application, the Findings and Recommendation of the Plan Commission, and all of the materials, facts and circumstances affecting the Application, and find that the Application satisfies the standards set forth in Section 11-604 and 11-606 of the Zoning Code relating to exterior appearance and major adjustments to previously approved site plans.

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 and Adoption of Findings of Fact. The President and Board of Trustees hereby approve and adopt the Findings and Recommendation of the Plan Commission, a copy of which is attached hereto as **Exhibit B**, and incorporate such Findings and Recommendation herein by reference as if fully set forth herein.

SECTION 3: Approval of a Major Adjustment to the Site Plan/Exterior Appearance Plan. The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and the Hinsdale Zoning Code, hereby approves the major adjustment to the previously approved Site Plan/Exterior Appearance Plan for the Subject Property at 10 Salt Creek Lane, including the addition of a loading zone and new trash enclosures, the addition of new landscaping and the use of Trex fencing material to screen the trash enclosures, all as depicted in the revised plans attached hereto as **Group Exhibit A** and made a part hereof.

Said major adjustment is approved subject to the conditions set forth in Section 4 of this Ordinance. The Original Ordinance is hereby amended to the extent provided, but only to the extent provided, by the approvals granted herein.

SECTION 4: Conditions on Approval. The approval granted in Section 3 of this Ordinance is subject to the following conditions:

- A. **No Authorization of Work.** This Ordinance does not authorize the commencement of any work on the Subject Property. Except as otherwise specifically provided in writing in advance by the Village, no work of any kind shall be commenced on the Subject Property until all conditions of this Ordinance, or the Original Ordinance, precedent to such work have been fulfilled and after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law.
- B. **Compliance with Plans.** All development work on the Subject Property shall be undertaken only in strict compliance with the approval granted herein, and the approved plans and specifications, including the revised plans attached hereto as **Group Exhibit A** and made a part hereof.
- C. **Compliance with Codes, Ordinances, and Regulations.** Except as specifically set forth in this Ordinance and the Original Ordinance, the provisions of the Hinsdale Municipal Code and the Hinsdale Zoning Code shall apply and govern the development of the Subject Property. All such development shall comply with all Village codes, ordinances, and regulations at all times.
- D. **Building Permits.** The Applicant shall submit all required building permit applications and other materials in a timely manner to the appropriate

parties, which materials shall be prepared in compliance with all applicable Village codes and ordinances.

SECTION 5: Violation of Condition or Code. Any violation of any term or condition stated in this Ordinance, the Original 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 6: 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 7: 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.

GROUP EXHIBIT A

SITE PLAN/EXTERIOR APPEARANCE PLAN REVISIONS

(ATTACHED)

PASSED this ____ day of _____ 2015.

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 B

FINDINGS AND RECOMMENDATION OF THE PLAN COMMISSION

(ATTACHED)

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS
COUNTY OF COOK)

CLERK'S CERTIFICATE

I, Christine M. Bruton, Clerk of the Village of Hinsdale, in the Counties of DuPage and Cook, State of Illinois, do hereby certify that the attached and foregoing is a true and correct copy of that certain Ordinance now on file in my Office, entitled:

ORDINANCE NO. _____

**AN ORDINANCE APPROVING A MAJOR ADJUSTMENT
TO A SITE PLAN/ EXTERIOR APPEARANCE PLAN AT 10 SALT CREEK LANE –
SALT CREEK CAMPUS LLC**

which Ordinance was passed by the Board of Trustees of the Village of Hinsdale at a Regular Village Board Meeting on the ____ day of _____, 2015, at which meeting a quorum was present, and approved by the President of the Village of Hinsdale on the ____ day of _____, 2015.

I further certify that the vote on the question of the passage of said Ordinance by the Board of Trustees of the Village of Hinsdale was taken by Ayes and Nays and recorded in the minutes of the Board of Trustees of the Village of Hinsdale, and that the result of said vote was as follows, to-wit:

AYES: _____

NAYS: _____

ABSENT: _____

I do further certify that the Original Ordinance, of which the foregoing is a true copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Hinsdale, this ____ day of _____, 2015.

Village Clerk

[SEAL]

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: 8 Salt Creek, Hinsdale, Illinois

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
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

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 28th day of July, 2015, I/We have read the above certification, understand it, and agree to abide by its conditions.

Signature of applicant or authorized agent

William D. Brown
Name of applicant or authorized agent

Signature of applicant or authorized agent

Name of applicant or authorized agent

SUBSCRIBED AND SWORN
to before me this 28th day of

July, 2015.

Jennifer Egenlauf
Notary Public
4

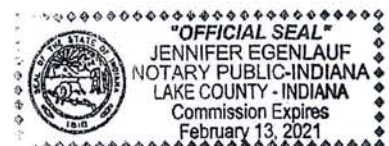


TABLE OF COMPLIANCE

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



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

Address of proposed request: 8 Salt Creek, Hinsdale, Illinois

REVIEW CRITERIA

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

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

FEES for Exterior Appearance/Site Plan Review:

Standard Application: \$600.00

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

See above comments.

REVIEW CRITERIA – Site Plan Review

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

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

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

We are seeking a variance for relief from the lot coverage requirements. The hearing is scheduled for December 17th.

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

There are no infringements upon the building or parking setbacks.

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

Existing site amenities are being kept and improved. Improvements follow much of the existing topography.

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

The design of the site does not interfere with the use or enjoyment of surrounding properties.

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

No traffic congestion due to this site is expected.

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

Nearby uses are similar to this site and do not require screening. screening has been placed around trash enclosures and transformer.

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

Structures and landscaping are designed to provide comprehensive appearance throughout the entire campus including convenient access to on-site amenities.

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

No special use is being requested.

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

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

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

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

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

No modifications to public uses is proposed.

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

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

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:

front:	<u>N/A</u>	<u>25'</u>
interior side(s)	<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>	<u> </u>	<u> </u>
accessory building(s):	<u>N/A</u>	<u> </u>	<u> </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 Dvorak
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 4th day of June, 2014.

PROPERTY OWNER:

SALT CREEK CAMPUS LLC

Paul Kopelke

By: PAUL KOPELKE

Title: MANAGER

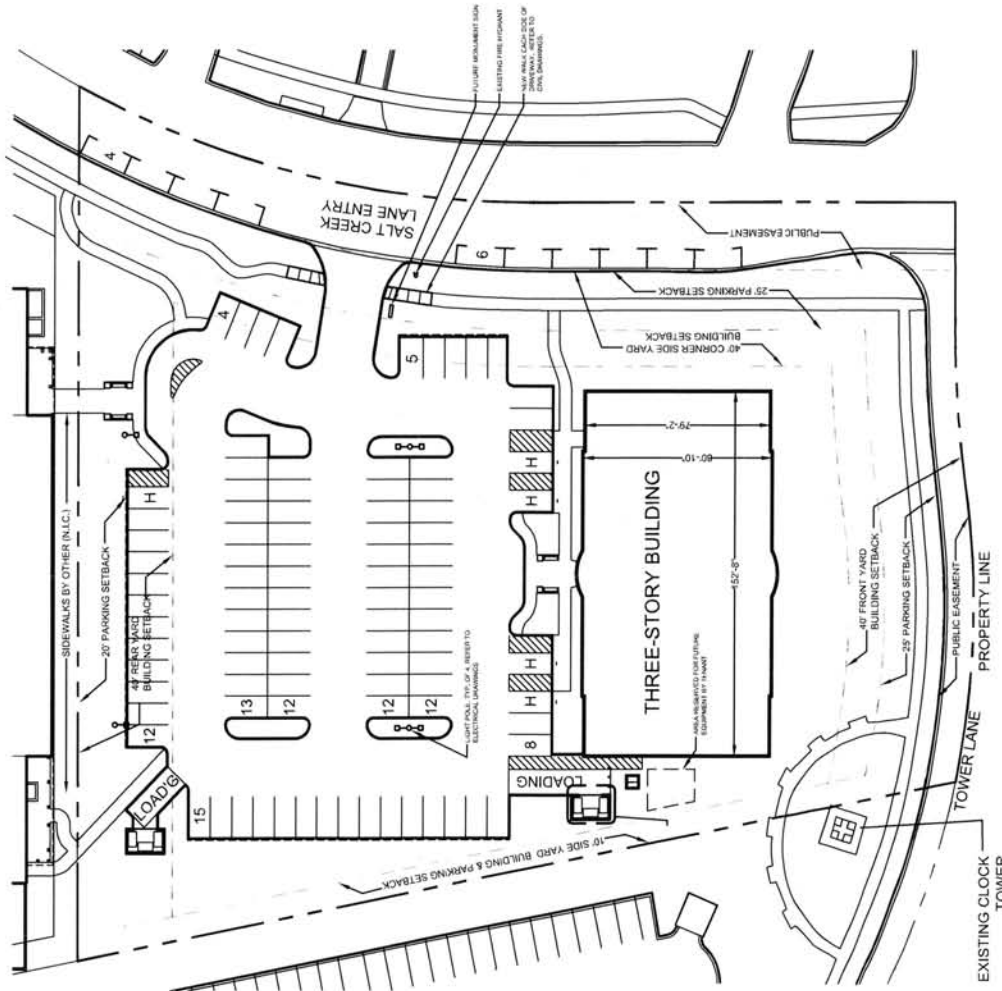
EXHIBIT "A"

LEGAL DESCRIPTION

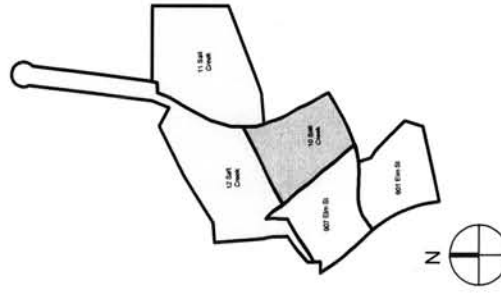
LOT 6 IN OFFICE PARK OF HINSDALE, BEING A SUBDIVISION OF PART OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 20, 2002, AS DOCUMENT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

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)	46,890 SF
PERVIOUS AREA (SF)	46,892 SF
LOT COVERAGE	50.0%
BUILDING AREA (NET):	29,645 SF
ON-SITE PARKING	93 CARS
STREET PARKING	15 CARS
TOTAL PARKING COUNT	108 CARS
PARKING RATIO	3.64 C/1000



SCALE: 1" = 50'-0"



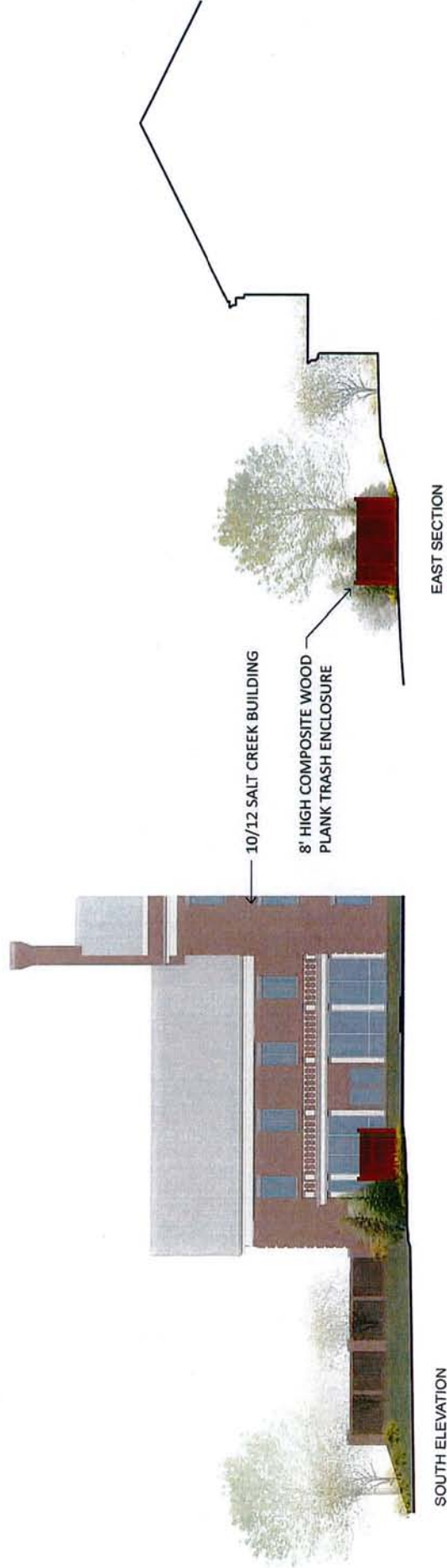
SITE PLAN

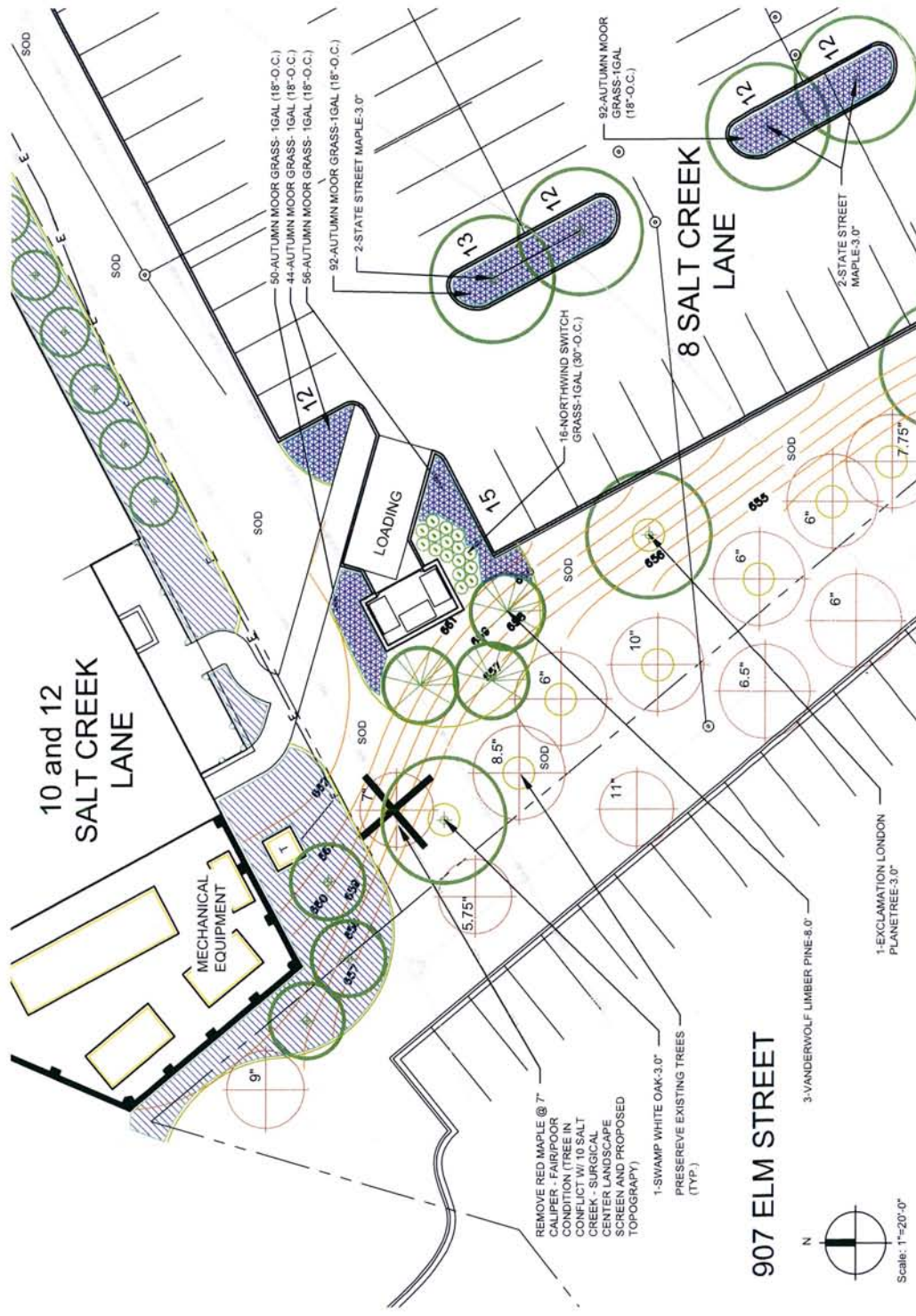
MP
MedProperties

Salt Creek Medical Campus
10 Salt Creek Ln Medical Office Building
Project No: 14147 Date: 2013.07.20

ES ECKENHOFF SAUNDERS ARCHITECTS

Eckenhoff Saunders Architects, Inc.







MedProperties

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

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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

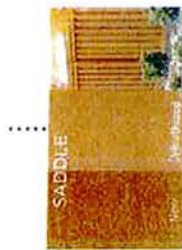
Trex Seductions® offers unprecedented performance and aesthetics. With lasting beauty and low maintenance, it's exactly what you expect from Trex®, the perfect fencing solution for any community.



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



NATURAL MATTE COLOR FINISHES



Variable heights. Superior strength.



RESIDENTIAL COMMERCIAL GOVERNMENT
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

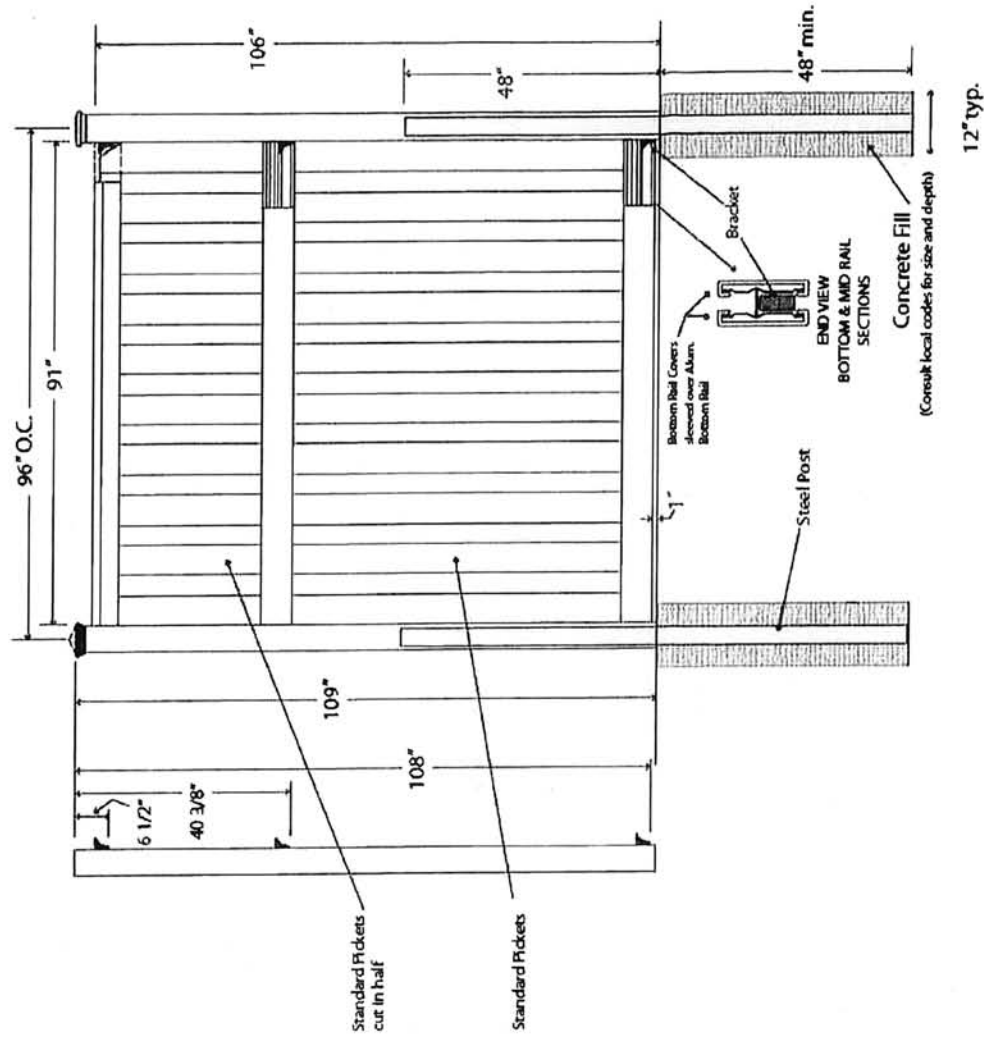
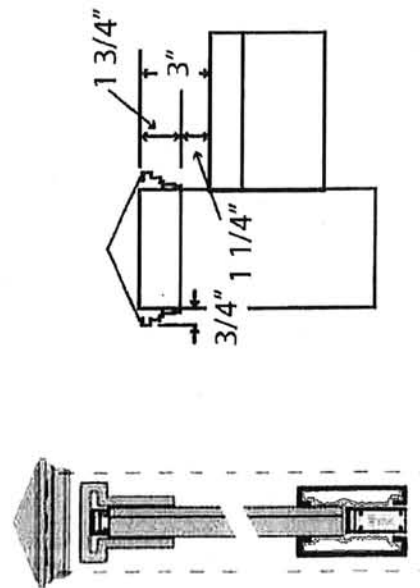
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*Trex Seductions® joins Miami, Dade wind load certification tests of 140 mph steady wind and 140 mph wind gusts.

TrexSeclusions® 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 4.5" Top Rail, 9.1' nom.	1	
1" x 5.675" Bottom Rail Cover / Picket, 9.1' nom.	4	
2.75" x 5.125" Aluminium Bottom Rail, 9.0, 50' nom.	2	
1" x 5.675" Bottom Rail Cover / Picket, 6.7' nom.	19	
1" x 5.675" 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 is given to critical design elements. As such, site plan review is required in this case due to the following provisions:

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

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

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

Description of property and existing use

The site is in the Salt Creek Medical Campus and is proposed to be built at 10 Salt Creek Lane and become part of the four existing professional office buildings. The property is currently zoned O-3, which is a general office district intended to accommodate the needs of business and professional offices and related business uses requiring a somewhat wider range of office space with a somewhat higher intensity of pedestrian and vehicular traffic movements; bulk and height regulations are consistent with a moderate amount of development. The O-3 district shall be mapped only on property lying north of Ogden Avenue and east of York Road.

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

The 10 Salt Creek Lane location is bordered in all directions to properties zoned O-3 Professional Office.

The applicant has been before the Plan Commission and the Village Board for three of the five properties. The property at 12 Salt Creek received approval in July 2013 for exterior modifications and site plan improvements, and the property located at 901 N. Elm received the same approvals in April of 2014. Additionally, the request for exterior changes at 907 N. Elm appeared before the Board on September 16th for final approval. The property at 12 Salt Creek is requesting additional modifications concurrently with this request.

The attached Hinsdale Zoning map highlights the specific subject property.

Request

The applicant is requesting site plan/exterior appearance approval to construct a new 3-story office building, with a surface parking lot containing 94 parking spaces, on the vacant site at 10 Salt Creek Lane. In addition to the 94 on-site parking spaces, the applicant will have 14 parking spaces on the private road immediately adjacent to the subject property, for a total of 108 parking spaces. Pursuant to Section 9-104D(3), the applicant can use remote parking spaces when they are proposed to eliminate a deficiency or when they are required because of a change in use or an increase in use intensity. The applicant has provided elevations in their submittal that indicate the materials proposed for the new structure consist of precast limestone, thin brick on precast panels, aluminum window elements and an entrance canopy and doors similar to those recently approved at 12 Salt Creek (July 2013), 901 N. Elm (April 2014), and 907 N. Elm (September 2014). The proposed building is identified as 3-stories and 43 feet tall. This can be compared to other structures in the immediate area using the chart detailed below

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

Property History

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

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

Additional Comments

The following is a reference comparison of key bulk standards for the immediate area.

Address	Square Footage of Structure	Height	Stories
10 Salt Creek – Proposed	32,809 square feet	43 ft.	3
11 Salt Creek – Existing	57,520 square feet	50 ft.	3
12 Salt Creek – Existing	68,000 square feet	55 ft.	4
901 N. Elm St. – Existing	34,835 square feet	33 ft.	2
907 N. Elm St. – Existing	32,000 square feet	42 ft.	3

421 E. Ogden (Cancer Treatment Ctr) – Under Construction	54,000	45 ft.	2
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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

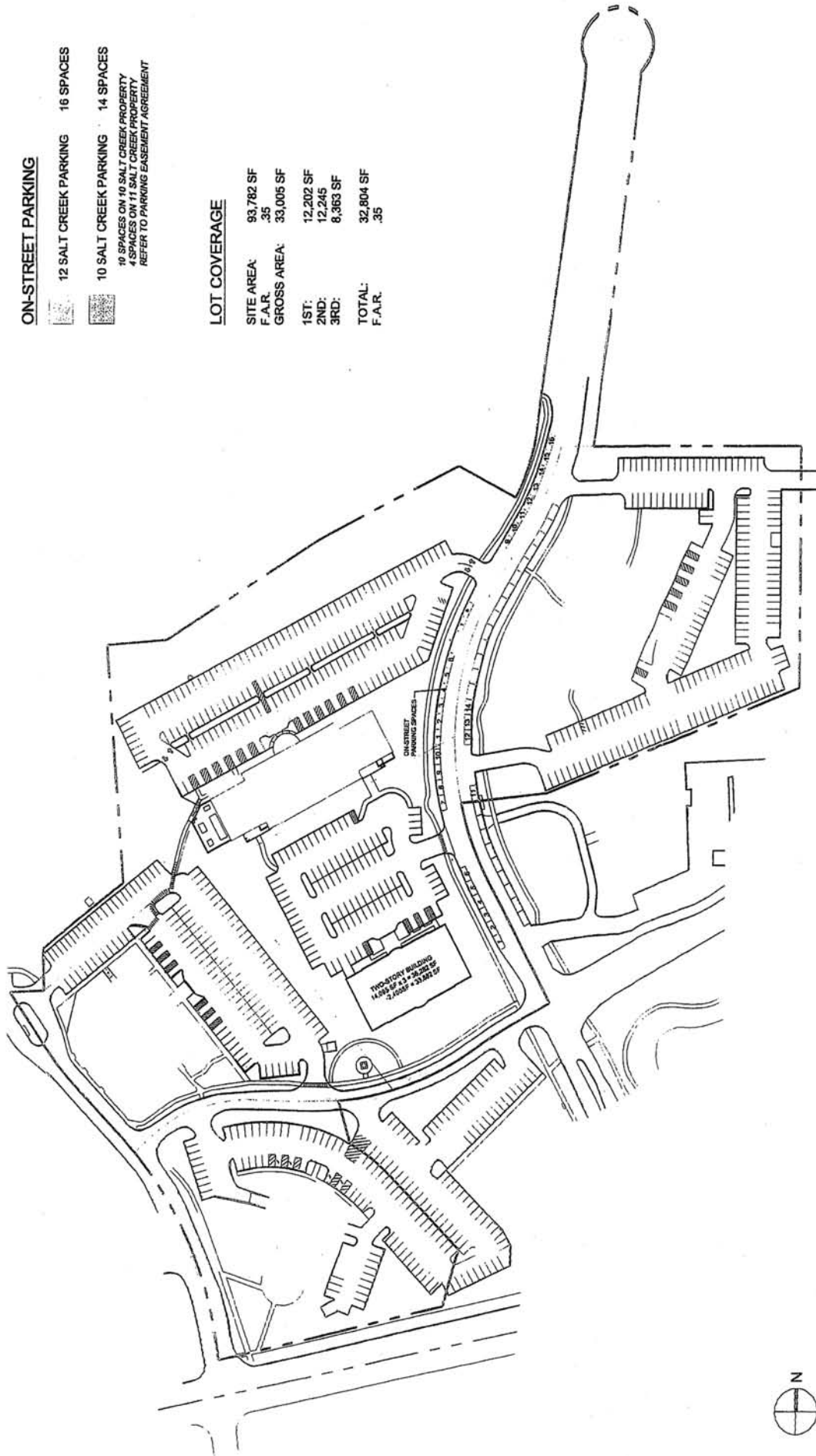
ON-STREET PARKING

12 SALT CREEK PARKING 16 SPACES

10 SALT CREEK PARKING 14 SPACES
10 SPACES ON 10 SALT CREEK PROPERTY
4 SPACES ON 10 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



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

Salt Creek Medical Campus
10 Salt Creek Ln Medical Office Building
Project No. 1000 Year 2000



SCALE: 1" = 120'-0"

© 2000 Bluebird Architects, Inc.

Salt Creek Medical Campus
10 Salt Creek Ln Medical Office Building



ISSUED FOR CLIENT REVIEW

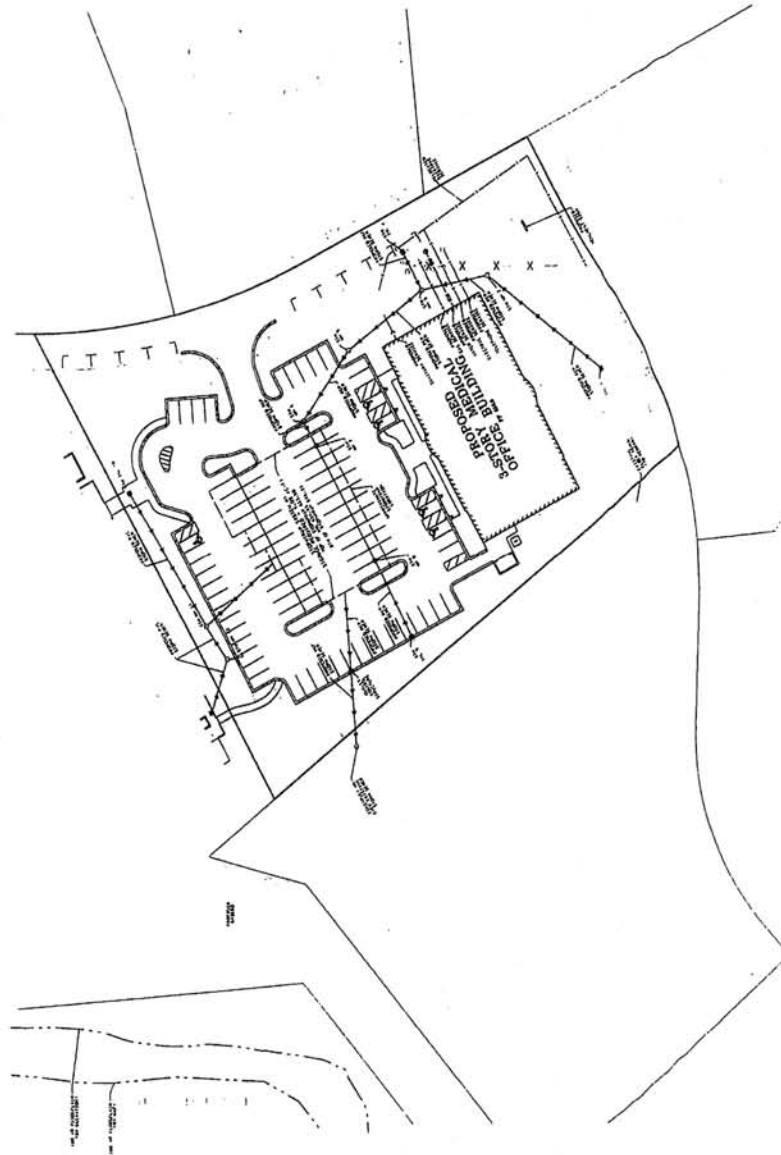
Medications



MS	Features	Size (MB)	Condition	Payment Action
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102	Full Metrics	10	Full Metrics	Payment
103	Full Metrics	10	Full Metrics	Payment
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149	Full Metrics	10	Full Metrics	Payment
150	Full Metrics	10	Full Metrics	Payment

LEGEND

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| <p>RECEIVED EASTMAN TRIANGLE
FBI - MEMPHIS (44-1987-102)</p> | <p>RECEIVED EASTMAN TRIANGLE
FBI - MEMPHIS (44-1987-102)</p> |
|--|--|



- GENERAL NOTES:
1. SHOW LOCUS LOCUS THE PROJECTED IS PART OF FINAL ENGINEERING.
 2. BUILDING STAMPS, LINES TO BE PROVIDED AS PART OF FINAL ENGINEERING.

PRELIMINARY UTILITY PLAN

Salt Creek Medical Campus
10 Salt Creek Ln Medical Office Building

MedPro Consultants, LLC
2023 W. 10th Street, Suite 100
Bismarck, ND 58103
701.223.1234
www.MedProConsultants.com



EDENHOF SAUNDERS ARCHITECTS
1000 14th Street, Suite 100
Bismarck, ND 58103
701.223.1234
www.EdenHofSaunders.com



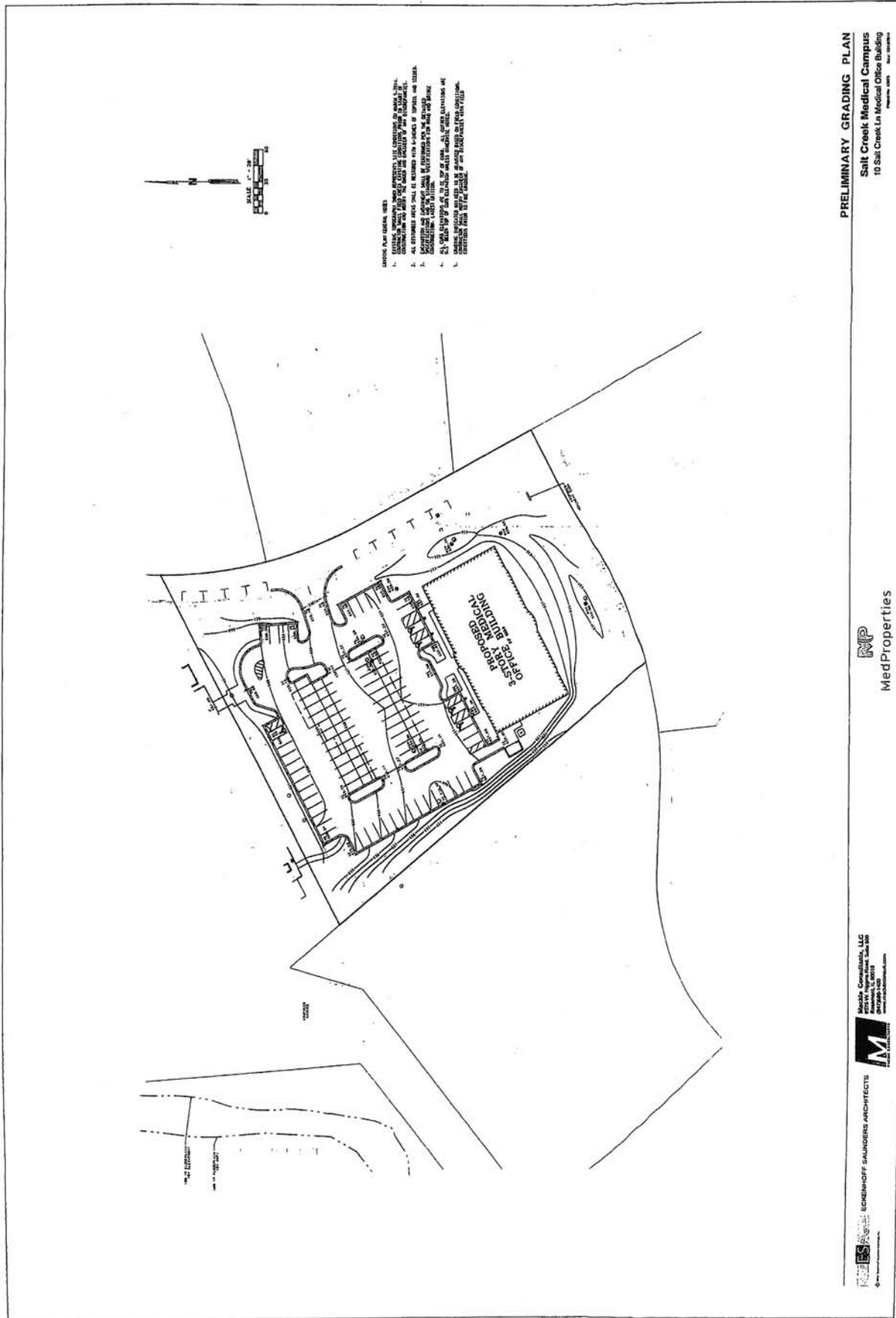
August 2018

August 2018

August 2018

August 2018

August 2018



PRELIMINARY GRADING PLAN
Salt Creek Medical Campus
 10 Salt Creek Ln Medical Office Building
 Project No. 1001
 Date: 10/1/2010

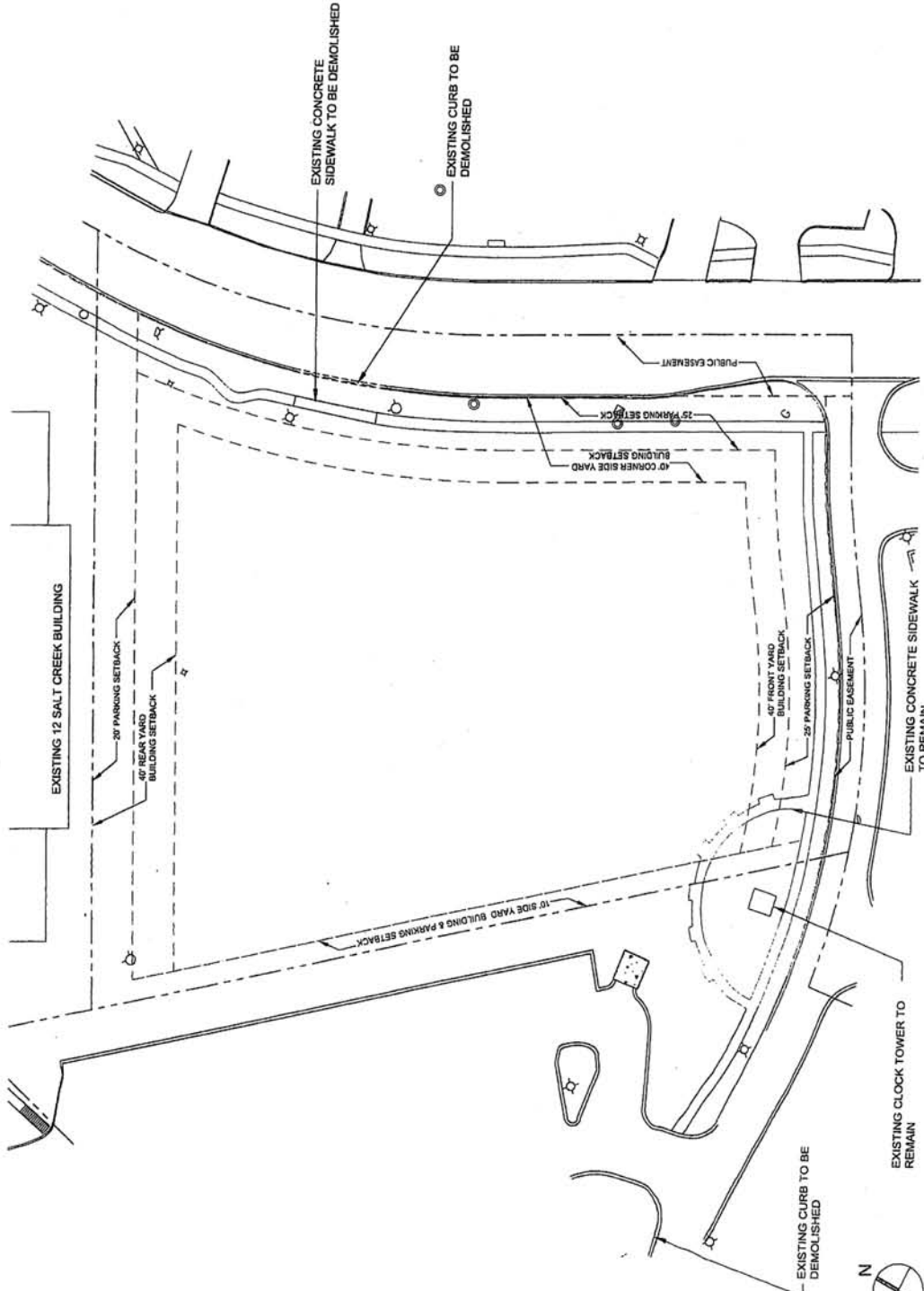
MP
MedProperties

M
SAUNDERS ARCHITECTS
 1001 N. 10th St.
 Suite 100
 Phoenix, AZ 85001
 Phone: 602.258.1111
 Fax: 602.258.1112
 Email: info@saundersarchitects.com

SITE DATA

PROPERTY AREA:
EASEMENT AREA:
TOTAL LOT AREA:

108,854 SF
15,072 SF
93,782 SF



SCALE: 1" = 50'-0"



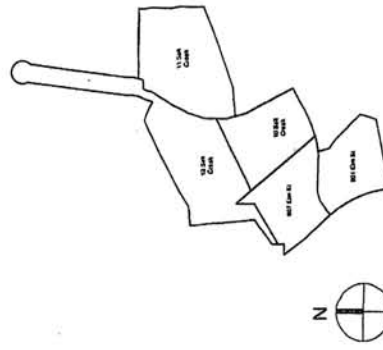
ECKENHOFF SAUNDERS ARCHITECTS

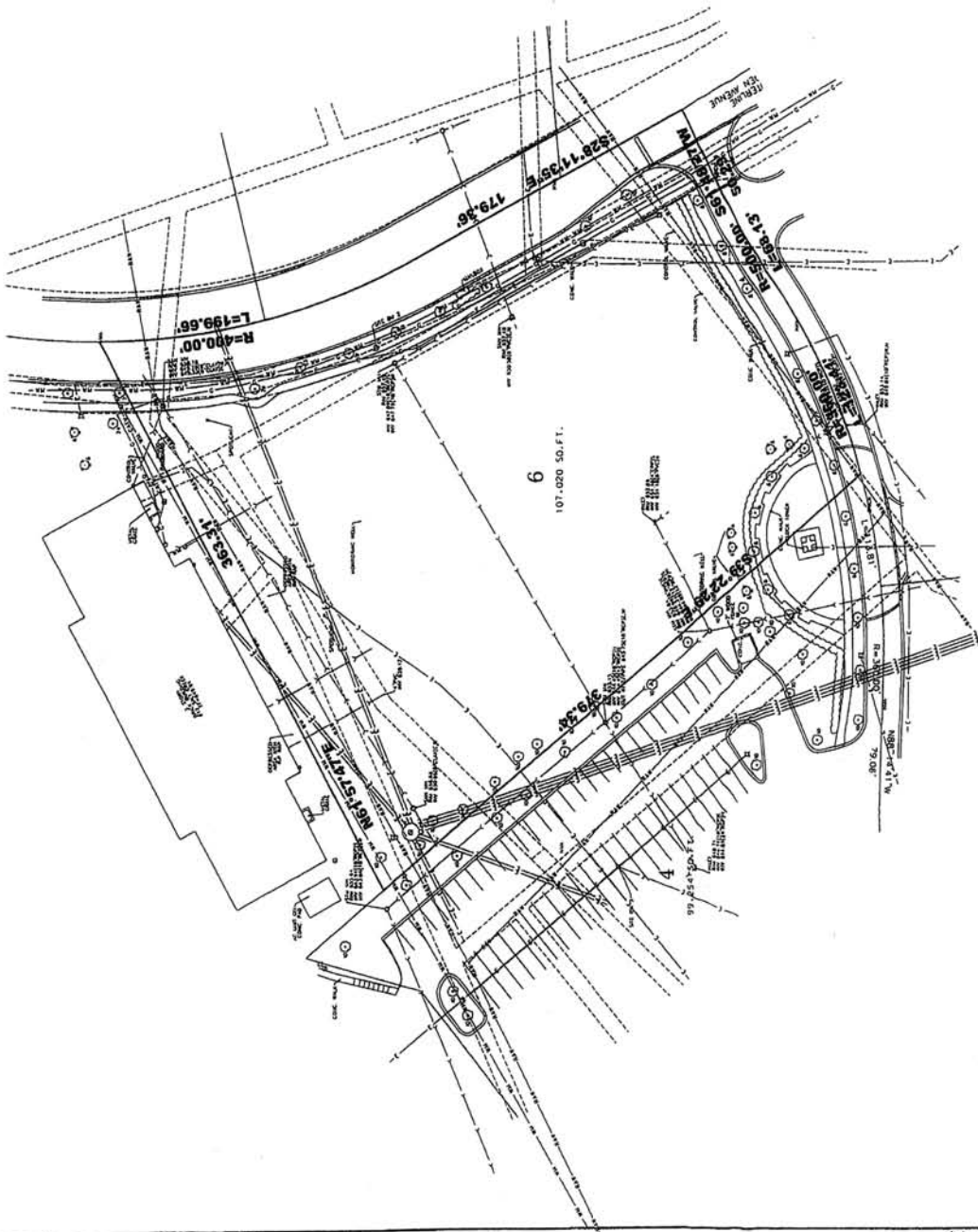


MP

EXISTING / DEMOLITION SITE PLAN

Salt Creek Medical Campus
10 Salt Creek Ln Medical Office Building
Project No.



