

**VILLAGE OF HINSDALE
PLAN COMMISSION
MINUTES OF THE MEETING
Wednesday, February 8, 2023**

The regularly scheduled meeting of the Village of Hinsdale Plan Commission was called to order by Chairman Cashman, in Memorial Hall of the Memorial Building, 19 E. Chicago Avenue, Hinsdale, IL on Wednesday, February 8, 2023 at 7:32 p.m., roll call was taken.

PRESENT: Commissioners Cynthia Curry, Jim Krillenberger, Patrick Hurley, Julie Crnovich, Mark Willobee and Scott Moore, and Chairman Steven Cashman

ABSENT: Commissioners Gerald Jablonski and Anna Fiascone

ALSO PRESENT: Bethany Salmon, Village Planner

Approval of Minutes – January 11, 2023

Hearing no comments, a motion was made by Commissioner Willobee, seconded by Commissioner Moore, to approve the January 11, 2023 draft minutes as submitted. The motion carried by the roll call vote of 5-0 as follows:

AYES: Commissioners Curry, Krillenberger, Crnovich, Willobee, Moore
NAYS: None
ABSTAIN: Commissioners Hurley and Chairman Cashman
ABSENT: Commissioners Jablonski and Fiascone

Public Comment on Non-Agenda Items

Chairman Cashman asked for public comments. There were no public comments pertaining to non-agenda items.

Public Hearings

a) **Case A-37-2022 – 2 Salt Creek Lane – Map Amendment and Exterior Appearance / Site Plan Review to allow for the development of a luxury car dealership on a 2.2-acre site at 2 Salt Creek Lane – Request by Mouse Automotive**

Please refer to **Attachment 1** for the transcript for Public Hearing Case A-37-2022.

A motion was made by Commissioner Crnovich, seconded by Commissioner Krillenberger, to open the Public Hearing for Case A-37-2022 – 2 Salt Creek Lane – Map Amendment and Exterior Appearance / Site Plan Review to allow for the development of a luxury car dealership on a 2.2-acre site at 2 Salt Creek Lane. The motion carried with a roll call vote of 7-0 as follows:

AYES: Commissioners Curry, Krillenberger, Hurley, Crnovich, Willobee, Moore and Chairman Cashman
NAYS: None
ABSTAIN: None
ABSENT: Commissioners Jablonski and Fiascone

Anastas Shkurti, the attorney for the project with Robbins DiMonte, Michael Marzano, representing the applicant Mouse Automotive, and Jerry Mortier, representing the project architect The Redmond Company, provided a presentation to the Plan Commission on the proposed development.

Anastas Shkurti, the attorney for the applicant, was present to address the Commission. He provided a brief overview of the application to rezone the property from the O-2 District to the B-3 District. Mr. Shkurti also provided a brief overview of the application for Exterior Appearance and Site Plan Review.

Mr. Shkurti described the business as a unique, luxury car dealership and stated that if the application is approved, this location would be the largest McLaren dealership in North America. The building would be a two (2) story structure containing retail, office, indoor parking and service areas. The building would utilize the two (2) existing curb cuts for access, a three (3) foot tall black decorative fence would be installed to match the existing fencing on site, and a gate would be installed on the west drive for security.

Mr. Shkurti explained that before the site plan can be approved, the property must be rezoned to allow for car dealerships. Mr. Shkurti stated the current area is underutilized and the former building was demolished in 2012, the site is surrounded with office and commercial uses with no residential properties within 250 feet of the site. He added that the McLaren dealership will be a good fit for the surrounding uses.

Mr. Shkurti addressed the standards for a Map Amendment and explained how this project meets all of the standards. Mr. Shkurti briefly addressed the standards for the site plan application and explained how the project would not have adverse impacts on the area and re-stated the dealership would be a very good fit for the surrounding uses. Mr. Shkurti added the Office Park Association also supports the proposed dealership for this property.

Commissioner Curry stated the building is beautiful asked how the project would impact the existing stormwater vault. It was confirmed that the project would build over a corner of the vault. Details were then provided about excavating around the vault and the site plan area that shows the expansion of it.

Commissioner Krillenberger asked for confirmation of the location of the black fence around the entire perimeter of the property. The plans were enlarged on the screen to more clearly indicate the details of the three (3) foot tall decorative fence to match the existing. Details about the light gray accent panels were also discussed for clarification.

Commissioner Hurley stated the building looked great and asked for confirmation on the location of the lot entrance the large glass building frontage towards Ogden Avenue. Potential signage to be applied for in the future was also briefly explained in response to a question from Commissioner Hurley.

Commissioner Crnovich expressed her appreciation for the very thorough application and packet. She stated she liked the building design and the potential tax revenue it will generate if approved.