[illegible]

LEGION:

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| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
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| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |



Mackie Consultants, LLC
8375 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847) 596-1400
www.mackieconsult.com

ECKENHOFF SAUNDERS ARCHITECT, INC.
700 SOUTH CLINTON, SUITE 200
CHICAGO, IL 60607-4307
PHONE: 312.742.7004

[illegible]

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

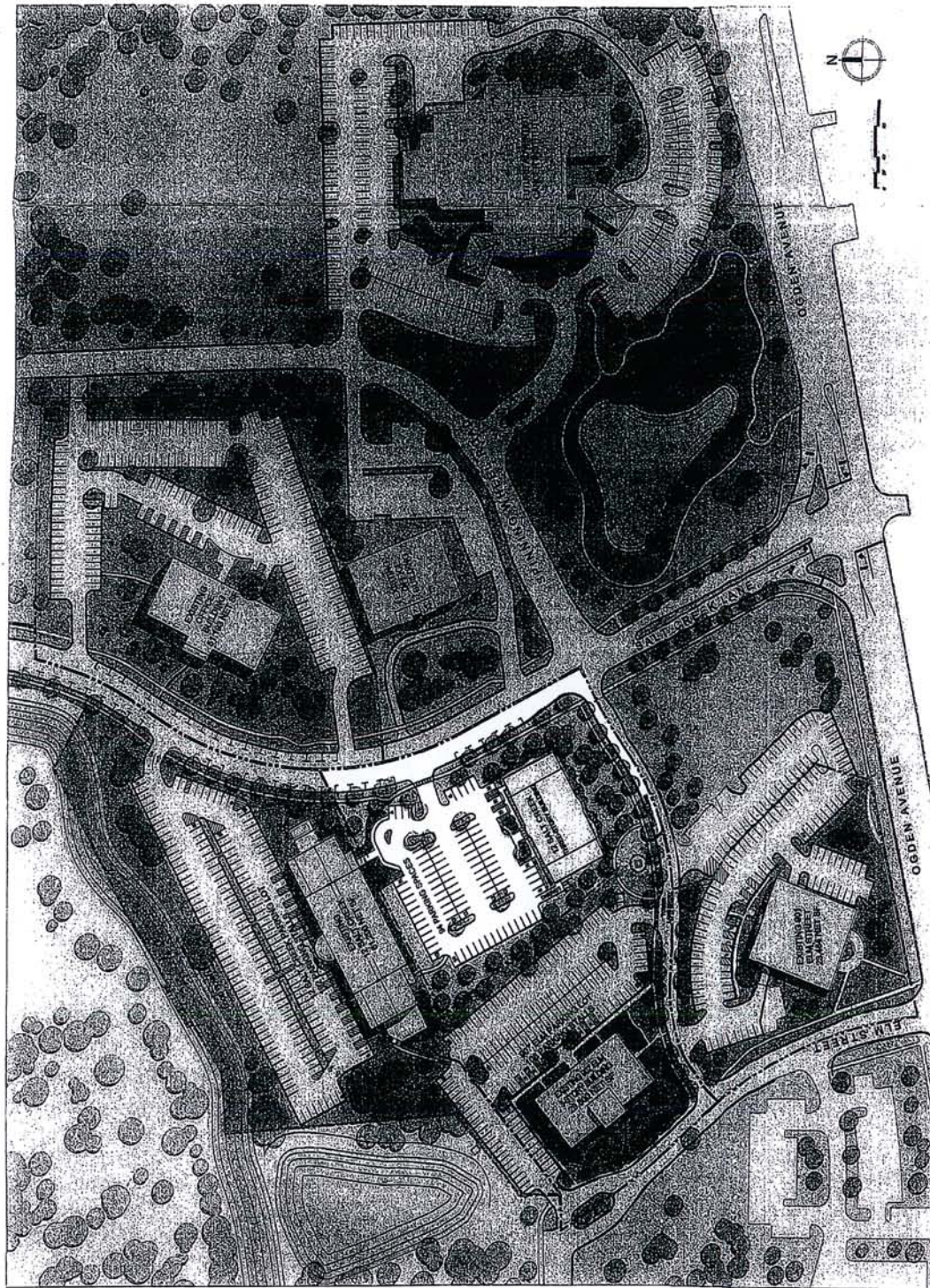
SHEET 1 OF 1

PROJECT NUMBER: 2794

WACKIE CONSULTANTS LLC, 2014

WACKIE CONSULTANTS LLC, 2014

WACKIE CONSULTANTS LLC, 2014

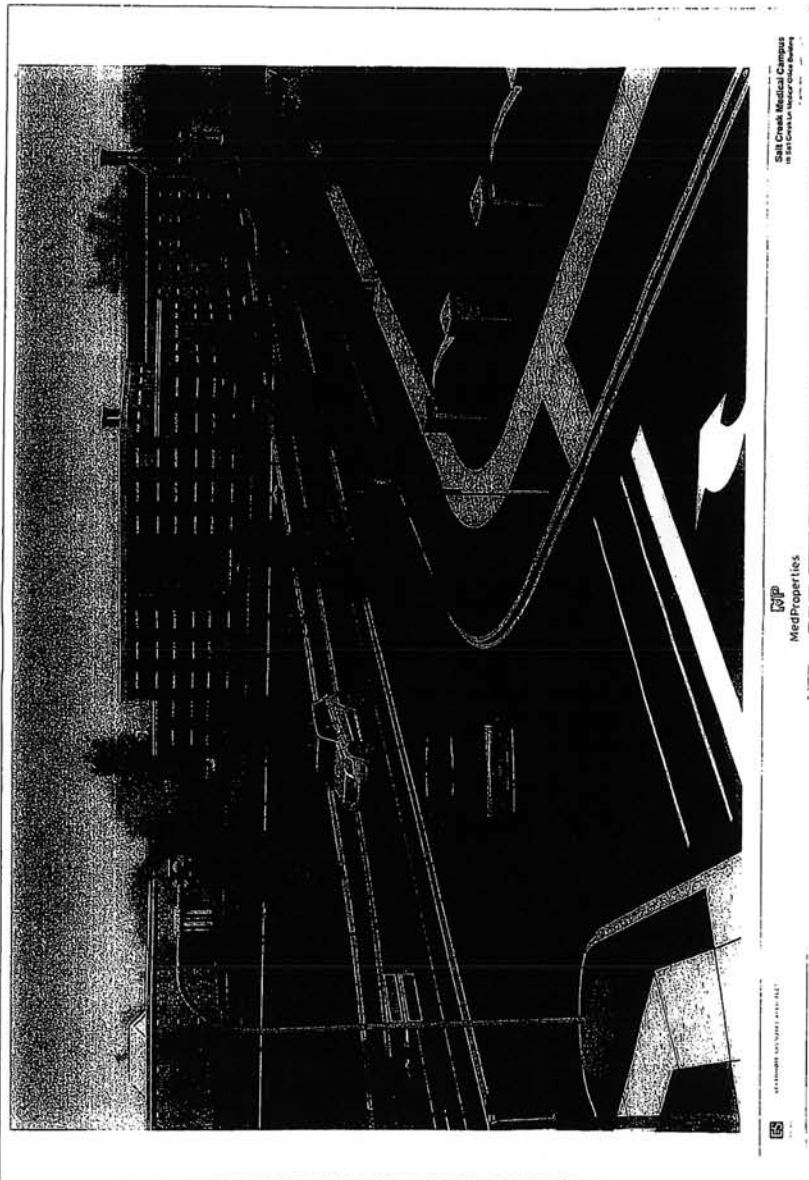


Salt Creek Medical Campus
10 Salt Creek Ln Medical Office Building
August 1997 10/01/97

R/P
MedProperties

ECHEMHOFF SAUNDERS ARCHITECTS



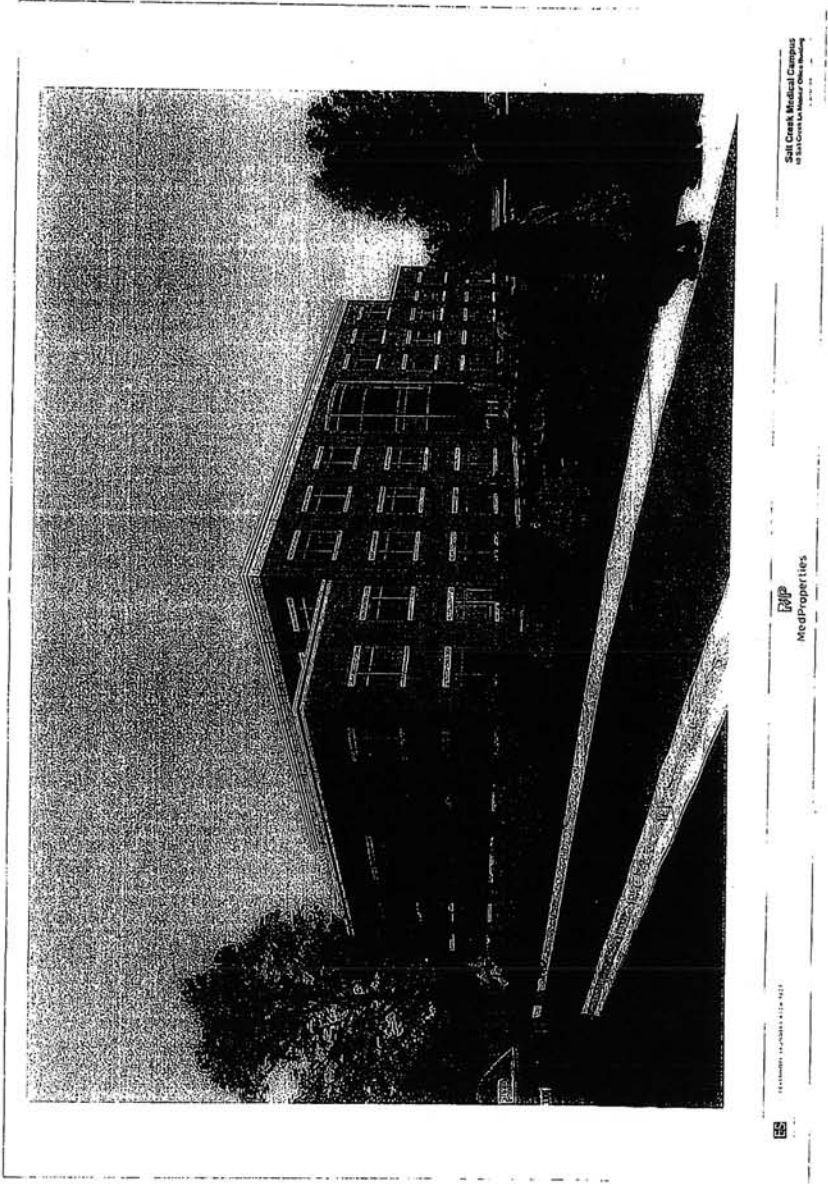


Salt Creek Medical Campus
at Salt Creek Senior Care Building

MedProperties

ATTACHED SURVEY PHOTO

10/1/11



Salt Creek Medical Campus
at Salt Creek Medical Center Building

MedProperties

14-0000000-00-000000-00-000000

14-0000000-00-000000-00-000000

VILLAGE OF HINSDALE**ORDINANCE NO. O2015-04****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

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

EXHIBIT "A"



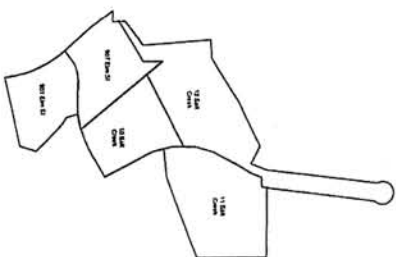
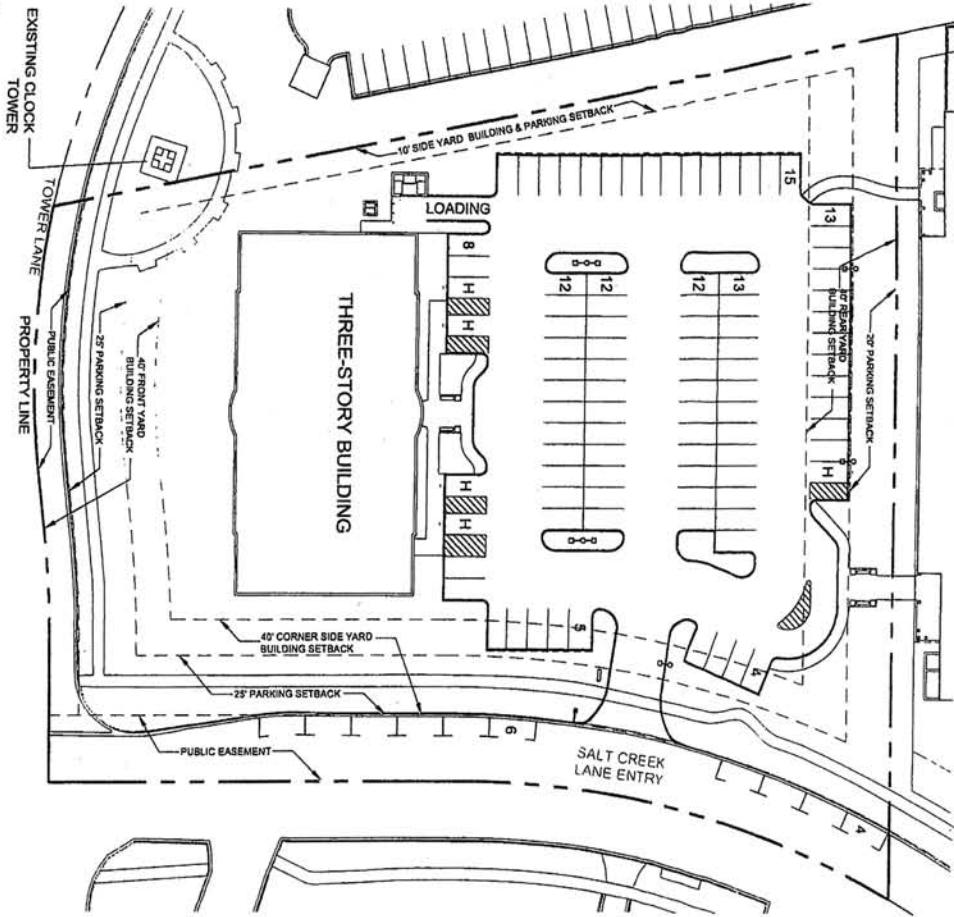
ECKENHOFF SAUNDERS ARCHITECTS



Salt Creek Medical Campus
10 Salt Creek Ln Medical Office Building

SITE PLAN

SCALE: 1" = 50'-0"



SITE DATA

PROPERTY AREA:	108,854 SF
EASEMENT AREA:	15,072 SF
TOTAL LOT AREA:	93,782 SF
F.A.R. MAX = 35	
BUILDING AREA (GROSS):	32,824 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 – 1ST 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 1st and 2nd 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 11th day of Feb., 2015.

DRAFT

HINSDALE PLAN COMMISSION

RE: Case A-23-2014, 10 Salt Creek Ln. – Applicant: Med Properties, Bill Dvorak

Request: Major Adjustment review to previously approved Exterior Appearance and Site Plan (O2015-04).

DATE OF PLAN COMMISSION REVIEW: September 9, 2015

DATE OF BOARD OF TRUSTEES 1ST READING: October 6, 2015

FINDINGS AND RECOMMENDATION

I. FINDINGS

1. The applicant representative, Kenton Rehmer (Eckenhoff Saunders Architects) reviewed that the purpose for the new proposed trash loading area is to serve the 12 Salt Creek building.
2. The applicant confirmed there is no net change in impervious area (lot coverage) by removing a parking space and shrinking the drop off zone at the north east corner of the lot. This was verified later again during the presentation regarding the "Area Reserved for Future Equipment" labeled on the site plan.
3. The applicant reviewed the two additional sidewalks on the north end of the lot, as a request by the Village. (in question currently, email sent to applicant)
4. The applicant reviewed Trex as the proposed material for both trash enclosures on the north east and south east ends of the lot. The architect also reviewed other similar enclosure examples of the area.
5. The applicant pointed out the additional landscaping, including 3 additional (net gain on the site) trees and new shrubbery on all sides of the new loading zone and trash enclosure.
6. The PC asked to clarify the function of the loading zone. The applicant explained it would serve as the loading zone for deliveries for 12 Salt Creek Ln. (building north of 10 Salt Creek Ln.).
7. The applicant reviewed removing a parking spot and replaced it with an off-lot space owned by Med Properties. This was later asked by the PC if this was allowed. Staff reviewed the initial staff report referencing Section 9-104 (D)(3), allowing remote parking spaces. Staff asked the applicant to confirm the required 108 parking spaces of the new site plan. The applicant replied that this is correct.
8. The PC asked about the area labeled "Area Reserved for Future Equipment by Tenant". The applicant explained this area would serve cooling equipment for imaging equipment. The applicant acknowledged that future exterior appearance review approval would be necessary in the future.
9. The PC asked why the use of Trex. The applicant replied it matches with the existing cedar enclosures nearby. Moreover, he explained that cedar wears down while Trex was specifically designed to retain its color.

II. RECOMMENDATIONS

Following a motion to recommend approval of the proposed exterior appearance plans, the Village of Hinsdale Plan Commission, on a vote of five (5) "Ayes," two (2) "Nayes," and two (2) "Absent," recommends that the President

and Board of Trustees approve the exterior appearance plans to use Trex fencing for the trash enclosures and new loading zone.

Following a motion to recommend approval of the proposed site plans, the Village of Hinsdale Plan Commission, on a vote of five (5) "Ayes," two (2) "Nayes," and two (2) "Absent," recommends that the President and Board of Trustees approve the site plans to use Trex fencing for the trash enclosures and new loading zone.

THE HINSDALE PLAN COMMISSION

By: _____
Chairman

Dated this _____ day of _____, 2015.

Memorandum

To: President Cauley and Village Trustees
From: Chan Yu, Village Planner 
Cc: Kathleen A. Gargano, Village Manager
Robb McGinnis, Director of Community Development/Building Commissioner
Date: September 24, 2015
Re: 12 Salt Creek Lane – MedProperties / Salt Creek Campus LLC
Request for Major Adjustment to Approved (O2015-05) for Exterior Modifications and Façade Improvements. (Post Board of Trustees referral to the Plan Commission)

BACKGROUND

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 (February 17, 2015 per Ordinance O2015-05) site plans and exterior appearance plans to an existing multi-story office building at 12 Salt Creek Lane in the O-3 General Office District (Attachment 2).

Context and Request

On July 30, 2015, the Board of Trustees referred the application to the Plan Commission (PC) for further consideration as provided in Section 11-604(E). At the September 9, 2015 PC meeting, the Commission reviewed the applicant's new proposal to use Trex fencing material in lieu of aluminum mechanical screening (Attachment 2). The PC also reviewed the exterior appearance plan for the new generator enclosure featuring the same Trex material. Following a motion to approve both the exterior appearance and site plans, the Plan Commission, on a 6-1 vote (and 2 absent), recommended approval of the request for major adjustments to the exterior appearance and site plans to use Trex fencing for the mechanical equipment and generator screening subject to two conditions (Attachment 3).

The property is currently zoned O-3 (General Office), and 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(l)(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. If it is determined that the changes are not within

substantial compliance with the approved plan, the Board shall refer it back to the PC for further hearing and review.

On July 30, 2015, the Board of Trustees referred the major adjustment application to the PC 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 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.

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 11-604(F) of the Zoning Code details the standards for site plan approval.

Plan Commission Action

At the September 9, 2015, PC meeting, the Commission reviewed the applicant's new proposal to use Trex fencing material in lieu of aluminum mechanical screening. The PC also reviewed the exterior appearance plan for the new generator enclosure featuring the same Trex material. Following a motion to approve both the exterior appearance and site plans, the PC, on a 6-1 vote (and 2 absent), recommended approval of the request for major adjustments to the exterior appearance and site plans to use Trex fencing for the mechanical equipment and generator screening subject to the following conditions: (1) the generator fence screening must be a foot taller than the generator and (2) an updated landscape plan must be submitted to show additional and adequate landscaping around the generator enclosure (Attachment 3).

Motion

Should the Board feel the request is appropriate, the following motion would be recommended;
"Move that the Board of Trustees approve an Ordinance Approving a Major Adjustment to a Site Plan/Exterior Appearance Plan at 12 Salt Creek Lane."

Attachments:

Draft Ordinance

Attachment 1 – Major Adjustment Application Request and Exhibits

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

Attachment 3 - Draft Findings and Recommendations (includes PC requested generator landscape plan)

VILLAGE OF HINSDALE

ORDINANCE NO. _____

**AN ORDINANCE APPROVING A MAJOR ADJUSTMENT
TO A SITE PLAN/ EXTERIOR APPEARANCE PLAN AT 12 SALT CREEK LANE –
SALT CREEK CAMPUS LLC**

WHEREAS, the Village has previously, through adoption of an ordinance on February 16, 2015 (the "Original Ordinance"), approved a Site Plan/Exterior Appearance Plan for exterior modifications, façade improvements and landscaping improvements to an existing multi-story office building located on property at 12 Salt Creek Lane, Hinsdale, Illinois (the "Subject Property"); and

WHEREAS, Med Properties, on behalf of property owner Salt Creek Campus LLC (the "Applicant"), has submitted an application (the "Application") seeking a major adjustment to the final approved Site Plan/Exterior Appearance Plan for the Subject Property; and

WHEREAS, the changes at issue are a modification of the approved mechanical screening material for the mechanical equipment enclosure adjacent to the building (request for Trex fencing material in lieu of bricks and louvers originally recommended by the Plan Commission and approved by the Board) and for approval of the use of Trex fencing to screen the generator in the parking lot area (street level view/screening material not previously discussed). The specific changes are identified in more detail in the revised plans from the Applicant attached hereto as **Group Exhibit A** and made a part hereof; and

WHEREAS, the President and Board of Trustees, upon initial consideration of the Application, sent it back to the Plan Commission for notice and a public meeting regarding the proposed changes; and

WHEREAS, following notice, the Plan Commission, on September 9, 2015, held a meeting at which the Application was discussed. Following presentations and discussion, the Plan Commission recommended approval of the Application subject to certain conditions on a vote of six (6) ayes, one (1) nay, and two (2) absent. The Findings and Recommendation of the Plan Commission are attached hereto as **Exhibit B** and made a part hereof; and

WHEREAS, the Board of Trustees of the Village have duly considered the Application, the Findings and Recommendation of the Plan Commission, and all of the materials, facts and circumstances affecting the Application, and find that the Application satisfies the standards set forth in Section 11-604 and 11-606 of the Zoning Code relating to exterior appearance and major adjustments to previously approved site plans.

- E. Compliance with Codes, Ordinances, and Regulations. Except as specifically set forth in this Ordinance and the Original Ordinance, the provisions of the Hinsdale Municipal Code and the Hinsdale Zoning Code shall apply and govern the development of the Subject Property. All such development shall comply with all Village codes, ordinances, and regulations at all times.
- F. 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 5: Violation of Condition or Code. Any violation of any term or condition stated in this Ordinance, the Original 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 6: 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 7: 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.

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 and Adoption of Findings of Fact. The President and Board of Trustees hereby approve and adopt the Findings and Recommendation of the Plan Commission, a copy of which is attached hereto as **Exhibit B**, and incorporate such Findings and Recommendation herein by reference as if fully set forth herein.

SECTION 3: Approval of a Major Adjustment to the Site Plan/Exterior Appearance Plan. The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and the Hinsdale Zoning Code, hereby approves the major adjustment to the previously approved Site Plan/Exterior Appearance Plan for the Subject Property at 12 Salt Creek Lane, including use of Trex fencing material in lieu of bricks and louvers for the mechanical screening, and the use of Trex fencing to screen the generator enclosure in the parking lot, all as depicted in the revised plans attached hereto as **Group Exhibit A** and made a part hereof.

Said major adjustment is approved subject to the conditions set forth in Section 4 of this Ordinance. The Original Ordinance is hereby amended to the extent provided, but only to the extent provided, by the approvals granted herein.

SECTION 4: Conditions on Approval. The approval granted in Section 3 of this Ordinance is subject to the following conditions:

- A. **Generator Screening.** The generator fence screening must be at least a foot taller than the generator.
- B. **Landscape Plan.** An updated landscape plan must be submitted for landscaping details around the generator.
- C. **No Authorization of Work.** This Ordinance does not authorize the commencement of any work on the Subject Property. Except as otherwise specifically provided in writing in advance by the Village, no work of any kind shall be commenced on the Subject Property until all conditions of this Ordinance, or the Original Ordinance, precedent to such work have been fulfilled and after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law.
- D. **Compliance with Plans.** All development work on the Subject Property shall be undertaken only in strict compliance with the approval granted herein, and the approved plans and specifications, including the revised plans attached hereto as **Group Exhibit A** and made a part hereof.

PASSED this _____ day of _____ 2015.

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

GROUP EXHIBIT A

SITE PLAN/EXTERIOR APPEARANCE PLAN REVISIONS

(ATTACHED)

EXHIBIT B

FINDINGS AND RECOMMENDATION OF THE PLAN COMMISSION

(ATTACHED)

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS
COUNTY OF COOK)

CLERK'S CERTIFICATE

I, Christine M. Bruton, Clerk of the Village of Hinsdale, in the Counties of DuPage and Cook, State of Illinois, do hereby certify that the attached and foregoing is a true and correct copy of that certain Ordinance now on file in my Office, entitled:

ORDINANCE NO. _____

**AN ORDINANCE APPROVING A MAJOR ADJUSTMENT
TO A SITE PLAN/ EXTERIOR APPEARANCE PLAN AT 12 SALT CREEK LANE –
SALT CREEK CAMPUS LLC**

which Ordinance was passed by the Board of Trustees of the Village of Hinsdale at a Regular Village Board Meeting on the ____ day of _____, 2015, at which meeting a quorum was present, and approved by the President of the Village of Hinsdale on the ____ day of _____, 2015.

I further certify that the vote on the question of the passage of said Ordinance by the Board of Trustees of the Village of Hinsdale was taken by Ayes and Nays and recorded in the minutes of the Board of Trustees of the Village of Hinsdale, and that the result of said vote was as follows, to-wit:

AYES: _____

NAYS: _____

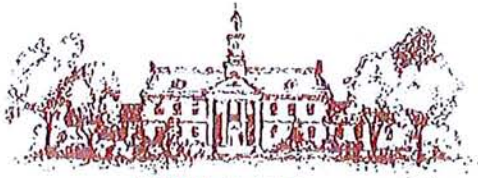
ABSENT: _____

I do further certify that the Original Ordinance, of which the foregoing is a true copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Hinsdale, this ____ day of _____, 2015.

Village Clerk

[SEAL]



**VILLAGE
OF HINSDALE** FOUNDED 1853

**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]
Signature of applicant or authorized agent

Signature of applicant or authorized agent

William Drake
Name of applicant or authorized agent

Name of applicant or authorized agent

SUBSCRIBED AND SWORN
to before me this 29 day of

June, 2015.

[Signature]
Notary Public





**VILLAGE
OF HINSDALE**

**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

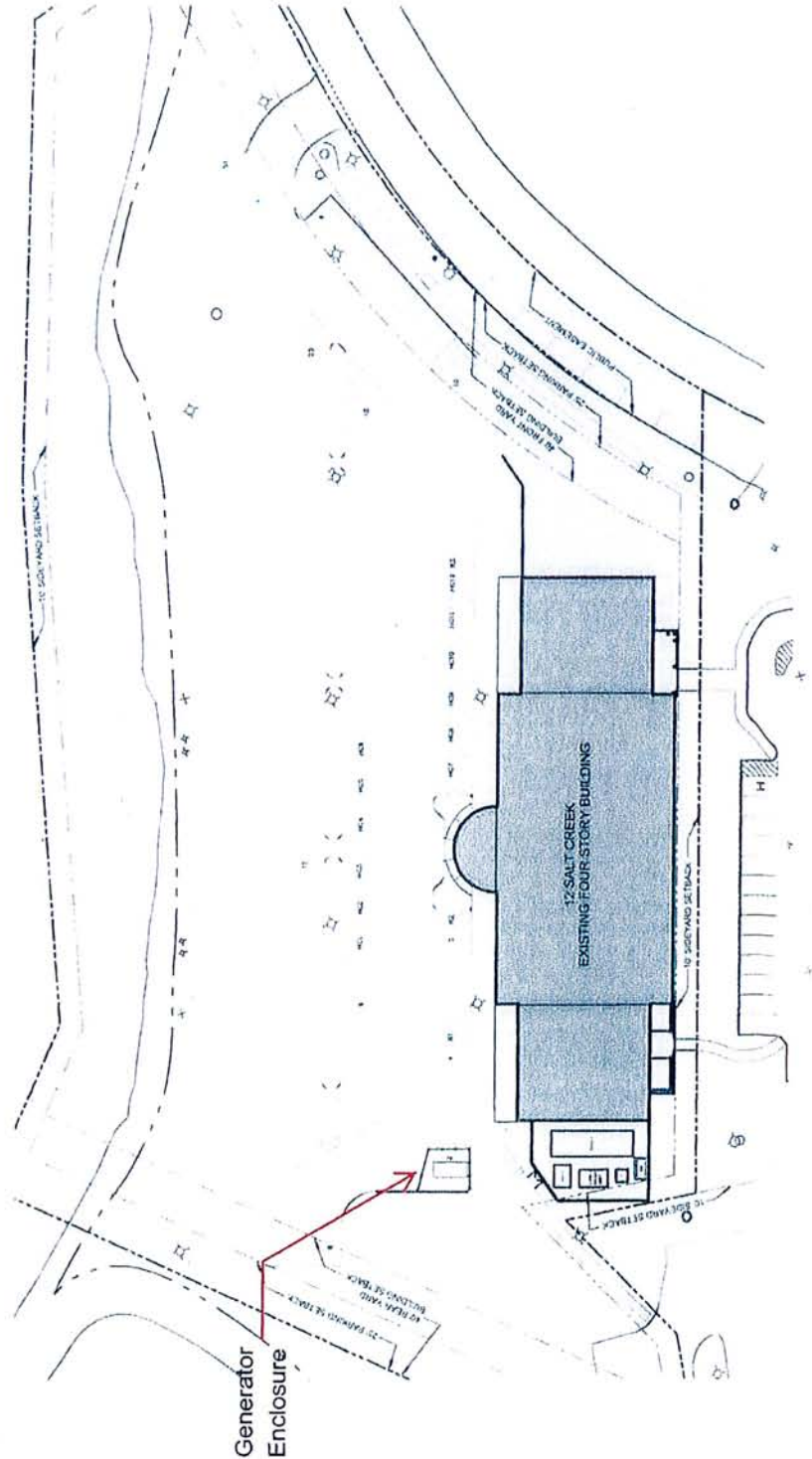
REVIEW CRITERIA:

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.

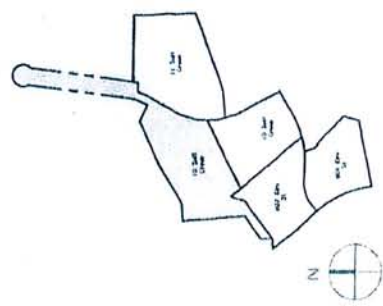
The Appearance and Site Plan review was completed in February 2015. No changes to the site plan are being requested. However, an enclosure for a generator was not shown on the elevation exhibits. Therefore, we are revising our application to include this screening.

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:	274,808 SF
EASEMENT AREA:	52,854 SF
TOTAL LOT AREA:	171,954 SF
TOTAL BUILDING AREA:	68,000 SF
50% BASEMENT AREA:	9,417 SF
BUILDING AREA (GROSS):	58,583 SF
F.A.R. (1.35 MAX):	.34
BUILDING FOOTPRINT:	18,835 SF
IMPERVIOUS AREA (SF)	74,771 SF
PERVIOUS AREA (SF)	97,183 SF
LOT COVERAGE:	43.5%
BUILDING AREA (NET):	61,200 SF
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STREET PARKING:	14 CARS
TOTAL PARKING COUNT:	204 CARS
PARKING RATIO (3.33 MIN.):	3.33 C/1000



ORIGINAL PLAN SUBMISSION DOCUMENT

SCALE: 1" = 50'-0"

SITE PLAN

ECKERHOFF SAUNDERS ARCHITECTS

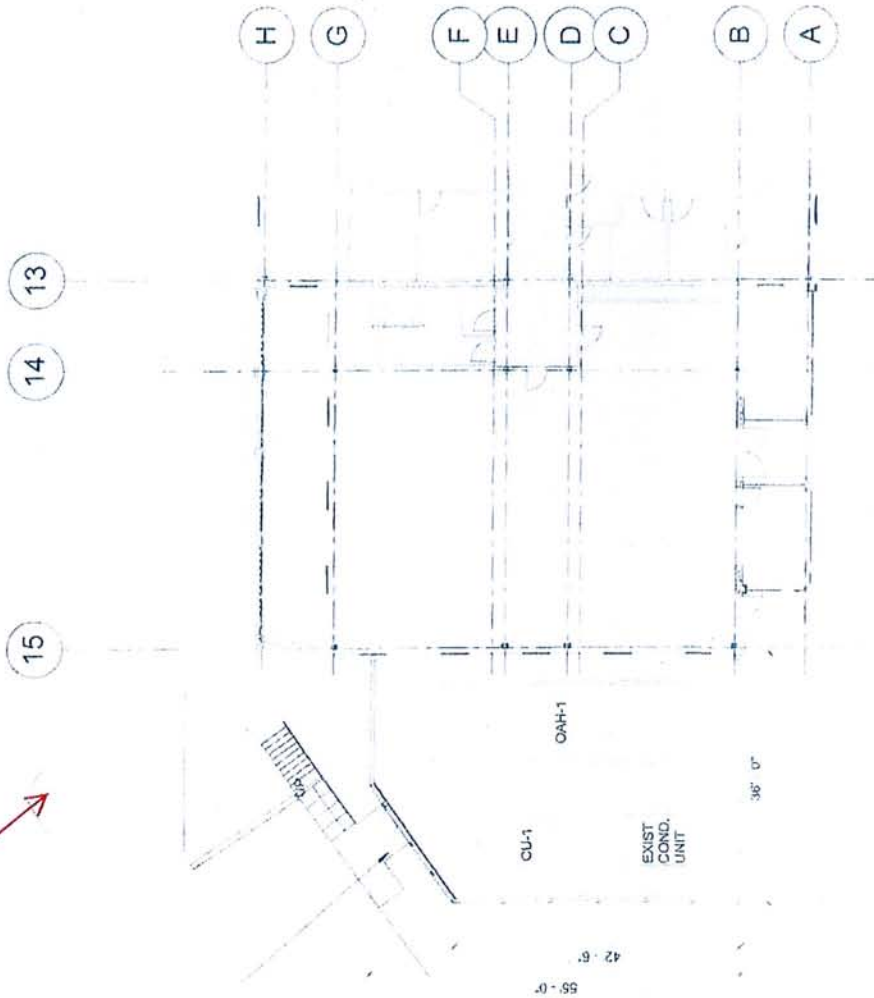


MedProperties

Salt Creek Medical Campus
12 Salt Creek Ln Medical Office Building

Generator
Enclosure

ENTRY TO
MECHANICAL
SPACE



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

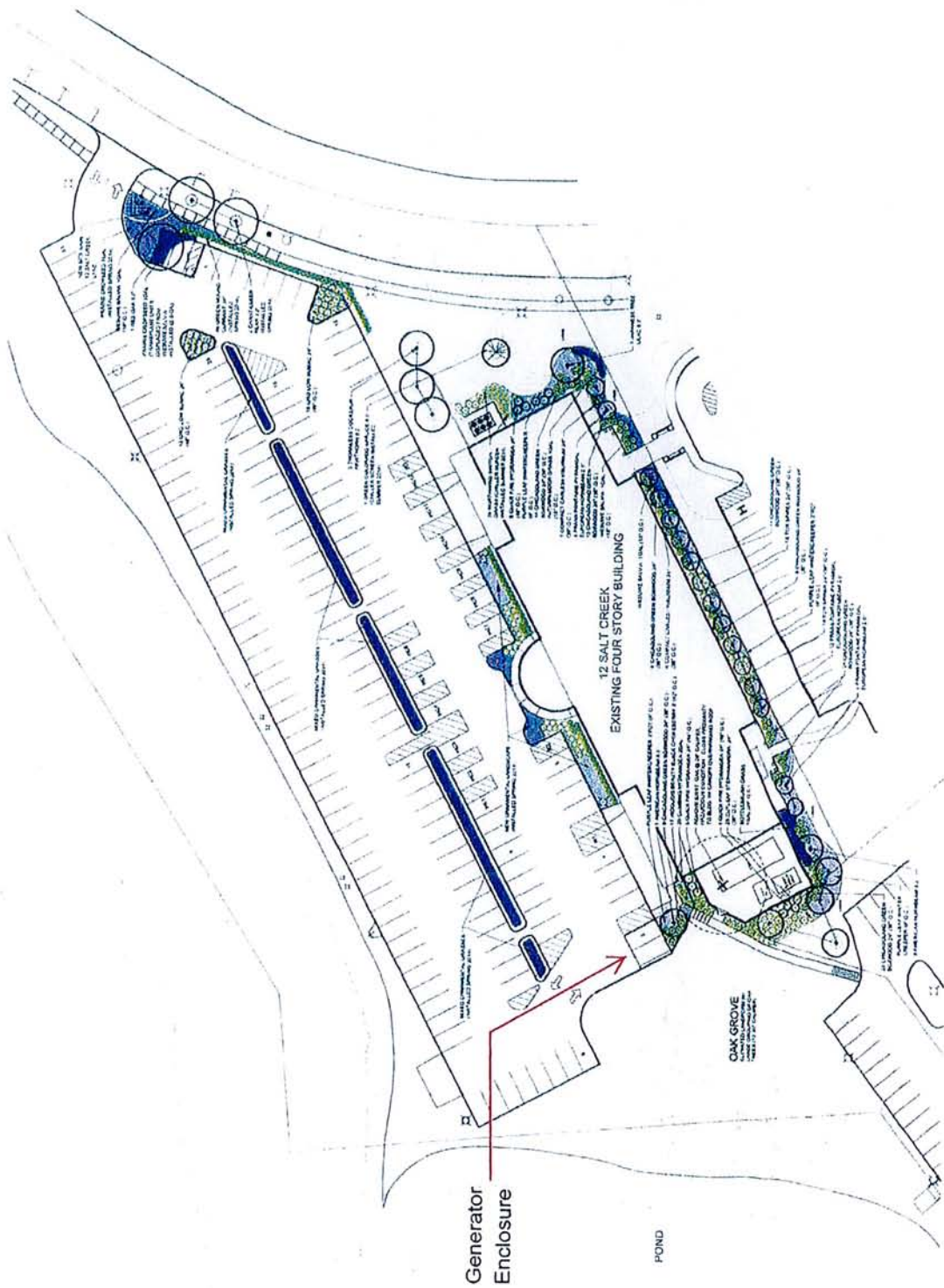
ORIGINAL PLAN SUBMISSION DOCUMENT
WEST MECHANICAL SPACE | SD-7

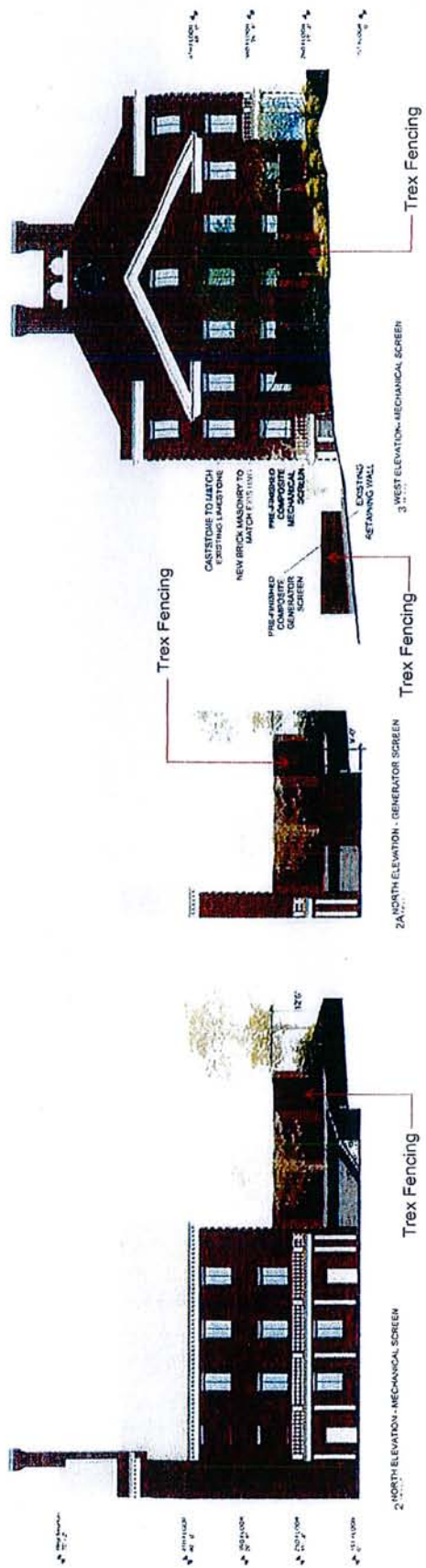
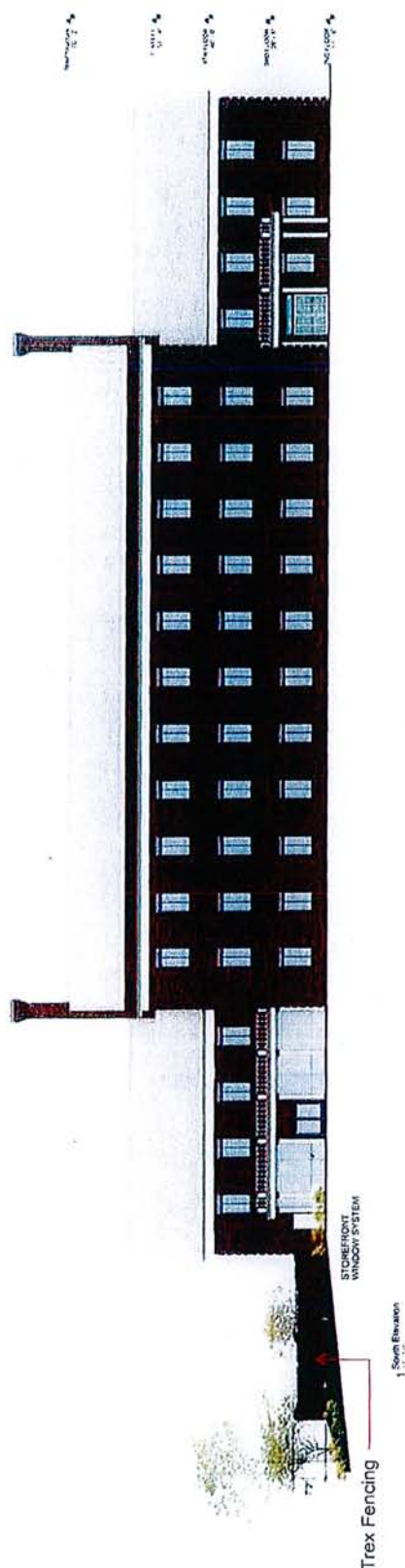


ECKENHOFF SAUNDERS ARCHITECTS

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Salt Creek Medical Campus
12 Salt Creek Ln Medical Office Building
Building Renovation Project No. 10303 Date: 12/12/14





ORIGINAL PLAN SUBMISSION DOCUMENT ALTERED TO INCLUDE TREX FENCING MATERIAL

Salt Creek Medical Campus
12 S.W. Creek Ln Medical Office Building

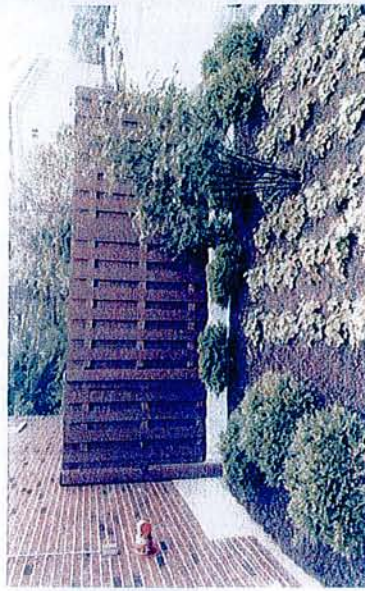
EXHIBIT - ARCHITECTURAL ELEVATIONS





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®
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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 Seclusions® 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.



MILES OF STYLE
RESIDENTIAL COMMERCIAL
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.

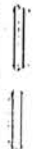










THE LOOK OF WOOD WITHOUT THE HASSLES

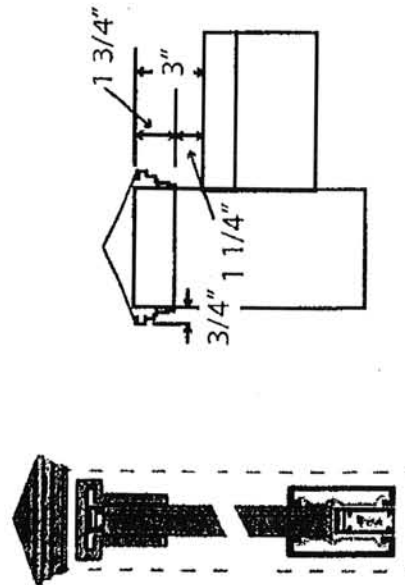
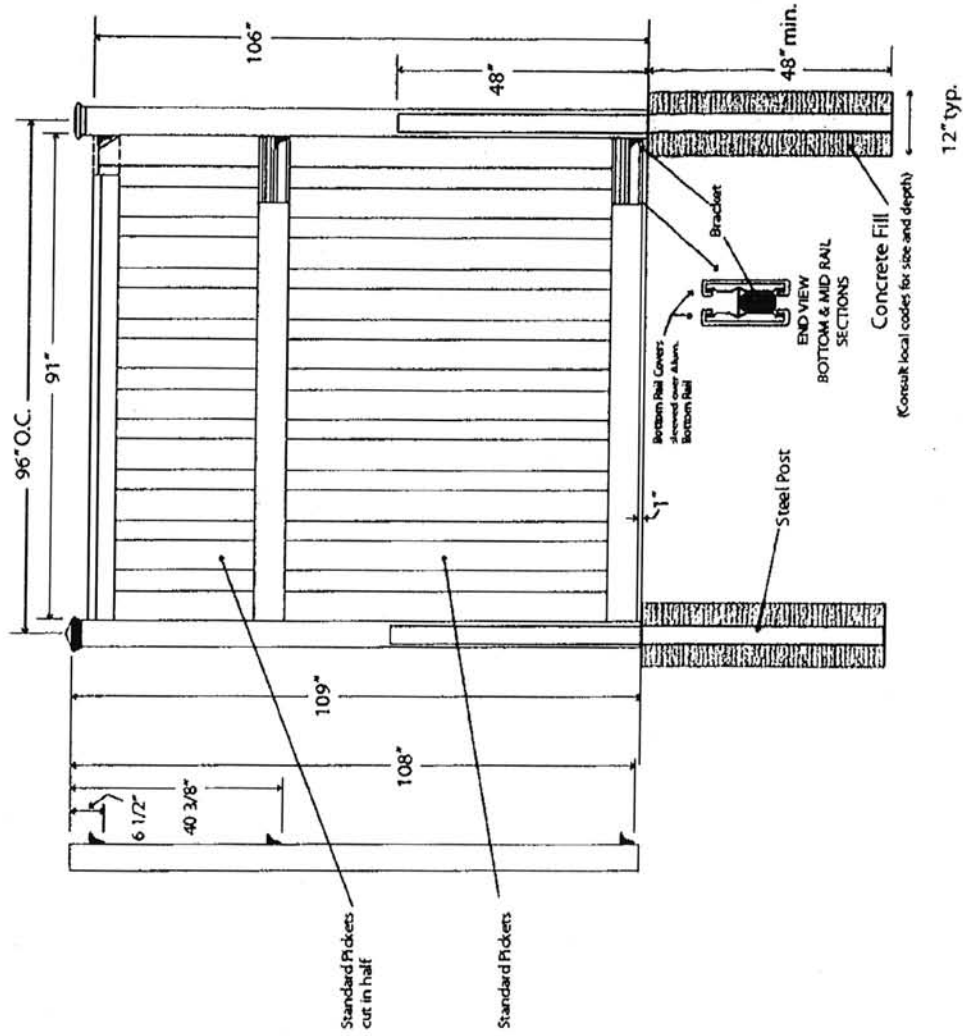
STUNNING LOOKS●.....●.....●.....
LOW MAINTENANCE●.....●.....●.....
LASTING DURABILITY●.....●.....●.....
EASY TO INSTALL●.....●.....●.....
MIAMI / DADE WIND LOAD CERTIFICATION*●.....●.....●.....
RICH COLOR CHOICES●.....●.....●.....
TRUE PRIVACY (no gaps between pickets)●.....●.....●.....
GOOD NEIGHBOR FENCE (no one sees back side of fence)●.....●.....●.....
NON-REFLECTIVE SURFACE●.....●.....●.....
STANDARD 5" NOMINAL POSTS●.....●.....●.....
LIMITED RESIDENTIAL WARRANTY (number of years)●.....●.....●.....
TOP OUTDOOR LIVING BRAND●.....●.....●.....

* This Trex Seclusion® system is certified for use in Miami-Dade County, Florida, and is also certified for use in other areas.

Trex Seclusions® Composite Fencing

Architectural Drawing 9' Height, 8' Post Centers

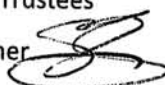
Materials needed for the design above:	Quantity	Components
5" x 5" x 2.50' Post Cap Flat Optional: 5" x 5" x 3' Post Cap Pyramid	1	
5" x 5" Post, 1.44' nom.	1	
3.5" x 3.5" Galv. Steel Post Insert (3/16", 96" nom.)	1	
4" x 4.9' Top Rail, 91" nom.	1	
1" x 5.875' Bottom Rail Cover / Picket, 91" nom.	4	
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	18	
Self-Tapping Screw	8	



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012814

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 907 N. Elm Street.

Process

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

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

Due to the nature of the request, this application would require a meeting before the Plan Commission and does not require public notification. The Village Board has 90 days from receiving the recommendation of the Plan Commission to act on its recommendation. Failure by the Board to act within 90 days is considered a denial of the Plan Commission's recommendation. Section 11-604F of the Zoning Code details the standards for site plan approval. The applicant provides its response to the Site Plan Review criteria on pages 3 and 4 of its application. The applicant filed its revised submission on December 12, 2014.

Description of property and existing use

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

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

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

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

The attached Hinsdale Zoning map highlights the specific subject property.

Request

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

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

Property History

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

	<u>O-3 Requirement</u>	<u>12 Salt Creek</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

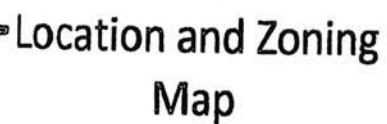
Should the Board feel the request is appropriate, the following motion would be recommended:

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

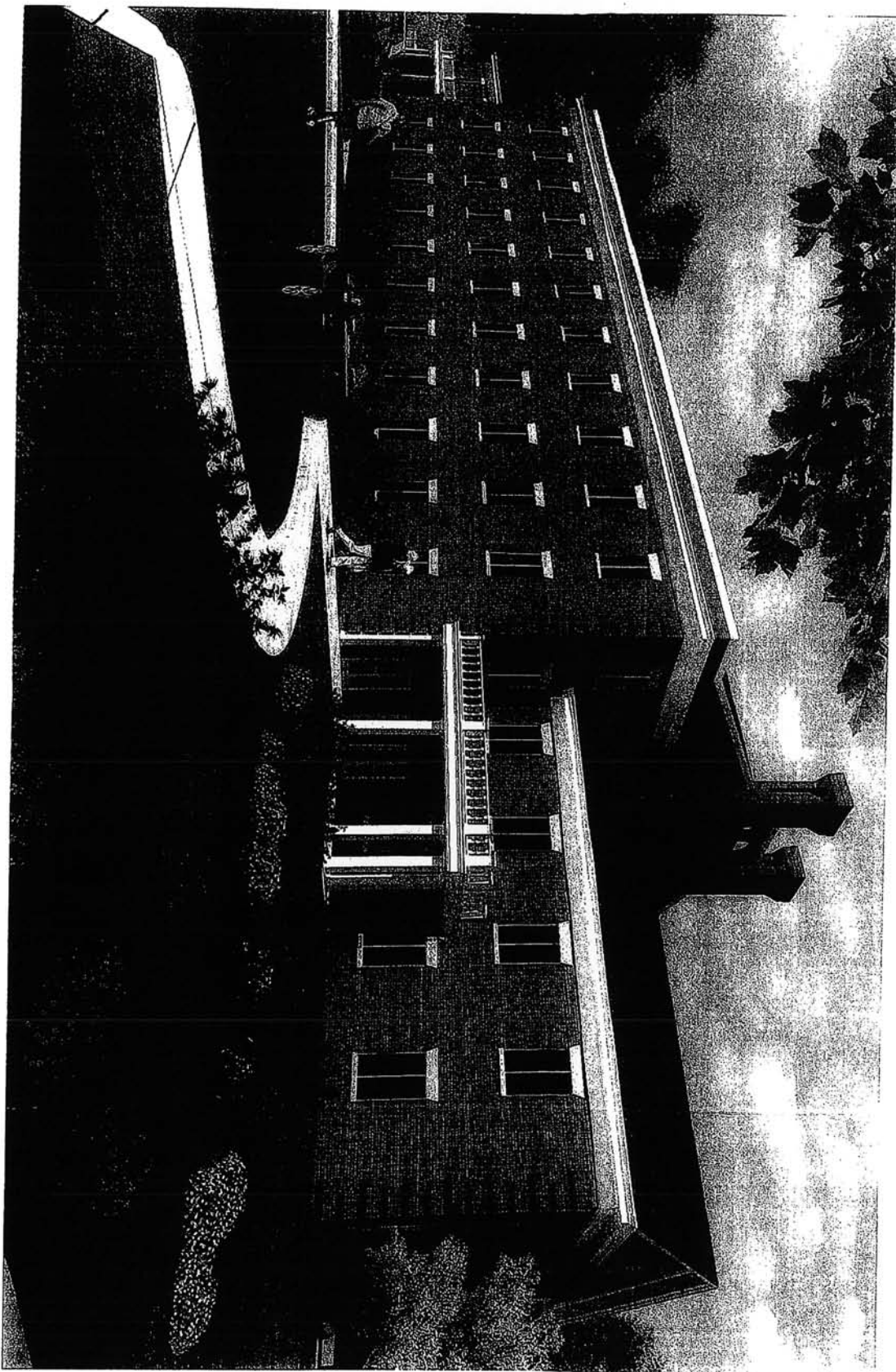
Appearance Review

MedProperties Group

January 28, 2015

Plant Material List

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

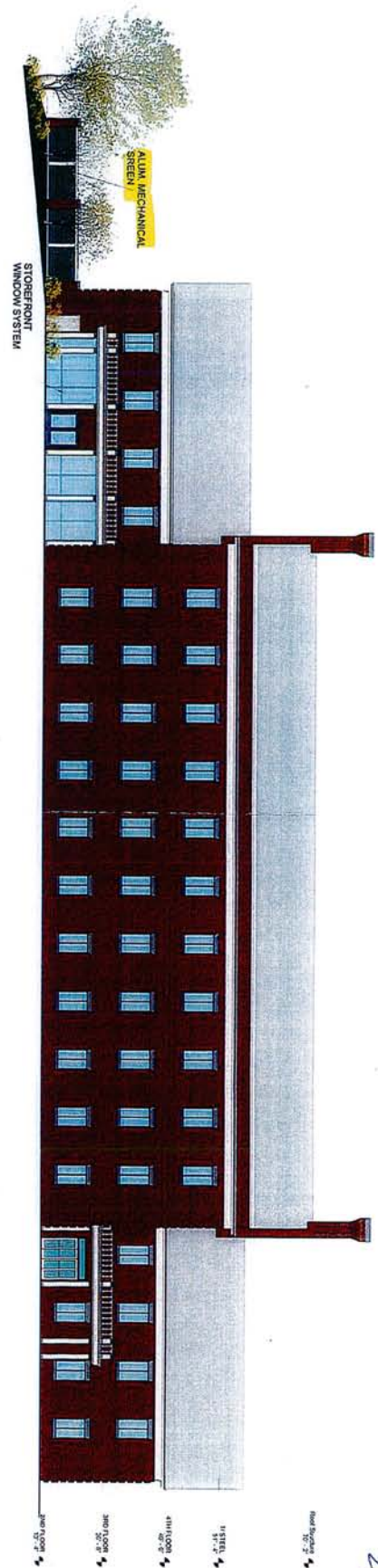


SURGERY CENTER ENTRY

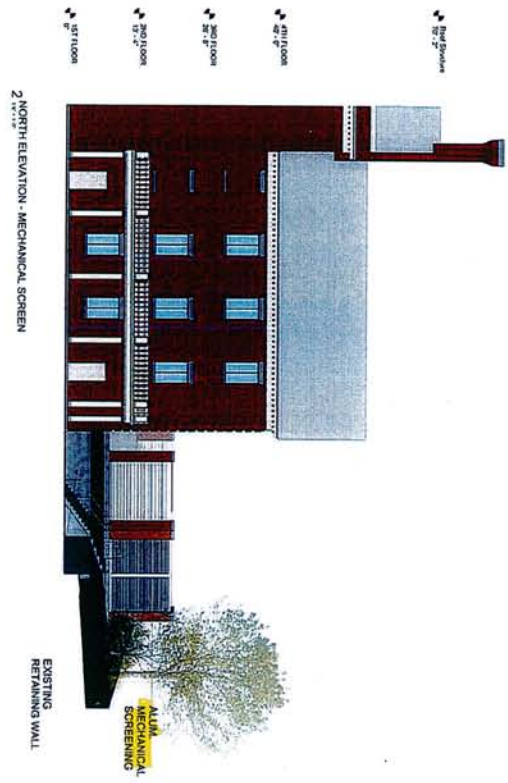
Salt Creek Medical Campus
12 Salt Creek Ln Medical Office Building

Shelby County, Tennessee 37203 Phone: 615.252.1234

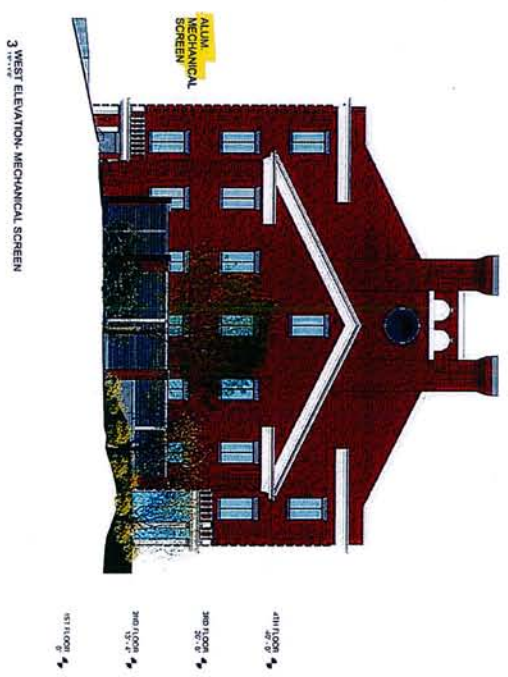
REVISED FOR
2/13/15 BOT



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 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, 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: _____

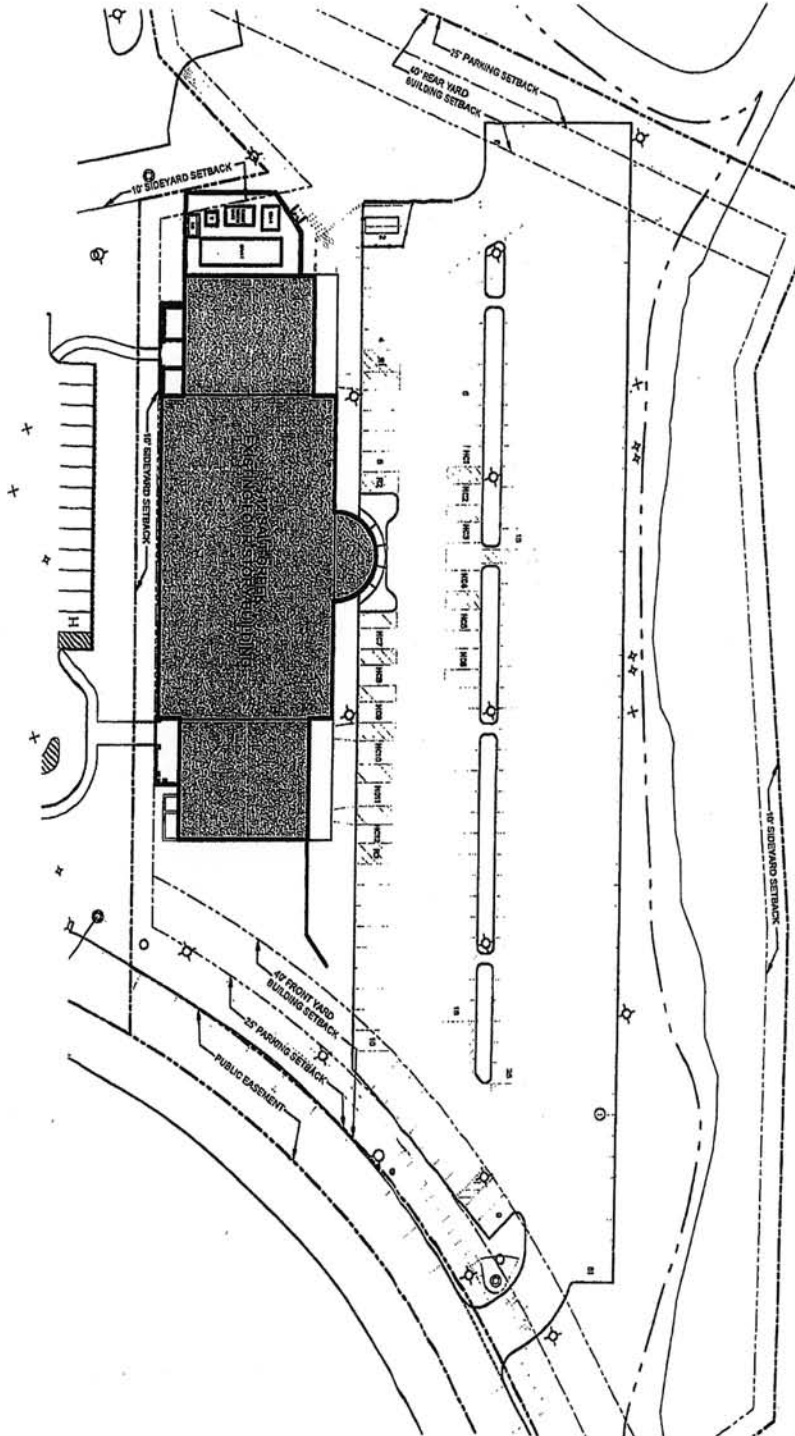
Its: _____

Date: _____, 2015

EXHIBIT A

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

EXHIBIT "A"

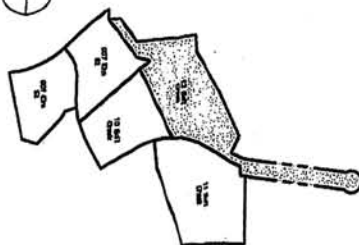


SCALE: 1" = 50'-0"



ECKENHOFF SAUNDERS ARCHITECTS

MedProperties



SITE DATA

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PARKING RATIO (0.33 MIN.):	3.33 C/1000

SITE PLAN

Salt Creek Medical Campus
12 Salt Creek Ln Medical Office Building

Project No. 1100 Date: 01/15/10

Architectural drawing of a building facade. The drawing shows a grid of windows, with some windows labeled with numbers (e.g., 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 16

2 NORTH ELEVATION - MECHANICAL SCREEN

EXISTING RETAINING WALL

ALUM. MECHANICAL SCREENING

2ND FLOOR 10'0" x 10'0"

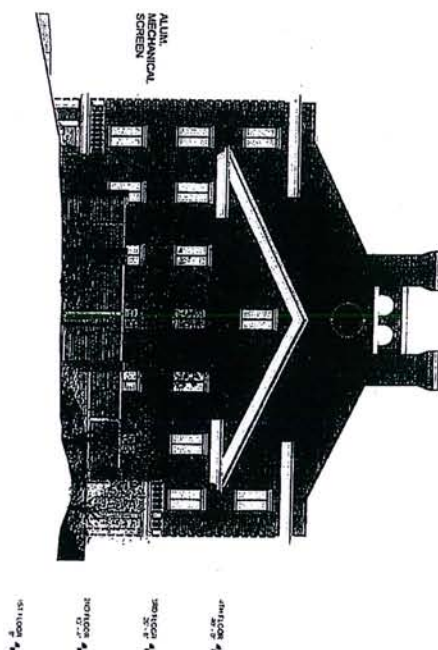
3RD FLOOR 10'0" x 10'0"

4TH FLOOR 10'0" x 10'0"

5TH FLOOR 10'0" x 10'0"

1ST FLOOR 10'0" x 10'0"

3 WEST ELEVATION- MECHANICAL SCREEN



Salt Creek Medical Campus
12 Salt Creek Ln Medical Office Building

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 – 1ST 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: NK By Chairman

Dated this 11th 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 6th 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

DRAFT

HINSDALE PLAN COMMISSION

RE: Case A-22-2014, 12 Salt Creek Ln. – Applicant: Med Properties, Bill Dvorak

Request: Major Adjustment review to previously approved Exterior Appearance and Site Plan (O2015-05).

DATE OF BOARD OF TRUSTEES Referral: July 30, 2015

DATE OF PLAN COMMISSION REVIEW: September 9, 2015

DATE OF BOARD OF TRUSTEES 1ST READING: October 6, 2015

FINDINGS AND RECOMMENDATION

I. FINDINGS

1. The applicant representative, Kenton Rehmer (Eckenhoff Saunders Architects) reviewed that the new brick masonry columns have not changed in the original plan. However, the major adjustment application reflects Trex fencing material in lieu of the initially proposed aluminum mechanical louver screening.
2. The generator and its Trex screening material is located in the parking lot and confirmed to not add to the total lot coverage.
3. The Plan Commission showed general support for the look of the generator screening compared to the others in the area.
4. After discussing the height of the screening and the generator, the PC has requested the fence screening to be a foot taller than the height of the generator.
5. The PC has requested an updated generator landscape plan by the next Board meeting, to show additional and adequate landscaping around the generator enclosure.

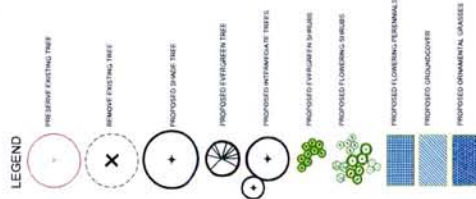
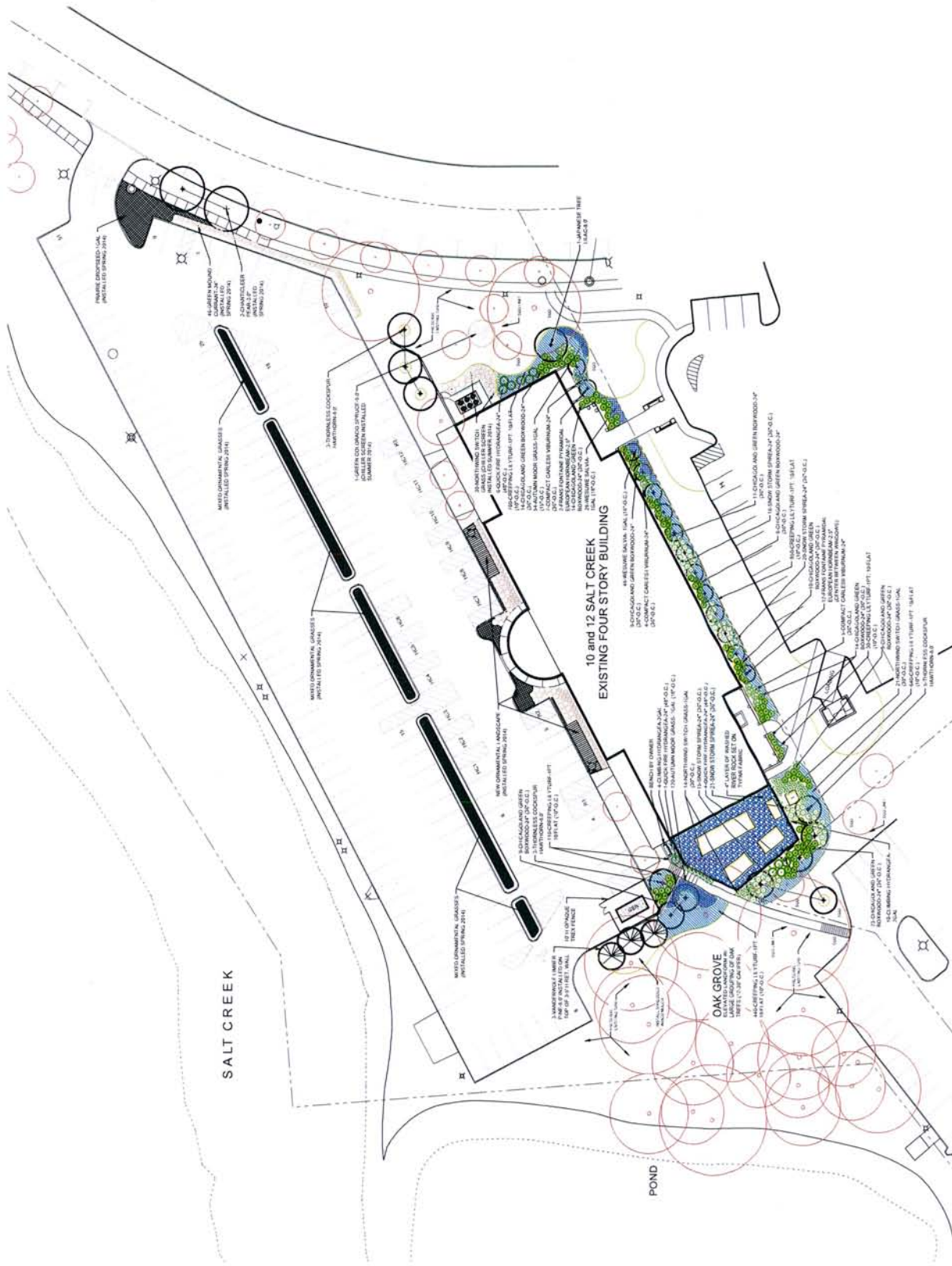
II. RECOMMENDATIONS

Following a motion to recommend approval of the proposed exterior appearance plans, the Village of Hinsdale Plan Commission, on a vote of six (6) "Ayes," one (1) "Nay," and two (2) "Absent," recommends that the President and Board of Trustees approve the exterior appearance plans to use Trex fencing for the mechanical equipment and generator screening subject to the following condition:

- The generator fence screening must be a foot taller than the generator.

Following a motion to recommend approval of the proposed site plans, the Village of Hinsdale Plan Commission, on a vote of six (6) "Ayes," one (1) "Nay," and two (2) "Absent," recommends that the President and Board of Trustees approve the site plans to use Trex fencing for the mechanical equipment and generator screening subject to the following condition:

- An updated landscape plan must be submitted for landscaping details around the generator (attached).



Landscape Development Plan Salt Creek Medical Campus 10 and 12 Salt Creek Ln Medical Office Building Project No. 1001 Date: 01/15/15



ECKENHOFF SAUNDERS ARCHITECTS



THE HINSDALE PLAN COMMISSION

By: _____
Chairman

Dated this _____ day of _____, 2015.

10 and 12 Salt Creek Lane

MedProperties Group


Appearance Review

Plant Material List

Botanical Name	Common Name	Size	Qty	Remarks
Shade, Intermediate, and Evergreen Trees				
Carpinus b. 'Frans Fontaine'	Pyramidal European Hornbeam	2.5" C	14	Matching Specimens
Crataegus c. var. inermis	Thornless Cockspur Hawthorn	8.0' clump	11	Matching Specimens
Syringa reticulata	Japanese Tree Lilac	8.0' clump	1	Specimen
Pinus flexilis 'Vanderwolf'	Vanderwolf Limber Pine	8.0' H	3	Matching Specimens
Flowering and Evergreen Shrubs				
Buxus 'Glencoe'	Chicagoland Green Boxwood	24" S	121	Matching Specimens
Hydrangea p. 'Bulk'	Quick Fire Hydrangea	30" H	11	Matching Specimens
Spiraea x. media 'Darsnorm'	Snow Storm Spirea	24" H	74	Matching Specimens
Viburnum carlesii 'Compactum'	Compact Carlesii Viburnum	24" H	16	Matching Specimens
Perennials, Groundcover, Vines, and Ornamental Grasses				
Liriope spicata	Creeping Lilyturf	1 pt.	2,830	10"-O.C.
Hydrangea a. subsp. Petiolaris	Climbing Hydrangea	3 gal.	14	
Panicum v. 'Northwind'	Northwind Switch Grass	1 gal.	35	30"-O.C.
Salvia n. 'Wesuwe'	Wesuwe Salvia	1 gal.	76	18"-O.C.
Sesleria autumnalis	Autumn Moor Grass	1 gal.	174	18"-O.C.

73

Memorandum

To: President Cauley and Village Trustees
From: Chan Yu, Village Planner 
Cc: Kathleen A. Gargano, Village Manager
Robert McGinnis, Director of Community Development/Building Commissioner
Date: September 22, 2015
Re: 120 N. Oak Street – Exterior Appearance and Site Plan Review for New Telecommunication Equipment on an Existing Smokestack Antenna Location at Hinsdale Hospital

BACKGROUND

Application

The Village of Hinsdale has received an application (Attachment 1) from Cindy Dini of CCSI on behalf of Sprint requesting approval for an exterior appearance and site plan review to install: two (2) new antennas and (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.

Request and Analysis

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. At the September 9, 2015, Plan Commission (PC) meeting, the Commission reviewed the application by Sprint submitted for 120 N. Oak Street to install additional cell phone equipment at a current location on existing infrastructure. The Commission was largely supportive of the proposal because it showed insignificant change in terms of exterior appearance. Following a motion to approve both the exterior appearance and site plans, the PC, on a 6-1 vote (two commissioners were absent), recommended approval of the request for exterior appearance and site plans for additional new cell phone equipment on existing infrastructure at 120 N. Oak Street (Hinsdale Hospital).

The Hinsdale Hospital is in the HS Health Services District at 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). 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).

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.

Process

Pursuant to Section 11-604, the Chairman of the 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 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.

The Village Board has 90 days from receiving the recommendation of the PC 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 11-604(F) of the Zoning Code details the standards for site plan approval.

Plan Commission Action

At the September 9, 2015, PC meeting, the Commission reviewed the application submitted for 120 N. Oak Street to install additional cell phone equipment at a current location on existing infrastructure. The Commission was largely supportive of the proposal because it showed insignificant change in terms of exterior appearance. Following a motion to approve both the exterior appearance and site plans, the PC, on a 6-1 vote (and two commissioners absent), recommended approval of the request for exterior appearance and site plans for additional new cell phone equipment on existing infrastructure at 120 N. Oak Street (Hinsdale Hospital).

Motion

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

"Move that the Board of Trustees approve an Ordinance Approving Site Plan and Exterior Appearance Plan for New Telecommunications Antennas and Related Equipment at 120 N. Oak Street"

Attachments:

Draft Ordinance

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
Attachment 4 - Draft Findings and Recommendations

VILLAGE OF HINSDALE

ORDINANCE NO. _____

**AN ORDINANCE APPROVING A SITE PLAN AND EXTERIOR APPEARANCE PLAN FOR
NEW TELECOMMUNICATIONS ANTENNAS AND RELATED EQUIPMENT – 120 N. OAK
STREET - SPRINT**

WHEREAS, CCSI on behalf of Sprint (the "Applicant") submitted an application seeking site plan and exterior appearance plan approval related to the co-location of two (2) new cellular antennas and two (2) remote radio units on an existing antenna mount located on the existing smokestack at Hinsdale Hospital, an associated cable and grips running vertically on the smokestack, and equipment to be housed in a ground level cabinet mounted on an existing steel platform next to other existing equipment cabinets (the "Application"), all located at 120 N. Oak Street (the "Subject Property"). The Subject Property is legally described in **Exhibit A** attached hereto and made a part hereof; and

WHEREAS, the Subject Property is located in the HS Health Services District and is currently improved with Hinsdale Hospital. Existing antennas, cables and equipment cabinets for other telecommunications providers are already located on the smokestack at the Hospital; and

WHEREAS, the Application has been referred to the Plan Commission of the Village and has been processed in accordance with the Hinsdale Zoning Code ("Zoning Code"), as amended; and

WHEREAS, on September 9, 2015, the Plan Commission of the Village of Hinsdale held a public hearing pursuant to notice given in accordance with State law and the Zoning Code, relative to the Application; and

WHEREAS, the Plan Commission, after considering all of the testimony and evidence presented at the public hearing, recommended approval of the Application on a vote of six (6) ayes, one (1) nay, and two (2) absent, all as set forth in the Plan Commission's Findings and Recommendation in Case No. A-24-2014 ("Findings and Recommendation"), a copy of which is attached hereto as **Exhibit B** and made a part hereof; and

WHEREAS, the Plan Commission has filed its report of Findings and Recommendation regarding the various approvals sought in the Application with the President and Board of Trustees; and

WHEREAS, the President and Board of Trustees have duly considered the Findings and Recommendation of the Plan Commission, and all of the materials, facts and circumstances affecting the Application, and find that the Application satisfies the standards established in subsection 11-604F of the Zoning Code governing site plan approval, and 11-606E of the Zoning Code governing exterior appearance review, 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 and Adoption of Findings of Fact. The President and Board of Trustees hereby approve and adopt the Findings and Recommendation of the Plan Commission, a copy of which is attached hereto as **Exhibit B**, and incorporate such Findings and Recommendation herein by reference as if fully set forth herein.

SECTION 3: 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 the applicable sections of the Zoning Code, approves the requests for approval made in the Application for the Exterior Appearance and Site Plan attached to, and by this reference, incorporated into this Ordinance as **Exhibit C** (the "Approved Plans"), for the Subject Property located in the HS Health Services Zoning District, subject to the conditions set forth in Section 4 of this Ordinance.

SECTION 4: Conditions on Approvals. The approvals granted in Section 3 of this Ordinance are expressly subject to all of the following conditions:

- A. **Compliance with Plans.** All work relative to the installation that is the subject of the Application shall be undertaken only in strict compliance with the Approved Plans attached as **Exhibit C**.
- B. **Compliance with Codes, Ordinances, and Regulations.** Except as specifically set forth in this Ordinance, the provisions of the Hinsdale Municipal Code and the Hinsdale Zoning Code shall apply and govern 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 5: 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 6: 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 7: 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.

PASSED this ____ day of _____ 2015.

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

**LEGAL DESCRIPTION OF THE SUBJECT PROPERTY
(ATTACHED)**

EXHIBIT B

**FINDINGS AND RECOMMENDATION
(ATTACHED)**

EXHIBIT C

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

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS
COUNTY OF COOK)

CLERK'S CERTIFICATE

I, Christine M. Bruton, Clerk of the Village of Hinsdale, in the Counties of DuPage and Cook, State of Illinois, do hereby certify that the attached and foregoing is a true and correct copy of that certain Ordinance now on file in my Office, entitled:

ORDINANCE NO. _____

**AN ORDINANCE APPROVING A SITE PLAN AND EXTERIOR APPEARANCE
PLAN FOR NEW TELECOMMUNICATIONS ANTENNAS AND RELATED
EQUIPMENT – 120 N. OAK STREET - SPRINT**

which Ordinance was passed by the Board of Trustees of the Village of Hinsdale at a Regular Village Board Meeting on the ____ day of _____, 2015, at which meeting a quorum was present, and approved by the President of the Village of Hinsdale on the ____ day of _____, 2015.

I further certify that the vote on the question of the passage of said Ordinance by the Board of Trustees of the Village of Hinsdale was taken by Ayes and Nays and recorded in the minutes of the Board of Trustees of the Village of Hinsdale, and that the result of said vote was as follows, to-wit:

AYES: _____

NAYS: _____

ABSENT: _____

I do further certify that the original Ordinance, of which the foregoing is a true copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Hinsdale, this ____ day of _____, 2015.

Village Clerk

[SEAL]



**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** FOUNDED IN 1873

**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 5th day of
August, 2015

Pamella A Kearney
Notary Public



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 _____, _____.

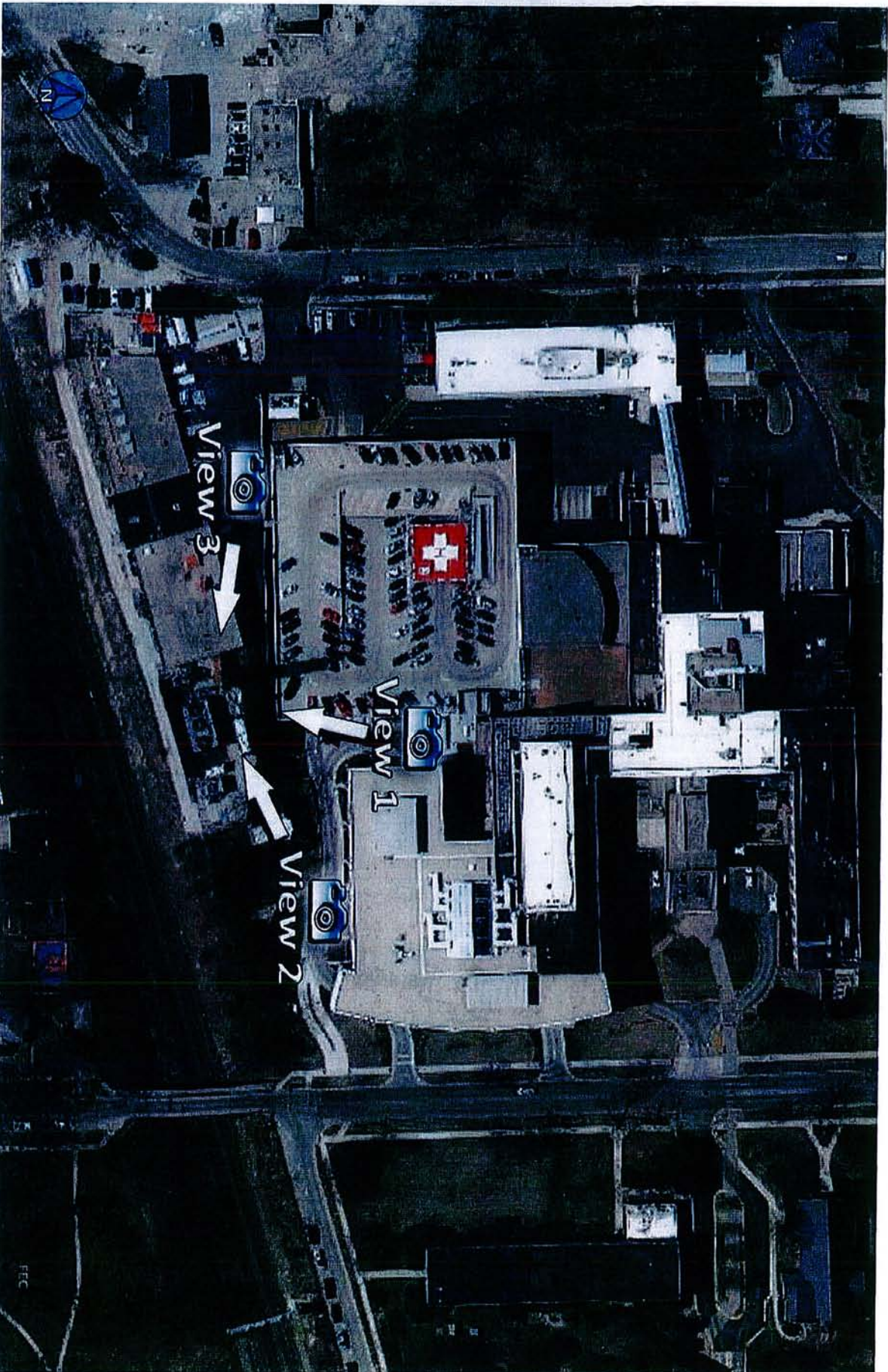
By: _____
Notary Public



Site Name: Hinsdale Hospital Smokestack
Site Number: CH03XC904

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

FULLERTON
ENGINEERING • DESIGN



Vicinity Area

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

Sprint



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)

This is a photograph, not a computer-generated image. 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]

This is a preliminary drawing for informational purposes only. It is not to be used in addition to the engineering drawings for an accurate representation of the site.

Sprint



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

Sprint



Site Name: Hinsdale Hospital Smokestack
Site Number: CH03XC904

Address: 120 N. Oak St.
Hinsdale, IL 60521
ENGINEERING-DESIGN



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

This is a perspective view for information only. It may not 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 photographs are for informational 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 illustrations are for informational purposes only. They are to be used in addition to the engineering drawings for an accurate representation of the site.



HIGH CAPACITY CARRIER ADD DEPLOYMENT

SITE NAME

HINSDALE HOSPITAL SMOKESTACK

SITE NUMBER / M/A NUMBER

CH03XC904

SITE ADDRESS

120 N. OAK STREET
HINSDALE, IL 60521

SITE TYPE

CHIMNEY

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.
- ADA COMPLIANCE FOR PORTABLE WATER AND WASTE IS NOT REQUIRED.

PROJECT DESCRIPTION

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

- INSTALL (2) NEW 1500MHZ PANEL ANTENNAS
- INSTALL (2) NEW 1500MHZ RRUS
- INSTALL (1) NEW 1500MHZ DU IN EXISTING RACKS
- INSTALL (1) NEW GROUND CABLE

AREA MAP



VICINITY MAP



SIGNATURE BLOCK

DESIGNER	SIGNATURE	DATE
SITE ACQ. MGR		
CONSTRUCTION MGR		
AE MGR		
PLANNING CONS.		
RF MGR		
RF ENGINEER		
PROPERTY OWNER		
SPRINT REP.		
AV MGR		

DRIVING DIRECTIONS

1. DEPART FROM CHICAGO INTERNATIONAL AIRPORT.
2. TAKE I-294 S TO U.S. 34 W/E COOK AVE.
3. TAKE THE US-34 W/OODEN AVE EXIT FROM I-294 S
4. TAKE N ELM ST TO YOUR DESTINATION
5. MERGE ONTO U.S. 34 W/E COOK AVE
6. TURN LEFT
7. DESTINATION WILL BE ON THE LEFT

PROJECT SUMMARY

SITE NAME: HINSDALE HOSPITAL SMOKESTACK
SITE NUMBER: CH03XC904
SITE ADDRESS: 120 N. OAK STREET HINSDALE, IL 60521
COUNTY: COOK
ZONING JURISDICTION: VILLAGE OF HINSDALE
PROJECT OF: SHERPA
COORDINATES SOURCE: 41.8049°
LATITUDE: -87.9213°
LONGITUDE: 880
GROUND ELEVATION: 880
PROPERTY/TOWER OWNER: ADVENTIST HINSDALE HOSPITAL
COMPANY: N/A
CONTACT: N/A
ADDRESS: 120 N. OAK ST HINSDALE, IL 60521
PHONE: N/A

PROJECT MANAGER:

COMPANY: SAMSUNG
CONTACT: AL GUNTE
PHONE: (719) 512-8997
A/E/FIRM: FULLERTON ENGINEERING CONSULTANTS, INC.
CONTACT: MILEN DUMITROV
PHONE: (224) 585-4430 EXT. (524)
MAIN OFFICE: (224) 585-4437
DIRECT DIAL: (224) 585-4437

SHEET INDEX

SHEET DESCRIPTION	TITLE SHEET
SP-1	SPRINT SPECIFICATION
SP-2	SPRINT SPECIFICATION
C-1	SITE PLAN
C-2	ENLARGED SITE PLAN
C-3	ANTENNA LAYOUT
C-4	ANTENNA DETAILS
C-5	ELEVATION DETAILS & COLOR COORDS
C-6	EQUIPMENT DETAILS
C-7	ROOF PLAN & STRUCTURAL NOTES
C-8	STRUCTURAL DETAILS
C-9	UTILITY LAYOUT AND DETAILS
C-10	POWER DISTRIBUTION
C-11	GROUNDING DETAILS

CERTIFICATION STATEMENT:

I CERTIFY THAT THESE DRAWINGS WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF ILLINOIS. I AM NOT PROVIDING ANY DESIGN OR ENGINEERING SERVICES TO ANY OTHER PARTY FOR THIS PROJECT.

DATE SIGNED: 09/20/2015
SIGNATURE: [Signature]
FULLERTON ENGINEERING CONSULTANTS, INC.
10100 W. HIGGINS AVE.
SUITE 200
ROSEMONT, IL 60018

PROJECT TEAM

PROJECT MANAGER: SAMSUNG
SITE ACQUISITION: FULLERTON
ENGINEER: FULLERTON



SITE NAME	HINSDALE HOSPITAL SMOKESTACK
SITE ADDRESS	120 N. OAK STREET HINSDALE, IL 60521
SHEET NAME	TITLE SHEET
SHEET NUMBER	T-1

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 BE IN ACCORDANCE WITH THE SPRINT STANDARD CONSTRUCTION SPECIFICATIONS, LATEST EDITION, AND PORTIONS THEREOF.

CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING HIMSELF WITH ALL CONSTRUCTION DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.

CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING HIMSELF WITH ALL CONSTRUCTION DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.

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ALTERNATES: SECTION 01.400 - SUBMITTALS & TESTS

AT THE COMPANY'S REQUEST, ANY ALTERNATES TO THE MATERIALS OR METHODS SPECIFIED SHALL BE SUBMITTED TO SPRINT'S CONSTRUCTION MANAGER FOR REVIEW AND APPROVAL. NO VERBAL REQUESTS 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 15-0000 ANTENNA LINE ACCEPTANCE STANDARDS.

2. AIL, AZIMUTH AND DOWN TILT, PROVIDE AN AUTOMATED REPORT UPLOADED TO SPRINT USING A COMMERCIAL, MADE-FOR-THE-PURPOSE ELECTRONIC ANTENNA ALIGNMENT TOOL (AAT), INSTALLED AZIMUTH, CENTERLINE AND DOWN TILT MUST CORRELATE 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 WORKS.

5. REQUIRED CLOSED-OUT DOCUMENTATION INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING:

1. AZIMUTH, DOWN TILT, AIL, FROM SUNSHINE INSTRUMENTS - ANTENNA ALIGNMENT TOOL (AAT)

2. SWEEP AND FIBER TESTS

3. SERIALIZED EQUIPMENT

4. ALL MANUFACTURE 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. LBN WALKERS

8. FINAL PAYMENT APPLICATION

9. REQUIRED FINAL CONSTRUCTION PHOTOS

10. CONSTRUCTION AND COMMISSIONING CHECKLIST COMPLETE WITH NO DEFICIENT ITEMS

REMOTE ELECTRICAL TILT (RET) CABLES:

MISCELLANEOUS: COINTEGRATORS, FILTERS PER RF DATA SHEET, FURNISHED BY SPRINT.

ANTENNA INSTALLATION: ASSEMBLE ALL ANTENNA ASSEMBLY IN ACCORDANCE WITH THE INSTRUCTIONS SUPPLIED BY THE MANUFACTURER. ANTENNA ALIGNMENT, AZIMUTH, AND FEED ORIENTATION INFORMATION SHALL BE A DESIGNATED ON THE CONSTRUCTION DRAWINGS.

A. THE CONTRACTOR SHALL POSITION THE ANTENNA ON TOWER PIPE JOINTS SO THAT THE BOTTOM STRUT IS LEVEL. THE PIPE JOINTS SHALL BE PLUMB TO 1 DEGREE.

B. ANTENNA MOUNTING REQUIREMENTS: PROVIDE ANTENNA MOUNTING HARDWARE AS INDICATED ON THE DRAWINGS.

C. THE CONTRACTOR SHALL ROUTE, TEST, AND INSTALL ALL CABLES AS INDICATED ON THE CONSTRUCTION DRAWINGS AND IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

D. THE INSTALLED RADIUS OF THE CABLES SHALL NOT BE LESS THAN THE MANUFACTURER'S SPECIFICATIONS FOR BENDING RADIUS.

E. EXTREME CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE CABLES DURING HANDLING AND INSTALLATION.

F. FASTENING LANT HYBRID CABLES: ALL CABLES SHALL BE INSTALLED INSIDE MONOPOLE WITH CABLE SUPPORT GRIPS AS REQUIRED BY THE MANUFACTURER.

G. FASTENING INDIVIDUAL, FIBER AND DC CABLES ABOVE BREAKOUT ENCLOSURE (MIDUSA), WITHIN THE WIRE CLOSET AND ANY INTERMEDIATE DISTRIBUTION BOXES:

1. FIBER SUPPORT FIBER BUNDLES USING 3/4" VELCRO STRAPS OF THE REQUIRED LENGTH. 18" DC STRAPS SHALL BE UV, OIL AND WATER RESISTANT AND SUITABLE FOR INDUSTRIAL INSTALLATIONS AS MANUFACTURED BY TETCO, OR APPROVED EQUAL.

2. DC SUPPORT DC BUNDLES WITH 2P TIES OF THE ADEQUATE LENGTH, 2P TIES TO BE UV STABILIZED, BLACK NYLON, WITH TENSILE STRENGTH AT 12,000 PSI AS MANUFACTURED BY HELIX PRODUCTS OR EQUAL.

3. FASTENING JUMPERS: SECURE JUMPERS TO THE SIDE RAILS OR HEAD FRAMES USING STAINLESS STEEL TIE WIPERS 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 THE LINES WILL BE PROPERLY ROUTED IN THE CABLE ENVELOPE AS INDICATED ON THE DRAWINGS, AVOID TWISTING AND CROSSEVER.

c. CABLE CLOSURE: USING PROPER HOUSING GRIPS, DO NOT EXCEED MANUFACTURER'S 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 15-0200.