Commissioner Krillenberger asked about the operations of sales and service. Mr. Marzano, of Mouse Automotive, explained that the dealership provides vehicle transport to a very large percent of customers purchasing and servicing vehicles.

Commissioner Willabee asked if the turning radius was adequate for delivery trucks using the north entrance. It was confirmed that the area shown in the proposed plan would be adequate in turning radius and sufficient in area required for loading. Follow-up comments of Commissioner Willabee were inaudible.

Commissioner Willabee then asked if the neighboring streets would be used for test drives for sales or service. Mr. Marzano stated that there would be no disruption to neighboring properties and nearby residential streets would not be used for that purpose. Commissioner Willabee also stated the landscape plan looks great.

Commissioner Moore stated the project looks great and asked about the trees along Ogden Avenue to be removed. It was stated that only select trees would be removed where needed. Mr. Mortier noted that a few trees along Ogden Avenue would be removed for visibility to the building, but they are preserving as many trees as possible.

Commissioner Moore asked about the limited amount of windows on the north elevation stating it made the building appear boxy and institutional on that side compared to the other sides. Some responding comments are not audible. It was explained that the north elevation contains the second floor parking garage, the building will contain windows on the second floor to let natural light in, and that the rendering does not include the landscape plan which will include arborvitae and other plants to soften that wall.

Chairman Cashman expressed appreciation for a very well done package and stated the project would be a great addition to the Village. Some comments were inaudible. Chairman Cashman asked about the current location in Chicago. It was stated that the sales showroom in the west loop would be closed and that the warehouse location on the west side would be retained for overflow use if needed.

Commissioner Curry asked about the origin of the name Mouse Motors, it was stated the business owner has a dog named Mouse.

Commissioner Moore asked about the calculation of sales tax on automobiles. Mr. Marzano explained that tax charged is based on address of resident but believed that Hinsdale would get a portion of tax revenue from cars sold in Illinois and that the Village would get the sales tax from the parts sold and service performed at the Hinsdale location.

Commissioner Crnovich asked when the business is slated to open if approved. Mr. Marzano stated he hoped the doors would be open at the end of 2024.

A motion was made by Commissioner Curry, seconded by Commissioner Hurley, to close the Public Hearing for Case A-37-2022 – 2 Salt Creek Lane – Map Amendment and Exterior Appearance / Site Plan Review to allow for the development of a luxury car dealership on a 2.2-acre site at 2 Salt Creek Lane. The motion carried with a roll call vote of 7-0 as follows:

- AYES:** Commissioners Curry, Krillenberger, Hurley, Crnovich, Willobee, Moore and Chairman Cashman
- NAYS:** None
- ABSTAIN:** None
- ABSENT:** Commissioners Jablonski and Fiascone

A motion was made by Commissioner Krillenberger, seconded by Commissioner Willobee, to approve the Public Hearing for Case A-37-2022 – 2 Salt Creek Lane – Map Amendment and Exterior Appearance / Site Plan Review to allow for the development of a luxury car dealership on a 2.2-acre site at 2 Salt Creek Lane. The motion carried with a roll call vote of 7-0 as follows:

- AYES:** Commissioners Curry, Krillenberger, Hurley, Crnovich, Willobee, Moore and Chairman Cashman
- NAYS:** None
- ABSTAIN:** None
- ABSENT:** Commissioners Jablonski and Fiascone

Commissioner Crnovich invited Mouse Motors to participate in the 150th Anniversary Fourth of July Parade. The applicants responded that they would be interested in taking part.

Public Meetings

a) Case A-4-2023 – 218 W. Ogden Avenue – Tentative & Final Plat of Subdivision and Exterior Appearance & Site Plan Review to allow for the subdivision of four (4) lots into two (2) code compliant lots in the R-4 Single Family Residential District for Karimi Estates

Shamir Karimi, the owner of the lot, was present to address the Commission and provide a brief overview of the application to establish two (2) code compliant lots and also stated that the packet contains information on how this request meets all of the requirements. Mr. Karimi stated there is no intention to build on the lots at this time, but to list them for sale and let the future owner determine a proposed use.

Commissioner Moore asked for confirmation that the owner has no intention to build on the lots. Mr. Karimi stated that the only intention is to create two (2) code compliant lots zoned for single-family residences that will be sold to new owners.

Commissioners Willobee, Crnovich, and Curry expressed support for the application.

Commissioner Hurley did not have any questions.

Commissioner Krillenberger asked about changes to the ingress/regress. Mr. Karimi stated the existing curb cuts on Ogden Avenue would be closed as required and the lots would be accessed from Vine Street and Grant Street.