7. HYBRID CABLE LABELING: INDIVIDUAL, HYBRID AND DC BUNDLES SHALL BE LABELED ALPHA-NUMERICALLY ACCORDING TO SPRINT CELL SITE ENGINEERING NOTICE - EN 2013-001, REV 1

WEATHERPROOFING EXTERIOR CONNECTORS AND HYBRID CABLE GROUND AIDS:

A. ALL FIBER & COAX CONNECTORS AND GROUND AIDS SHALL BE WEATHERPROOFED.

B. WEATHERPROOFING USING ONE OF THE FOLLOWING METHODS: ALL INSTALLATIONS MUST BE DONE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND INDUSTRY BEST PRACTICES.

1. COAT SHRINK: ENVELOPE CONNECTOR IN COAT SHRINK TUBING AND PROVIDE A DOUBLE WRAP OF 2" ELECTRICAL TAPE EXTENDING 2" BEYOND TUBING. PROVIDE 3M COAT SHRINK CDS 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 SLAM LOCK CLOSURE 716: SUBSTITUTIONS WILL NOT BE ALLOWED.

4. OPEN PLATE ON JOB SITE IS NOT ACCEPTABLE.



FULLERTON
ENGINEERING DESIGN

DATE	BY	REVISION
01/06/15	902	REVIEW
03/13/15	DMH	FINAL
05/20/15	PERMIT	REVISION
		NMA



SITE NAME
**HINSDALE
HOSPITAL
SMOKESTACK**

SITE ID:
CH03XC904

SITE ADDRESS
**120 N. OAK STREET
HINSDALE, IL 60521**

SHEET NAME
**SPRINT
SPECIFICATION**

SHEET NUMBER
SP-1

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

SUMMARY:

- DC CIRCUIT BREAKER LABELING

SECTION 26 100 - BASIC ELECTRICAL REQUIREMENTS

THIS SECTION SPECIFIES BASIC ELECTRICAL REQUIREMENTS FOR SYSTEMS AND COMPONENTS

- A. ALL EQUIPMENT FURNISHED UNDER DIVISION 26 SHALL CARRY TA LABELS AND LISTINGS APPROVED BY THE STATE OF CALIFORNIA. TA LABELS SHALL BE AVAILABLE IN THE INDUSTRY.
 - B. MANUFACTURERS OF EQUIPMENT SHALL HAVE A MINIMUM OF THREE YEARS EXPERIENCE WITH THE EQUIPMENT BEING SUPPLIED. THE EQUIPMENT SHALL BE PREPARED IN THE FIELD IN A MANNER SIMILAR TO THE MANUFACTURER'S RECOMMENDATION. THE EQUIPMENT SHALL BE PREPARED IN THE FIELD IN A MANNER SIMILAR TO THE MANUFACTURER'S RECOMMENDATION. THE EQUIPMENT SHALL BE PREPARED IN THE FIELD IN A MANNER SIMILAR TO THE MANUFACTURER'S RECOMMENDATION.
 - C. MATERIALS AND EQUIPMENT, ALL MATERIALS AND EQUIPMENT REQUIRED IN DIVISION 26 OF THE SAME TYPE SHALL BE OF THE SAME MANUFACTURER AND SHALL BE NOK. OF THE BEST QUALITY AND DESIGN, AND FREE FROM DEFECTS.
- SUPPORTING DEVICES:**

SUPPORTING DEVICES:

- A. ALL EQUIPMENT FURNISHED UNDER DIVISION 28 SHALL CARRY IT LABELS AND LISTINGS WHICH SHOW EQUIPMENT AND LISTINGS ARE AVAILABLE IN THE INDUSTRY.
- B. MAINTENANCE OF EQUIPMENT SHALL HAVE A MINIMUM OF THREE YEARS EXPERIENCE WITH THE EQUIPMENT INSTALLED AND OPERATING IN THE FIELD IN A USE SIMILAR TO THE PROPOSED USE FOR THE PROJECT.
- C. MATERIALS AND EQUIPMENT:
1. ALL MATERIALS AND EQUIPMENT SPECIFIED IN DIVISION 28 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. ALLOY TUBE AND CONDUIT
 2. B-LINE SYSTEM
 3. SUNSHADE OVERSHEED PRODUCTS
 4. THOMAS & BETTS
- B. FASTENERS, TIES, 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. EXPOSURE 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. ROAD GALVANIZED STEEL (RGS) CONDUIT SHALL BE USED FOR EXTERIOR LOCATIONS ABOVE GROUND AND IN UNFINISHED INTERIOR LOCATIONS AND FOR EXPOSED RUNS. CONDUIT SHALL BE GALVANIZED STEEL COATED WITH ZINC. FITTINGS SHALL BE EXTERIOR AND INTERIOR BY THE SAME MANUFACTURER. ALL CONDUIT SHALL BE PRODUCED TO ANSI SPECIFICATIONS C60.1, FEDERAL SPECIFICATION WW-C-381 AND SHALL BE LISTED WITH THE UNDERWRITERS' LABORATORIES. FITTINGS SHALL BE INHERENT - SET SCREW OR COMPRESSION FITTINGS WILL NOT BE ACCEPTABLE. R CONDUIT SHALL BE MANUFACTURED BY ALLEN, REPUBLIC OR WHEATLAND.
- B. UNDERGROUND CONDUIT IN CONCRETE SHALL BE POLYVINYLCHLORIDE (PVC) SUITABLE FOR DIRECT BURIAL. AS APPLICABLE, JOINTS SHALL BE BELTED AND FULLED. CONDUIT SHALL BE MANUFACTURED BY ALLEN, REPUBLIC OR WHEATLAND. ALL CONDUIT SHALL BE LISTED WITH THE UNDERWRITERS' LABORATORIES. CONDUIT SHALL BE CASTON ELECTRICAL PRODUCTS OR APPROVED EQUAL.
- C. TRANSITIONS BETWEEN PVC AND RGS (RGS) SHALL BE MADE WITH PVC COATED METALLIC LONG SWEED RADIOS ELBOWS.
- D. EMT OR ROAD GALVANIZED STEEL CONDUIT MAY BE USED IN FINISHED SPACES. CONDUIT IN WALLS AND CEILING, BUT SHALL BE MILD STEEL ELECTRICALLY GALVANIZED. CONDUIT SHALL BE GALVANIZED AND APPROVED TO ANSI SPECIFICATIONS C60.1, FEDERAL SPECIFICATION WW-C-381 AND SHALL BE LISTED, BUT SHALL BE MANUFACTURED BY ALLEN, REPUBLIC OR WHEATLAND. OR APPROVED EQUAL. FITTINGS SHALL BE METALLIC COMPRESSION, SET SCREW CONNECTIONS SHALL NOT BE ACCEPTABLE.

HUBS AND BOXES:

- A. AT ENTRANCES TO CABINETS OR OTHER EQUIPMENT NOT HAVING AN INTERNAL OVERHEATED HUBS PROVIDE METALLIC COUPLERS, OR OTHER EQUIPMENT, TO BE PROVIDED. COUPLERS, HUBS SHALL INCLUDE LOCKWIT AND LOCKWIT DR-ING SEAL TO PROVIDE IMPACT RESISTANT 105 DEGREE C PLASTIC BUSHINGS TO PROTECT GAGE INSULATION.
- B. CABLE TERMINATION FITTINGS FOR CONDUIT
 1. CABLE TERMINATORS FOR RGS CONDUITS SHALL BE TYPE CMC BY 0-2/EDENBY OR EQUAL, BY REX TEC.
 2. CABLE TERMINATORS FOR LYMC SHALL BE ETTO - C12075; OR MADE FOR THE PURPOSE PRODUCTS BY KROTEC.
- C. EXTERIOR PULL BOXES AND PULL BOXES IN INTERIOR INDUSTRIAL AREAS SHALL BE PLATED CAST ALLOY, HEAVY DUTY, ALLOY COVER AND STAINLESS STEEL COVERS, CHROME-CHINS WAS SERIES OR EQUAL.
- D. CONDUIT OUTLET BOXES SHALL BE PLATED CAST ALLOY WITH SIMILAR GASKETED COVERS. OUTLET BOXES SHALL BE OF THE CONTOURATION AND SIZE SUITABLE FOR THE APPLICATION. PROVIDE CHROME-CHINS TOMB 8 OR EQUAL.
- E. MANUFACTURER FOR BOXES AND COVERS SHALL BE HOFFMAN, 0-2 SQUARE, CHROME-CHINS, COOPER, ALDET, APPLETON, GLENN, 1060, OR APPROVED EQUAL.

SUPPLEMENTAL GROUNDING SYSTEM

- [illegible]

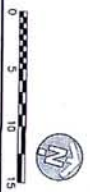
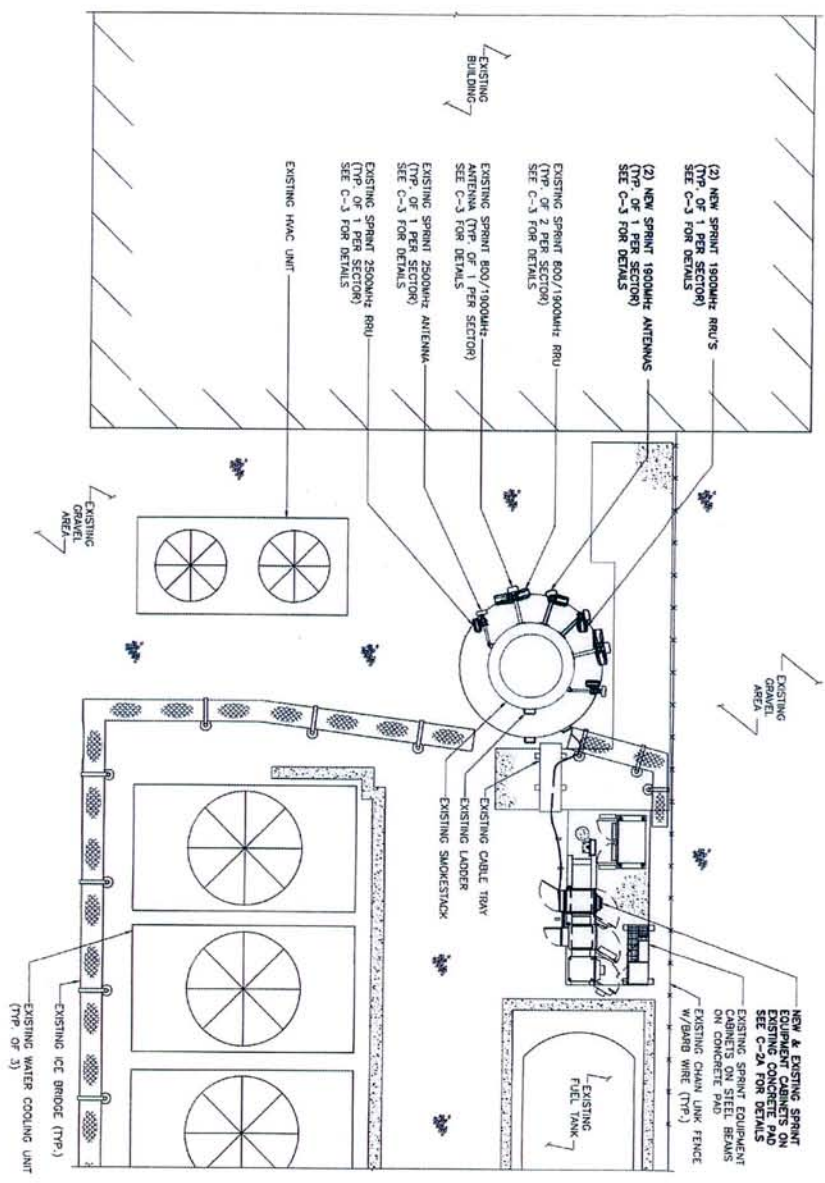
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




- 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.

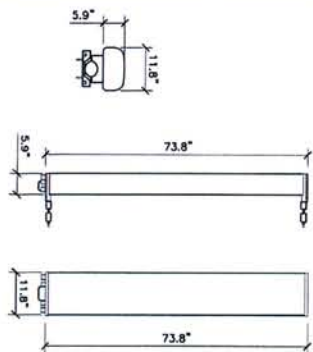
CONDUIT AND CONDUCTOR INSTALLATION

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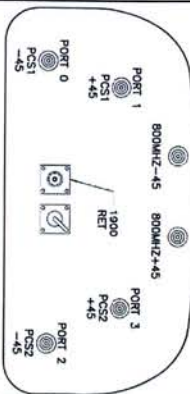
	
	
	
FULLERTON ENGINEERING RETIRED	
ORDER NO. AD 01/06/15 905 RECEIVED 03/13/15 FINAL 05/20/15 PERMIT REVISION	AD 01/06/15 03/13/15 05/20/15
	
SHEET NAME HINSDALE HOSPITAL SMOKESTACK SITE L2.	
SHEET ADDRESS 120 N. OAK STREET HINSDALE, IL 60521	
SHEET NAME SPRINT SPECIFICATION SHEET NUMBER SP-2	



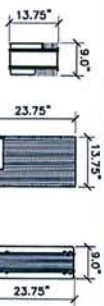
										SIGNED DATE: 06/20/2015 SITE NAME: HINSDALE HOSPITAL SMOKESTACK SITE ID: CH03XC904		SITE ADDRESS: 120 N. 94W. STREET HINSDALE, IL 60521 SHEET NAME: ENLARGED SITE PLAN SHEET NUMBER: C-2	
THIS DRAWING IS THE PROPERTY OF FULLERTON ENGINEERING CONSULTANTS, INC. IT IS FOR THE EXCLUSIVE USE OF THIS PROJECT. ANY RE-USE OF THIS DRAWING WITHOUT THE EXPRESSED WRITTEN CONSENT OF FULLERTON ENGINEERING CONSULTANTS, INC. IS PROHIBITED.													



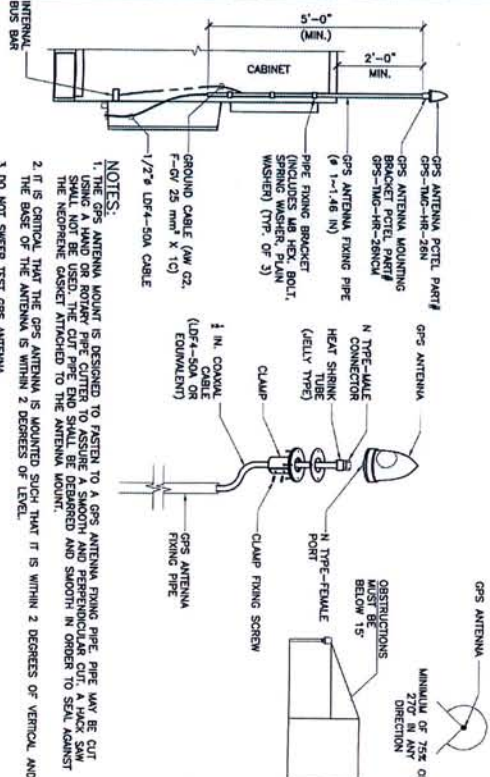
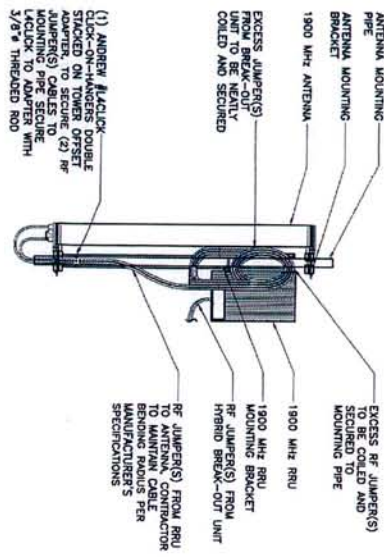
PLAN VIEW	SIDE VIEW	FRONT VIEW
KMW - EL-X-TS-70-15-62-18-IR-RD (EDTA) ELECTRICAL DOWN HILL ANTENNA		
FREQUENCY RANGE		
ANTENNA WEIGHT	806-869 MHz	
BRAKET WEIGHT	1850-1995 MHz	
TOTAL WEIGHT	41.9 lbs	
	11.6 lbs	
	53.5 lbs	



KMW - ET-X-TS-70-15-62-18-IR-RD



SAMSUNG - 1900 MHZ RRR	
FREQUENCY RANGE	1900 MHz
UNIT WEIGHT	62.83 LB
RRR BRACKET WEIGHT	12.32 LB
TOTAL WEIGHT	75.15 LB

[illegible]

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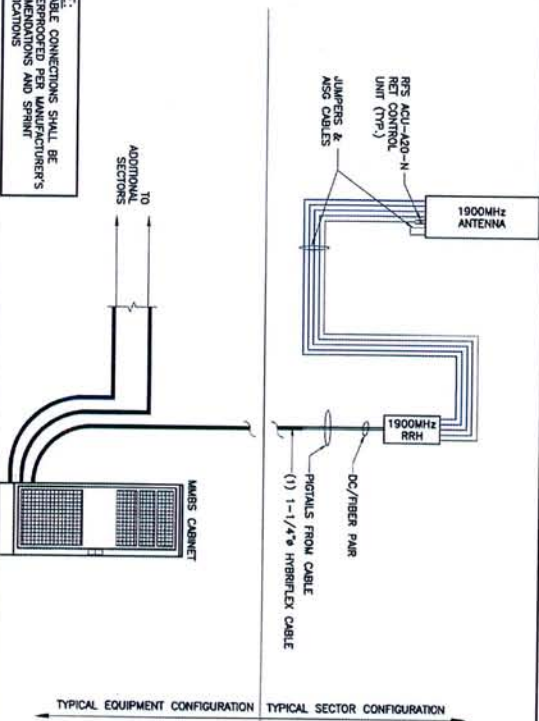
PROPOSED EQUIPMENT INFORMATION						
SECTOR	TYPE	WAVE/MODEL	FREQUENCY	DIMENSIONS (LxB)	WEIGHT (Lbs)	HEIGHT (ft)
1	ANTENNA	KLM ET-X-TS-15-62-18-IR-RD	1900MHz	73.6"x11.8"x5.9"	47.16	330
1	RRH	SAMSUNG 1900MHz RRH	1900MHz	23.75"x13.75"x6.0"	75.15	-
2	ANTENNA	KLM ET-X-TS-15-62-18-IR-RD	1900MHz	73.6"x11.8"x5.9"	47.16	240
2	RRH	SAMSUNG 1900MHz RRH	1900MHz	23.75"x13.75"x6.0"	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 LENGTH SEC. 7	HYBRID LENGTH SEC. 8	HYBRID LENGTH SEC. 9	HYBRID LENGTH SEC. 10
225	225	-	-	-	-	1	1	-	-

NEW AUXILIARY HYBRID/JUMPER 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 LENGTH SEC. 7	HYBRID LENGTH SEC. 8	HYBRID LENGTH SEC. 9	HYBRID LENGTH SEC. 10
165	25	25	-	-	-	1	-	-	-

EQUIPMENT & CABLE INFORMATION

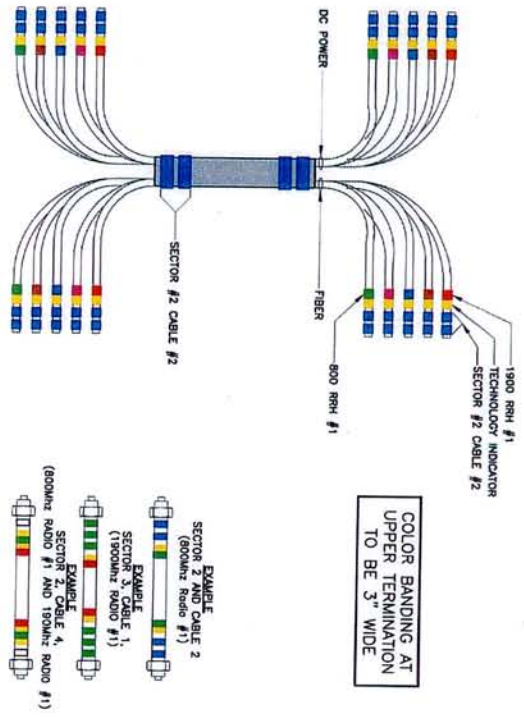
SCALE: N.T.S. 1



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



1900 MHz JUMPER CABLE COLOR CODES									
PORT	PORT 0 (-45)	PORT 1 (45)	PORT 2 (-45)	PORT 3 (45)	PORT 4 (-45)	PORT 5 (45)	PORT 6 (-45)	PORT 7 (45)	PORT 8 (-45)
SECTOR 1	Y	Y	Y	Y	Y	Y	Y	Y	Y
SECTOR 2	Y	Y	Y	Y	Y	Y	Y	Y	Y
SECTOR 3	Y	Y	Y	Y	Y	Y	Y	Y	Y
SECTOR 4	Y	Y	Y	Y	Y	Y	Y	Y	Y
SECTOR 5	Y	Y	Y	Y	Y	Y	Y	Y	Y
SECTOR 6	Y	Y	Y	Y	Y	Y	Y	Y	Y

COLOR CODING

SCALE: N.T.S. 3

062-063281

ILLINOIS

ENGINEER

PROFESSIONAL

03/20/2015

SIGNED DATE

SITE NAME

HINSDALE HOSPITAL SMOKESTACK

SITE ID

CH03XC904

SITE ADDRESS

120 N. OAK STREET HINSDALE, IL 60521

SHEET NAME

EQUIPMENT DETAILS & COLOR CODING

SHEET NUMBER

C-5

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.

- BI-WIRE KIT INSTALLATION PROCEDURES & NOTES:**
1. EXISTING LUGS CABINET TYPE: ELTX
 2. BI-WIRE SPlicing AT TOWER TOP ANTENNAS
 3. CONTRACTOR TO FIELD VERIFY EXACT LENGTH OF HYBRID CABLES
 4. 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 HYBRID LENGTH SECTOR 1: 225 FT
 - 1.2. EXISTING HYBRID LENGTH SECTOR 2: 225 FT
 - 1.3. EXISTING HYBRID LENGTH SECTOR 3: N/A
 - 1.4. EXISTING HYBRID LENGTH SECTOR 4: N/A
 - 1.5. EXISTING HYBRID LENGTH SECTOR 5: N/A
 - 1.6. EXISTING HYBRID LENGTH SECTOR 6: N/A
 - 1.7. EXISTING HYBRID LENGTH SECTOR 7: N/A

BI-WIRE KIT	BI-WIRE KIT MAN	BI-WIRE KIT MFG P/N ID	BI-WIRE KIT VNO	BI-WIRE KIT DESCRIPTION
ELTX BI-WIRE KIT FOR 30'-50'	182522	579719_STAPWRKIT12	NW-LCABL-07US	(579719_STAPWRKIT12) KIT1 (2-120A-1-8-CA) 30FT-50FT
ELTX BI-WIRE KIT FOR 105'-210'	182523	525282_STAPWRKIT10	NW-LCABL-08US	(525282_STAPWRKIT10) KIT2 (2-100A-1-8-CA) 105FT-210FT
ELTX BI-WIRE KIT FOR 225'-555'	182524	579717_STAPWRKIT8	NW-LCABL-09US	(579717_STAPWRKIT8) KIT3 (2-80A-1-8-CA) 225FT-555FT
TDON BI-WIRE KIT FOR 30'-50'	182525	565347_STAPWRKIT12TX	NW-LCABL-10US	(565347_STAPWRKIT12TX) KIT7 (2-120A-1-8-CA) 30FT-50FT
TDON BI-WIRE KIT FOR 105'-210'	182526	565348_STAPWRKIT10TX	NW-LCABL-11US	(565348_STAPWRKIT10TX) KIT8 (2-100A-1-8-CA) 105FT-210FT
TDON BI-WIRE KIT FOR 225'-555'	182527	565349_STAPWRKIT8TX	NW-LCABL-12US	(565349_STAPWRKIT8TX) KIT9 (2-80A-1-8-CA) 225FT-555FT

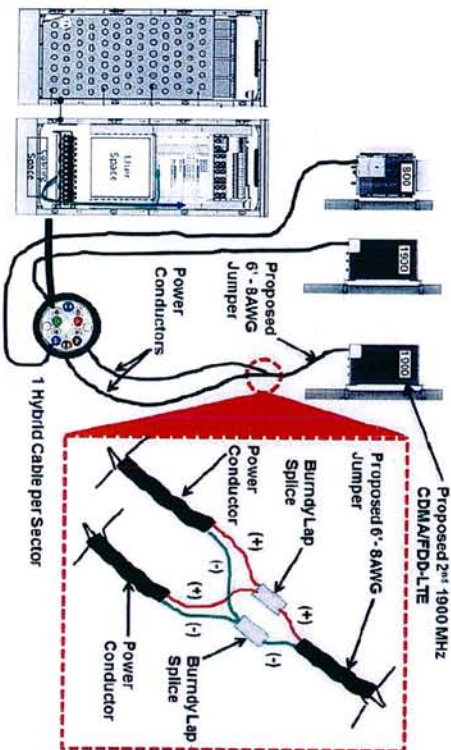
BI-WIRE KITS & INSTALLATION NOTES

SCALE: N.T.S.

1 NOT USED

SCALE: N.T.S.

2



BI-WIRE KIT SPLICE DETAIL

SCALE: N.T.S.

3 NOT USED

SCALE: N.T.S.

4



FULLERTON
ENGINEERING & DESIGN

Checked By:	AG		
Approved By:	MB		
#	DATE	DESCRIPTION	BY
	01/06/15	90% REVIEW	SR
	03/13/15	FINAL	DH
	05/20/15	PERMIT REVISION	NAM



SIGNED DATE: 05/20/2015

SITE NAME
HINSDALE HOSPITAL SMOKESTACK

SITE ID:

CH03XC904

SITE ADDRESS

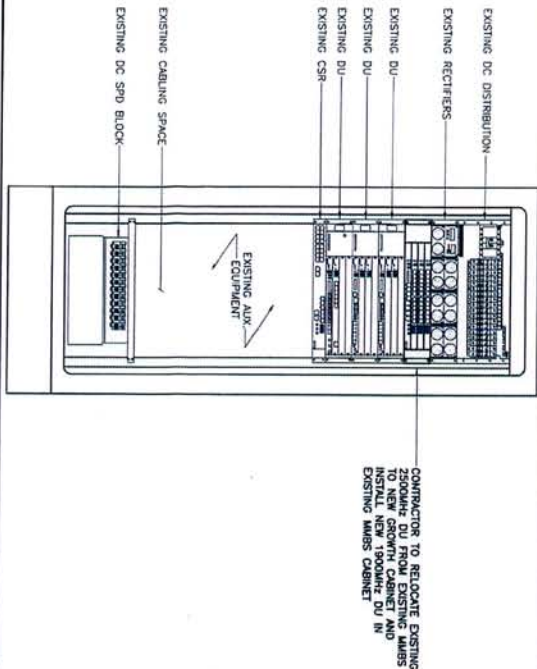
120 N. DAW STREET
HINSDALE, IL 60521

SHEET NAME

BI-WIRE KIT DETAILS & NOTES

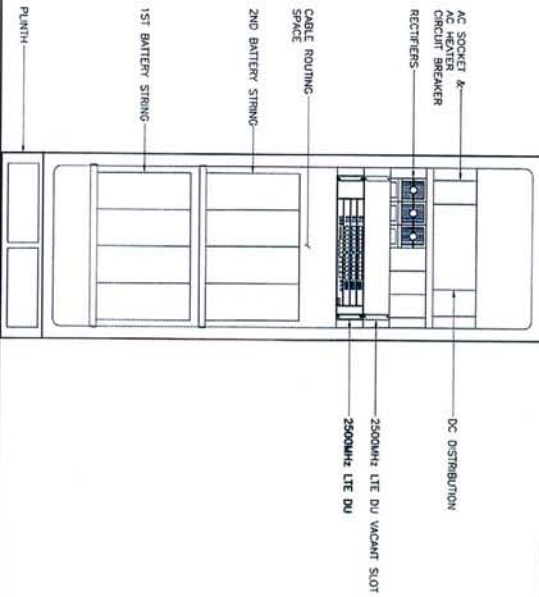
SHEET NUMBER

C-5A



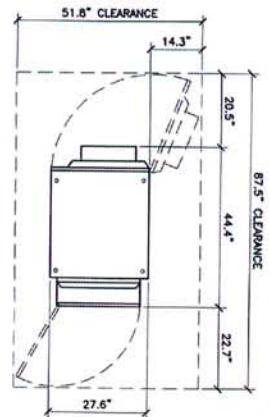
MMBS CABINET LAYOUT

SCALE: N.T.S. 1

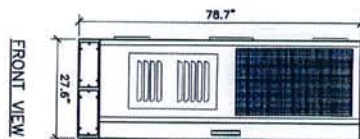


GROWTH CABINET LAYOUT

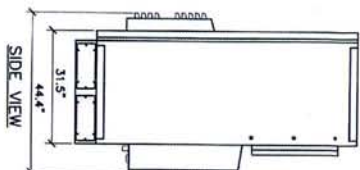
SCALE: N.T.S. 2



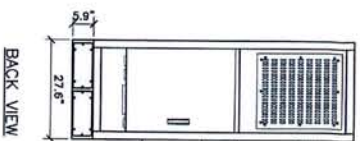
PLAN VIEW



FRONT VIEW



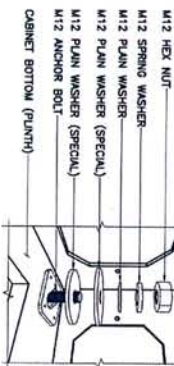
SIDE VIEW



BACK VIEW

Samsung - 310-SMBS-UADU

WEIGHT (W/O BATTERIES): 840 lbs
BATTERY WEIGHT EACH: 133 lbs
TOTAL WEIGHT (2 STRING MAXIMUM): 1708 lbs



ANCHOR BOLT CONNECTION

SCALE: N.T.S. 3

GROWTH CABINET

SCALE: N.T.S. 3



FULLERTON
ENGINEERING DESIGN

DATE	BY	DESCRIPTION
01/06/19	SR	SOC REVIEW
03/13/19	SR	FINAL
05/20/19	PERMIT	REVISION (N/A)



HINSDALE HOSPITAL SMOKESTACK

SITE ID: CH03XC904

SITE ADDRESS
120 N. OAK STREET
HINSDALE, IL 60521

SHEET NAME
EQUIPMENT DETAILS

SHEET NUMBER
C-6

STRUCTURAL NOTES:

1.0 APPLICABLE CODES

1.1 DESIGN & CONSTRUCTION OF ALL WORK SHALL CONFORM TO THE FOLLOWING CODES:

- ACI 318-05
- ACI 308-05
- ACI 309-05
- ACI 330-06
- ACI 308-05
- ACI 309-05
- ACI 330-06

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:

150'-0" ± 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 MODIFICATION TO THE STRUCTURE TO THE MINIMUM NECESSARY TO MAINTAIN THE STRUCTURE'S CAPACITY OR 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 NEGOTIATE THE ENGINEER IN WRITING OF ANY DEVIATION FROM THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL NOT BE RELIEVED OF THE RESPONSIBILITY FOR SUCH DEVIATION BY 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 SPECIFICATIONS WILL BE CORRECTED, OR A WRITTEN APPROVAL OF THE ENGINEER'S CONSTRUCTION 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 A572, UNLESS NOTED OTHERWISE. COLD FORMED SHAPES SHALL CONFORM TO ASTM A600 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 56 WITH MIN. THICKNESS OF 14 GA. SELF TAPPING GRATING FASTENERS BOLTS SHALL BE STAINLESS STEEL PER ASTM A290, 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 CAPACITY: PROVIDE AT LEAST ONE HALF OF THE UPRIGHT 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 SPURIT 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 PHOTOGRAPHS AND MEASUREMENTS OF THE STRUCTURE. THE INFORMATION WAS USED TO PREPARE THE STRUCTURAL CALCULATION. 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, CUTTING/DOWNING OF REBAR IS ALLOWED.

2. CUTTING/DOWNING OF REBAR IS ALLOWED.

NEW SPURIT ANTENNAS ON NEW ANTENNA MOUNTS

SEE S-2 FOR DETAILS

EXISTING SPURIT EQUIPMENT ON CONCRETE PAD

NEW GROWTH CABINET ON EXISTING STEEL PLATFORM

EXISTING WATER COOLING UNIT (TYP.)

EXISTING SMOKESTACK

EXISTING LADDER

EXISTING WATER COOLING UNIT (TYP.)

EXISTING WATER COOLING UNIT (TYP.)

EXISTING WATER COOLING UNIT (TYP.)

EXISTING WATER COOLING UNIT (TYP.)

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EXISTING WATER COOLING UNIT (TYP.)

EXISTING WATER COOLING UNIT (TYP.)

FULLERTON
ENGINEERING DESIGN

APPROVED BY:	DATE:	REVISION:	BY:
1	01/26/15	001	SR
2	01/26/15	002	SR
3	01/26/15	003	SR
4	01/26/15	004	SR
5	01/26/15	005	SR
6	01/26/15	006	SR
7	01/26/15	007	SR
8	01/26/15	008	SR
9	01/26/15	009	SR
10	01/26/15	010	SR

ILLINOIS PROFESSIONAL ENGINEER
062-063281

SIGNED DATE: 03/20/2015

SITE NAME: HINSDALE HOSPITAL SMOKESTACK

SHEET NUMBER: CH03XC904

SITE ADDRESS: 120 N. OAK STREET HINSDALE, IL 60521

SHEET NAME: ROOF PLAN & STRUCTURAL NOTES

SHEET NUMBER: S-1

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.

INSTALL THE FOLLOWING GROUND LEADS:

① TOWER TOP GROUND BAR

1. #6 CABLE GROUND KITS
2. GROUND TO TOWER (TYP. OF 2)
3. ANTENNA MOUNTING PIPES
4. GROUND TO TOWER (TYP. OF 2)

② TOWER BOTTOM GROUND BAR

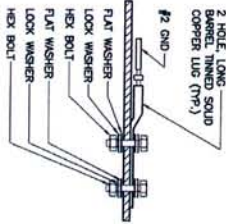
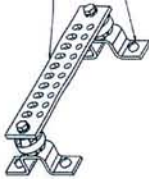
1. #6 CABLE GROUND KITS
2. GROUND TO GROUND (TYP. OF 2)
3. GROUND TO TOWER (TYP. OF 2)

③ EQUIPMENT GROUND BAR

1. #6 CABLE GROUND KITS
2. GROUND TO GROUND (TYP. OF 2)

DIRECT BOLT
MOUNTING BRACKETS

10" x 2" x 1/4" COPPER-
GROUND BAR WITH APPROVED
ISOLATIONS. BAR SHALL BE
NON-PAINTED AND A
NON-OXIDIZING AGENT
APPLIED. NO FINGERPRINTS OR
DISCOLORED COPPER WILL BE
PERMITTED



INSTALLATION NOTES:

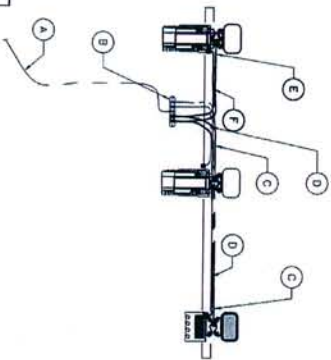
1. BOLTS, WASHERS AND NUTS SHALL BE STAINLESS STEEL.
2. SELECT BOLT LENGTH TO PROVIDE A MINIMUM OF TWO EXPOSED THREADS.
3. EXPERT THIEFING SURFACE TO REMOVE PAINT IN THE AREA OF LUG CONTACT.
4. APPLY COOPER-SHIELD COMPOUND TO MOUNTING SURFACE OF LUG AND WIRE CLEAN EXCESS COMPOUND.
5. ELECTRICAL EQUIPMENT SHALL BE EXTERNALLY GROUNDING. (ELECTRICAL EQUIPMENT SHALL BE EXTERNALLY GROUNDING. SECTION OF PAINT REMOVED BEFORE INSTALLATION AND SHALL BE SPRAYED LIGHTLY WITH CLEAR COAT LACQUER FINISH)

GROUND BAR DETAIL

SCALE: N.T.S.

LEGEND:

- EXISTING AND GROUNDING AS NOTED TO PREVENT MOVEMENT AND POTENTIAL HAZARDS - EMPTY PIPE MOUNTS NOT SHOWN FOR CLARITY
- A. EXISTING COMPANION GROUND WIRE FROM GROUND SYSTEM TO SECTOR GROUND BAR
- B. EXISTING SECTOR GROUND BAR
- C. EXISTING PIPE GROUND
- D. EXISTING PIPE GROUND
- E. NEW #2 GREEN STRANDED INSULATED 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:	
GROUND WIRE	(E) (M)
MECHANICAL CONNECTION	(E) (M)
1800 ANTENNA	(E) (M)
2500 ANTENNA	(E) (M)

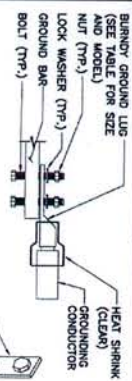
NOTE:
FOR CORRECT ORIENTATION TO NORTH, SEE ANTENNA PLAN.

ANTENNA PLATFORM GROUNDING

SCALE: N.T.S.

5

WIRE SIZE	BURNDY LUG	BOLT SIZE
#6 AWG GREEN INSULATED	WAG-21C38	3/8" - 16 NC 5.2 BOLT
#2 AWG SOLID THINNED	WAG-21C38	3/8" - 16 NC 5.2 BOLT
#2 AWG STRANDED	WAG-21C38	3/8" - 16 NC 5.2 BOLT
#2/0 AWG STRANDED	WAG-21C38	3/8" - 16 NC 5.2 BOLT
#4/0 AWG STRANDED	WAG-21C38	3/8" - 16 NC 5.2 BOLT
#4/0 AWG STRANDED	WAG-21C38	3/8" - 16 NC 5.2 BOLT



BURNDY TWO HOLE LUG WITH LONG BARREL FOR #6 AWG STRANDED OR EQUIVALENT BARE WIRE TO BE NO-OX AT BOTH ENDS
#6 AWG STRANDED GREEN INSULATED

NOTES:

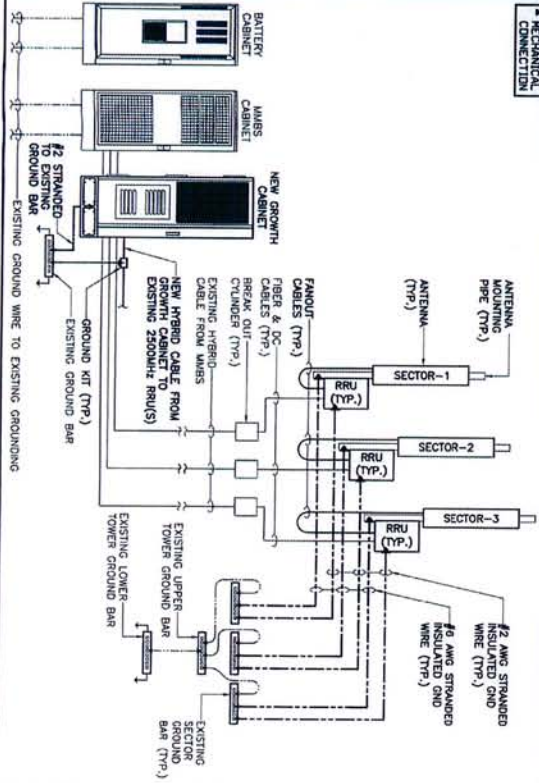
1. ALL HARDWARE, BOLTS, NUTS, LOCK WASHERS SHALL BE STAINLESS STEEL. ALL HARDWARE ARE TO BE AS FOLLOWS: WASHER AND NUT.
2. COPPER SHIELD, ANTIOX. OR NO-OX OR EQUIVALENT SHALL BE PLACED WHERE ALL DISSIMILAR METALS CONNECT.
3. ALL LUGS ARE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

MECHANICAL CONNECTION LUG

SCALE: N.T.S.

LEGEND:

- MECHANICAL CONNECTION



GROUNDING RISER DIAGRAM

SCALE: N.T.S.

6



DATE	DESCRIPTION	BY	CHK
01/06/15	90% REVIEW	SR	
03/19/15	FINAL	DM	
09/20/15	PERMIT REVISION	DM	



SIGNED DATE: 05/20/2015

SITE NAME
HINSDALE
HOSPITAL
SMOKESTACK

SITE ID
CH03XC904

SITE ADDRESS
120 N. OAK STREET
HINSDALE, IL 60521

SHEET NAME
GROUNDING
DETAILS

SHEET NUMBER
E-4

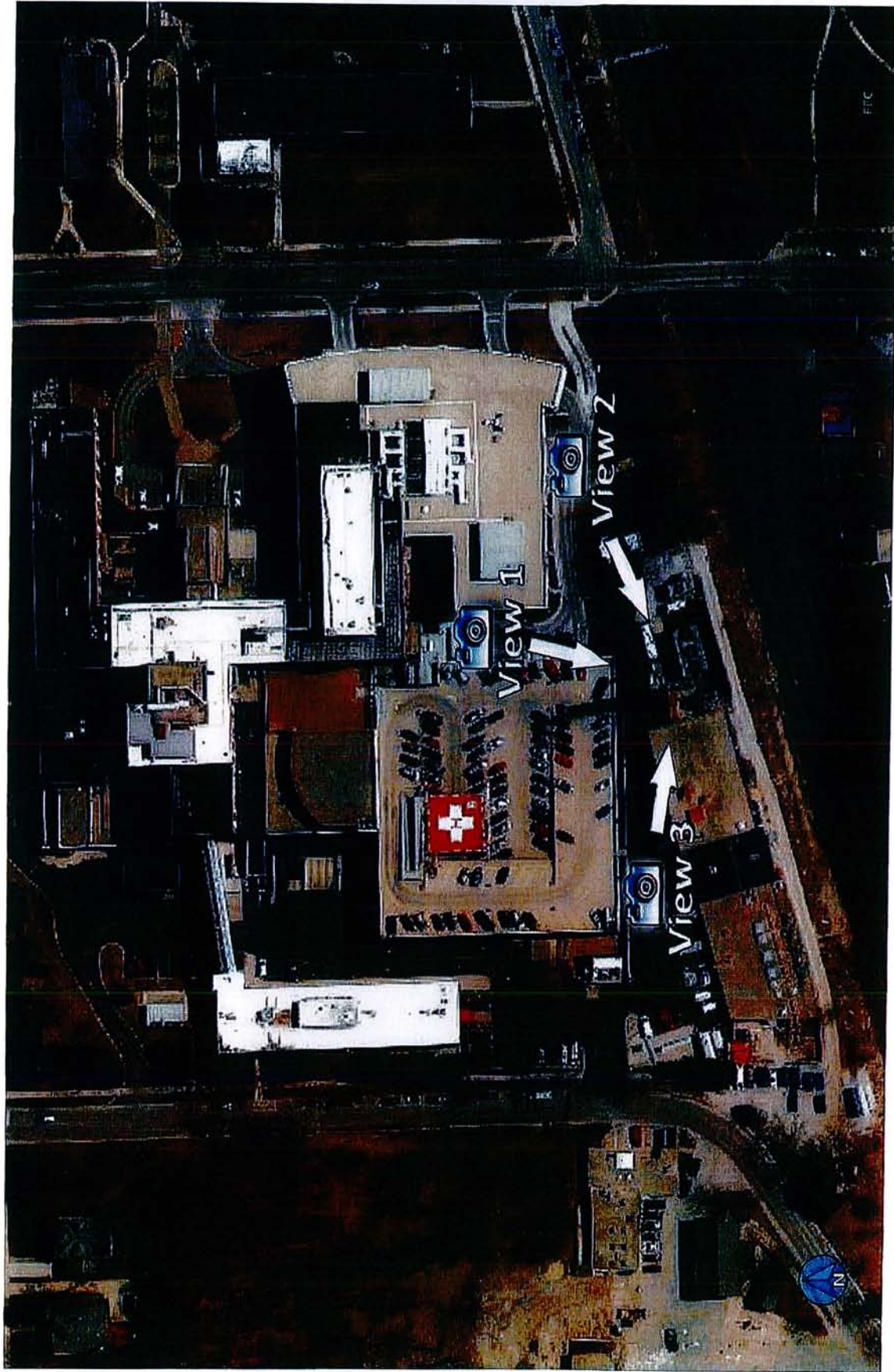
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Site Name: Hinsdale Hospital Smokestack
Site Number: CH03XC904

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

ENGINEERING DESIGN



Vicinity Area

The locations are for illustrative 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)

FIG. 1-1. HINSDALE HOSPITAL SMOKESTACK. © 2004. FULLERTON ENGINEERING DESIGN. ALL RIGHTS RESERVED. PHOTOGRAPH BY J. J. JONES.



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)

Fullerton Engineering Design, Inc. is not responsible for the accuracy of the information provided in this document. The information is provided for informational purposes only and should not be used for any other purpose without the written consent of Fullerton Engineering Design, Inc.



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)

Fullerton Engineering, Inc. is a registered professional engineering firm. The design of this project is based on the information provided by the client. Fullerton Engineering, Inc. is not responsible for the accuracy of the information provided by the client.



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)

This is a photograph of the Hinsdale Hospital Smokestack, taken from the Hospital Access Drive, looking southwest, approximately 180 feet from the smokestack. The photograph is intended to show the location of the proposed Sprint antenna and the existing Sprint cables and cable ladder.



Site Name: Hinsdale Hospital Smokestack
Site Number: CH03XC904

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

FULLERTON
ENGINEERING DESIGN



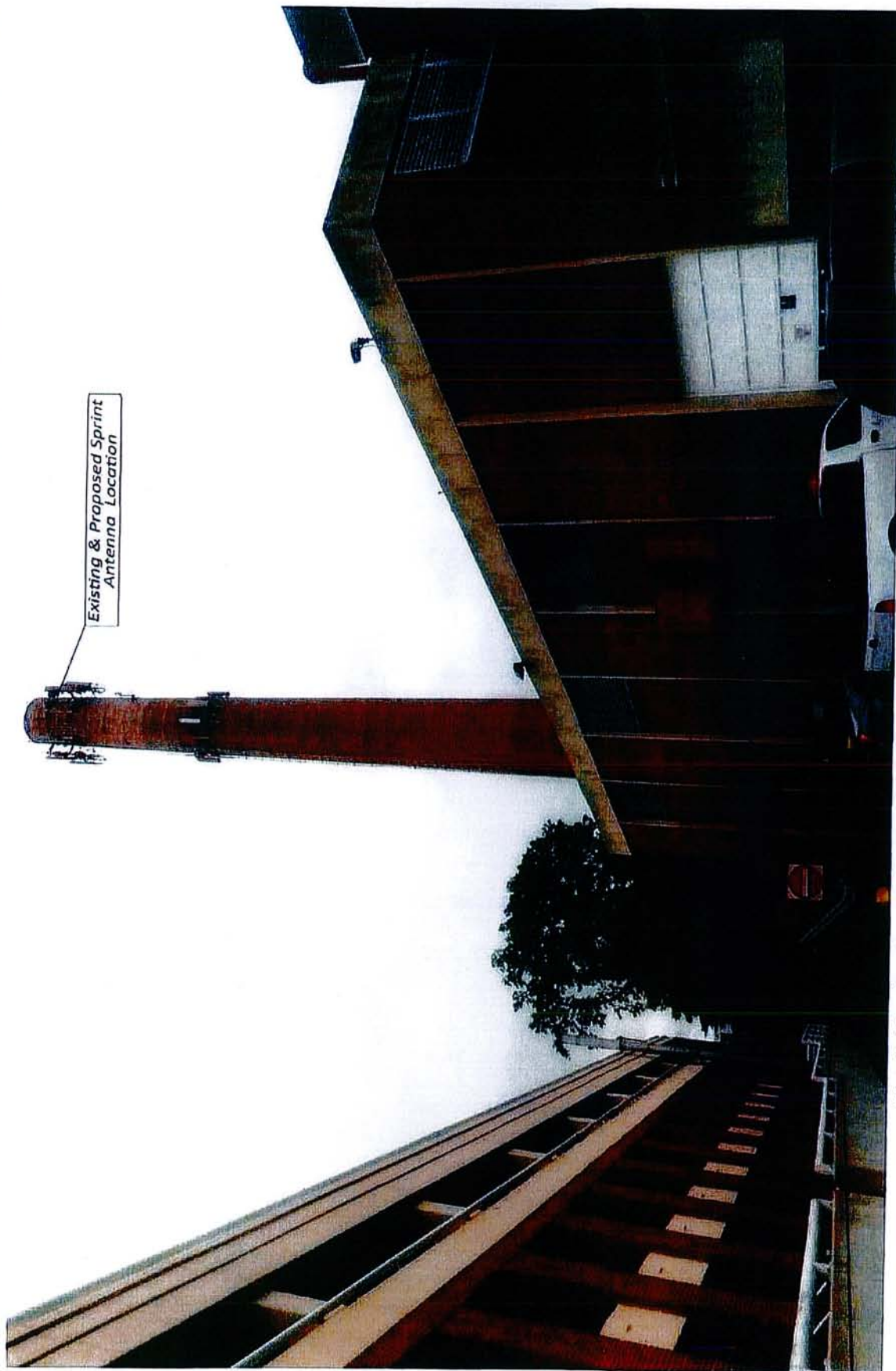
View 3-Before [Looking Southeast in Hospital Parking Lot-Distance from the Smokestack 190 ft]

FIGURE 3-Before [Looking Southeast in Hospital Parking Lot-Distance from the Smokestack 190 ft] - 08/14/2014



Site Name: Hinsdale Hospital Smokestack
Site Number: CH03XC904

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



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

new system (looking southeast in Hospital Parking Lot-Distance 190 ft)

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

✓ 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.
Willamabrook IL 60624

✓ 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 →
didn't find

(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 find

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
Property Apartment
Property City
Property Zip

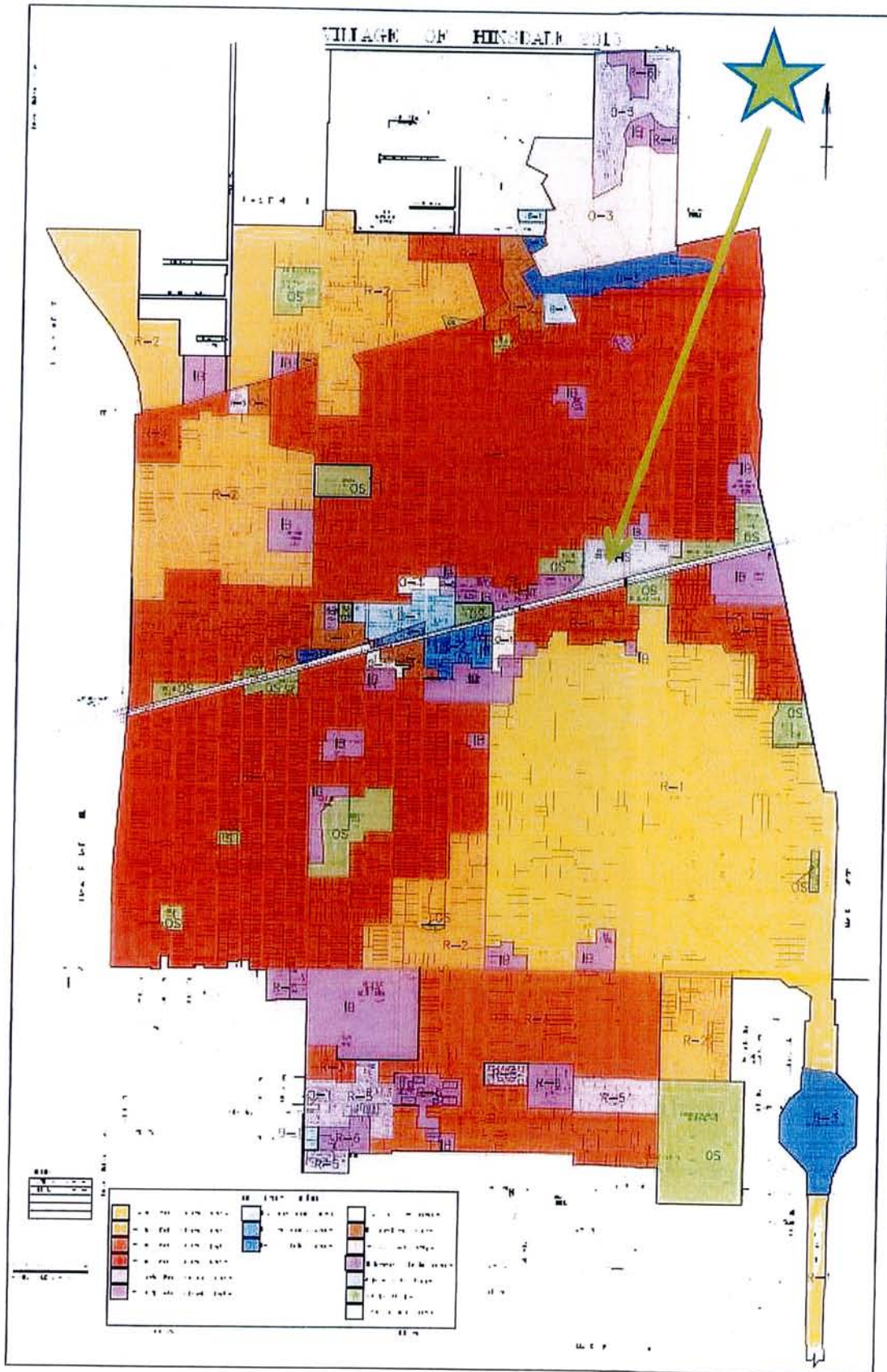
Railroad

(comes up exempt)

(Federal jurisdiction)

32
Some duplicates

Attachment 3: Village of Hinsdale Zoning Map and Project Location



DRAFT

HINSDALE PLAN COMMISSION

RE: Case A-24-2014 – Applicant: CCSI Agent for Sprint

Request: Exterior Appearance Plan Review within 250 feet of a Single-Family Residential District for additional cell phone equipment at an existing location and on existing infrastructure.

DATE OF PLAN COMMISSION REVIEW: September 9, 2015

DATE OF BOARD OF TRUSTEES 1ST READING: October 7, 2015

FINDINGS AND RECOMMENDATION

I. FINDINGS

1. The Plan Commission heard testimony from the applicant's proposal 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. The applicant also reviewed the proposed new growth cabinet on an existing steel platform next to existing equipment cabinets and concrete pad.
2. The applicant stressed that the new equipment will be placed in locations consistent with the existing hardware and colored to match.
3. The applicant explained the reason for the new telecommunications equipment is due to an engineering analysis that showed a gap in the coverage area.
4. The Plan Commission showed general interest for a comprehensive list of existing cell phone equipment locations and its carrier/equipment owners; in particular, if it is located near residential districts.
5. The Plan Commission asked if there was a public notice sent for the application and meeting. Staff replied yes, a 250 foot notice was necessary per the Code and received no questions or comments relevant to the equipment. Further, there were no comments after the Chairman asked if there were any public comments from the audience.
6. The Plan Commission, in general, expressed that the proposed equipment appears to make no noticeable difference to the appearance of the smokestack.
7. A few members of the Plan Commission expressed concern for approving future new telecommunication equipment, without a long term Village plan to potentially limit the number of them.

II. RECOMMENDATIONS

Following a motion to recommend approval of the proposed exterior appearance plans, the Village of Hinsdale Plan Commission, on a vote of six (6) "Ayes," one (1) "Nay," and two (2) "Absent," recommends that the President and Board of Trustees approve the exterior appearance plan for additional new cell phone equipment on existing infrastructure at 120 N. Oak Street – Hinsdale Hospital.

Following a motion to recommend approval of the proposed site plans, the Village of Hinsdale Plan Commission, on a vote of six (6) "Ayes," one (1) "Nay," and two (2) "Absent," recommends that the President and Board of Trustees approve the site plan for additional new cell phone equipment on existing infrastructure at 120 N. Oak Street – Hinsdale Hospital.

THE HINSDALE PLAN COMMISSION

By: _____
Chairman

Dated this _____ day of _____, 2015.

DATE: October 7, 2015**REQUEST FOR BOARD ACTION**

AGENDA	Consent Agenda - ACA	ORIGINATING	
SECTION NUMBER		DEPARTMENT	Administration
ITEM	Approve an ordinance revising Title 2 Chapter 13 of the Village Code related to the Economic Development Commission	APPROVAL	Emily Wagner Administration Manager

Background

Since May of 2015, the Economic Development Commission (EDC) has been unable to hold a regularly scheduled meeting due to a lack of a quorum. Several reasons have contributed to the lack of attendance, including relocation, term expiration, and personal and professional commitments.

The Village Code currently states that the EDC shall consist of nine members. After consulting with the EDC chair John Karstrand, it is our recommendation to reduce the number of required EDC commissioners from nine to seven. This reduction will only require four instead of five members to hold a quorum, thereby increasing our chances of holding future meetings.

Chair Karstrand concurs with this recommendation. This will allow the Village to advance economic development initiatives and projects, especially in light of the upcoming holiday season.

The Code currently contemplates selecting a combination of EDC commissioners from the retail community, an institutional organization, the chamber of commerce, and residents at large. A proposed recommendation of commissioner selection is included in Section 2-13-2: Members and Terms, which is attached for your review.

Recommendation

In summary, the Village recommends reducing the size of the EDC from nine to seven members in order to consistently hold a quorum for future meetings and increase participation. Staff has reviewed this with the ACA Chair, who concurs with the recommendation.

If the Board agrees with the recommendation, the following motion would be appropriate:

MOTION: To approve an ordinance revising Title 2 Chapter 13 of the Village Code related to the Economic Development Commission.

APPROVAL	APPROVAL	APPROVAL	APPROVAL	MANAGER'S APPROVAL
COMMITTEE ACTION:				
BOARD ACTION:				
On September 15, 2015, the Village Board of Trustees agreed to place this item on the consent agenda.				

CURRENT COMMISSIONER LIST
ECONOMIC DEVELOPMENT COMMISSION
 (9 Members* - 3 year term)
 Staff Liaison – Department of Economic Development

John Karstrand, Chair	2006/2018	<u>Chamber</u>
Michael Goebel Adventist Hinsdale Hospital	2012/2017	<u>Institutional</u>
Annette Brinkmeier Stockholm Objects	2015/2018	<u>Retail</u>
VACANT	2015-	<u>Retail</u>
Craig Chapello Chapello & Chapello	2009/2018	<u>Resident</u>
Christopher Schramko Schramko Real Estate	2013/2016	<u>Resident</u>
VACANT	2015-	<u>Resident</u>
VACANT	2015-	<u>Resident</u>

*Current membership: 3 retail, 1 institutional, 1 Chamber, 4 at-large residents

VILLAGE OF HINSDALE

ORDINANCE NO. _____

AN ORDINANCE AMENDING TITLE 2 (BOARDS AND COMMISSIONS), CHAPTER 13 (ECONOMIC DEVELOPMENT COMMISSION) OF THE VILLAGE CODE OF HINSDALE RELATIVE TO ECONOMIC DEVELOPMENT COMMISSION MEMBERSHIP, POWERS AND DUTIES

WHEREAS, the President and Board of Trustees of the Village of Hinsdale has previously established an Economic Development Commission to advise and assist the Village President and Board of Trustees relative to the Village's economic development initiatives; and

WHEREAS, the President and Board of Trustees now find that decreasing the number of members of such Economic Development Commission from nine (9) to seven (7) and making other changes to the existing Village Code provisions regarding the Economic Development Commission, as set forth below, are in the best interests of the Village.

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.

SECTION 2: Title 2 (Boards and Commissions), Chapter 13 (Economic Development Commission), Sections **2-13-2, 2-13-4 and 2-13-6** are hereby amended to read in their entirety as follows:

2-13-2: MEMBERS AND TERMS:

A. Appointments And Qualifications: The economic development commission shall consist of the following ~~nine-seven~~ (79) voting commissioners. All commissioners shall serve without compensation. All commissioners shall be appointed by the village president with the advice and consent of the board of trustees. It is desirable that commissioners be active in the Hinsdale business community or otherwise aware of matters affecting the village and its business community.

1. ~~Three-Two~~ (23) commissioners shall be retail merchants within the village, preferably from different areas throughout the village.
2. One commissioner shall be a representative of an institutional organization within the village such as, for example, the hospital or a bank.

3. One commissioner shall be a member of the Hinsdale chamber of commerce. That member may be recommended to the village president by the board of directors of the chamber of commerce.

4. ~~Four~~ Three (34) commissioners shall be residents (at large) of the village.

2-13-4: REPORTS:

The commission shall promptly make reports of its recommendations, comments, and activities to the ~~administration and community affairs (ACA) committee of the board of trustees~~. The village president may include on an agenda for a meeting of the board of trustees, ~~without prior review of the ACA committee~~, any matter related to the commission that the president determines is of such a nature or importance as to merit prompt review by the board of trustees. (Ord. O2003-25, 5-6-2003)

2-13-6: QUORUM; VOTING; MEETINGS:

No business shall be transacted by the commission without the presence of a quorum of ~~five-four~~ (45) commissioners. The commission shall meet regularly at least once each calendar quarter and as many additional times as determined by the commission. A special meeting of the commission may be called in writing by the chairperson, by any four (4) commissioners, or by the board of trustees. Notice ~~of at least forty-eight (48) hours~~ shall be given to all commissioners, ~~and~~ in compliance with the Illinois open meetings act, prior to any special meeting. All meetings shall be open to the public except when closed pursuant to the provisions of the open meetings act. (Ord. O2003-25, 5-6-2003)

SECTION 3: 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 4: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law.

PASSED this 6th day of October 2015.

AYES: _____

NAYS: _____

ABSENT: _____

Thomas K. Cauley, Jr., Village President

ATTEST:

Christine M. Bruton, Village Clerk

8c

DATE: October 7, 2015

REQUEST FOR BOARD ACTION

AGENDA SECTION NUMBER Consent Agenda - EPS		ORIGINATING DEPARTMENT Public Services		
ITEM Alley Vacation Request – 418 S. Quincy St.		APPROVAL Dan Deeter, PE Village Engineer		
<p>Attached please find an ordinance vacating a portion of a public alley adjacent to 418 S. Quincy Street. The resident at 418 S. Quincy Street has expressed interest in purchasing this portion of the alley. Staff has reviewed the infrastructure requirements for this alley. There are no current infrastructure conflicts on this alley. The alley has previously had vacations approved and is therefore not a through-alley right-of-way. Staff recommends approval of the vacation.</p> <p>Also included is the appraisal report establishing a fair market value for the vacated property. The appraisal established the value of the property at approximately \$28.00 per square foot. The property to be vacated contains an area of 425 square feet. The total appraised value of the property is \$12,000.</p> <p>A plat of vacation will be prepared upon approval of this request for recording at DuPage County. To allow for potential future utility use of the alley, the plat of vacation will include a utility and drainage easement across the vacated area.</p> <p>MOTION: Approve “An Ordinance Authorizing the Vacation of a Certain Portion of an Unimproved Alley Situated West of and Adjoining 418 S. Quincy Street in the Village of Hinsdale, DuPage and Cook Counties, Illinois” at a Purchase Price of \$12,000.</p>				
APPROVAL	APPROVAL	APPROVAL	APPROVAL	MANAGER'S APPROVAL
COMMITTEE ACTION:				
BOARD ACTION: At the September 15, 2015 Board of Trustees meeting, the Board approved the item to be moved to the consent agenda.				

VILLAGE OF HINSDALE

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE VACATION OF A CERTAIN PORTION OF AN UNIMPROVED ALLEY SITUATED WEST OF AND ADJOINING 418 S. QUINCY STREET IN THE VILLAGE OF HINSDALE, DUPAGE AND COOK COUNTIES, ILLINOIS

WHEREAS, the Village of Hinsdale, DuPage and Cook Counties, Illinois (the "Village") is a duly authorized and existing municipal corporation created under the provisions of the laws of the State of Illinois and under the provisions of the Illinois Municipal Code, as from time to time supplemented and amended; and

WHEREAS, the property owner of 418 S. Quincy Street, Hinsdale, Illinois, which property is identified by permanent index number ("P.I.N.") 09-11-228-015, has requested that a certain portion of an alley, as more fully described below, be vacated in order to be developed and maintained by said property owner; and

WHEREAS, Section 11-91-1 of the Illinois Municipal Code, 65 ILCS 5/11-91-1 *et seq.* (2007) (the "Code"), authorizes the Village to determine whether or not the public interest is served by vacating an alley, or part thereof, within its corporate boundaries, by an ordinance duly adopted by the affirmative vote of three-fourths of the trustees then holding office; and

WHEREAS, the Code further provides that upon vacation of an alley, or any part thereof, by the Village, title to the vacated property vest in the then owner or owners of land abutting thereon; and

WHEREAS, the Village President and Board of Trustees of the Village of Hinsdale (the "Corporate Authorities") have determined that the relief to the public from the further burden and responsibility of maintaining a certain portion of the alley, as more fully described below, and to return said portion to the tax rolls for the benefit of all taxing bodies is in the public interest.

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

Section 1. Recitals Incorporated. The above recitals and findings are incorporated herein and made a part hereof.

Section 2. Vacation of Unimproved Alley. Pursuant to the terms of this Ordinance, the Village shall vacate an 8.5' x 50' portion of the unimproved alley situated west of and adjoining 418 S. Quincy Street, Hinsdale, Illinois (the "Subject Property"), legally described, as follows:

Lots 09 and 10 in the Resubdivision of Block 13 of Stough's Second Addition to the Town of Hinsdale in Section 11, Township 38 North, Range 11, East of the Third Principal Meridian, in DuPage County, Illinois

P.I.N. 09-11-228-015

Section 3. Plat of Vacation Approved. The Plat of Vacation, a copy of which is attached hereto as Exhibit A and made a part hereof, is approved.

Section 4. Conditions of Vacation. The Subject Property is vacated subject to any existing easement of public record for any public or private utility for the maintenance, renewal and construction or reconstruction of public and private utilities and that the Village reserves unto itself as a corporate municipality and to any public utility, its successors or assigns, the right to maintain and relocate any respective facilities in, under, across and along those parts of the public alley as herein vacated, with the right of access thereto at all times for any and all such purposes as may be reasonably required for the construction, maintenance and efficient operation of said equipment pursuant to any existing easement of public record.

Section 5. Payment of Consideration and Title to Vacated Property. Upon the vacation of the Subject Property, title thereto shall be acquired by and vest to the property owner of 418 S. Quincy Street, Hinsdale, Illinois upon the payment of twelve thousand dollars (\$12,000.00) to the Village by the property owner as fair market value for the Subject Property. The vacation of the Subject Property, and the recording of the Plat of Vacation, shall not be effective until said payment is received pursuant to Section 11-91-1 of the Code, 65 ILCS 5/11-91-1.

Section 6. Execution of Documents. The Village President, Village Clerk and all other officials are hereby authorized to take any and all action and execute any and all documents required to implement said vacation and record this Ordinance and the Plat of Vacation with the applicable county recorder of deeds upon the payment of the consideration set forth in Section 5 of this Ordinance.

Section 7. Severability and Repeal of Inconsistent Ordinances. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance. All ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 8. Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law.

PASSED this _____ day of _____, 2015.

AYES:

NAYES:

ABSENT:

APPROVED this _____ day of _____, 2015

Thomas Cauley, Village President

ATTEST:

Christine Bruton, Village Clerk

APPRAISAL REPORT

AN 8.5' X 50' PORTION OF THE UNIMPROVED
ALLEY SITUATED WEST AND ADJOINING
418 SOUTH QUINCY STREET
HINSDALE, ILLINOIS

Prepared For

Mr. Dan Deeter
Village of Hinsdale
19 East Chicago Avenue
Hinsdale, Illinois 60521

Prepared By

C.A. Benson & Associates, Inc.
419 North La Grange Road
La Grange Park, Illinois 60526

C.A. BENSON & ASSOCIATES, INC.
419 North La Grange Road - La Grange Park, IL 60526
P.O. Box 157 - La Grange, IL 60525
(708) 352-6056 Fax (708) 352-6070

August 31, 2015

Mr. Dan Deeter
Village of Hinsdale
19 East Chicago Avenue
Hinsdale, IL 60521

Re: Appraisal of an 8.5' x 50' portion of unimproved
alley situated west and adjoining 418 South Quincy
Street, Hinsdale, Illinois

Dear Mr. Deeter:

In accordance with your request, I have inspected the above captioned property and analyzed all pertinent factors relative to it in order to estimate its "as is" market value of the fee simple interest. The property was inspected on August 21, 2015, which is the effective date of this valuation.

The property consists of an 8.5' by 50' portion of unimproved alley located west and adjoining 418 South Quincy Street, Hinsdale, Illinois. It contains 425 square feet and is zoned R-4, Single-Family Residential.

Based on this analysis, it is my opinion that the "as is" Market Value of the subject property as of August 21, 2015 was

<p>TWELVE-THOUSAND DOLLARS (\$12,000)</p>

This Appraisal Report is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice. As such, it presents discussions of the data, reasoning and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning and analyses is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated below. The appraiser is not responsible for unauthorized use of this report.

C.A. Benson & Associates, Inc.

PURPOSE OF THE APPRAISAL:

The purpose of this appraisal is to provide my best estimate of the market value of the subject real property as of the effective date. *Market Value* is defined by the federal financial institutions regulatory agencies as follows:

Market Value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

(Source: Office of the Comptroller of the Currency under 12 CFR, Part 34, Subpart C-Appraisals, 34.42 Definitions (f))

INTENDED USE: The function of this appraisal is to assist the Village of Hinsdale with a possible sale of the subject.

INTENDED USER: The intended user of this appraisal report is the Village of Hinsdale.

INTEREST VALUED: Fee simple

DATE OF INSPECTION: August 21, 2015

EFFECTIVE DATE OF VALUE: August 21, 2015

DATE OF REPORT: August 31, 2015

APPRAISAL DEVELOPMENT AND REPORTING PROCESS: In preparing this appraisal, I have

- Inspected the subject property;
- Examined the Sidwell Plat Book to obtain the size of the subject;
- Reviewed Public Records, Flood Hazard Rate Map and pertinent real estate tax and zoning information.
- Gathered and confirmed information on comparable sales;
- Applied the Sales Comparison Approach to Value to arrive at an indicated value.

This Appraisal Report is a recapitulation of my data, analyses and conclusions. Supporting documentation is retained in my file.

COMPETENCY OF THE APPRAISER: The appraiser has the appropriate knowledge and experience to complete this assignment competently as illustrated by the Qualifications of the Appraiser statement contained within this report.

C.A. Benson & Associates, Inc.

DESCRIPTION OF REAL ESTATE APPRAISED:

The subject property is situated in the Village of Hinsdale, approximately 20-miles southwest of the City of Chicago's Central Business District. Hinsdale is bordered by Oak Brook to the north, Burr Ridge to the south, Western Springs to the east and Clarendon Hills to the west.

Hinsdale is a residential community that has a population of 16,834 residents as of the 2010 census and an average family income of \$150,024 (2009). Over the past 12 months, the average sale price of a single-family residence in Hinsdale was \$1,083,851, which is a 3.6% increase over the prior 12 month average sale price of \$1,046,088. This is reflective of moderately improving market conditions.

Hinsdale is a substantially built-up community and is one of the communities in the Southern DuPage County suburbs, which include Burr Ridge, Clarendon Hills, Darien, Downers Grove, Glen Ellyn, Lisle, Naperville, Oak Brook, Oakbrook Terrace, Warrenville, Westmont, Wheaton, Willowbrook, Winfield and Woodridge. The majority of these are mid-aged to older established communities that have reached maturity. Redevelopment of new single-family residences is occurring in Hinsdale, Clarendon Hills and Downers Grove on sites where older residences have been demolished. The overall composition of the area provides most amenities such as adequate employee base, established commercial/residential areas and municipal services, educational facilities, etc. The area hospitals include Good Samaritan, La Grange Community and Hinsdale. Hinsdale has a thriving central business district and the Oak Brook Center and Yorktown Center regional shopping malls are in nearby driving distance.

The major transportation systems include the North-South Tollway (I-355), the Tri-State Tollway (I-294) and the East-West Tollway (I-88). In addition, the Metra Commuter Trains and Pace Buses service Hinsdale.

More specifically, the subject property is located in the southwest section of Hinsdale. The immediate area is approximately 98% built-up with single-family residences of varying architectural designs in the range of 0 to 80+ years. The price range varies from \$350,000 for smaller existing single-family residences to in excess of \$1,500,000 for new custom two story residences. Many of the older, smaller residences have been torn down and redeveloped with large custom single-family residences. The immediate occupancy of the neighborhood consists of professionals, executives and white-collar workers. Maintenance level is good and there were no adverse conditions noted on the date of inspection.

Overall, the community of Hinsdale and the subject neighborhood are stable without any land changes anticipated with the exception of residential development of new single residents on lots that were previously improved with older homes. The strengths of the community include the viable central business district, the good community services, ample shopping, proximity to major transportation systems and the historically strong demand for residential, retail and office properties.

The subject property is the east 8.5' of a 17' wide unimproved alley. It has a width of 50', which is equal to the width of the adjoining residence located at 418 South Quincy Street. It is rectangular in shape and has a calculated area of 425 square feet. It is in an R-4, Single Family Residence District which requires a minimum lot area of 10,000 square feet and 70 or 80 feet of street frontage depending on whether the site is an interior or corner parcel. The subject property is not buildable and would be of use only to the adjoining property owner. It is in a zone "X" area of minimal flooding activity per FEMA Map #17043C0903H, dated December 16, 2004.

C.A. Benson & Associates, Inc.

ESTIMATE OF EXPOSURE TIME:

The subject property is an 8.5' x 50' section of an unimproved alley, which can only be sold to the adjoining property owner. As such, estimating a marketing time is futile as a potential sale is reliant on the adjoining property owner's willingness to buy the property. The typical marketing time for area buildable sites and single-family residences is 3 to 9 months.

PERMANENT INDEX NUMBER:

The subject is a section of unimproved alley, which has no permanent index number.

TOTAL 2014 ASSESSED VALUE: Not assessed

THREE-YEAR PROPERTY HISTORY:

According to FIRREA and the Uniform Standards of Professional Practice of the Appraisal Foundation, I am required to report and analyze any sale transactions involving the subject property during the past three years or any listing or pending sale transaction involving the subject property.

The subject is part of an unimproved alley under ownership by the Village of Hinsdale. This appraisal will be used as an estimate of market value for a possible sale of the property.

HIGHEST AND BEST USE ANALYSIS:

The subject consists of an 8.5' x 50', rectangular shaped portion of unimproved alley. It cannot be developed by itself and has value only to the adjoining property owner. It is my opinion that the highest and best use of the subject property is in conjunction with the adjoining residential property.

SUMMARY OF ANALYSIS AND VALUATION:

As indicated, the Sales Comparison Approach to Value will only be used.

SALES COMPARISON APPROACH TO VALUE AS IMPROVED:

Definition: A set of procedures in which a value indication is derived by comparing the property being appraised to similar properties that have been sold recently, then applying appropriate units of comparison, and making adjustments to the sale prices of the comparables based on the elements of comparison.*

*Source: Page 255, *The Dictionary of Real Estate Appraisal*, Appraisal Institute, Fourth Edition.

C.A. Benson & Associates, Inc.

SALES COMPARISON APPROACH TO VALUE - Continued

In order to estimate the market value of the subject property by the Sales Comparison Approach, I have analyzed the following sales.

1. **719 South Adams Street, Hinsdale** was reported sold in July 2014 for \$415,000. This is a 50 foot by 133.5 foot parcel zoned R-4, containing 6,675 square feet. The sales price was equal to \$62.17 per square foot.
2. **223 South Thurlow Street, Hinsdale** was reported sold in May 2015 for \$425,000. This is a 50 foot by 133.5 foot parcel zoned R-4, containing 6,675 square feet. The sales price was equal to \$63.67 per square foot.
3. **630 South Bodin Street, Hinsdale** was reported sold in February 2014 for \$395,000. This is a 50 foot by 125 foot parcel zoned R-4, containing 6,250 square feet. The sale price was equal to \$63.20 per square foot.
4. **710 South Quincy Street, Hinsdale** was reported sold in February 2014 for \$380,000. This is a 50 foot by 132 foot parcel zoned R-4, containing 6,600 square feet. The sale price was equal to \$57.58 per square foot.

Commentary

The above sales were all improved with older smaller single-family residences and the sale prices were reflective of land value. Since their acquisitions, three of the existing residences have been demolished and the fourth was acquired by a builder for redevelopment. They sold from \$57.58 to \$63.67 per square foot and averaged \$61.65 per square foot for a buildable site.

The subject consists of a 425 square foot unimproved alley that is not buildable and can only be sold to an adjoining property owner. Historical comparisons of varying size sites indicated that additional rear site area above the standard size lot contributes at a rate of 45% of the base lot. For this analysis, 45% of the \$61.65 average value of a buildable site or \$27.74 per square foot, rounded to \$28.00 per square foot is indicated.

C.A. Benson & Associates, Inc.

SALES COMPARISON APPROACH TO VALUE - Continued

Based on the above analysis, it is my opinion that \$28.00 per square foot is indicated for the subject property.

425 square feet @ \$28.00 per square foot = \$11,900

INDICATED VALUE BY THE SALES COMPARISON APPROACH: \$12,000 (rd)

COMMENT AND FINAL VALUE CONCLUSION:

Based on the sales data analyzed in this report, it is my opinion that the "as is" fee simple market value of the subject property as of August 21, 2015 was

<p style="text-align: center;">TWELVE-THOUSAND DOLLARS (\$12,000)</p>

Respectfully submitted,

C.A. BENSON & ASSOCIATES, INC.



Charles A. Benson, Jr., SRA
Illinois State Certified General Real Estate Appraiser
License #553.000387 (Exp. 9/30/15)

C.A. Benson & Associates, Inc.

ASSUMPTIONS AND LIMITING CONDITIONS

1. This Appraisal Report is intended to comply with the reporting requirements set forth under Standard Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice. It might not include full discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning and analyses is retained in the appraiser's file. The information contained in this report is specific to the needs of the client and for the intended use stated in this report. The appraiser is not responsible for unauthorized use of this report.
2. No responsibility is assumed for legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated in this report.
3. The property is appraised free and clear of any or all liens and encumbrances unless otherwise stated in this report.
4. Responsible ownership and competent property management are assumed unless otherwise stated in this report.
5. The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.
6. All engineering is assumed to be correct. Any plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
7. It is assumed that there are no hidden or unapparent conditions of the property, subsoil or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
8. It is assumed that there is full compliance with all applicable federal, state and local environmental regulations and laws unless otherwise stated in this report.
9. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a non-conformity has been stated, defined and considered in this appraisal report.
10. It is assumed that all required licenses, certificates of occupancy or other legislative or administrative authority from any local, state or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimates contained in this report are based.
11. Any sketch in this report may show approximate dimensions and is included to assist the reader in visualizing the property. Maps and exhibits found in this report are provided for reader reference purposes only. No guarantee as to accuracy is expressed or implied unless otherwise stated in this report. No survey has been made for the purpose of this report.

C.A. Benson & Associates, Inc.

ASSUMPTIONS AND LIMITING CONDITIONS - Continued

12. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless otherwise stated in this report.

13. The appraiser is not qualified to detect hazardous waste and/or toxic materials. Any comment by the appraiser that might suggest the possibility of the presence of such substances should not be taken as confirmation of the presence of hazardous waste and/or toxic materials. Such determination would require investigation by a qualified expert in the field of environmental assessment. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The appraiser's value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value unless otherwise stated in this report. No responsibility is assumed for any environmental conditions or for any expertise or engineering knowledge required to discover them. The appraiser's descriptions and resulting comments are the result of the routine observations made during the appraisal process.

14. Unless otherwise stated in this report, the subject property is appraised without a specific compliance survey having been conducted to determine if the property is or is not in conformance with the requirements of the Americans with Disabilities Act. The presence of architectural and communications barriers that are structural in nature that would restrict access by disabled individuals may adversely affect the property's value, marketability or utility.

15. Any proposed improvements are assumed to be completed in a good workmanlike manner in accordance with the submitted plans and specifications.

16. The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.

17. Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event, only with proper written qualification and only in its entirety.

18. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news sales, or other media without prior written consent and approval of the appraiser.

C.A. Benson & Associates, Inc.

CERTIFICATION

I certify that, to the best of my knowledge and belief...

- the statements of fact contained in this report are true and correct.
- the reported analyses, opinion, and conclusions are limited only by the reported assumptions and limiting conditions, are my personal, impartial, and unbiased professional analyses.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediate preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- my engagement in this assignment was not contingent upon developing or reporting predetermined results.
- my compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- my analyses, opinions and conclusions were developed, and this report has been prepared in conformity with the *Uniform Standards of Professional Appraisal Practice*.
- I have made a personal inspection of the property that is the subject of this report.
- no one provided significant professional assistance to the person signing this certification.
- the reported analyses, opinions and conclusions were developed, and this report has been prepared in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- as of the date of this report, I, Charles A. Benson, Jr., have completed the requirements under the Continuing Education Program of the Appraisal Institute.



Charles A. Benson, Jr., SRA
Illinois State Certified General Real Estate Appraiser
License #553.000387 (9/30/15)

C.A. Benson & Associates, Inc.

QUALIFICATIONS OF CHARLES A. BENSON, JR.

EDUCATION

University of Wisconsin, Madison, B.B.A., 1974
Majoried in Real Estate and Urban Land Economics

APPRAISAL COURSES SUCCESSFULLY COMPLETED

S.R.E.A. Courses 101 (1972), 201 (1976), 202 (1989)
A.I.R.E.A. Course VIII (1978)
Standards of Professional Practice - Parts A & B, Appraisal Institute 1998
USPAP Update – 2014-2015

SEMINARS

Residential Design and Functional Utility; Subdivision Analysis; Rates, Ratios & Reasonableness; Valuation Under Federal Lending Regulations; Appraisal of Retail Properties; Industrial Valuation: Conditions of the Chicago Real Estate Market, 2012; Fair Lending and the Appraiser; Valuation of Detrimental Conditions in Real Estate; Partial Interest Valuation – Undivided; Forecasting Revenue; Illinois Appraiser's Update – 2004 thru 2014; Professionals Guide to the Uniform Residential Appraisal Report; Appraisal Challenges: Declining Markets and Sales Concessions; The Discounted Cash Flow Model: Concepts, Issues and Applications.

EXPERIENCE

Actively engaged in the real estate appraisal business since 1975; has made appraisal of thousands of properties of various types including single family residences, apartment buildings, commercial, industrial, special use properties and vacant land.

CLIENTS

Appraisal clients include: Inland Bank, American Metro Bank, First National Bank of LaGrange, Highland Community Bank, Cathay Bank, Pacific Global Bank, Suburban Bank & Trust, United Trust Bank, The Village of Hinsdale, attorneys, individuals, corporations and others.

Qualified as an expert witness for the Circuit Court of Cook County and the Circuit Court of DuPage County.

AFFILIATIONS

- The Appraisal Institute - Received SRA designation in April 1988.
- Holds State of Illinois Real Estate Managing Broker's License #471.011778.
- Member of the Mainstreet Organization of Realtors.
- State Certified General Real Estate Appraiser, State of Illinois, License No. 553.000387.

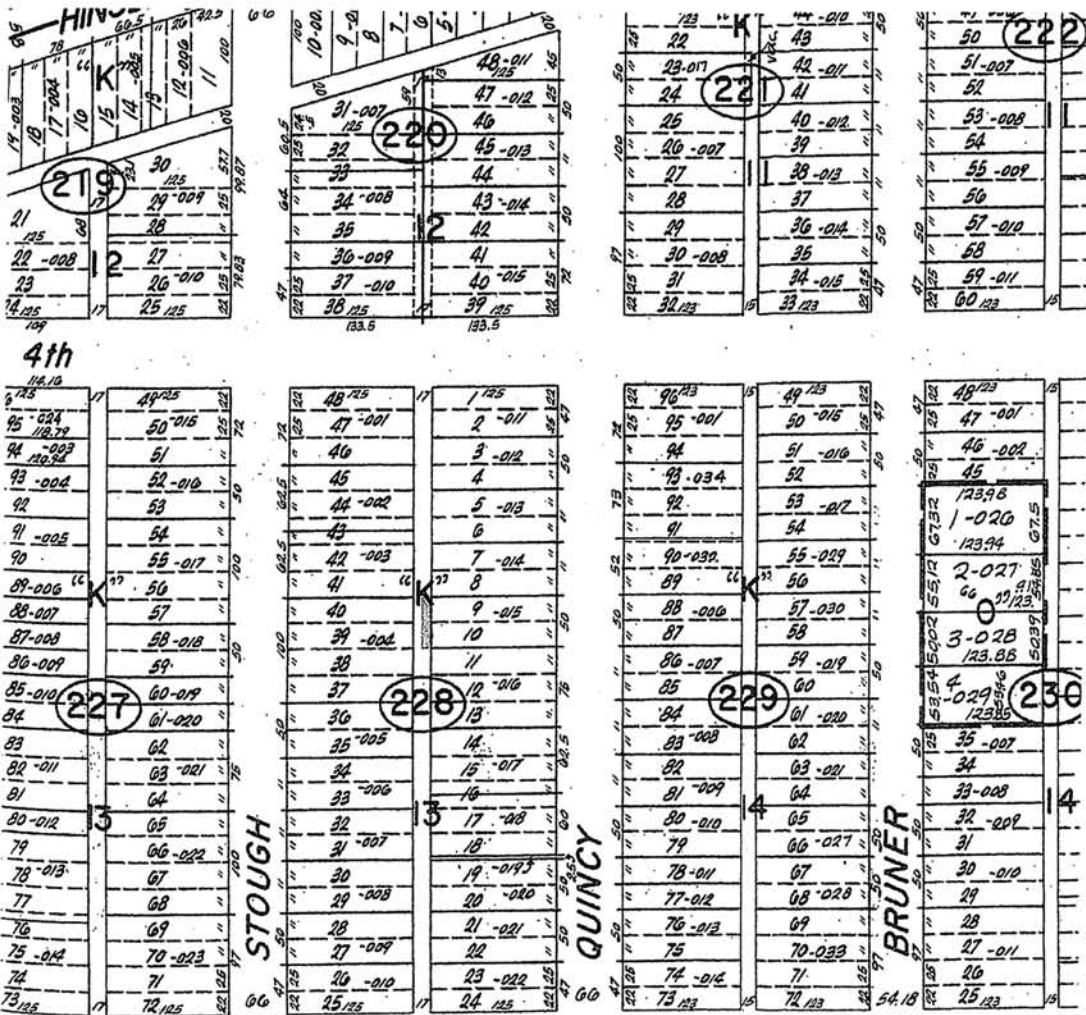
C.A. Benson & Associates, Inc.

ADDENDUM

Sidwell Map

C.A. Benson & Associates, Inc.

SIDWELL MAP (Subject Shaded in Red)



9a

DATE: October 7, 2015**REQUEST FOR BOARD ACTION**

AGENDA	ORIGINATING
SECTION NUMBER Second Reading – EPS	DEPARTMENT Public Services
ITEM Oak Street Bridge Extended Construction Hours	APPROVAL Dan Deeter, PE Village Engineer

Permitting and scheduling delays by Burlington Northern Santa Fe (BNSF) railway have caused the Oak Street Bridge project to be behind the original Kenny Construction schedule. Kenny Construction is committed to meeting the substantial completion date of December 1, 2015. Their efforts to do this include rescheduling tasks to be conducted concurrently, expediting material procurement at their own expense, adding crews to accomplish tasks sooner, and working on Saturdays at their own expense. Kenny Construction (Kenny) has revised their schedule accordingly and has developed a plan to meet the substantial completion date.

This revised schedule leaves no room for additional delays due to weather or other causes. To off-set anticipated future delays, Kenny Construction is requesting to have the option to work on Sundays from 8:00 AM to 4:00 PM through 12/01/15. From 10/07/15 – 12/01/15, Sunday construction provides Kenny Construction the potential for eight alternate construction days. This Sunday work is anticipated to mainly consist of manual labor including carpentry and reinforcement bar assembly supported by a crane or other heavy equipment. This work will not include pile driving – the activity which causes the most noise.

Per section 9-12-2 A. (Use of Construction Tools and Equipment) of the Village Code, “no person or entity may use construction tools or power equipment other than those tools customarily used to perform landscape maintenance except between eight o’clock (8:00) AM and eight o’clock (8:00) PM Monday through Friday and between eight o’clock (8:00) AM and four o’clock (4:00) PM on Saturdays.” Section 9-12-2 D. states “The limitations in subsection A and B of this section may be waived by the board of trustees by resolution for work undertaken by any public body or agency for the benefit of the public.”

Kenny would be required to notify staff each Thursday afternoon whether they intend to work on the following Sunday. Staff would then notify the Board of Trustees, residents in the vicinity, and Adventist Hinsdale Hospital as soon as possible. This Sunday construction would be undertaken at no additional cost to the Village. It would be undertaken for the benefit of the Village residents in order to open the bridge and Oak Street to traffic as soon as possible.

Sunday work hours for Oak Street Bridge were presented as a discussion item at the Village Board meeting of September 15, 2015. The Board directed Kenny to go ahead with work beginning as early as September 27, 2015. Notice was hand-delivered to area residents, and the Hinsdale Police Department was instructed to monitor the work for potential noise violations. To date, staff has received one negative comment concerning the Sunday construction work. The caller, a resident of South Oak Street near the bridge, believes that Sunday work should not be permitted.

In response to the concerns of the aforementioned resident, Kenny has agreed to not operate construction machinery larger than a portable generator between 8:00 AM and 9:00 AM on

Sundays to reduce noise during this early hour. Beginning this "quiet" work at 8:00 AM will allow Kenny one hour to prepare forms prior to entering the BNSF right of way, where the pier work will be accomplished. This timing is intended to maximize construction within the allowable window for Kenny to work in the BNSF right of way, which is 9:00 AM – 3:00 PM. On Sunday, October 4, Kenny plans to construct the frame for the north pier crash wall. This work will consist of carpentry and reinforcement bar assembly supported by a crane and small generator.

At its meeting of September 15, 2015, the Board also passed a resolution granting permission to Kenny to perform overnight work to lay steel girders for the new bridge. This timing must be coordinated with BNSF, and dates for the work were not available at the time of the initial discussion. Kenny is now coordinating with BNSF to place the seven steel girders which span the BNSF railroad tracks on the night of October 16-17 when all three tracks can be closed. If all seven girders cannot be placed in one night, October 17-18 is the alternate date. Kenny plans to work on Sunday, October 11 to continue construction on the girder supporting structures – the piers and abutments – in preparation for the girder placement.

MOTION: To Waive the First Reading and Approve a Resolution Authorizing Waiver of Construction Noise Hours Limitations Pursuant to Section 9-12-2 of the Village Code of the Village of Hinsdale – Oak Street Bridge Construction Project.

APPROVAL	APPROVAL	APPROVAL	APPROVAL	MANAGER'S APPROVAL
COMMITTEE ACTION:				
BOARD ACTION: At its meeting of September 15, 2015, the Village Board recommended a trial period as described above and directed that the issue should be brought forward as a Second Reading/Non-Consent Agenda item.				

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING WAIVER OF CONSTRUCTION NOISE HOURS LIMITATIONS PURSUANT TO SECTION 9-12-2 OF THE VILLAGE CODE OF THE VILLAGE OF HINSDALE – OAK STREET BRIDGE CONSTRUCTION PROJECT

WHEREAS, the Village of Hinsdale has undertaken reconstruction of the Oak Street Bridge within the Village (the "Oak Street Bridge Project"); and

WHEREAS, the construction contract with Kenny Construction, the general contractor retained by the Village for the Oak Street Bridge Project, establishes a substantial completion date for the Oak Street Bridge of December 1, 2015, after which the Bridge over the BNSF railroad tracks shall be open to traffic; and

WHEREAS, permitting and scheduling delays with Burlington Northern Santa Fe (BNSF) railway have caused the overall Oak Street Bridge Project to be behind the original construction schedule; and

WHEREAS, Kenny Construction's revised construction schedule may require construction on certain Sundays to meet the substantial completion date; and

WHEREAS, Section 9-12-2.A. of the Village Code of the Village of Hinsdale (the "Village Code") sets forth certain limitations on construction noise and allowed hours of use of construction equipment within the Village (the "hours limitations"), and does not allow the performance of construction activities on Sundays; and

WHEREAS, Section 9-12-2.D. of the Village Code authorizes the Village Board of Trustees to waive, by resolution, construction hour limitations for work undertaken by any public body or agency for the benefit of the public; and

WHEREAS, pursuant to Section 9-12-2.D. of the Village Code, the Board of Trustees find and determine that the Oak Street Project has been undertaken by the Village for the benefit of the public, and that the work hour limitations on the use of construction equipment should be waived relative to Sunday construction on the Project between the hours of 8:00 AM to 4:00 PM from 10/07/15 to 12/01/15, and finds such waiver to be in the best interests of, and in furtherance of, the health, welfare and safety of the residents of the Village.