Chairman Cashman stated that he believed the large lot sizes would provide flexibility for builders, especially since the lots border Ogden Ave.

A motion was made by Commissioner Crnovich, seconded by Commissioner Curry, to approve Case A-4-2023 – 218 W. Ogden Avenue – Tentative & Final Plat of Subdivision and Exterior Appearance & Site Plan Review to allow for the subdivision of four (4) lots into two (2) code compliant lots in the R-4 Single Family Residential District for Karimi Estates. The motion carried with a roll call vote of 7-0 as follows:

- AYES:** Commissioners Curry, Krillenberger, Hurley, Crnovich, Willobee, Moore and Chairman Cashman
- NAYS:** None
- ABSTAIN:** None
- ABSENT:** Commissioners Jablonski and Fiascone

Adjournment

Chairman Cashman asked for a motion to adjourn. A motion was made Commissioner Krillenberger, seconded by Commissioner Willobee, to adjourn the regularly scheduled meeting of the Village of Hinsdale Plan Commission of the February 8, 2023.

The meeting was adjourned at 8:12 PM after a unanimous voice vote of 7-0.

ATTEST: _____
Jennifer Spires, Community Development Office

STATE OF ILLINOIS)
) ss:
COUNTY OF DU PAGE)

BEFORE THE HINSDALE PLAN COMMISSION

In the Matter of:)
)
)
Map Amendment and Exterior)
Appearance/Site Plan)
Review, 2 Salt Creek Lane,)
Case A-37-2022,)
Mouse Automotive.)

REPORT OF PROCEEDINGS had and testimony
taken at the hearing of the above-entitled
matter, before the Hinsdale Plan Commission, at
19 East Chicago Avenue, Hinsdale, Illinois, on
February 8, 2023, at the hour of 7:30 p.m.

BOARD MEMBERS PRESENT:

- MR. STEPHEN CASHMAN, Chairman;
- MR. MARK WILLOBEE, Member;
- MR. SCOTT MOORE, Member;
- MS. CYNTHIA CURRY, Member;
- MR. PATRICK HURLEY, Member;
- MR. JIM KRILLENBERGER, Member and
- MS. JULIE CRNOVICH, Member.

2

1 ALSO PRESENT:

2 MS. BETHANY SALMON, Village Planner;

3 MR. ANASTAS SHKURTI, Attorney for
Petitioner;

4

5 MR. MIKE MARZANO, Dealer/Developer;

6

7 MR. JERRY MORTIER, Architect for
Petitioner.

8 CHAIRMAN CASHMAN: We have one Public
9 Hearing tonight, Case A-37-2022, 2 Salt Creek
10 Lane, for a map amendment, exterior appearance/
11 site plan review to allow a luxury car
12 dealership on a 2.2 acre site at 2 Salt Creek
13 Lane. Request by Mouse Automotive.
14 And we need to have a motion to
15 open the Public Hearing.
16 MS. CRNOVICH: So moved.
17 MR. KRILLENBERGER: Second.
18 CHAIRMAN CASHMAN: Roll call, please,
19 Bethany.
20 MS. SALMON: Commissioner Curry?
21 MS. CURRY: Aye.
22 MS. SALMON: Commissioner Krillenberger?

3

1 MR. KRILLENBERGER: Aye.

2 MS. SALMON: Commissioner Hurley?

3 MR. HURLEY: Aye.

4 MS. SALMON: Commissioner Crnovich?

5 MS. CRNOVICH: Aye.

6 MS. SALMON: Commissioner Willobee?

7 MR. WILLOBEE: Aye.

8 MS. SALMON: Commissioner Moore?

9 MR. MOORE: Aye.

10 MS. SALMON: Chairman Cashman?
11 CHAIRMAN CASHMAN: Aye.
12 Is there anyone we need to swear
13 in, applicants or anyone of the public that
14 would like to speak, stand up.
15 (WHEREUPON, the oath was
16 administered to Mr. Shkurti,
17 Mr. Mortier, Mr. Marzano.)
18 CHAIRMAN CASHMAN: Welcome. If you
19 would like to give us an overview of your
20 packet.
21 MR. SHKURTI: Good evening, everyone.
22 Thank you for having us tonight. My name is

4

1 Anastas Shkurti. I'm a partner with the Law
2 Firm of Robbins DiMonte and also would like to
3 thank Bethany here, the village staff, for
4 helping us, guiding us through the application
5 process that we are bringing here before you
6 today.
7 The applicants recently purchased
8 2 Salt Creek Lane and wants to develop the site
9 into a luxury car dealership for McLaren
10 Chicago.
11 For this purpose we have submitted
12 a map amendment application to rezone the site
13 from the O-3 general office district to the B-3
14 general business district and we also have
15 submitted an exterior appearance and site plan
16 review application.
17 The applicant's chief operating
18 officer, Mr. Mike Marzano, is here to address
19 the dealership's current and projected
20 operations and our architect, Mr. Jerry Mortier,
21 is also available to provide a review of the
22 technical aspects of the site plan review and of