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

Section 1. Recital. The foregoing recitals are incorporated herein as findings of the Board of Trustees.

Section 2. Waiver of Hours Limitations on Use of Construction Equipment. Pursuant to Section 9-12-2.D. of the Village Code, the Board of Trustees hereby waives the hours limitations on construction noise and use of construction equipment for work related to the Oak Street Bridge Project from 8:00 A.M. to 4:00 P.M. on Sundays from 10/07/15 to 12/01/15. The Village staff will inform the Board of Trustees each Thursday whether construction will occur on the following Sunday.

Section 3: Effective Date. This Resolution shall be in full force and effect from and after its passage and approval.

ADOPTED this _____ day of _____, 2015, pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

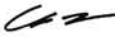
APPROVED by me this _____ day of _____, 2015,
and attested to by the Village Clerk this same day.

Thomas K. Cauley, Jr., Village President

ATTEST:

Christine M. Bruton, Village Clerk

Memorandum

To: President Cauley and Village Trustees
From: Chan Yu, Village Planner 
Cc: Kathleen A. Gargano, Village Manager
Robert McGinnis, Director of Community Development/Building Commissioner
Date: October 2, 2015
Re: 125 S. Vine Street – Major Adjustment to Planned Development for a Private K-12 School for up to 70 Students at Vine Academy at Zion Lutheran Church

BACKGROUND

Application

The Village of Hinsdale has received a Major Adjustment application (Attachment 1) from Amanda Vogel of Vine Academy at 125 S. Vine St., requesting approval to offer a K-12 private school to Ordinance O2004-15 (Attachment 2), seeking approval for potentially having up to 180 students and 30 teachers.

On September 15, 2015, the Board of Trustees moved the application forward for second reading to allow up to 20 additional students (70 total) and referred the application for up to an additional 130 students (180 total) and 30 teachers to the Plan Commission (PC) for review. The Board also requested staff send a public notification to the residents in the area, in regards to the BOT and PC public meeting dates for consideration of up to an additional 20 and 130 students at Vine Academy, respectively (Attachment 8). Thus far, the Village has not received any feedback from the residents.

Request and Analysis

The initial planned development ordinance included private school use. However, the school use lapsed having been discontinued for a period of over six (6) months. Thus, a special use permit to operate a private school on the subject property was reviewed and approved subject to a maximum enrollment of fifty (50) students on July 17, 2012, per Ordinance O2012-32 (Attachment 3). On November 20, 2012, the Board also approved a "Major Adjustment to a Planned Development to Allow a Music School and Tutoring Service" during hours when the private school is not operating, per Ordinance O2012-53 (Attachment 4).

Per the applicant, the Zion Lutheran School building was originally built and used as a school with ten (10) full-sized classrooms, full gymnasium and several small offices, and historically, it once housed over 200 students (Attachment 1). To this end, the applicant is not proposing any construction, alterations or renovations to the building. The proposed K-12 private school plans to utilize all ten (10) aforementioned classrooms with up to 18 students and one (1) to three (3) teachers per classroom.

Given the maximum proposed enrollment figures, Vine Academy is seeking approval for potentially having up to 180 students and 30 teachers.

Per the off street parking requirements of Zoning Code Section 9-104 (J)(1)(e), elementary schools require 1 space for each 2 employees or 1 for each 15 students, whichever is greater. The Code for secondary schools requires 1 for each 5 students or 1 for each 3 persons of auditorium design capacity, whichever is greater, plus 1 for each employee. According to the applicant's enrollment goals, there will be 108 elementary school students (K-5) and 72 secondary school students (grades 6-12). For the elementary school parking requirements, 9 spaces are needed (for the employee/teachers), and 27 spaces are needed for the secondary school parking component, which combines to 36 required spaces for the proposed use (Attachment 5).

The applicant currently has a parking space agreement through the rental agreement with Zion Lutheran Church. The church has 74 parking spaces per the plat of survey (Attachment 1). Of note, on October 15, 2013, Ordinance O2013-27 was approved to rezone the two residential lots (201 and 205 S. Vine St.) shown on "Block 5" of the plat of survey (Attachment 6), and therefore excludes the 3 parking spaces on 205 S. Vine Street. According to the applicant, the rental agreement with the Church is negotiated annually.

The project site is located in an IB Institutional Buildings District and abuts the (O-1) Specialty Office District to the north, (R-4) Single Family Residential to the south, (O-1) and (R-4) to the east, and (R-4) to the west (Attachment 7).

Process

On September 15, 2015, the Board of Trustees (BOT) moved the application forward for second reading to allow up to 20 additional students (70 total) and referred the application for up to an additional 130 students (180 total) and 30 teachers to the PC for review as provided in Section 11-603(K)(2).

Within 60 days following the conclusion of the public meeting, the PC shall transmit to the Board of Trustees its recommendation, in the form specified in subsection 11-103(H).

Motion

Should the Board of Trustees feel the request to allow a maximum enrollment of up to (70) students will be in substantial conformity with the approved final plan for the Planned Development, the following motion would be appropriate;

"Move that the Board of Trustees approve an Ordinance Approving a Major Adjustment to a Planned Development to allow Expansion of a Private School at 125 S. Vine Street."

Attachments:

Ordinance -

Attachment 1 – Major Adjustment Application Request and Exhibits

- Attachment 2- Ordinance O2004-15 Approving a Map Amendment, Special Use Permits, Planned Development, Site Plans, and Exterior Appearance Plans for a Building Expansion Project
- Attachment 3 - Ordinance O2012-32 Approving a Special Use Permit to Operate a Private Middle School at 125 S. Vine Street
- Attachment 4 - Ordinance O2012-53 Approving a Major Adjustment to a Planned Development to allow a Music School and Tutoring Service at 125 S. Vine Street
- Attachment 5 - Required Off Street Parking Matrix
- Attachment 6 - Ordinance O2013-27 Approving the Rezoning of Properties Located at 201 and 205 S. Vine Street
- Attachment 7 - Zoning Map and Project Location
- Attachment 8 - Public Meeting Notice and Delivery Map

VILLAGE OF HINSDALE

ORDINANCE NO. _____

**AN ORDINANCE APPROVING A MAJOR ADJUSTMENT
TO A PLANNED DEVELOPMENT TO ALLOW
EXPANSION OF A PRIVATE SCHOOL - 125 S. VINE STREET –
VINE ACADEMY AT ZION LUTHERAN CHURCH**

WHEREAS, a Planned Development that includes property located at 125 S. Vine Street (the "Subject Property") was originally approved by Ordinance No. 2004-15 (the "Planned Development"); and

WHEREAS, among the various original uses approved as part of the Planned Development was a private school use, which was later discontinued for a period in excess of six (6) months; and

WHEREAS, the Subject Property, which is improved with an existing school building and is in the IB Institutional Buildings Zoning District, is legally described in **Exhibit A** attached hereto and made a part hereof; and

WHEREAS, a special use for a private school on the Subject Property with a maximum of fifty (50) students was approved in 2012 and a private school has since been again operating on the Subject Property; and

WHEREAS, the Applicant, Vine Academy, has now submitted an application for a major adjustment to the Planned Development to allow for an expansion of the private school use for grades K through 12 to operate in all 10 classrooms on the property, up to a maximum enrollment of one hundred and eighty (180) students (the "Proposed Use") within the private school building on the Subject Property (the "Application"); and

WHEREAS, as the Proposed Use is an expansion of the previously approved special use that had a maximum allowed enrollment of fifty (50) students, it is a major adjustment to the Planned Development and is required to be approved by the Village Board pursuant to Subsection 11-603(K)(2) of the Hinsdale Zoning Code in order for the Proposed Use to operate; and

WHEREAS, the President and Board of Trustees find that the major adjustment to the Planned Development in the form of the expansion of the previously approved special use for operation of a private school on the Subject Property, to allow a maximum enrollment of up to seventy (70) students, meets the standards set forth in Section 11-603 for approval of such adjustments, and will be in substantial conformity with the approved final plan for the Planned Development, as amended, in conformance with Subsection 11-603(K)(2) of the Hinsdale Zoning Code. However, the President and Board of Trustees find that an expansion of the number of students beyond the seventy (70) approved herein to the requested one

hundred and eighty (180) students is not in substantial conformity with the approved final plan, and the portion of the Proposed Use for an expansion beyond the seventy (70) students approved herein is therefore referred to the Plan Commission for further hearing and review prior to consideration by the Board.

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 Board of Trustees.

SECTION 2: Approval of Major Adjustment to the Approved Planned Development – Expansion to Seventy (70) Students. The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and pursuant to Subsection 11-603(K)(2) of the Hinsdale Zoning Code, approve the major adjustment to the previously approved Planned Development, as amended, to allow the expansion of the previously approved private school with a cap of fifty (50) students, to a new maximum enrollment of seventy (70) students. The school shall operate in the private school building on the Subject Property. Said major adjustment is approved subject to the conditions set forth in Section 4 of this Ordinance. The Planned Development is hereby amended to the extent provided, but only to the extent provided, by the approval granted herein.

SECTION 3: Referral to Plan Commission of Request for Expansion Beyond the Maximum of Seventy (70) Students Approved Herein Referred. While the Board of Trustees, as stated in Section 2 above, approves the expansion to seventy (70) students as being in substantial conformity with the approved final plan, the Board also finds that the request for expansion of the number of students beyond the seventy (70) approved herein to the requested one hundred and eighty (180) students is not in substantial conformity with the approved final plan, and the portion of the Proposed Use for an expansion beyond the seventy (70) students approved herein is therefore referred to the Plan Commission for further hearing and review prior to consideration by the Board.

SECTION 4: Conditions on Approvals. The approval granted in Section 2 of this Ordinance is subject to the following conditions:

- A. **No Approval of Future Plans or Authorization of Work.** This Ordinance does not constitute the approval of any specific plans for redevelopment or authorize the commencement of any work on the Subject Property within the Planned Development. The Applicant acknowledges that any future plans for redevelopment within the Planned Development are subject to the Planned Development processes and approvals, and all other Zoning Code requirements of the Village.

- B. Compliance with Codes, Ordinances, and Regulations. Except for the waivers specifically set forth in this Ordinance, the provisions of the Planned Development, as previously amended, the Hinsdale Municipal Code and the Hinsdale Zoning Code, including specifically the Planned Development processes and approvals, shall apply and govern any redevelopment or other work within the Planned Development area. All work within the Planned Development shall comply with all Village codes, ordinances, and regulations at all times.
- C. Parking Agreement. The Applicant is currently able to meet all parking requirements through a parking agreement with Zion Lutheran Church. The Applicant shall be required to keep such an agreement in place at all times in order to meet the parking requirements of the Village, or to otherwise be able to show satisfactory compliance with Village parking requirements.

SECTION 5: Violation of Condition or Code. Any violation of any term or condition stated in this Ordinance, the Ordinance approving the Planned Development, any previous amendments thereto, 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 6: 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 7: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law.

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

EXHIBIT A

LOTS 11 AND 12 IN BLOCK 6 IN J.I. CASE'S ADDITION TO HINSDALE, DUPAGE COUNTY, ILLINOIS, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 13, 1872 AS DOCUMENT NUMBER 15440, IN DUPAGE COUNTY, ILLINOIS

COMMONLY KNOWN AS: 125 S. VINE STREET, HINSDALE, ILLINOIS

STATE OF ILLINOIS
COUNTY OF DUPAGE
COUNTY OF COOK

)
) SS
)

CLERK'S CERTIFICATE

I, Christine M. Bruton, Clerk of the Village of Hinsdale, in the Counties of DuPage and Cook, State of Illinois, do hereby certify that the attached and foregoing is a true and correct copy of that certain Ordinance now on file in my Office, entitled:

**ORDINANCE NO. _____
AN ORDINANCE APPROVING A MAJOR ADJUSTMENT
TO A PLANNED DEVELOPMENT TO ALLOW
EXPANSION OF A PRIVATE SCHOOL - 125 S. VINE STREET –
VINE ACADEMY AT ZION LUTHERAN CHURCH**

which Ordinance was passed by the Board of Trustees of the Village of Hinsdale at a Regular Village Board Meeting on the ____ day of _____, 2015, at which meeting a quorum was present, and approved by the President of the Village of Hinsdale on the ____ day of _____, 2015.

I further certify that the vote on the question of the passage of said Ordinance by the Board of Trustees of the Village of Hinsdale was taken by Ayes and Nays and recorded in the minutes of the Board of Trustees of the Village of Hinsdale, and that the result of said vote was as follows, to-wit:

AYES: _____

NAYS: _____

ABSENT: _____

I do further certify that the original Ordinance, of which the foregoing is a true copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Hinsdale, this ____ day of _____, 2015.

Village Clerk

[SEAL]



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

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

Address of proposed request: 125 S. Vine, Hinsdale IL, 60521

Proposed Planned Development request: Adapting the usage to include 160-180 K-12 students

Amendment to Adopting Ordinance Number: 02004-15, 0212-32

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.

This is attached on the next page.

The Zion Lutheran School building was originally built and used as a school, so by putting a school back into the building, we are maintaining the purpose of the original building. We are doing no construction, alterations, or renovations to the building. Our school keeps this building from sitting empty throughout the school hours and requires that the building be kept up to standards that are conducive to learning. A functional school is much more fitting with the character of this community than a mostly vacant building.

With ten full-sized classrooms, a full gymnasium, and a number of additional small offices, this building was designed to house a much larger school than we have now. In fact, the Zion Lutheran School building once housed over 200 students for many years and was designed with public facilities in mind for at least this many students. As we grow, we hope to utilize all ten classrooms with up to 18 students and one to three teachers in each classroom. **We would like to adjust our special use permit to encompass a school of up to 180 students in grades K-12.**

Student Numbers:

We have four distinct programs in our school: primary is grades K-2, elementary is grades 3-5, middle school is grades 6-8, and high school is grades 9-12. We don't know exactly what numbers of students we'll have in our programs over time, but our current goals for enrollment in the next five years look like this:

- K-2: 48-54 students
- 3-5: 48-54 students
- 6-8: 48-54 students
- 9-12: 12-18 students
- Total: 162-180 students

Space Usage:

As far as the space itself goes, here's how we envision using the space if we grow to those numbers in this location. These classrooms could hold significantly more students, but we like to keep our numbers on the small side with our customized model.

- 3rd floor, room 1: 12 students
- 3rd floor, room 2: 18 students
- 3rd floor, room 3: 12 students
- 3rd floor, room 4: 18 students
- 3rd floor, room 5: 12 students
- 3rd floor, room 6: 18 students
- 3rd floor, room 7: 18 students
- 3rd floor, "library" area: 6 students
- 1st floor, memorial room: 12 students
- 2nd floor, old library: 18 students
- 2nd floor, old primary room: 18 students
- gym: 18 students

We do not see getting to these numbers soon, but we'd like to have the option to grow to them in the next three to five years.

Traffic Congestion:

To minimize congestion during drop off and pick up times, we have already made sure that our times do not overlap with the pre-school across the street. Our morning drop off times are prior to the start of the pre-school and our afternoon dismissals are long after the pre-school. The one-way street also helps ensure the safety of our students.

As we grow, we also want to make sure there is minimal congestion on Vine during drop off and pick up. Starting in the 2016-2017 school year, we have a plan laid out to stagger our drop off and pick up times in three different groups at ten minute intervals to minimize any potential traffic concerns.

Our primary, elementary, and middle school programs would have separate drop off times at 7:50, 8:00, and 8:10 and separate pick up times at 3:20, 3:50, and 4:00.

Parking:

We currently have more than adequate parking for our staff and a few visitors, using just the parking lot adjacent to our building and the spots in front of our building. As we grow, though, we may have as many as 20-25 staff members. The adjacent lot has space for 7 vehicles and the parking spots in front of the school have space for 9 vehicles. These are not used by pre-school programs. That takes care of space for about 14 staff members and a couple of visitors.

For the remaining 6-10 staff members, we will make arrangements with Zion Church to use dedicated spaces in their parking lot as part of our space-sharing agreement. We do not want our staff parking on the street. The pre-school program does not fill the Zion Church lot during the school week, and services in the church are limited to a few Wednesdays in December and Lent.

Benefit to the Community:

We believe that our school has been and will continue to be a benefit to the Hinsdale community. Our school provides an alternate education option for students who need a customized education in a small group setting. We have found that we can meet the needs of many types of students, including students who suffer from anxiety, twice exceptional students, or even very shy students, in ways that a traditional setting cannot. To the best of our knowledge, there is no other school in the area that provides the same type of customized, rigorous, and intimate learning. While we do not compete directly with any schools in the area, we aim to provide an excellent education to students whose needs are not currently being met by a traditional education.



VILLAGE
OF HINSDALE

VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT

PLAN COMMISSION APPLICATION

I. GENERAL INFORMATION

Applicant

Name: Vine Academy (Amanda Vogel)
Address: 317 Clover Ridge Dr.
City/Zip: Lockport, IL 60441
Phone/Fax: (630) 423-5916 x5
E-Mail: amanda@vineacademy.hinsdale.org

Owner

Name: Zion Lutheran Church
Address: 204 S. Grant St.
City/Zip: Hinsdale, IL 60521
Phone/Fax: (630) 323-0384
E-Mail: info@zionhinsdale.org

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

Name: Keith Larson
Title: Architect
Address: 701 N. York Rd.
City/Zip: Hinsdale, IL 60521
Phone/Fax: (630) 476-2418
E-Mail: keith.larson007@gmail.com

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

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

- 1) N/A
- 2) _____
- 3) _____

II. SITE INFORMATION

Address of subject property: 125 S. Vine, Hinsdale, IL 60521

Property identification number (P.I.N. or tax number): $\begin{array}{r} 09 \\ 09 \end{array} - \begin{array}{r} 12 \\ 12 \end{array} - \begin{array}{r} 110 \\ 110 \end{array} - \begin{array}{r} 006 \\ 007 \end{array}$

Brief description of proposed project: $\begin{array}{r} 09 \\ 09 \end{array} - \begin{array}{r} 12 \\ 12 \end{array} - \begin{array}{r} 110 \\ 110 \end{array} - \begin{array}{r} 014 \\ 015 \end{array}$

To utilize the former Zion Lutheran School building for a
private K-12 school.

General description or characteristics of the site: The former Zion Lutheran
School, including all classrooms, offices, and the gymnasium

Existing zoning and land use: IB

Surrounding zoning and existing land uses:

North: O-1, office

South: IB, Institutional Building

East: O-1, office

West: R-4, single family

Proposed zoning and land use: Same

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: K-12 private
School

☐ Development in the B-2 Central Business
District Questionnaire

TABLE OF COMPLIANCE

Address of subject property: 125 S. Vine St. Hinsdale, IL

The following table is based on the IB Zoning District.

	Minimum Code Requirements	Proposed/Existing Development
Minimum Lot Area	80,000'	101,849'
Minimum Lot Depth	250'	383.5'
Minimum Lot Width	200	250'
Building Height	40'	40'
Number of Stories	2	2
Front Yard Setback	35'	EXIST 28'
Corner Side Yard Setback	35'	EXIST 20'
Interior Side Yard Setback	25'	EXIST 7.41'
Rear Yard Setback	25'	EXIST 38' or 219' ←
Maximum Floor Area Ratio (F.A.R.)*	.5	.49 ^{Cto Grant St.)}
Maximum Total Building Coverage*	N/A	EXIST LOT: 101,849 EXIST COVER 25,638 (25%)
Maximum Total Lot Coverage*	N/A	33599 (EXIST COVER + 7961) (33%)
Parking Requirements	Church - 50 Childhood center - 7 School - 3 TOTAL = 60	Church Childhood center } 78 spots total School
Parking front yard setback	35'	140'
Parking corner side yard setback	35'	0'
Parking interior side yard setback	25'	6'
Parking rear yard setback	25'	39'
Loading Requirements	1	1
Accessory Structure Information	n/a	2 garages, freestanding

* Must provide actual square footage number and percentage.

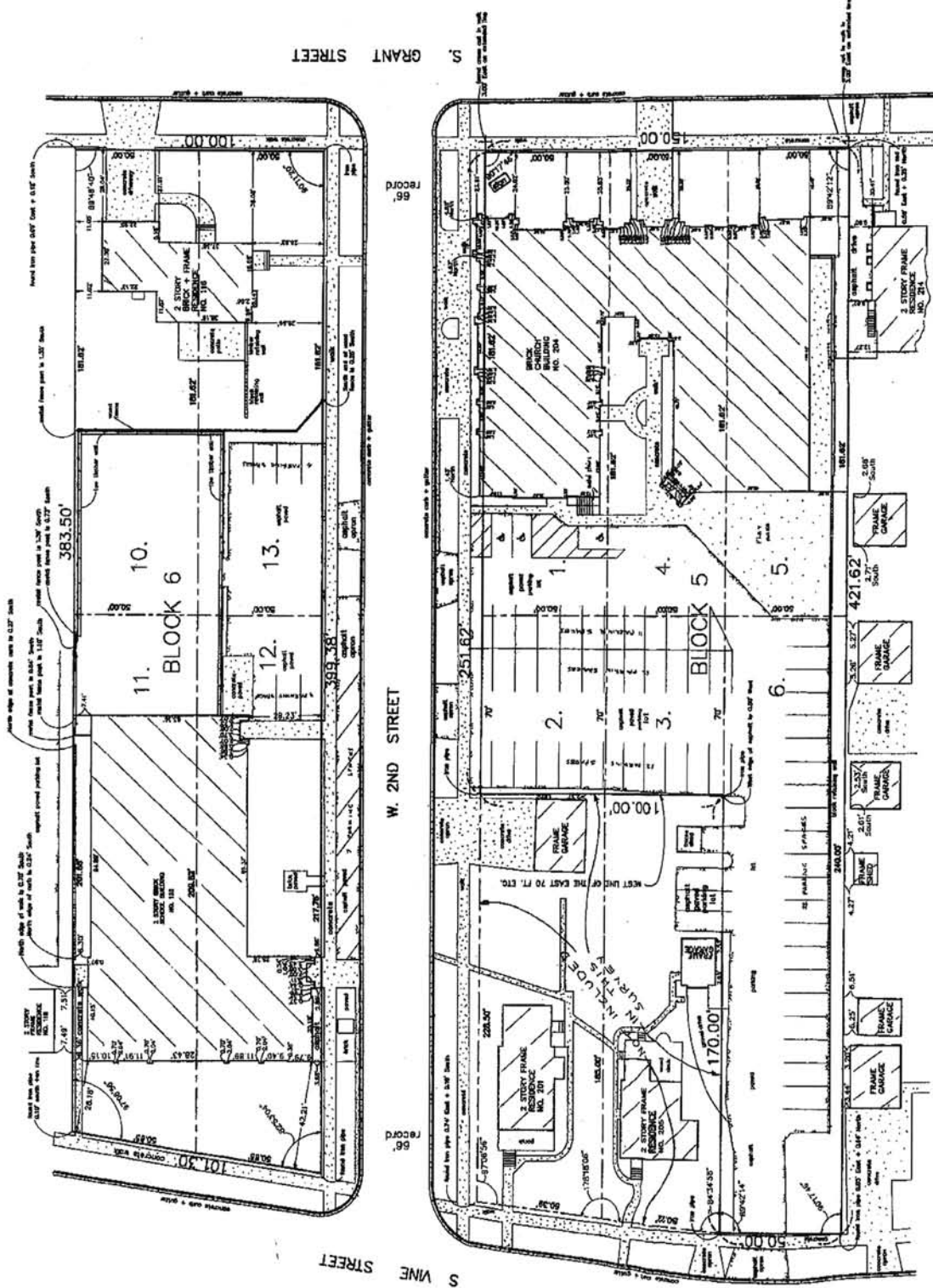
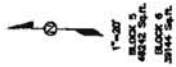
included above

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: The setbacks not in compliance are from

an existing building and can not be changed.

Plat of Survey

LOT 1, THE EAST 75.00 FEET OF LOTS 2 AND 3 AND ALL OF LOTS 4, 5 AND 6 IN BLOCK 5, ALSO LOTS 10, 11, 12 AND 13 IN BLOCK 6, ALL IN THE CITY OF DAPHNE, ALABAMA, COUNTY OF DAPHNE, ALABAMA, A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 13, 1972 AS DOCUMENT NUMBER 15446, IN DAPHNE COUNTY, ALABAMA.



THIS PLAT OF SURVEY WAS PREPARED BY THE SURVEYOR AND IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY MADE BY HIM. THE SURVEYOR'S OFFICE IS LOCATED AT 1000 1/2 AVENUE B, DAPHNE, ALABAMA 36528. THE SURVEYOR'S LICENSE NUMBER IS 36113. THE SURVEYOR'S SIGNATURE IS [Signature]. THE DATE OF THE SURVEY IS 11-30-2014. THE PLAT NUMBER IS 1901535-504. THE PLAT IS RECORDED IN THE PUBLIC RECORDS OF DAPHNE COUNTY, ALABAMA, AS DOCUMENT NUMBER 36113.



VILLAGE OF HINSDALE

ORDINANCE NO. 02004-15

**AN ORDINANCE APPROVING A MAP AMENDMENT, SPECIAL USE
PERMITS, PLANNED DEVELOPMENT, SITE PLANS,
AND EXTERIOR APPEARANCE PLANS
FOR A BUILDING EXPANSION PROJECT
(Plan Commission Case A-04-2004)**

WHEREAS, Zion Lutheran Church, LLC (the "Applicant") is the legal title owner of several parcels of property totaling approximately 2.34 acres in area and commonly known as 116 South Grant Street, 204 South Grant Street, 208 South Grant Street, 212 South Grant Street, 125 South Vine Street, 201 South Vine Street, 205 South Vine Street, and 209 South Vine Street (the "Subject Property"), which Subject Property is legally described on Exhibit A attached to and made a part of this Ordinance by this reference; and

WHEREAS, the Subject Property is improved with four single family detached dwellings, a membership organization building, and a private school; and

WHEREAS, the membership organization, private school, and two of the single-family residences are currently classified in the IB Institutional Buildings District pursuant to the Hinsdale Zoning Code; and

WHEREAS, the Applicant proposes the development of a planned development, which would encompass the Subject Property and would also include a 14,000-square-foot building addition onto the existing membership organization building, including associated parking, landscaping, and other improvements on the Subject Property; and

WHEREAS, the Applicant also desires to establish child day care services operated by a membership organization on the Subject Property; and

WHEREAS, the Applicant seeks (i) a Zoning Map amendment to reclassify the portions of the Subject Property commonly known as 116 South Grant Street, 208 South Grant Street, 212 South Grant Street, and 209 South Vine Street into the IB Institutional Buildings District from their current classification in the R-4 Single-Family Residential District; (ii) a special use permit and planned development approval authorizing a membership organization, a private school, a planned development, and child daycare services operated by a membership organization on the Subject Property, (iii) modifications of certain regulations in the

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Hinsdale Zoning Code to accommodate the existing and proposed building expansion, (iv) site plan approval, and (v) exterior appearance approval; and

WHEREAS, the Hinsdale Plan Commission conducted a public hearing and deliberated on the application on March 10, 2004, pursuant to notice thereof properly published in the Hinsdale Doings and, after considering all of the testimony and evidence presented at the public hearing, the Plan Commission recommended approval of the Application subject to numerous conditions and recommendations, all as set forth in the Plan Commission's Findings and Recommendations for PC Case No. A-04-2004; and

WHEREAS, the Zoning and Public Safety Committee of the Board of Trustees, at a public meeting on March 22, 2004, considered the Application, the Findings and Recommendations of the Plan Commission, and all of the facts and circumstances related to the Application, and made its recommendation to the President and Board of Trustees; and

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

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

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

Section 2. Approval of Zoning Map Amendment. The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and by Section 11-601 of the Hinsdale Zoning Code, hereby amends the Hinsdale Zoning Map to reclassify the portions of the Subject Property commonly known as 116 South Grant, 208 South Grant, 212 South Grant and 209 South Vine into the IB Institutional Buildings District.

Section 3. Approval of a Special Use Permit for a Membership Organization, Private School, Planned Development, and Child Day Care Services. The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and by Sections 11-602 and 11-603 of the Hinsdale Zoning Code, hereby approves a special use permit authorizing a membership organization, a private school, a planned development, and child daycare services operated by a

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membership organization on the Subject Property, and approves the planned development detailed plan prepared by Larson-Kramer Architects and dated January 16, 2004 in the form attached to, and by this reference incorporated into, this Ordinance as Exhibit B (the "Approved Detailed Plan"). The approvals granted in this Section 3 are subject to the conditions stated in Section 7 of this Ordinance.

Section 4. Approval of Site Plans. The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and by Section 11-604 of the Hinsdale Zoning Code, hereby approves the site plans for the proposed development in the form attached to and by this reference incorporated into this Ordinance as Exhibit B (the "Approved Site Plans"), subject to the conditions stated in Section 7 of this Ordinance.

Section 5. Approval of Exterior Appearance Plans. The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and by Section 11-606 of the Hinsdale Zoning Code, hereby approves the exterior appearance plans for the proposed development in the form attached to and by this reference incorporated into this Ordinance as Exhibit C (the "Approved Exterior Appearance Plans"), subject to the conditions stated in Section 7 of this Ordinance.

Section 6. Modifications of Certain Zoning Code Regulations. The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and by Subsections 11-603H of the Hinsdale Zoning Code, hereby modifies the following provisions of the Hinsdale Zoning Code, subject to the conditions stated in Section 7 of this Ordinance:

A. **Minimum Yards and Setbacks.**

1. The minimum front yard on Vine Street for the school shall be 28 feet.
2. The minimum front yard on Grant Street for the membership organization shall be 23 feet.
3. The minimum corner side yard on Second Street for the membership organization shall be 1.4 feet.
4. The minimum interior side yard (south lot line) for the membership organization shall be 16 feet.
5. The minimum interior side yard (south lot line) for the surface parking lot shall be six feet.
6. The minimum interior side yard (north lot line) for the school shall be six feet.

All other yards and setbacks on the Subject Property shall comply with the provisions of Subsection 7-310 of the Hinsdale Zoning Code. No development of the Subject Property, except only in strict accordance with the Approved Detailed Plan and the Approved Site Plans, shall be

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permitted within any yard or setback required by Subsection 7-310 of the Hinsdale Zoning Code. No reduction or any other change shall be permitted to any required yard or setback except only as provided in this Subsection 6A or by ordinance adopted by the Board of Trustees in accordance with Paragraph 11-603K2 or Subsection 11-603L of the Hinsdale Zoning Code.

- B. The minimum number of off-street parking spaces required to be located within the Subject Property for the project approved by this Ordinance shall be 63 spaces.
- C. The minimum lot size for the Subject Property shall be 101,849 square feet.
- D. The minimum drive aisle width in the existing parking lot shall be 19 feet.
- E. The maximum building height for the existing membership organization building shall be 48 feet.

Section 7. Conditions on Approvals. The approvals granted in Sections 2, 3, 4, 5, and 6 of this Ordinance are granted expressly subject to all of the following conditions:

- A. No Authorization of Work. This Ordinance does not authorize the commencement of any work on the Subject Property. Except as otherwise specifically provided in writing in advance by the Village, no work of any kind shall be commenced on the Subject Property until all conditions of this Ordinance precedent to such work have been fulfilled and after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law.
- B. Engineering Plans. Prior to the issuance of any building permit for any work on the Subject Property, the Applicant shall submit to the Village Engineer detailed final engineering plans, including among other things drainage plans satisfying all applicable stormwater management requirements (the "Engineering Plans"). After approval by the Village Engineer, the Engineering Plans shall, automatically and without further action by the Village, be deemed to be incorporated in and made a part of the Approved Site Plans.
- C. Performance Security. Prior to the issuance of any building permit for any work on the Subject Property, the Applicant shall file with the Village a letter of credit in a form satisfactory to the Village Manager

and in the amount of 110 percent of the cost of all public improvements related to the project as estimated by the Village Engineer. No building permit shall be issued until after such letter of credit has been filed and has been reviewed and approved by the Village Manager and the Village Attorney.

- D. Compliance with Codes, Ordinances, and Regulations. Except as specifically set forth in this Ordinance, the provisions of the Hinsdale Municipal Code and the Hinsdale Zoning Code shall apply and govern the development of the Subject Property. All such development shall comply with all Village codes, ordinances, and regulations at all times.
- E. Compliance with Approved Plans. All development within the Subject Property shall be undertaken only in strict compliance with the Village-approved planned development plans, including without limitation the Approved Site Plans, the Approved Exterior Appearance Plans, and other Village-approved plans.
- F. 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.
- G. Easement Agreement. Prior to the issuance of any building permit for any work on the Subject Property, the Applicant shall prepare and submit a permanent easement agreement (the "Easement Agreement") between the Applicant and the owner of the property commonly known as 214 South Grant Street (the "214 South Grant Owner") to allow the 214 South Grant Owner to use the driveway and curb cut located on the Subject Property until the property at 214 South Grant Street is redeveloped. The Easement Agreement shall be subject to the review and approval of the Village Manager and shall be recorded at the expense of the Applicant with the office of the DuPage County Recorder.

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

437
Section 9. Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law.

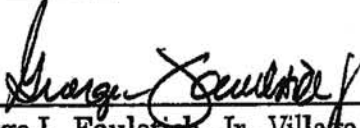
PASSED this 6th day of April 2004.

AYES: TRUSTEES LENNOX, WILLIAMS, JOHNSON, BLOMQUIST, WOERNER AND ELLIS.

NAYS: NONE

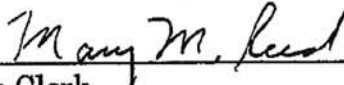
ABSENT: NONE

APPROVED this 6th day of April 2004.



George L. Faulstich, Jr., Village President

ATTEST:



Village Clerk



1783434_v1

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EXHIBIT A
LEGAL DESCRIPTION

116 South Grant Street: LOTS 10 AND 13 IN BLOCK 6 IN J.I. CASE'S ADDITION TO HINSDALE, DUPAGE COUNTY, ILLINOIS BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 13, 1872 AS DOCUMENT NUMBER 15440, IN DUPAGE COUNTY, ILLINOIS.

204 South Grant Street: LOT 1 IN BLOCK 5 IN J.I. CASE'S ADDITION TO HINSDALE, DUPAGE COUNTY, ILLINOIS BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 13, 1872 AS DOCUMENT NUMBER 15440, IN DUPAGE COUNTY, ILLINOIS.

208 South Grant Street: LOT 4 IN BLOCK 5 IN J.I. CASE'S ADDITION TO HINSDALE, DUPAGE COUNTY, ILLINOIS BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 13, 1872 AS DOCUMENT NUMBER 15440, IN DUPAGE COUNTY, ILLINOIS.

212 South Grant Street: LOT 5 IN BLOCK 5 IN J.I. CASE'S ADDITION TO HINSDALE, DUPAGE COUNTY, ILLINOIS BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 13, 1872 AS DOCUMENT NUMBER 15440, IN DUPAGE COUNTY, ILLINOIS.

125 South Vine Street: LOTS 11 AND 12 IN BLOCK 6 IN J.I. CASE'S ADDITION TO HINSDALE, DUPAGE COUNTY, ILLINOIS BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 13, 1872 AS DOCUMENT NUMBER 15440, IN DUPAGE COUNTY, ILLINOIS.

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201 South Vine Street: LOT 2 IN BLOCK 5 IN J.I. CASE'S ADDITION TO HINSDALE, DUPAGE COUNTY, ILLINOIS BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 13, 1872 AS DOCUMENT NUMBER 15440, IN DUPAGE COUNTY, ILLINOIS.

205 South Vine Street: LOT 3 IN BLOCK 5 IN J.I. CASE'S ADDITION TO HINSDALE, DUPAGE COUNTY, ILLINOIS BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 13, 1872 AS DOCUMENT NUMBER 15440, IN DUPAGE COUNTY, ILLINOIS.

209 South Vine Street: LOT 6 IN BLOCK 5 IN J.I. CASE'S ADDITION TO HINSDALE, DUPAGE COUNTY, ILLINOIS BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 13, 1872 AS DOCUMENT NUMBER 15440, IN DUPAGE COUNTY, ILLINOIS.

440

[illegible][illegible]

**EXHIBIT C
ELEVATION-1**
January 16, 2004

Exhibit C "2" Exterior Elevations

4/22

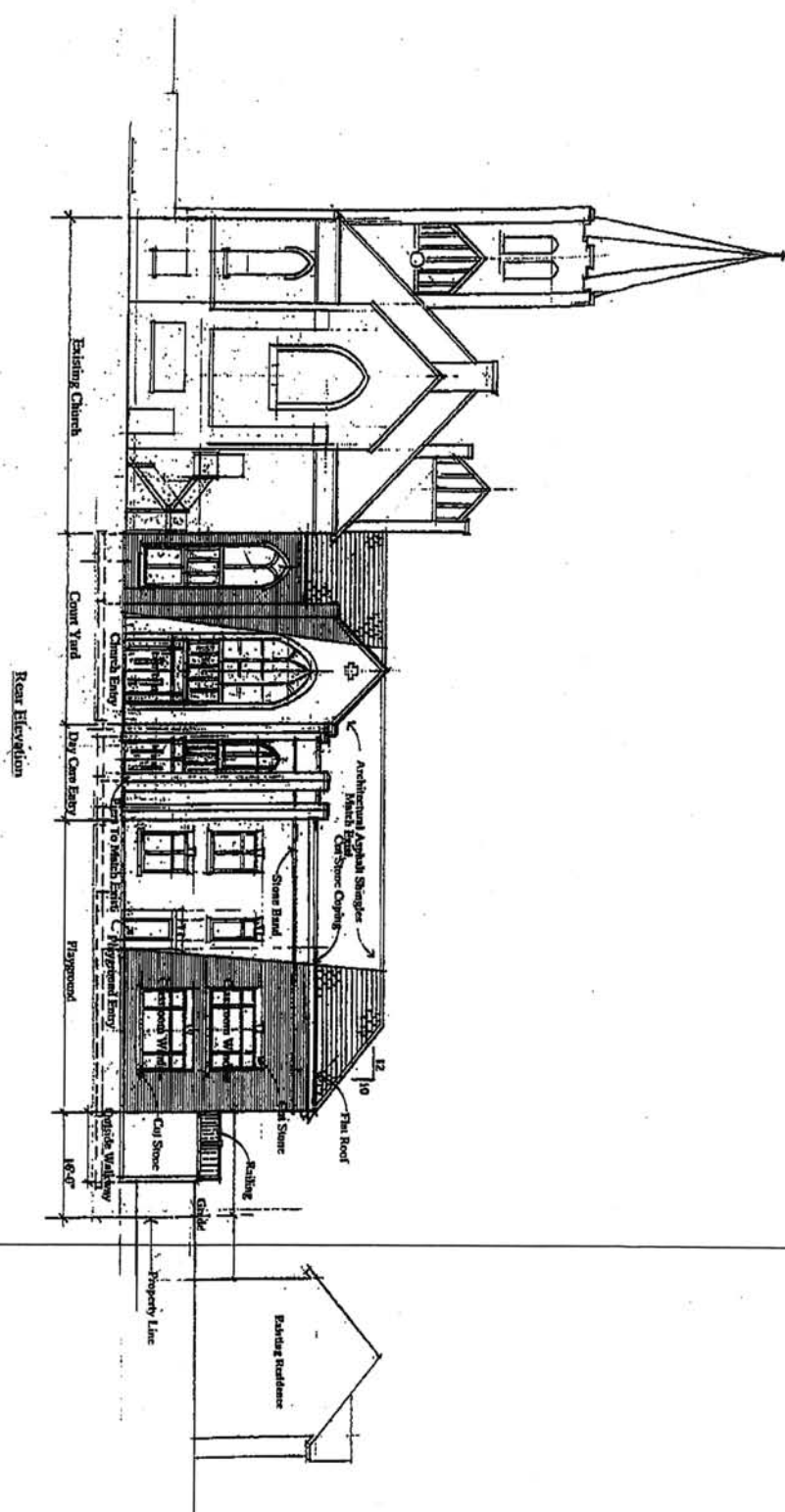


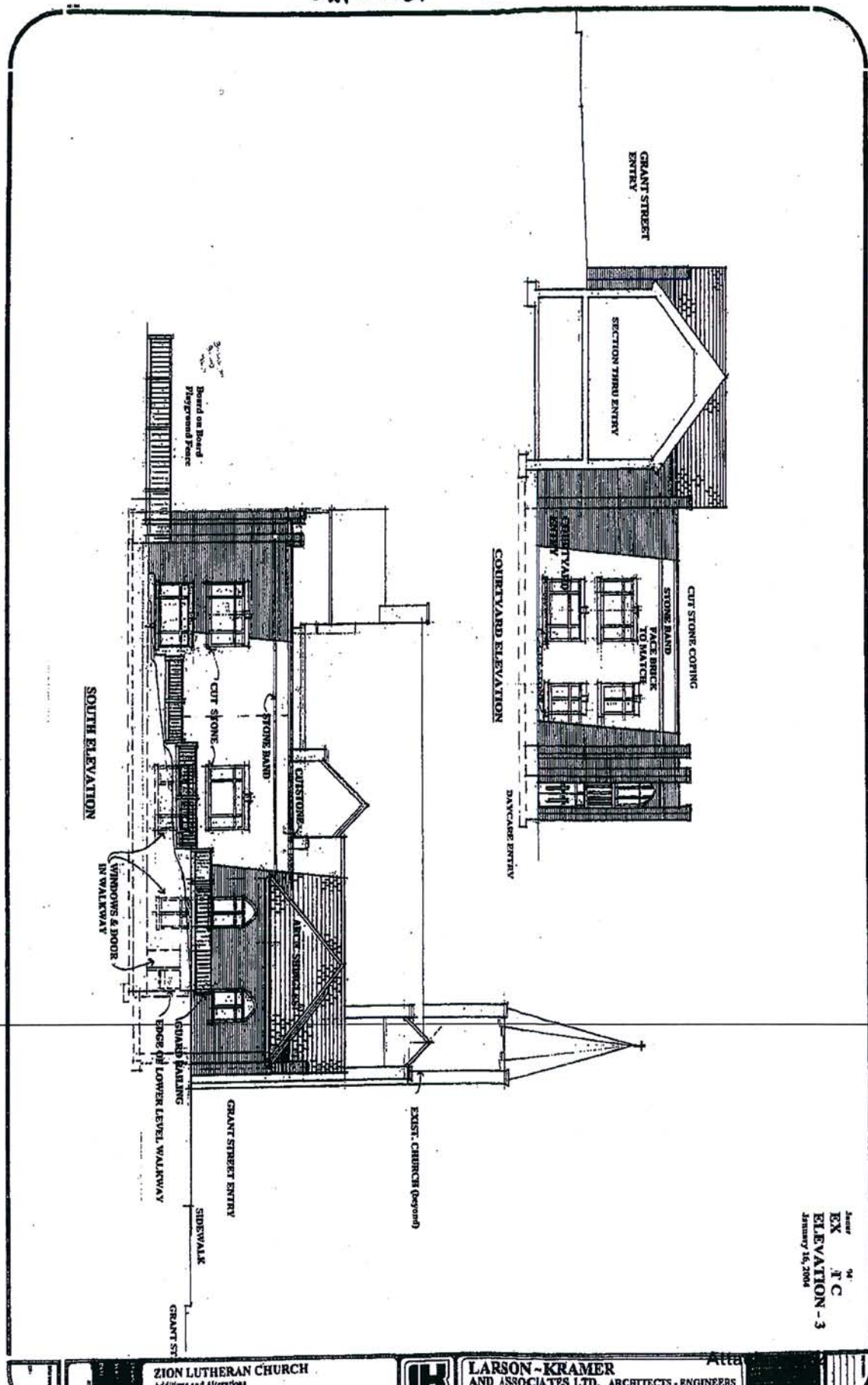
EXHIBIT C
ELEVATION-2

January 16, 2004

443

Exhibit C "3"

Exterior Elevations



VILLAGE OF HINSDALE

ORDINANCE NO. O2012-32

**AN ORDINANCE APPROVING A SPECIAL USE PERMIT TO OPERATE A PRIVATE
MIDDLE SCHOOL AT 125 S. VINE STREET
(Plan Commission Case No. A-15-2012)**

WHEREAS, an application seeking a special use permit to operate a private school in the existing school building located at 125 S. Vine Street, Hinsdale, Illinois, (the "Subject Property"), in the IB Institutional Buildings Zoning District, was filed by Petitioner Nurturing Wisdom with the Village of Hinsdale; and

WHEREAS, a special use for a private school on the Subject Property had previously been approved as one aspect of a planned development in Ordinance No. 2004-15, but had lapsed due to the school use having been discontinued for a period in excess of six (6) months; and

WHEREAS, the Subject Property, which is improved with an existing school building, is legally described in Exhibit A attached hereto and made a part hereof; and

WHEREAS, the application has been referred to the Plan Commission of the Village and has been processed in accordance with the Hinsdale Zoning Code ("Zoning Code"), as amended; and

WHEREAS, on June 13, 2012, the Plan Commission held a public hearing on the Application pursuant to notice thereof properly published in *The Hinsdalean* on May 24, 2012, and, after considering all of the testimony and evidence presented at the public hearing, the Plan Commission recommended approval of the Application by a vote of 4 in favor, 0 against, 1 abstention, and 4 absent, all as set forth in the Plan Commission's Findings and Recommendation for Plan Commission Case No. A-15-2012 ("Findings and Recommendation"), a copy of which is attached hereto as Exhibit B; and

WHEREAS, the Zoning and Public Safety Committee of the Board of Trustees of the Village, at a public meeting on June 25, 2012, considered the Application and the Findings and Recommendation of the Plan Commission and made its recommendation of approval to the Board of Trustees, subject to there being a maximum enrollment under the special use of fifty (50) students; and

WHEREAS, the President and Board of Trustees of the Village have duly considered the Findings and Recommendation of the Plan Commission, and all of the materials, facts and circumstances affecting the Application, and find that the Application satisfies the standards set forth in Section 11-602 of the Zoning Code relating to special use permits.

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

Section 2: Approval of Special Use for a Private School. The President and Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and the Zoning Code, hereby approves a special use permit for a private school in the IB Institutional Buildings Zoning District in the existing school building on the Subject Property located at 125 S. Vine Street, legally described in Exhibit A, subject to the condition that enrollment at the private school shall not exceed fifty (50) students.

Section 3: 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 the immediate rescission by the Board of Trustees of the approvals made in this Ordinance.

Section 4: 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 5: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law.

PASSED this 17th day of July 2012.

AYES: Trustees Angelo, Geoga, LaPlaca, Saigh

NAYS: None

ABSENT: Trustees Elder and Haarlow

APPROVED by me this 17th day of July, 2012, 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:

Alyssa De Cesaris
By: Director
Its: Alyssa De Cesaris

Date: July 17, 2012

EXHIBIT A

LOTS 11 AND 12 IN BLOCK 6 IN J.I. CASE'S ADDITION TO HINSDALE, DUPAGE COUNTY, ILLINOIS, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 13, 1872 AS DOCUMENT NUMBER 15440, IN DUPAGE COUNTY, ILLINOIS

COMMONLY KNOWN AS: 125 S. VINE STREET, HINSDALE, ILLINOIS

HINSDALE PLAN COMMISSION

Re: Case A-15-2012 – Nurturing Wisdom – 125 S. Vine Street - Request: Special Use Permit to Operate a Private Middle School

DATE OF PLAN COMMISSION REVIEW: June 13, 2012

DATE OF ENVIRONMENT & PUBLIC SERVICES REVIEW: June 25, 2012

FINDINGS AND RECOMMENDATION**I. FINDINGS**

1. The Applicant, Nurturing Wisdom, submitted an application for a Special Use to operate a private middle school at 125 S. Vine Street.
2. The property is located within the IB Institutional Buildings District and improved with an existing school where a private elementary school operated previously. Middle schools are listed as a Special Use.
3. The Plan Commission heard testimony from the applicant regarding the proposed request, including proposed hours and class sizes, at the Plan Commission meeting of June 13, 2012.
4. The Commissioners asked the applicant questions regarding the proposed use, which confirmed, among other things, that the facility would not be doing tutoring from this location.
5. The Commissioners agreed that the proposed use was a good fit for the location.
6. The Plan Commission specifically finds that based on the Application and the evidence presented at the public hearing, the Applicant has satisfied the standards in Section 11-602 of the Zoning Code applicable to approval of a special use permit. Among the evidence relied upon by the Plan Commission is the fact that the school will be located in an existing building specifically designed for school use, that a school has operated at this location in the past, that adequate public facilities to serve the school are already in place, and that adequate parking to serve the proposed school use exists.

II. RECOMMENDATION

The Village of Hinsdale Plan Commission, by a vote of four (4) "Ayes," 0 "Nay," one (1) "Abstention" and four (4) "Absent", recommends that the President and Board of Trustees approve the Application for a special use permit to allow the operation of a private middle school at 125 S. Vine Street.

THE HINSDALE PLAN COMMISSION

By: _____

Chairman

Dated this 11th day of July, 2012.

VILLAGE OF HINSDALE

ORDINANCE NO. 02012-53

**AN ORDINANCE APPROVING A MAJOR ADJUSTMENT
TO A PLANNED DEVELOPMENT TO ALLOW A MUSIC SCHOOL AND TUTORING
SERVICE - 125 S. VINE STREET - ZION LUTHERAN CHURCH**

WHEREAS, a Planned Development for Zion Lutheran Church (the "Applicant") at 125 S. Vine Street (the "Subject Property") was originally approved by Ordinance No. 2004-15 (the "Planned Development"); and

WHEREAS, the Subject Property, improved with, among other things, an existing school building, is legally described in Exhibit A attached hereto and made a part hereof; and

WHEREAS, among the various uses approved as part of the Planned Development was a private school use, which was later discontinued. A special use for a private school on the Subject Property was recently reapproved and a private school is again operating on the Subject Property; and

WHEREAS, the Applicant has now submitted an application for a major adjustment to the Planned Development to allow for a music school and tutoring service (the "Proposed Uses") within the private school building on the Subject Property, during hours when the private school is not operating (the "Application"); and

WHEREAS, as the Proposed Uses are uses which would not otherwise be permitted in the IB Institutional Buildings Zoning District, a major adjustment to the Planned Development is required to be approved by the Village Board pursuant to Subsection 11-603(K)(2) of the Hinsdale Zoning Code in order for the Proposed Uses to operate; and

WHEREAS, the President and Board of Trustees, upon initial consideration of the Application, ~~sent it back to the Plan Commission~~ so that nearby residents of the Subject Property could be notified of the Proposed Uses and have an opportunity to register their approval or disapproval; and

WHEREAS, following notice to nearby residents, the Plan Commission, on October 10, 2012, held a meeting at which the Application was discussed. No residents were present to comment on the Application or Proposed Uses, and one commented through a written submission. Following presentations and discussion, the Plan Commission recommended approval of the Application

on a vote of 7 ayes, 0 nays, and 2 absent. The Findings and Recommendation of the Plan Commission are attached hereto as Exhibit B and made a part hereof; and

WHEREAS, the Board of Trustees of the Village have duly considered the Findings and Recommendation of the Plan Commission, and all of the materials, facts and circumstances affecting the Application, and find that the Application satisfies the standards set forth in Section 11-603 of the Zoning Code relating to major adjustments to planned developments.

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 Board of Trustees.

SECTION 2: Approval of Major Adjustment to the Approved Planned Development. The Board of Trustees, acting pursuant to the authority vested in it by the laws of the State of Illinois and pursuant to Subsection 11-603(K)(2) of the Hinsdale Zoning Code, approve the major adjustment to the previously approved Planned Development, to allow a music school and tutoring service to operate in the private school building on the Subject Property. The Planned Development, is hereby amended to the extent provided, but only to the extent provided, by the approval granted herein.

SECTION 3: Violation of Condition or Code. Any violation of any term or condition stated in this Ordinance, the Ordinance approving the Planned Development, any previous amendments thereto, 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 4: 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 5: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law.

PASSED this 20th day of November 2012.

AYES: Trustees Elder, Angelo, Geoga, LaPlaca, Saigh

NAYS: None

ABSENT: Trustee Haarlow

APPROVED this 20th day of November 2012.



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: Keith

Its: Proprietor Board Chairman

Date: November 21, 2012

EXHIBIT A

**LOTS 11 AND 12 IN BLOCK 6 IN J.I. CASE'S ADDITION TO HINSDALE,
DUPAGE COUNTY, ILLINOIS, BEING A SUBDIVISION OF PART OF THE
NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH,
RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO
THE PLAT THEREOF RECORDED AUGUST 13, 1872 AS DOCUMENT
NUMBER 15440, IN DUPAGE COUNTY, ILLINOIS**

COMMONLY KNOWN AS: 125 S. VINE STREET, HINSDALE, ILLINOIS

EXHIBIT B

**FINDINGS OF FACT
(ATTACHED)**

HINSDALE PLAN COMMISSION

Re: 125 S. Vine Street – Zion Lutheran Church - Request: Major Adjustment to a Planned Development to Allow a Music School and Tutoring Service at 125 S. Vine Street

DATE OF PLAN COMMISSION REVIEW: October 10, 2012

DATE OF ZONING & PUBLIC SAFETY REVIEW: October 22, 2012

FINDINGS AND RECOMMENDATION

I. FINDINGS

1. The Applicant, Zion Lutheran Church, submitted an application for a Major Adjustment to a Planned Development to allow a music school and tutoring service at 125 S. Vine Street.
2. The property is located within the IB Institutional Buildings District and improved with an existing school where a private elementary school operated previously.
3. The Plan Commission heard a presentation from the applicant regarding the proposed requests, including proposed hours, days and class sizes for the two uses, at the Plan Commission meeting of October 10, 2012.
4. The Commissioners asked the applicant questions regarding the proposed use, which included the church's long term goals and intentions for the school building.
5. Certain Commissioners expressed concerns with the residential homes being part of the Planned Development and while the applicant did not identify any immediate plans for those lots, they indicated their general support to see those lots removed from the Planned Development and returned to residential zoning.
6. The Commissioners agreed that the proposed uses were a good fit for the location and indicated they didn't see any need to restrict the time, day or hours of operation for either use.
7. 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 Section 11-603 of the Zoning Code applicable to approval of a major adjustment to Planned Developments. Among the evidence relied upon by the Plan Commission is the fact that the uses will be located in an existing building specifically designed for school uses, that a school has operated at this location in the past and that generally, the requested uses are appropriate for this location.

II. RECOMMENDATION

The Village of Hinsdale Plan Commission, by a vote of seven (7) "Ayes," 0 "Nay," two (2) "Absent", recommends that the President and Board of Trustees approve the Application for a Major Adjustment to a Planned Development to Allow a Music School and Tutoring Service at 125 S. Vine Street

THE HINSDALE PLAN COMMISSION

By: NABZman
Chairman

Dated this 14th day of Nov., 2012.

Attachment 5 - Required Off Street Parking Matrix

Section 9-104(J)(1)(e.)	Parking Requirements	Notes
	1 for each 2 employees OR 1 for each 15 students, whichever is greater. (Bold is greater)	108 Elementary Students is a potential for 18 teachers. 18 teachers means 9 spaces needed. (108 students/15 = est. 8 spaces)
Elementary School (108 Students)	9 Spaces OR 8 Spaces	
	1 for each 5 students or 1 for each 3 persons of auditorium design capacity, whichever is greater, plus 1 for each employee.	Proposed Site does not include a typical secondary school auditorium. The existing "gym" is proposed to have 18 students max. Thus, 1 space:15 students ratio was used.
Secondary School (72 Students)	27 Spaces	15 Spaces plus 12 staff Spaces
Total Required	36 Spaces	

VILLAGE OF HINSDALE

ORDINANCE NO. O2013-27

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE VILLAGE OF HINSDALE RELATIVE TO THE REZONING OF PROPERTIES LOCATED AT 201 AND 205 S. VINE STREET

WHEREAS, an application (the "Application") to amend the Official Zoning Map of the Village of Hinsdale by changing the zoning of properties located at 201 and 205 S. Vine Street from IB Institutional Buildings Zoning District to R-4 Single Family Residential Zoning District (the "Proposed Map Amendments") has been filed with the Village by Zion Lutheran Church (the "Applicant") pursuant to Section 11-601 of the Hinsdale Zoning Code; and

WHEREAS, the Application was referred to the Plan Commission of the Village for consideration and a hearing, and has otherwise been processed in accordance with the Hinsdale Zoning Code, as amended; and

WHEREAS, the properties to be rezoned through the Proposed Map Amendments (the "Subject Properties") are generally described as the two long-existing residential lots located at 201 and 205 S. Vine Street, with the exception of the rear seventy (70) feet of 205 S. Vine, which has been subdivided pursuant to a Plat of Subdivision separately approved by the Village (the "Subdivision"). The Subject Properties are legally described in Exhibit A attached hereto and made a part hereof; and

WHEREAS, the Subject Properties are currently part of a Planned Development originally approved in 2004 by Ordinance No. 2004-15, and are being removed from the Planned Development concurrent with this rezoning, pursuant to an Ordinance Approving a Major Adjustment to the Planned Development previously approved by the Board of Trustees that was conditioned on approval of this Rezoning and of the Subdivision; and

WHEREAS, on September 11, 2013, the Plan Commission held a public hearing on the Application pursuant to notice thereof properly published in *The Hinsdalean*, and, after considering all of the testimony and evidence presented at the public hearing, the Plan Commission recommended approval of the Proposed Map Amendments by a vote of 6 in favor, 0 against and 1 absent, all as set forth in the Plan Commission's Findings and Recommendation for Plan Commission Case No. A-22-2013 ("Findings and Recommendation"), a copy of which is attached hereto as Exhibit B and made a part hereof; and

WHEREAS, the Zoning and Public Safety Committee of the Board of Trustees of the Village, at a public meeting on September 23, 2013, considered the Application and the Findings and Recommendation of the Plan Commission and made its recommendation to the Board of Trustees; and

WHEREAS, the President and Board of Trustees of the Village have duly considered the Findings and Recommendation of the Plan Commission, recommendation of the Zoning and Public Safety Committee, the factors set forth in Section 11-601(E) of the Hinsdale Zoning Code and all of the facts and circumstances affecting the Application.

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: Incorporation. Each whereas paragraph set forth above is incorporated by reference into this Section 1.

Section 2: Findings. The President and Board of Trustees, after considering the Findings and Recommendation of the Plan Commission, recommendation of the Zoning and Public Safety Committee and other matters properly before it, adopts and incorporates the Findings and Recommendation of the Plan Commission as the findings of this President and the Board of Trustees, as completely as if fully recited herein at length. The President and Board of Trustees further find that the Proposed Map Amendments are demanded by and required for the public good.

Section 3: Map Amendments. Pursuant to the authority granted under Division 13 of the Illinois Municipal Code (65 ILCS 5/11-13-1 et seq.) and the Hinsdale Zoning Code, the President and Board of Trustees of the Village of Hinsdale approve the Proposed Map Amendments, and the Official Zoning Map of the Village of Hinsdale, DuPage and Cook Counties, Illinois, as amended, is further amended by changing the zoning classification of the Subject Properties described in **Exhibit A** from IB Institutional Buildings Zoning District to R-4 Single-Family Residential Zoning District.

Section 4: 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 5: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law.

ADOPTED this 15th day of October, 2013, pursuant to a roll call vote as follows:

AYES: Trustees Angelo, Haarlow, Hughes, LaPlaca, Saigh

NAYS: None

ABSENT: Trustee Elder

APPROVED by me this 15th day of October, 2013, and attested to by the Village Clerk this same day.



TEST:

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

Christine M. Bruton
Christine M. Bruton, Village Clerk

EXHIBIT A

DESCRIPTION OF PROPERTIES BEING REZONED

LOT 2 (EXCEPT THE EAST 70 FEET THEREOF) IN BLOCK 5 IN J.I. CASE'S ADDITION TO HINSDALE, BEING A SUBDIVISION OF PART OF THE NORTHWEST ¼ OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 13, 1872 AS DOCUMENT NUMBER 15440, IN DUPAGE COUNTY, ILLINOIS, ALSO;

LOT 3 (EXCEPT THE EAST 70 FEET THEREOF) IN BLOCK 5 IN J.I. CASE'S ADDITION TO HINSDALE, BEING A SUBDIVISION OF PART OF THE NORTHWEST ¼ OF SECTION 12, TWONSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 13, 1872 AS DOCUMENT NUMBER 15440, IN DUPAGE COUNTY, ILLINOIS.

Commonly Known As: 201 and 205 S. Vine Street, Hinsdale, Illinois.

P.I.N.s: 09-12-111-001 & -003

EXHIBIT B

FINDINGS OF FACT AND RECOMMENDATION OF THE PLAN COMMISSION

(ATTACHED)

HINSDALE PLAN COMMISSION

RE: Case A-22-2013 - 201-205 S. Vine Street – Zion Lutheran Church – Map Amendment

DATE OF PLAN COMMISSION REVIEW: September 11, 2013

DATE OF COMMITTEE REVIEW: September 23, 2013

FINDINGS AND RECOMMENDATION

I. FINDINGS

1. Zion Lutheran Church, (the “applicant”), represented by Keith Larson submitted an application to the Village of Hinsdale for the property located at 201 and 205 S. Vine Street (the “subject property”).
2. The subject properties are currently zoned IB, Institutional Buildings and are currently being occupied by two single-family homes that were part of a Planned Development.
3. On July 16th, 2013, the Village Board approved a Major Adjustment to the Planned Development, for the removal of these two lots from the Planned Development, including all necessary waivers, subject to the approval of the requested Map Amendment.
4. The applicant is proposing to rezone the two properties from IB, Institutional Buildings District to R-4 Single-Family Residential.
5. The Plan Commission heard a presentation from the applicant which included testimony that the Plan Commission had previously suggested their desire to see these two lots removed from the Planned Development and returned to R-4 single-family.
6. The Commission agreed that this request was appropriate given the surrounding zoning classification and confirmed that they would prefer to see these two lots rezoned to R-4 single-family residential, as indicated by the applicant. As such the Plan Commission specifically finds that the Application satisfies the standards in Section 11-601 of the Zoning Code applicable to approval of the amendments.

II. RECOMMENDATION

The Village of Hinsdale Plan Commission, by a vote of six (6) “Ayes”, zero (0) “Nays”, one (1) “absent”, recommends to the President and Board of Trustees of the Village of Hinsdale to approve the map amendment at 201 and 205 S. Vine Street – Zion Lutheran Church.

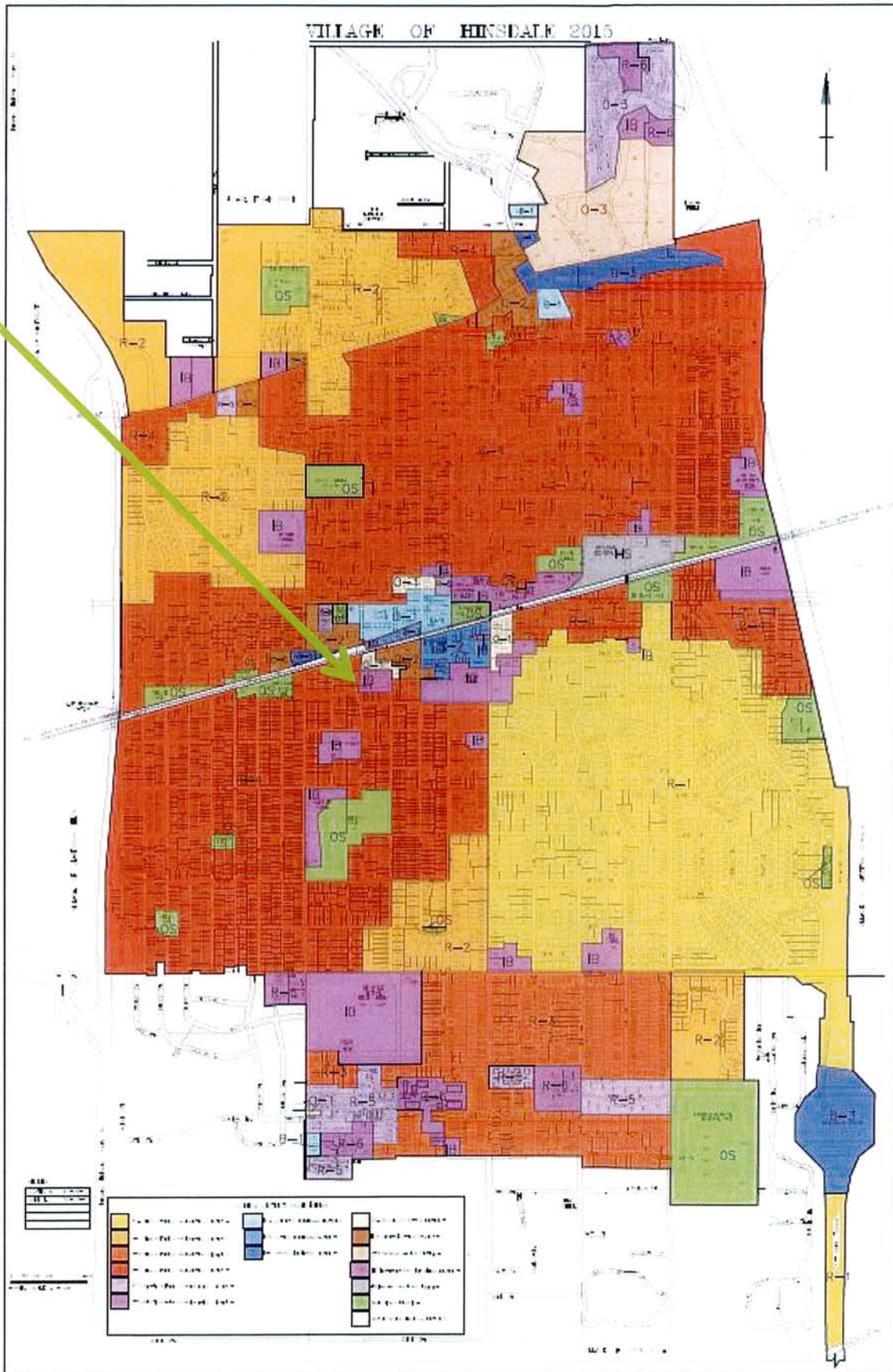
THE HINSDALE PLAN COMMISSION

By: _____

Chairman

Dated this 9th day of Oct, 2013.

Attachment 7: Village of Hinsdale Zoning Map and Project Location





**VILLAGE OF HINSDALE
COMMUNITY DEVELOPMENT
DEPARTMENT**
www.villageofhinsdale.org

September 30, 2015

Public Meeting Notice – Oct. 7, Board of Trustees and Oct. 14, Plan Commission

125 S. Vine St. - Zion Lutheran School Building Utilization for Additional Students

Dear Resident,

Per the request of the Board of Trustees, the Village of Hinsdale is formally notifying the residences near the Zion Lutheran school building at 125 S. Vine Street, in regards to the **Wednesday October 7th**, Board of Trustees (BOT) public meeting and the Wednesday October 14th, Plan Commission (PC) public meeting to consider an application for the use of the school building. The **BOT public meeting will begin at 6:00 PM** and the PC public meeting will begin at 7:30 PM in the Memorial Hall of the Memorial Building (19 E. Hinsdale Ave.).

The applicant, Vine Academy (private K-12 school), is requesting to utilize all 10 existing classrooms at the Zion Lutheran School building for potentially up to 180 students and 30 teachers. Currently, Vine Academy is subject to a maximum student enrollment of fifty (50) students (per Ordinance O2012-32).

The applicant is not proposing any new construction, alterations or renovations to the building. The Zion Lutheran school building features ten (10) full-sized classrooms, a full gymnasium and offices. Vine Academy negotiates a lease for the school building and a parking agreement with Zion Lutheran Church annually.

The application will be on the BOT agenda (second reading) on **October 7th** for consideration of a proposal for 20 additional students to enroll at Vine Academy (70 total). The application will also be on the PC agenda on October 14th for consideration for 130 additional students (180 total) and up to 30 teachers.

You are welcome to voice any questions, comments and/or concerns to the BOT, PC and the applicant at both meetings.

Respectfully,

Chan Yu, Village Planner
cyu@villageofhinsdale.org

Cc: Robert McGinnis, Director of Community Development/Building Commissioner

Public Notice Delivery Map (Green Outline)



Memorandum

To: President Cauley & Board of Trustees

From: Robert McGinnis MCP, Community Development Director/Building Commissioner

Date: September 11, 2015

Re: Community Development Department Monthly Report-August 2015

In the month of August the department issued 84 permits, including 2 new single family homes. The department conducted 438 inspections and revenue for the month came in at just over \$126,500.

There are approximately 123 applications in house, including 38 single family homes and 19 commercial alterations. There are 30 permits ready to issue at this time, plan review turnaround is running approximately 4-5 weeks, and lead times for inspection requests are running approximately 1-2 days.

The Engineering Division has continued to work with the Building Division in order to complete site inspections, monitor current engineering projects, support efforts to obtain additional state and federal funding, and respond to drainage complaint calls. In total, 55 engineering inspections were performed for the month of August by the division. This does not include any inspection of road program work and is primarily tied to building construction and drainage complaints.

We currently have 36 vacant properties on our registry list. The department continues to pursue owners of vacant and blighted properties to either demolish them and restore the lots or come into compliance with the property maintenance code.

COMMUNITY DEVELOPMENT MONTHLY REPORT August 2015

PERMITS	THIS MONTH	THIS MONTH LAST YEAR	FEEs	FY TO DATE	TOTAL LAST FY TO DATE
New Single Family Homes	2	7			
New Multi Family Homes	0	23			
Residential Addns./Alts.	11	17			
Commercial New	0	0			
Commercial Addns./Alts.	3	7			
Miscellaneous	34	30			
Demolitions	5	8			
Total Building Permits	55	92	\$ 102,506.05	\$541,074.48	\$ 622,310.20
Total Electrical Permits	15	28	\$ 12,573.80	\$ 52,449.80	\$ 55,883.00
Total Plumbing Permits	14	27	\$ 11,589.40	\$ 87,430.40	\$ 94,398.00
TOTALS	84	147	\$ 126,669.25	\$680,954.68	\$ 772,591.20

Citations			\$500		
Vacant Properties	36				

INSPECTIONS	THIS MONTH	THIS MONTH LAST YEAR			
Bldg, Elec, HVAC	255	238			
Plumbing	62	41			
Property Maint./Site Mgmt.	66	72			
Engineering	55	165			
TOTALS	438	516			

REMARKS:

VILLAGE OF HINSDALE - August 25, 2015

Name	Ticket NO.	Location	Violation	Ord Fine	Result
BNA - Hinsdale	10537		Violation of work hours	250	250
Dussman, Judith	9954		Property maintenance violation		Continued
	9957		Property maintenance violation		continued
	9958		Property maintenance violation		continued
Ethan Pleshar	10536		Violation of work hours	250	250

Fines assessed:

500

500

STOP WORK ORDERS ASSESSED

SWO Issued to Address Reason

Date

SWO assessed:

MONTHLY TOTAL:

500



116

Village of Hinsdale

Memorandum

To: Village Board of Trustees

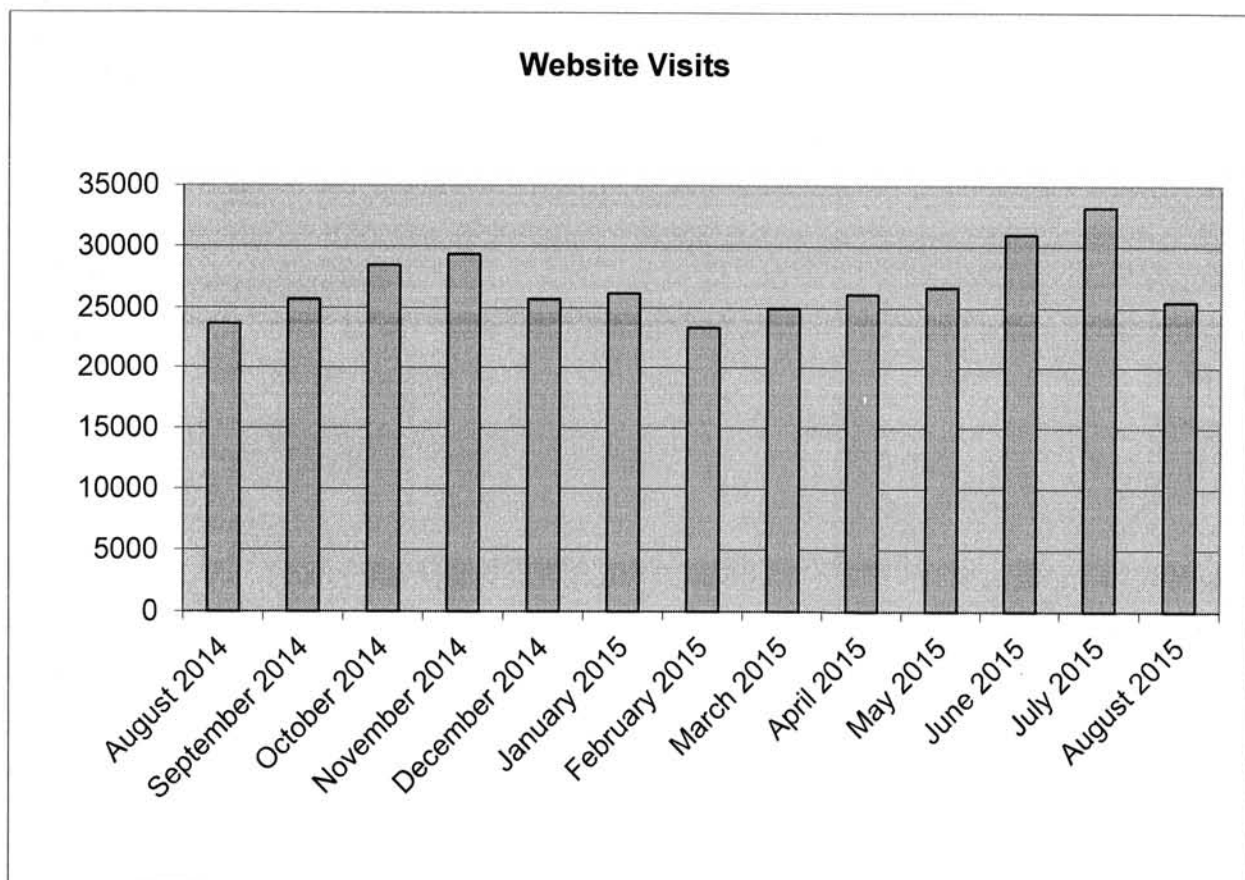
From: Amy M. Pisciotto, Information Technology Coordinator *Amp*

Date: September 22, 2015

Subject: Communications Report for August

Website

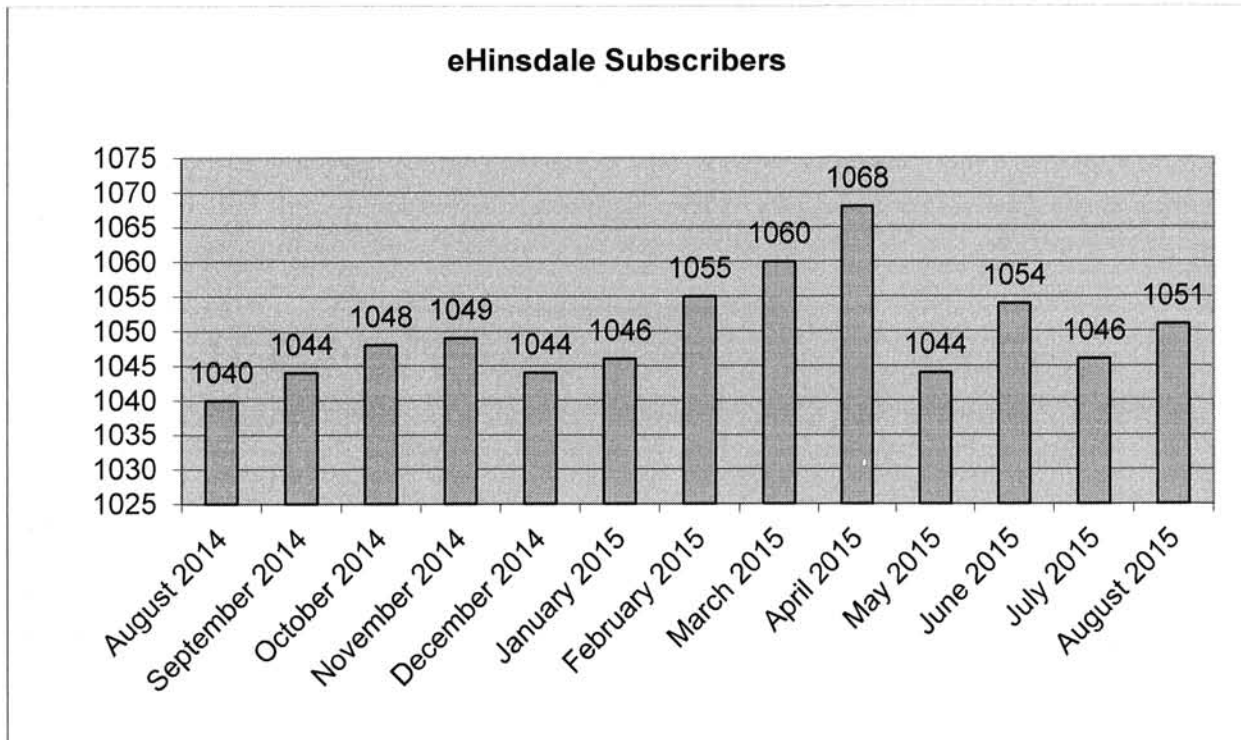
In August the Village of Hinsdale website was visited 25,517 times. Of these visits, 15,365 were unique, in other words, not the same device twice or more. These visitors viewed a total of 57,531 Village of Hinsdale website pages.





eHinsdale

In August there were a total of 1051 subscribers to the *eHinsdale* newsletter. The August *eHinsdale* newsletters averaged a 38% open rate, which is approximately 399 subscribers per week that open the newsletter.



Comcast Channel 6/AT&T U-Verse Channel 99

Slideshow: attached is a summary of the slides and non-meeting videos currently running on Comcast Channel 6 and AT&T U-Verse Channel 99.

cc: Kathleen A. Gargano, Village Manager
Department Heads

Daily Slide Show for Comcast Channel 6/AT&T U-Verse 99
As of September 22, 2015

Subject	Number of Slides	Pull Date
Public Services: Street Light Outage contact information	1	ongoing
Fire Department: Heart Saver CPR	1	November 7, 2015
Fire and Police Department: Open House	1	October 10, 2015
Public Services: Tribute Tree information	1	ongoing
Hinsdale Public Library: Homebound Patrons info	1	ongoing
Parks and Recreation: Art - Open Studio	1	December 1, 2015
Parks and Recreation: Men's Basketball League	1	December 11, 2015
Parks and Recreation: Sticky Fingers Cooking	1	December 10, 2015
Parks and Recreation: Drawing From Life	1	December 1, 2015
Parks and Recreation: Fall Family Fest	1	October 24, 2015
Parks and Recreation: GRIT	1	November 13, 2015
Parks and Recreation: Holiday Express	1	November 11, 2015
Parks and Recreation: Breakfast with Santa	1	December 12, 2015
Parks and Recreation: Katherine Legge Memorial Lodge Information	1	ongoing
Parks and Recreation: Dog Owners informational slide	1	ongoing
Parks and Recreation: Katherine Legge Memorial Lodge Information	1	ongoing
Police Dept: Community Alerts e-mail program	1	ongoing
Police Dept: Texting and Cell Phone Use in School Zones	1	ongoing
Police Dept: Click it or Ticket	1	ongoing
Police Dept: Don't Drink & Drive	1	ongoing
Police Dept: Stop Means Stop	4	ongoing
Public Services: State of the Forest	13	ongoing
Village of Hinsdale: Hours of operation	1	ongoing
Village of Hinsdale: Phone Numbers	1	ongoing
Channel 6/99 program schedule	1	ongoing
Total	40	



11c

October 6, 2015

TO: Thomas K. Cauley, Village President
Village Board of Trustees
Kathleen A. Gargano, Village Manager

FROM: Gina Hassett, Director of Parks & Recreation

REF: Executive Summary - Activities for October 2015

Community Pool

The Community Pool closed on September 7th for the season. Staff completed a walkthrough of the facility to assess maintenance issues. It was determined that during the season portions of the lap pool walls have deteriorated. The total cost of the necessary repairs is \$3,457. The work to repair the areas started September 21st which includes the removal and patching of the tile targets on walls of the lap pool, removal and replacement of caulk and patching to damaged areas of the lap and diving pool walls. The work is estimated to be completed September 30th which will allow for the areas to cure before the winter weather arrives.

Financial Summary

Pool revenues increased 1% (\$3,860) over the prior year; the largest contributing factor is an increase of 15% (\$7,253) in daily fees. Expenses decreased 17% (\$56,802) over the prior year; the largest contributing factor is the decrease of 20% (\$37,287) in personal costs. Staff is preparing the annual pool report to be presented at the November Parks & Recreation meeting. The financial summary which includes estimated actuals is included in the staff report.

Katherine Legge Memorial Lodge

Through August, rental revenue increased 30% (\$21,565) over the prior year. Rental revenue for the month of August is \$24,775, which is a decrease of 3% (\$575) over the same period of the prior year. Expenses are trending 20% (\$13,890) lower than the prior year.

Burns Field Tennis Court Project

The capital improvement plan includes \$165,000 to make improvements to the Burns Field Tennis courts. The scope of work includes the replacement of the court surface, new fence material, new nets and posts and painting of the existing fence posts. The project started in September; the second layer of asphalt was laid on September 17th. The asphalt must cure for at least 14 days before the color coating can be completed. The fence posts have been painted and new material has been hung. It is estimated that the project will be completed by mid-October.

Community Survey

The Village will be working with Eastern Illinois University (EIU) to administer a community needs survey which will be used help to refine current recreational service offerings and determine long range plans. The first phase of the project is underway, stakeholder interviews have been conducted. It is anticipated that a draft survey will be provided to the staff for review the week of October 5th.



To: President Cauley and Board of Trustees

From: Gina Hassett, Director of Parks & Recreation

Date: October 2, 2015

Subject: October Staff Report

The following is a summary of activities completed by the Parks and Recreation Department during the month of September to date.

Katherine Legge Memorial Lodge

Through August, rental revenue increased 30% (\$21,565) over the prior year due to increased usage and increased rental fees. Rental revenue for the month of August is \$24,775, which is a decrease of 3% (\$575) over the same period of the prior year. In August, there were nine events held at the Lodge, which is a decrease of four events than the prior year. Expenses are trending 20% (\$13,890) lower than the prior year.

REVENUES	August		YTD		Change Over the Prior year	2015-16 Annual Budget	FY 15-16 % of budget	2014-15 Annual Budget	FY 14-15 % of budget
	Prior Year	Current Year	Prior Year	Current Year					
KLM Lodge Rental	\$25,350	\$24,775	\$69,454	\$91,019	\$21,565	\$160,000	57%	\$16,000	434%
Caterer's Licenses	\$500	\$0	\$12,000	\$13,266	\$1,266	\$15,000	88%	\$16,800	71%
Total Revenue	\$25,850	\$24,775	\$81,454	\$104,285	\$22,831	\$175,000	60%	\$32,800	248%
EXPENSES	August		YTD		Change Over the Prior year	2015-16 Annual Budget	FY 15-16 % of budget	2014-15 Annual Budget	FY 14-15 % of budget
	Prior Year	Current Year	Prior Year	Current Year					
Total Expenses	\$19,850	\$13,227	\$68,927	\$55,037	(\$13,890)	\$199,700	28%	\$174,511	39%
Net	\$6,000	\$11,548	\$12,527	\$49,248					

The capital improvement plan includes funds to replace the Lodge carpet and banquet chairs. Staff is having ongoing meetings with a vendor to develop the specifications for the carpet replacement. Once they are developed the carpet replacement will be put out to formal bid. The chairs will be replaced after the carpet to ensure the colors are complementary.

Platform Tennis

The platform tennis season will start the first week of October. Letters have gone out to past platform members. When league play begins, staff will work with the Hinsdale Platform Tennis Association (HPTA) to ensure that individuals playing in their leagues purchase a membership. Per HPTA's court license agreement with the Village, all HPTA league players are required to have a current Village membership. Membership fees are beginning to come in



and the bulk of membership revenue will post in October. Below is a summary of current membership revenue.

Platform Tennis Membership Summary

Memberships as of 9/25/15	Fees	2012		2013		2014		2015						
		Total Members	Revenue	Total Members	Revenue	Total Members	Revenue	New Members	Renewal Members	Total Members	Change of over Prior Year	Revenue YTD	Change over Prior Yr.	% of Change Over Prior Year
Resident Individual	\$120	73	\$8,520	86	\$9,720	79	\$9,240	2	39	41	-38	\$4,920	-\$4,320	-47%
Resident Family	\$175	37	\$6,630	36	\$6,036	28	\$4,725	4	11	15	-13	\$2,450	-\$2,275	-48%
Resident Family Secondary	\$0	91	\$0	83	\$0	74	\$0	13	26	39	-35	\$0	\$0	0%
Resident Total		201	\$15,150	205	\$15,756	181	\$13,965	19	76	95	-86	\$7,370	-\$6,595	-47%
Non-Resident Individual	\$289	61	\$17,051	90	\$24,276	102	\$26,908	5	44	49	-53	\$14,161	-\$12,747	-47%
Non-Resident Family	\$345	13	\$4,830	13	\$3,968	16	\$5,865	0	8	8	-8	\$2,760	-\$3,105	-53%
Non-Resident Secondary	\$0	35	\$0	35	\$0	56	\$0	1	23	24	-32	\$0	\$0	0%
Non-Resident Total		109	\$21,881	138	\$28,244	174	\$32,773	6	75	81	-93	\$16,921	-\$15,852	-48%
Sustaining Lifetime	\$0	335	\$0	298	\$0	291	\$0	0	291	291	0	\$0	\$0	
New Lifetime Members	\$1,500	3	\$4,380	0	\$0	0	\$0	0	0	0	0	\$0	\$0	
Total Membership Revenue		955	\$37,031	984	\$44,002	1001	\$46,738	50	593	643	-358	\$24,291	-\$22,447	-48%

Lesson information for platform tennis has been included in the fall brochure. Mary Doten, per her agreement with the Village, teaches and coordinates lessons. This is year two of the agreement with Ms. Doten. The terms are that Ms. Doten pays the Village 10% of her gross lesson revenue. HPTA has requested that a compensation package be developed for Ms. Doten that would pay her for her time managing the court operation. Staff is evaluating the duties that Ms. Doten performs to see if there are funds in the budget to cover this position.

The week of September 28th Riley Green Mountain is scheduled to be at the courts to complete additional repairs to the snow boards and court screens. Staff evaluated the conditions of the warming hut; it was found that the carpet is in need of replacement.

The replacement of the walkways around the courts is included in the capital improvement plan for FY 16/17. Staff has been meeting with contractors to review material options for the project.

Community Pool

The Community Pool closed on September 7th for the season. Public Services and Parks and Recreation staff completed a walkthrough of the facility to assess maintenance issues. It was determined that during the season portions of the lap pool walls have deteriorated. In some areas the caulk between the stainless steel gutter and pool walls is missing and in other areas it is brittle and dry. Staff speculates the caulk was last installed during the pool installation in 1992. When the caulk is missing it allows water to pass behind the walls causing damage. There are several spots where it is apparent that water has gotten behind the walls resulting in the cracking. The areas that are of most concern are located below the tile wall targets on the north and south walls. The grout between the target tiles is falling out allowing water to penetrate causing additional damage.



In 2012, the target tiles on the east and west end failed and were removed. The remaining tiles are in the lap pool on the north and south end of the 25 yard lap lanes and on the bottom of the 50 meter lanes. The tiles on the bottom of the lap pool are not damaged, preventively the area should be grouted in spring of 2016 when the lap pool is painted.

The repair work started the week of September 21st which includes the removal and patching of the tile targets on walls of the lap pool, and removal and replacement of caulk and patching to damaged areas of the lap and diving pool walls. Currently there is no damage to the walls of the dive well however the condition of the existing caulk is the same as the lap pool and to prevent damage should be replaced. The cost to make the repairs is \$3,457. The work is estimated to be completed September 30th which will allow for the areas to cure before the winter weather arrives.

Financial Summary

Pool revenues increased 1% (\$3,860) over the prior year; the largest contributing factor is an increase of 15% (\$7,253) in daily fees. Expenses decreased 17% (\$56,802) over the prior year; the largest contributing factor is a decrease of 20% (\$37,287) in personnel costs. Staff is preparing the annual pool report to be presented at the November Parks & Recreation meeting. The financial summary below includes yearend estimated actuals.

	2014-15 Actual	2015-16 Budget	2015-16 Actual	2015-16 Estimated Actual	Difference Over budget	% Of Budget	Difference Over Prior Year	% Over Prior Year
REVENUE								
Membership	139,690	172,000	140,587	140,587	-31,413	82%	897	1%
Daily Fees	47,747	65,000	50,636	55,000	-10,000	85%	7,253	15%
Locker Revenue	0	0	0	0	0	0%	0	0%
Concession	8,000	8,000	4,100	8,000	0	100%	0	0%
Class Revenue	37,549	39,700	35,500	35,500	-4,200	89%	-2,049	-5%
Resident Class	25,232	26,500	19,586	19,586	-6,914	74%	-5,646	-22%
Non-resident Class	4,022	5,200	6,339	6,339	1,139	122%	2,317	58%
Private Lessons	8,295	8,000	9,575	9,575	1,575	120%	1,280	15%
Misc. Pool Revenue (Rentals)	23,112	26,000	26,945	26,945	945	104%	3,834	17%
Town Team Fees	17,286	24,500	13,433	13,433	-11,068	55%	-3,854	-22%
10 Visit Pass	24,123	22,000	21,902	21,902	-98	100%	-2,221	-9%
Total Revenue	297,506	357,200	293,102	301,366	-55,834	84%	3,860	1%
OPERATING EXPENSES								
Personnel Services	184,787	166,858	146,345	147,500	-19,358	88%	-37,287	-20%
Contractual Services	33,123	22,750	18,777	21,500	-1,250	95%	-11,623	-35%
Other Services (utilities & printing)	45,303	36,500	20,199	36,000	-500	99%	-9,303	-21%
Materials & Supplies	31,081	30,950	19,126	27,000	-3,950	87%	-4,081	-13%
Repairs & Maintenance	42,295	37,000	42,952	46,500	9,500	126%	4,205	10%
Other Expense (sewer & bank fees)	5,014	6,700	2,294	6,300	-400	94%	1,286	26%
Total Operating Expenses	341,602	300,758	249,693	284,800	-15,958	95%	-56,802	-17%
Operating Income (Loss)	-44,096	56,442	43,409	16,566	-39,876	29%	60,662	-138%
Capital Outlay	14,078	14,000	6,524	6,524	-7,476	47%	-7,554	-54%
Net Income (Loss)	-58,174	42,442	36,885	10,042	-32,400	24%	-48,132	-117%



Community Survey

Over the past three years, the Village has seen a decline in pool memberships. In an effort to determine the reason for this decline, staff proposed to survey residents, focusing on non-pool users to find out their needs as it relates to swimming. In addition, it was determined that it would be beneficial to expand the survey to gain feedback regarding residents' overall recreational needs. The data collected through a survey will be used to help to refine current service offerings and determine long range plans for the Community Pool.

The Village will be working with Eastern Illinois University to administer the survey through its undergraduate Recreation Administration program for a cost of \$1,850. The survey will be conducted as part of the 2015 fall semester course work; preliminary data from the survey will be available in January of 2016. The students, with oversight, will administer the survey which will include staff and stakeholder interviews, survey development, data collection, analysis, and results. Staff and the Parks & Recreation Commission will work with the students to develop and review the survey questions. The first phase of the project is underway, stakeholder interviews have been conducted. It is anticipated that a draft survey will be provided to the staff for review the week of October 5th.

Fall Brochure & Activities

Staff is finalizing the plans for the annual Fall Festival scheduled for Saturday, October 24th; there has been a date change as the facility is not available for the original date of October 17th. The event will be held at the grounds of the Hinsdale Middle School (HMS). This is the fourth year the event will be held at HMS. The event will be outdoors, but if there is inclement weather the event will be held indoors at the school. This event is coordinated by the Village and in partnership with the Hinsdale Library, Hinsdale Chamber of Commerce, and The Hinsdalean.

Staff is also in the early planning stages for its winter holiday events. The Holiday Express, formerly known as the Polar Express, is scheduled for Sunday, December 6th. Due to the popularity of the event and limited slots provided by Metra, a lottery system is utilized for registration of this event; the deadline to register for the lottery is November 11th. Registered participants take the train from Hinsdale to the Aurora station and participants enjoy a buffet, entertainment, crafts and visits with Santa at the Two Brothers Roundhouse banquet facility.

On Saturday, December 12th, families can enjoy Breakfast with Santa at Katherine Legge Memorial Lodge. The event includes a continental breakfast and a visit with Santa.

Website

Staff has been working to update the Village's new website including adding content, forms, photos and brochure content.



Brochure

The department prints three program brochures each year. The Institute of Basic Life Principles (IBLP) has been printing the brochure for over thirty years. When the brochure was printed in black and white, IBLP, printed the piece free of charge. IBLP has communicated to staff that they are moving their printing operations to Texas which means they will no longer print the brochure. Staff has secured pricing from other printers. The costs will remain within budget and will be completed on the current brochure schedule.

Field/Park Updates

Burns Field Tennis Court Project

The capital improvement plan includes \$165,000 for improvements to the Burns Field tennis courts. High School District 86 has authorized a contribution of \$50,000 towards the project. Design Perspectives was retained by the Village to draft the bid specifications and to manage the Burns Field tennis court improvement project. At the July 30th Village Board meeting, a contract was awarded to Allstar Asphalt in the amount of \$167,681 to complete the project.

The scope of work includes the replacement of the court surface, new fence material, new nets and posts and painting of the existing fence posts. The second layer of asphalt was laid on September 17th. The asphalt surface must cure for at least 14 days before the color coating can be completed. The fence posts have been painted and new material has been hung. It is estimated that the project will be completed by mid-October. Staff has shared the timeline with District 86 so that they can plan accordingly for their tennis program.

Athletic Fields

Staff has been coordinating fall field use with community athletic organizations. Usage includes soccer, football, tennis, cross country and lacrosse activities. Public Service's personnel have begun laying out the athletic fields and will stripe them weekly through the first week in November.

KLM has been host to both Hinsdale Central and Hinsdale Middle School cross country meets. On October 31st, Hinsdale Central will host a sectional meet at KLM.

Falcon Football is utilizing space at Oak School and Peirce Park for practices and games that will be held at Brook Park. Given the high attendance previously experienced for Falcon Football games, a letter was sent to residents that reside near Brook Park to inform them of the park schedule. AYSO Soccer will practice and play games at a variety of Village fields. Veeck Park will be utilized for competitive soccer programs. Lacrosse programs will utilize KLM Park.

11d

Memorandum

To: President Cauley and Members of the Village Board
From: Chief Bradley Bloom
Date: September 29, 2015
Re: Executive Summary, Police Monthly Report-August 2015



Attached please find our August 2015 monthly summary of police department activities. In summary, I would point out the following as noteworthy:

Our patrol officers continued our "*Stop Means Stop*" initiative with the goal to improve the overall level of driver compliance at stop sign intersections.

As of last week, we completed all of our scheduled lockdown drills with all of the District 181 Schools, St. Isaacs and the Adventist Academy. We do have a lockdown drill scheduled at Hinsdale Central in the near future. We will begin setting up unannounced lockdown drills in the near future.

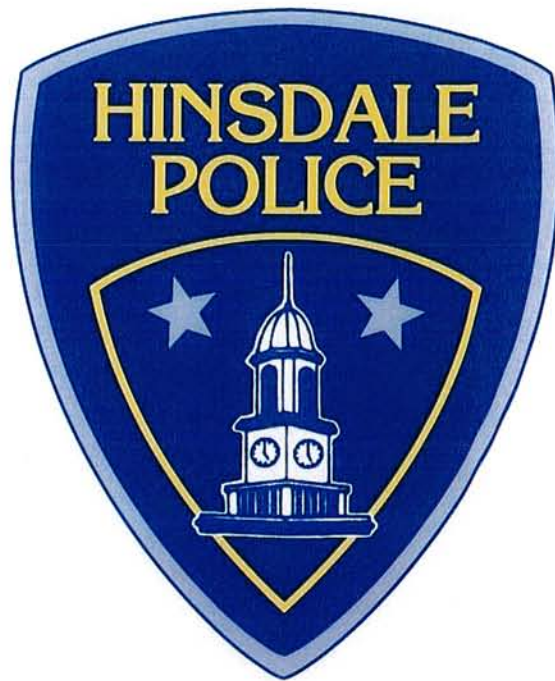
As a reminder we will be holding a silent auction to dispose of approximately 55 bikes we have recovered as lost or stolen that we were unable to return to their owners. The auction will be held at the Police Department on Saturday, October 3, 2015 at 10:00 am.

The following Saturday, October 10, 2015 from 11:00 am to 3:00 pm we will hold our annual Police and Fire Open House.

We learned today that one of our new officers that graduated from the Basic Law Enforcement Academy on September 17, 2015, has accepted a police officer position with another agency where she had previously been employed as a Community Service Officer. Under our collective bargaining agreement this officer is responsible for reimbursing Village for costs associated with training, equipment and salary. For officers that successfully make it through our probationary period we have always experienced a very low turnover rate amongst police officers. This resignation was unexpected and disappointing and not something we have previously experienced.

This resignation puts us at one below our authorized budgeted sworn headcount. We are working with the Board of Fire and Police Commissioners to begin another selection process. As a frame of reference and to give you some idea on the amount of time it takes to recruit and train a new police officer, we began the previous selection process in mid-October 2014 and our two remaining recruit officers are projected to complete their training in mid-February 2016 (16 months).

Cc Ms. Kathleen Gargano, Village Manager



POLICE SERVICES MONTHLY REPORT

August 2015

Investigations, Crime Prevention, and Youth Bureau Summary

August 2015

For the month of August 2015, the division had a total of 79 cases being investigated with 36 of them brought to disposition. The most frequent incident classifications for these cases were Fraud/Identity Theft (26) Theft (17), and Vandalism/Trespass (11).

INVESTIGATIONS DIVISION

On August 7, 2015, a 35-year-old Darien man was charged with one count of **Deceptive Practice** after a six month investigation into a bank fraud case. The man surrendered himself at the Hinsdale Police Department on an active warrant. The man was released after posting bond.

On August 10, 2015, a 20-year-old Westmont man and a 20-year-old Plainfield woman were each charged with one count of **Unlawful Possession of Cannabis** and one count of **Possession of Drug Paraphernalia** after a traffic stop. The woman was also charged with several additional traffic charges from the traffic stop. The man and woman were both released on I-bonds.

On August 14, 2015, a 36-year-old Hinsdale man was charged with one count of **Fugitive from Justice**, after a warrant was served for **Criminal Sexual Assault** for the Fon Du Lac, Wisconsin, Police Department. The man was transported to DuPage County Jail for a bond hearing.

On August 14, 2015, a 66-year-old Hinsdale man was charged with two counts of **Domestic Battery** after a physical altercation with a family member. The man was transported to the DuPage County Jail.

On August 16, 2015, a 52-year-old Riverside woman was charged with one count of **Harassment by Phone** after making repeated phone calls to the victim. The woman was released after posting bond.

On August 31, 2015, a 23-year-old Bolingbrook man was charged with two counts of **Domestic Battery** on an outstanding warrant. On August 5, 2015, the man had a physical altercation with an ex-girlfriend while at Hinsdale Hospital. The man was transported to DuPage County Jail for a bond hearing.

CRIME PREVENTION ACTIVITY

On August 5, 2015, Officer Coughlin attended the DuPage Juvenile Officers Association board meeting in Wheaton. Topics covered were meeting/training places, upcoming trainings and board meetings, membership, website and scholarships, and presenters for the fall training conference.

On August 7, 2015, Officer Coughlin presented a Situational Awareness/ Self –Defense class to a group of high school and college females. The class taught the students how to avoid becoming a victim, how to know their surroundings, and self-defense techniques. The students had a chance to practice the self-defense techniques when they were put in a situation where an offender grabbed them and they had to fend him off using the self-defense techniques.

On August 7, 2015, Officer Coughlin met with a juvenile female alcohol offender and her mother and placed her in the peer jury diversion program.

On August 11, 2015, Officer Coughlin presented the Alive at 25 Defensive driving course at the Hinsdale Police Department. The 4-1/2 hour class is dedicated to improving decision making by identifying behaviors which can lead to traffic crashes. The course includes videos, group work, and facilitated discussion.

On August 12, 2015, Officer Coughlin met with a juvenile male alcohol offender and his parents and placed him in the peer jury diversion program.

On August 12, 2015, Officer Coughlin met with a juvenile female alcohol offender and her parents and placed her in the peer jury diversion program.

On August 12, 2015, Officer Coughlin attended a District 181 Safety and Crisis meeting. Topics covered were the key fob system, visitor ID system, new staff members, substitute training, and updating the crisis manuals.

On August 15, 2015, Officer Coughlin met with a juvenile male alcohol offender and his mother and placed him in the peer jury diversion program.

On August 15, 2015, Officer Coughlin presented a Situational Awareness/ Self –Defense class to a group of high school and college females. The class taught the students how to avoid becoming a victim, how to know their surroundings, and self-defense techniques. The students had a chance to practice the self-defense techniques when they were put in a situation where an offender grabbed them and they had to fend him off using the self-defense techniques.

On August 17, 2015, Officer Coughlin attended a Juvenile Justice Council Executive Committee meeting at the DuPage County Court offices. Topics discussed were 2016 funding update, Needs Assessment, Youth Justice Board, and mental health training for law enforcement.

On August 17, 2015, Officer Coughlin attended the Downers Grove Peer Jury and was the bailiff.

On August 18, 2015, Officer Coughlin met with a juvenile female alcohol offender and her parents and placed her in the peer jury diversion program.

On August 18, 2015, Officer Coughlin and Assistant Fire Chief McElroy visited The Lane School and met new Principal Stallion. They reviewed safety information for the upcoming school year and scheduled lockdown, fire, and severe weather drills.

On August 19, 2015, Officer Coughlin participated in a Railroad Safety Enforcement day.

On August 19, 2015, Officer Coughlin visited Hinsdale Middle School and spoke with many students, parents, and staff on registration day.

On August 19, 2015, Officer Coughlin met with a juvenile male alcohol offender and his parents and placed him in the peer jury diversion program.

On August 20, 2015, Officer Coughlin met with a juvenile male alcohol offender and his parents and placed him in the peer jury diversion program.

On August 21, 2015, Officer Coughlin attended the quarterly Illinois Juvenile Officers Association meeting at the Tinley Park P.D. Topics covered were new committees, scholarships, newsletter, juvenile training, new members, and the upcoming juvenile training.

On August 24, 2015, Officer Coughlin visited St. Isaac Jogues School on the first day of school at the beginning of the school day. He made sure that students were safe, and drivers were not on cell phones in school zones.

On August 24, 2015, Officer Coughlin and Assistant Fire Chief McElroy presented crisis training to the staff at The Lane School. Topics covered were evacuation plans, fire drills, shelter in place, and lock down procedures.

On August 25, 2015, Officer Coughlin met with a juvenile male alcohol offender and his parents and placed him in the peer jury diversion program.

On August 25, 2015, Officer Coughlin trained a group of crossing guards for D181.

On August 25, 2015, Officer Coughlin and Assistant Fire Chief McElroy visited Madison School and met new Principal Rutan. They reviewed safety information for the upcoming school year, and scheduled lockdown, fire, and severe weather drills.

On August 26, 27, 28, 31, 2015, Officer Coughlin visited Hinsdale Middle School at the beginning of the school day to be visible, and to make sure that students were safe.

On August 26, 2015, Officer Coughlin visited The Lane School on the first day of school at the beginning of the school day. He made sure that students were safe, and drivers were not on cell phones in school zones.

On August 26, 2015, Officer Coughlin and Assistant Fire Chief McElroy visited Hinsdale Adventist Academy and met new Principal Walker. They went over safety information for the upcoming school year and scheduled lockdown, fire, and severe weather drills.

On August 27, 2015, Officer Coughlin visited Madison School on the first day of school at the beginning of the school day. He made sure that students were safe, and drivers were not on cell phones in school zones.

On August 27, 2015, Officer Coughlin and Sgt. Wodka trained three Madison School fifth grade classes in Safety Patrol. Students were taught about paying attention to younger kids, always setting a good example, opening doors for students entering or exiting the building, making sure students walk their bikes, reporting for duty on time, trying to prevent accidents, obeying the teachers, reporting dangerous student practices, and earning the respect of fellow students.

On August 27, 2015, Officer Coughlin attended the Peer Jury swearing in at Downers Grove Village Hall for all new jurors. He participated in mock cases, spoke with parents, and answered questions about the peer jury program.

On August 28, 2015, Officer Coughlin visited Oak School on the first day of school at the beginning of the school day to be visible, to make sure that students were safe, and drivers were not on cell phones in school zones.

On August 28, 2015, Officer Coughlin visited Oak School on the first day of school at the beginning of the school day. He made sure that students were safe, and drivers were not on cell phones in school zones.

On August 28 2015, Officer Coughlin walked the Business District monitoring the behavior of middle school students. He spoke with teens, shoppers, and business owners. He handled any incidents related to the students.

On August 7, 11, 14, 17, 18, 2015, Officer Coughlin supervised three high school students completing community service work.

YOUTH BUREAU SUMMARY

On July 28, 2015, at approximately 7:18pm, an officer was dispatched to the 600 block of S. Quincy for an intoxicated female. A high school senior was charged with **Allowing Person Under 21 to Gather to Consume Alcohol**. She was assigned **Peer Jury**.

On July 28, 2015, at approximately 10:10pm, officers were informed by a resident that they were a witness to a **Criminal Damage to Property** at St. Isaac Jogues Church. Upon further investigation, six high school freshmen were identified and charged with **Criminal Trespassing, Damage to Property, and Theft**. All six were given a **Station Adjustment**.

On August 1, 2015, at approximately 1:50am, an officer was dispatched to the 200 block of Phillippa for a missing female juvenile. She was located at Pierce Park and charged with **Underage Consumption of Alcohol** and **Curfew**. She was given a **Station Adjustment**.

On August 7, 2015, at approximately 9:50pm, officers came in contact with two high school juniors and one senior while on patrol. Upon further inquiry, officers discovered that one of the juveniles hosted a party at his residence. He was charged with **Allowing Persons to Gather at Residence and Consume Alcohol** and **Underage Consumption of Alcohol**. He was assigned **Peer Jury**. The others were charged with **Underage Consumption of Alcohol** and were assigned **Peer Jury**.

On August 9, 2015, at approximately 12:00am, while responding to the 10 block of S. Park for loud party complaint, officers came in contact with four high school seniors. The first was charged with **Allowing Person to Gather at Residence and Consume Alcohol** and **Underage Consumption of Alcohol**. She was assigned **Peer Jury**. The other three were charged with **Unlawful use of Alcohol under 21** and assigned **Peer Jury**.

On August 13, 2015, at approximately 10:13pm, while on patrol in the area of Veeck Park, officers came in contact with two high school juniors. The first was charged with **Possession of Cannabis** and **Possession of Drug Paraphernalia**. He was assigned **Peer Jury**. The second was charged with **Possession of Cannabis** and **Possession of Drug Paraphernalia**. He was assigned **Peer Jury**.

On August 20, 2015, at approximately 5:05pm, while on patrol in the area of the Park and Symonds Drive, an officer observed an elementary school eighth grader cross the pedestrian crossing when the gates were down. The juvenile was spoken to and the parents were notified. **No Further Action** taken.

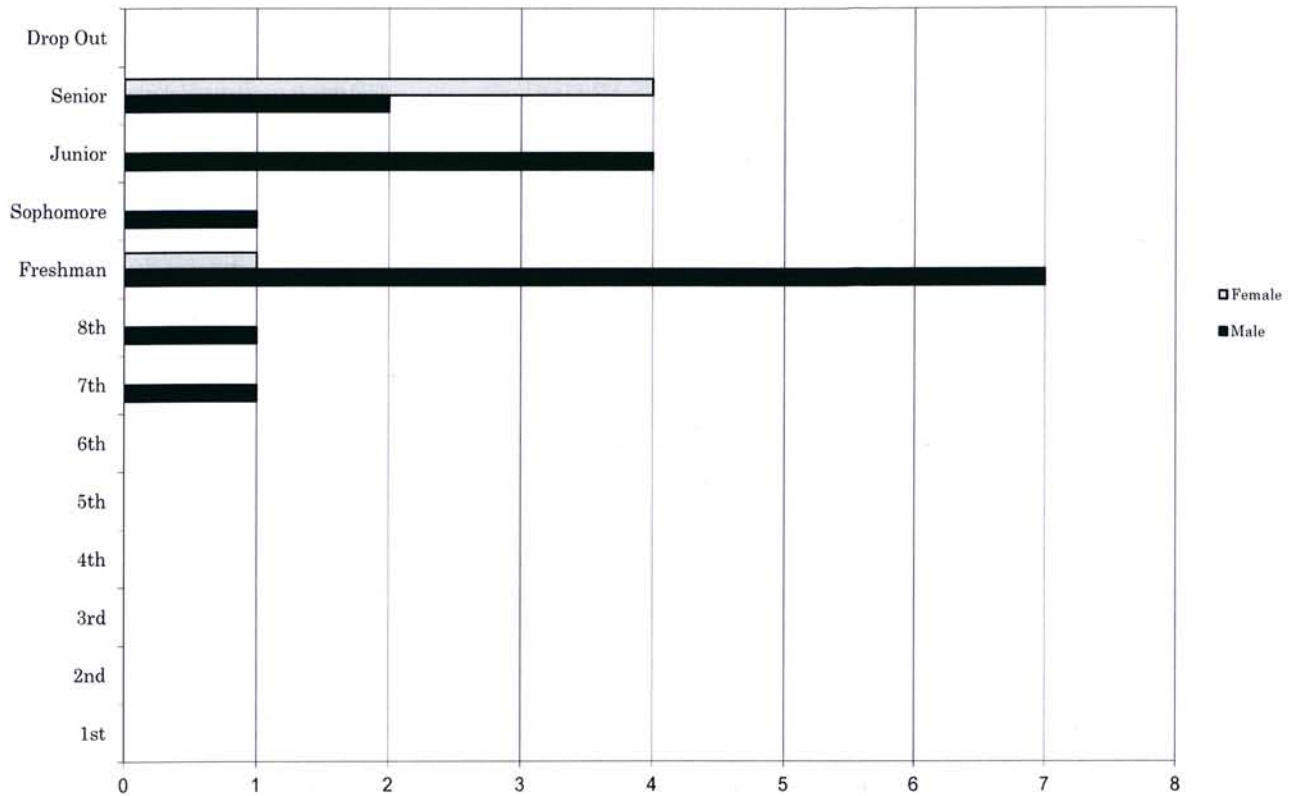
On August 25, 2015, at approximately 12:31pm, an officer was dispatched to a Brook Park for a **Public Indecency** report. An elementary school seventh grader was charged with **Indecent Exposure**. The juvenile was driven home and his mother was informed of the incident. **No Further Action** taken.

On August 30, 2015, at approximately 6:52pm, an officer transported a Juvenile prisoner wanted on a **Juvenile Warrant** to the Kane County Juvenile Justice Center. He was **Taken to Detention Center**.

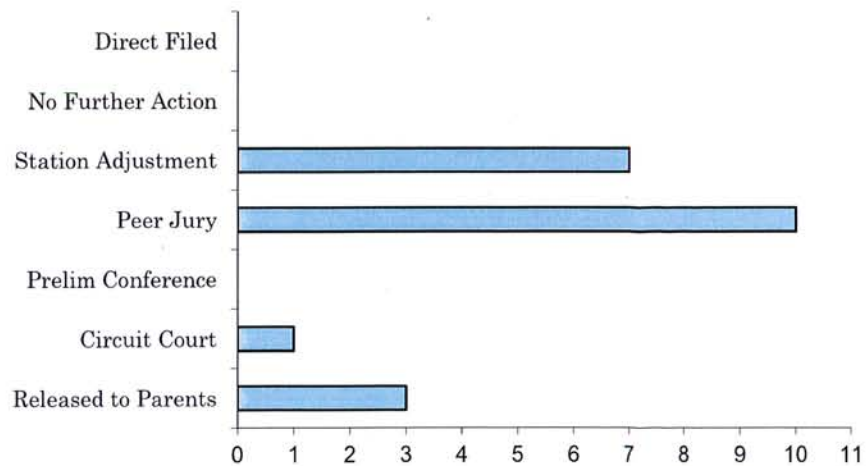
On August 31, 2015, at approximately 6:28pm, officers were dispatched to the area of 5500 block of Camberly Ct. for a **Domestic Trouble** complaint. Officers spoke to a high school freshman and his mother. Both were advised of the social service resources available at the DuPage County Family Shelter. **No Further Action** taken.

Hinsdale Police Department
JUVENILE MONTHLY REPORT
 August 2015

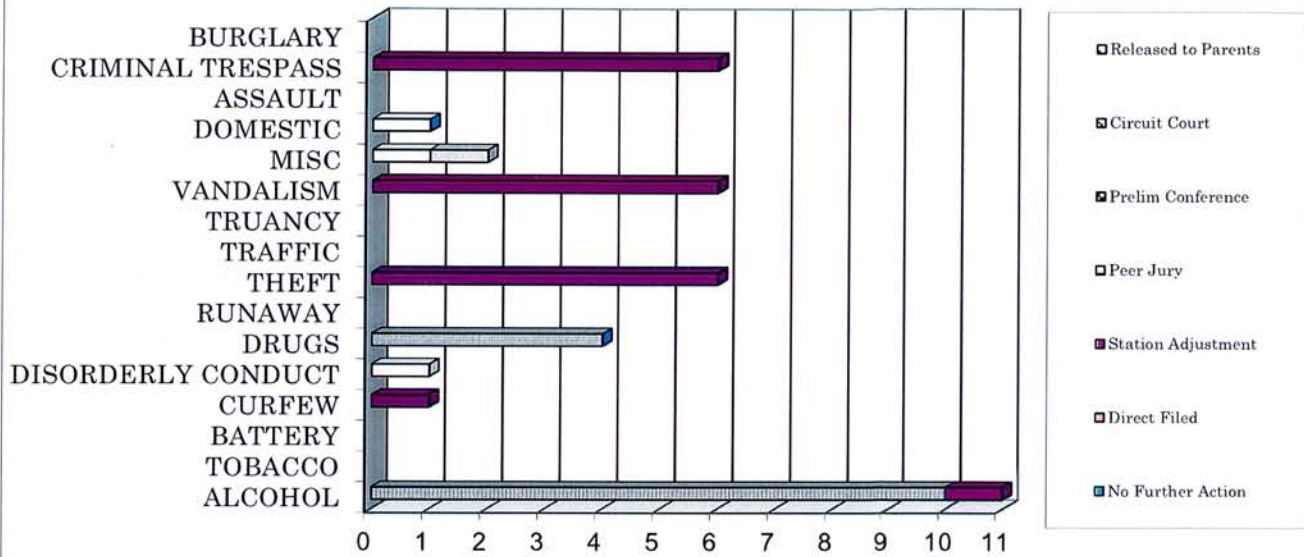
AGE AND SEX OF OFFENDERS



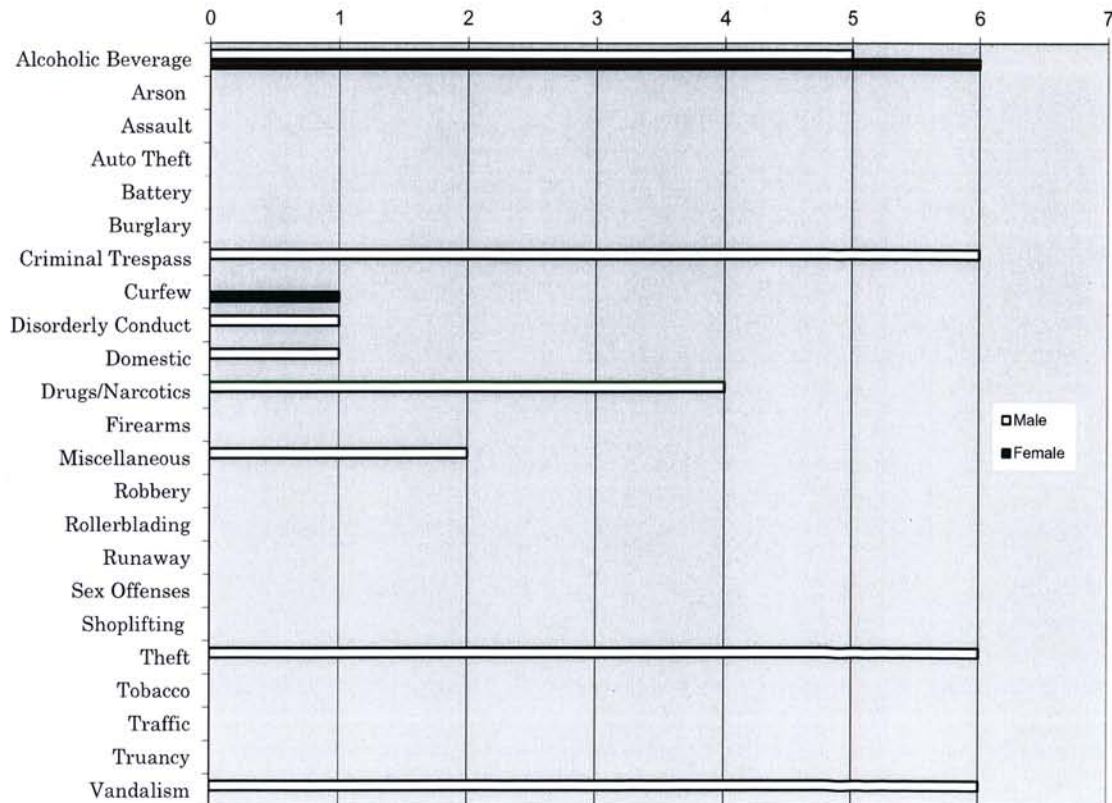
DISPOSITION OF CASES



DISPOSITION BY OFFENSE TYPE



Juvenile Monthly Offenses Total Offenses by Offense Type



NOTABLE TRAFFIC INFORMATION REQUESTS AND ACTIVITY

AUGUST 2015

Traffic Safety Reviews:

400 blk N. Adams: Several residents have requested a permanent parking restriction in their block, citing concerns of difficulties exiting their private driveways. Residents have been encouraged to continue soliciting support and petitions from other neighbors that would be affected within the block. No changes have been recommended at this time, and temporary construction parking restrictions are in place for the duration of construction.

5th & Washington: A traffic intersection study was prepared following a proactive monthly crash analysis that indicated an increase of collision frequency at this intersection. A recommendation to replace yield signs with stop signs was forwarded based upon the collision frequency that warrants their installation. The Manual on Uniform Traffic Control Devices identifies specific federal standards that dictate when changes to traffic control devices are warranted.

Maple & Adams: A preliminary intersection study was conducted following a residents concern about speeding vehicles and near-miss collisions. The study showed the warrants were not met for the installation of stop signs, as there has only been one collision in the past 5 years. It was determined that a site obstruction exists due to shrubbery at the residence of 101 N. Adams. The resident has been contacted and given 30-day's notice to remove or trim the shrub. Speed studies will continue to be conducted.

900 blk S. Monroe: A speed study conducted during the month of July and August identified time periods where vehicles were driving at 85th percentile speeds, which were higher than other residential roadways in the neighborhood. Manpower was assigned for enforcement measures during these time periods.

Other Traffic related activity:

"Stop Means Stop" Initiative: The police department continued the "Stop Means Stop" traffic initiative throughout the month of August. Since the start of the program in June, **134** citations and **256** warnings have been issued for stop sign violations. Although the rules of the road clearly identify a driver's responsibility at a stop intersection, traffic habits show that drivers commonly resort to what is referred to as a "rolling stop." Rolling through stop signs is unsafe and often times results in a crash. The program is most effective in modifying behaviour through both education and enforcement. Information about stop violations was posted online to the Village website, social media, local newspapers, along with a video for the village cable access channel. Educational pamphlets were disseminated by officers supporting the efforts of the initiative.

Back to School Presence and Traffic Enforcement: All on-duty officers, including patrol officers, investigators, officers in specialty assignments, and administration were assigned to be present during the school arrival times for the first two weeks of school. Officers were directed to identify potential traffic safety problems near the schools, particularly regarding concerns raised about construction vehicles parked near the schools.

SELECTIVE ENFORCEMENT ACTIVITY

(Number of Traffic Stops)

NORTH SIDE Chicago Ave: Rt. 83 to Monroe (9) County Line Road: Walnut to Ogden (2) Madison: North to Ogden (14) Ogden Avenue (134) York Road: The Lane to Ogden (15)		SOUTH SIDE County Line Road: 47 th to 55 th (30) 55 th Street (96)
SPEED TRAILER	SPEED FEEDBACK SIGN	STEALTH RADAR
57 th Street (b/w Garfield & Grant) Garfield (b/w 3 rd & 8 th) Madison (b/w 7 th & 8 th)	Eighth Street (b/w Monroe & Jackson) Garfield (b/w 1 st and 3 rd)	No areas of need identified

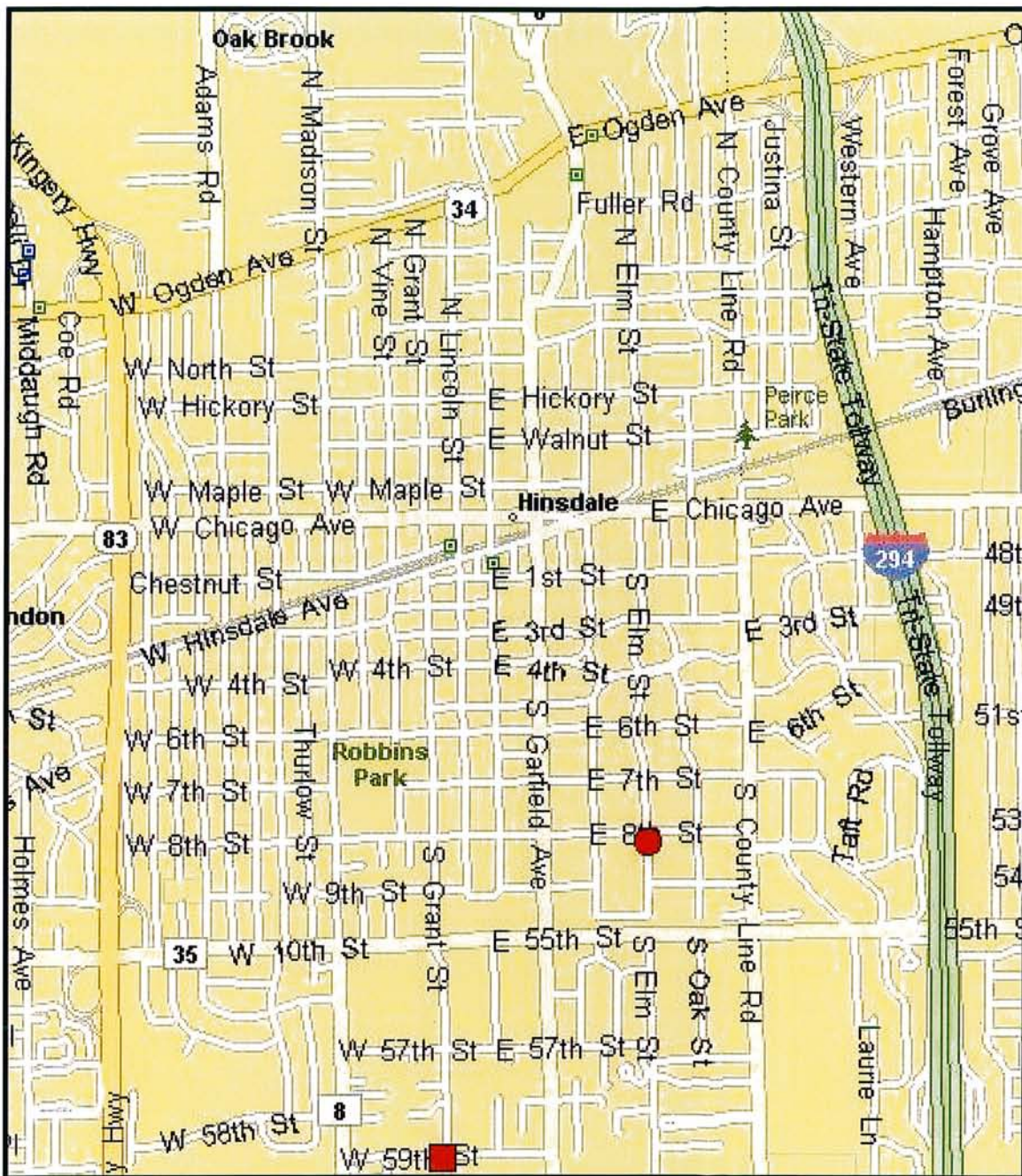
TRAFFIC ENFORCEMENT

August 2015

<i>* Includes Citations and Warnings</i>	This Month	This Month Last Year	YTD	Last YTD
Speeding	149	101	1,240	789
Disobeyed Traffic Control Device	44	35	320	230
Improper Lane Usage	28	38	169	224
Insurance Violation	9	9	85	95
Registration Offense	28	35	244	243
Seatbelt Violation	54	52	357	278
Stop Signs	95	34	458	239
Yield Violation	9	4	88	101
No Valid License	5	6	36	39
Railroad Violation	0	0	7	6
Suspended/Revoked License	0	7	35	34
Cellular Phone Violations	38	26	338	261
Other	83	102	498	574
TOTALS	542	449	3,875	3,113

BURGLARIES

August 2015



Burglaries



Burglaries from Motor Vehicles

MONTHLY OFFENSE REPORT

August 2015

CRIME INDEX	This Month	This Mo. Last Year	Year To Date	Last Year To Date
1. Criminal Homicide	0	0	0	0
2. Criminal Sexual Assault/Abuse	0	0	0	1
3. Robbery	0	0	1	0
4. Assault and Battery, Aggravated	0	1	0	2
5. Burglary	1	0	12	9
6. Theft	16	10	93	89
7. Auto Theft	0	1	4	4
8. Arson	0	0	1	0
TOTALS	17	12	111	105

* The Illinois Uniform Crime Reporting guidelines are specific for classification of crime activity by hierarchy of the offense-type, which results in the table of index crime offenses in this table to have slight variance from the Call for Service table on the following page.

SERVICE CALLS—AUGUST 2015

	This Month	This Month Last Year	This Year to Date	Last Year To Date	% CHANGE
Sex Crimes	1	0	1	2	-50
Robbery	0	0	0	0	0
Assault/Battery	0	3	15	16	-6
Domestic Violence	12	10	70	71	-1
Burglary	0	0	9	2	350
Residential Burglary	2	0	9	6	50
Burglary from Motor Vehicle	2	0	10	12	-17
Theft	13	13	76	65	17
Retail Theft	1	0	5	3	67
Identity Theft	9	2	45	28	61
Auto Theft	0	1	5	7	-29
Arson/Explosives	0	0	0	0	0
Deceptive Practice	1	2	6	11	-45
Forgery/Fraud	3	2	23	18	28
Criminal Damage to Property	9	8	52	34	53
Criminal Trespass	0	0	6	6	0
Disorderly Conduct	2	1	10	3	233
Harassment	11	6	50	29	72
Death Investigations	3	0	9	0	900
Drug Offenses	8	0	28	8	250
Minor Alcohol/Tobacco Offenses	4	0	10	9	11
Juvenile Problems	10	17	78	91	-14
Reckless Driving	11	1	38	5	660
Hit and Run	13	11	79	67	18
Motorist Assist	65	49	478	348	37
Abandoned Motor Vehicle	2	2	10	14	-29
Parking Complaint	0	30	80	152	-47
Auto Accidents	61	55	441	398	11
Assistance to Outside Agency	2	10	22	29	-24
Traffic Stops	375	10	1,764	47	3,653
Noise complaints	22	17	112	111	1
Vehicle Lockout	23	33	198	179	11
Fire/Ambulance Assistance	129	165	1,005	1,117	-10
Alarm Activations	111	128	766	816	-6
Open Door Investigations	5	1	33	30	10
Lost/Found Articles	20	16	104	103	1
Runaway/Missing Persons	3	3	19	38	-50
Suspicious Auto/Person	63	36	322	231	39
Disturbance	7	11	46	60	-23
911 hangup/misdial	62	106	523	723	-28
Animal Complaints	39	44	272	245	11
Citizen Assists	38	72	302	358	-16
Solicitors	6	4	61	56	9
Community Contacts	5	15	24	15	60
Curfew/Tuancy	0	0	4	8	-50
Other	267	91	789	710	11
TOTALS	1423	975	8,009	6,281	28

Training Summary August 2015

(All training is mandatory unless noted otherwise)

From Wednesday, August 5, 2015, to Thursday, August 6, 2015, Administrative Assistant Jean Bueche attended Proper Lock up Procedures for Females.

On Tuesday, August 11, 2015, Officer Louis Hayes attended S.W.A.T. Training.

From Monday, August 24, 2015, to Friday, August 28, 2015, Officer Thomas Lillie attended a 40-hour Rifle/Carbine Instructor Course.

On Tuesday, August 25, 2015, Detective Sergeant Erik Bernholdt attended the monthly F.I.A.T. Negotiator Training.

On Tuesday, August 25, 2015, Officer Louis Hayes attended S.W.A.T. Training.

On Tuesday, August 25, 2015, Officer Arthur Holecek attended a Glock Armorer Course.

During the month of August, required employees completed an Illinois Monthly Legal Update & Review online or during roll call.

Submitted by:

Sergeant Thomas Yehl
Training Coordinator

August 2015 Collision Summary

All Collisions at Intersections					
LOCATION	30 days	12 Months	2 Years	3 Years	5 Years
Grant & Chicago	1	7	9	9	11
Madison & Chicago	2	2	4	5	13
Monroe & Chicago	1	4	6	7	20
Washington & Hinsdale	1	2	1	1	7
York & Ogden	1	5	4	5	35
TOTALS	12	47	54	66	158

Right-Angle Collisions at Intersections					
<i>Collisions of this type are considered when reviewing MUTCD Warrants</i>					
LOCATION	30 days	12 Months	2 Years	3 Years	5 Years
Grant & Chicago	1	7	9	9	11
Madison & Chicago	2	2	4	5	13
Monroe & Chicago	1	4	6	7	20
Washington & Hinsdale	1	1	1	1	7
TOTALS	8	21	43	54	112

Contributing Factors and Collision Types			
Contributing Factors:		Collision Types:	
Failure to Yield	7	Private Property	12
Improper Backing	15	Hit & Run	11
Failure to Reduce Speed	24	Personal Injury	12
Following too Closely	5	Pedestrian	0
Driving Skills/Knowledge	3	Bicyclist	0
Improper Overtaking/Passing	0		
Exceeding Safe Speed for Conditions	1		
Improper Turning	1	Crashes by Day of the Week:	
Disobeyed Traffic Signals	0	Sunday	2
Improper Lane Usage	2	Monday	10
Had Been Drinking	2	Tuesday	12
Vehicle Equipment	1	Wednesday	5
Vision Obscured	0	Thursday	13
Driving Wrong Way	1	Friday	7
Distraction	4	Saturday	5
Weather	0		
		TOTAL	54

*Contributing factors may be higher than total crashes, due to multiple contributing factors in a single crash

Manual on Uniform Traffic Control Devices Warrants

August 2015

The following warrants should be met prior to installation of a **two-way** stop sign:

1. Intersection of a less important road with a main road where application of the normal right-of-way rule would not be expected to provide reasonable compliance with the law;
2. Street entering a through highway or street;
3. Unsignalized intersection in a signalized area; and/or
4. High speeds, restricted view, or crash records indicate a need for control by the STOP sign (defined by 5 or more collisions within a 12-month period).

The following warrants should be met prior to the installation of a **multi-way** stop sign:

1. Where traffic control signals are justified, the multi-way stop is an interim measure that can be installed quickly to control traffic while arrangements are being made for the installation of the traffic control signal.
2. A crash problem, as indicated by 5 or more reported crashes in a 12-month period, that is susceptible to correction by a multi-way stop installation. Such crashes include right-turn and left-turn collisions as well as right-angle collisions.
3. Minimum volumes:
 - a. The vehicular volume entering the intersection from the major street approaches (total of both approaches) averages at least 300 vehicles per hour for any 8 hours of an average day, and
 - b. The combined vehicular, pedestrian, and bicycle volume entering the intersection from the minor street approaches (total of both approaches) averages at least 200 units per hour for the same 8 hours, with an average delay to minor-street vehicular traffic of at least 30 seconds per vehicle during the highest hour, but
 - c. If the 85th-percentile approach speed of the major-street traffic exceeds 65 km/h or exceeds 40 mph, the minimum vehicular volume warrants are 70 percent of the above values.
4. Where no single criterion is satisfied, but where Criteria 2, 3.a, and 3.b are all satisfied to 80 percent of the minimum values. Criterion 3.c is excluded from this condition.

Option:

Other criteria that may be considered in an engineering study include:

1. The need to control left-turn conflicts;
2. The need to control vehicle/pedestrian conflicts near locations that generate high-pedestrian volumes;
3. Locations where a road user, after stopping, cannot see conflicting traffic and is not able to reasonably safely negotiate the intersection unless conflicting cross traffic is also required to stop; and
4. An intersection of two residential neighborhood collector (through) streets of similar design and operating characteristics where multi-way stop control would improve traffic operational characteristics of the intersection.

The following warrants must be met prior to the installation of a **Yield** sign:

1. On a minor road at the entrance to an intersection where it is necessary to assign right-of-way to the major road, but where a stop sign is not necessary at all times, and where the safe approach speed on the minor road exceeds 10 miles per hour;
2. On the entrance ramp to an expressway where an acceleration ramp is not provided;
3. Within an intersection with a divided highway, where a STOP sign is present at the entrance to the first roadway and further control is necessary at the entrance between the two roadways, and where the median width between the acceleration lane; and
4. At an intersection where a special problem exists and where an engineering study indicates the problem to be susceptible to correction by use of the YIELD sign.

CITATIONS—August 2015

CITATIONS BY LOCATION

		This Month	This Month Last Year	YTD	Last YTD
Chestnut Lot	<i>Commuter Permit</i>	36	30	310	241
Highland Lot	<i>Commuter Permit</i>	21	10	208	79
Village Lot	<i>Commuter Permit</i>	50	38	380	306
Washington Lot	<i>Merchant Permit</i>	34	52	363	277
Hinsdale Avenue	<i>Parking Meters</i>	526	223	2,808	2,298
First Street	<i>Parking Meters</i>	465	298	2,816	2,452
Washington Street	<i>Parking Meters</i>	542	251	2,977	3,310
Lincoln Street	<i>Parking Meters</i>	27	20	149	163
Garfield Lot	<i>Parking Meters</i>	78	172	520	915
Other	<i>All Others</i>	459	401	3,268	2,827
TOTALS		2,238	1,495	13,799	12,868

VIOLATIONS BY TYPE

	This Month	This Month Last Year	YTD	Last YTD
Parking Violations				
METER VIOLATIONS	1,749	1,016	9,942	9,473
HANDICAPPED PARKING	4	4	61	25
NO PARKING 7AM-9AM	16	16	142	128
NO PARKING 2AM-6AM	99	86	830	822
PARKED WHERE PROHIBITED BY SIGN	49	23	344	387
NO VALID PARKING PERMIT	101	94	567	275
Vehicle Violations				
VILLAGE STICKER	61	77	562	489
REGISTRATION OFFENSE	31	58	361	504
VEHICLE EQUIPMENT	49	47	332	265
Animal Violations	3	8	37	60
All Other Violations	76	66	621	440
TOTALS	2,238	1,495	13,799	12,868

Social Networking Monthly Status Report

August 2015

The **Hinsdale Police Department** continues to publicly advocate its community notification via social media. During the past reporting period, posts were disseminated on the following topics:

- Announced that the Hinsdale Police Department will be joining representatives of multiple state, county and local law enforcement agencies in an "Officer on the Train" exercise on Wednesday, August 19th, to help promote grade crossing safety.
- Advertised that Hinsdale Police are hiring school crossing guards for the upcoming school year.
- Recapped the events from last evening when the Village Board recognized 17-year veteran of the Hinsdale Police Department, Officer Lou Hayes, by awarding him the Police Department's Lifesaving Award.
- Advised residents that as students return to school, the Hinsdale Police Department will be conducting a special traffic enforcement initiative in school zones at various locations throughout the Village. The purpose of this selective enforcement will be to increase driver awareness of cellphone prohibitions in school zones, school zone speed limits, stop sign obedience, and other traffic and parking violations that inhibit the safety of pedestrians and other motorists.
- Advised residents that the Hinsdale Police Department is ramping up its traffic enforcement efforts as part of the national crackdown on drunk driving. The high-visibility campaign, Drive Sober or Get Pulled Over, is a partnership with the National Highway Traffic Safety Administration (NHTSA) and the Illinois Department of Transportation, to curb drunk and drugged driving and save lives. From August 24 through September 7 (Labor Day), law enforcement partners nationwide and all around Illinois will show zero tolerance for drunk driving.
- Issued a community alert that the Burr Ridge and Hinsdale Police Departments are investigating attempted burglaries that have occurred in the area of 59th & Madison. Police are looking for a white male, shaved head, wearing a black jacket, short pants, with tattoos on his legs. The offender fled the scene west bound towards Madison Street. Burr Ridge and Hinsdale Police are in the area, actively looking for the subject.
- Posted the following Traffic Alert: Wednesday evening rush hour notice-north and southbound Rt. 83 at Ogden are down to a single lane in each direction due to a crash involving a dump truck. Expect evening rush hour delays!
- Announced the CITIZEN POLICE ACADEMY: On October 15, 2015, the Hinsdale Police Department will present its Eleventh Citizen Police Academy. The purpose of the Academy is to give Village residents the opportunity to learn about police work in general and also gain insight into the Hinsdale Police Department. The Academy will be held on Thursday nights from 7:00 P.M. to 10:00 P.M. for ten weeks. The classes are free and open to Hinsdale residents and those who are employed in the Village of Hinsdale.

NUMBER OF FOLLOWERS

Facebook: 850

twitter:789

Hinsdale Police Department