5

1 the positive standards that you will consider in
2 approving these applications.
3 On my end, I will provide a brief
4 summary of the project and review the map
5 amendment standards and the other so-called
6 negative standards that are associated with site
7 plan review and after this introduction, we will
8 open up the floor to your questions and any
9 other questions from the public.
10 McLaren Chicago is a unique and
11 nontraditional automotive dealership and it
12 specializes in selling modern luxury high-
13 performance super cars.
14 If approved, this project will
15 become the largest McLaren dealership in North
16 America and this will place Hinsdale on the
17 international racing map and we are superexcited
18 to bring this project here to you.
19 The proposed facility has a unique
20 design and it is a great fit for the location.
21 The acquisition and the state-of-the-art
22 build-out costs in excess of \$12 million and it

1 will create several new jobs.
2 The site plan consists of a 2-story
3 38,367 square foot building with the net area of
4 about 32,619 square feet with 46 exterior
5 parking stalls.

6 The building has two interior
7 showrooms/service bays, offices and an interior
8 parking garage for vehicle storage. The
9 facility has enough indoor parking for all
10 projected vehicle inventory both for sale and
11 for service.

07:39PM

12 The site plan provides for
13 approximately 65 indoor parking stalls. Those
14 are 19 for the 2 showrooms. The cars will be
15 displayed on the first and second floor and then
16 there are 12 service bays in the first floor and
17 then 34 parking stalls in the parking facility
18 in the second floor.

19 As Mr. Marzano will explain later,
20 McLaren Chicago has a significantly lower
21 intensity use than a typical car dealership and
22 the site will be accessible from the two

07:40PM

1 Ogden Avenue and it's located in Hinsdale office
2 park. The site is severely underused with a
3 history of unsuccessful attempts to develop.
4 The last building onsite was demolished in 2012.

5 The site is surrounded by a mix of
6 office and commercial uses. There are no
7 residential districts adjacent to the site and
8 there are no properties in the single-family
9 residential district within 250 feet of the
10 site.

07:41PM

11 On the north, east and west we have
12 multi-tenant office buildings, medical office
13 buildings and a detention pond all in the O-3
14 district. And then to the south of Ogden
15 Avenue, all lots immediately adjacent to the
16 site are zoned B-3.

17 There is the Chase bank at 400 East
18 Ogden, and then 3 car dealerships, Land Rover at
19 336 East Ogden, Continental Ferrari at 420 East
20 Ogden and Current Automotive at 300 East Ogden.

07:42PM

21 So having a brand new state-of-the-
22 art building housing a high-end dealership like

1 existing curb cuts on the north property line of
2 Tower Drive, which is a private road in the
3 office park of Hinsdale. No new curb cuts are
4 planned.

5 For enhanced security, a three-foot
6 tall black open decorative fence matching the
7 existing fencing onsite will be installed around
8 the perimeter of the parking lot. A gate will
9 be installed on the west driveway and a
10 retractable bollard will be installed on the
11 east driveway.

07:40PM

12 First, in order for this project to
13 become a reality, the subject site must be
14 rezoned through a map amendment.

15 The current classification 0-3 does
16 not permit any car dealerships, however, the B-3
17 business district classification permits new and
18 used motor vehicle dealers on lots abutting
19 Ogden Avenue.

20 And the references to the
21 applicable code sections are in the staff memo.

07:41PM

22 The site lies immediately north of

1 McLaren on the site will fit very well with the
2 surrounding uses.

3 The applicant has provided answers
4 to all map amendment standards in the recent
5 application and I'll review them briefly for
6 you.

7 First, the proposed amendment is
8 consistent with the purpose of the village code.
9 The code already contemplates and permits new
10 car dealerships along Ogden Avenue in the B-3
11 district. And then once rezoned, the site plan
12 will satisfy all bulk and height regulations.

13 Secondly, the proposed dealership
14 will be a great fit for the existing uses and
15 zoning classifications for the properties in the
16 vicinity.

17 3. The development trends in the
18 vicinity have been towards business and
19 commercial development and away from office
20 development. Market-wide, office space
21 vacancies are at a record high and such office
22 uses do not generate any sales tax revenue for

07:42PM

07:43PM

10

1 the village.

2 4. The existing zoning

3 classification, all three, diminishes the value

4 of the site because it has been underused for

5 over a decade. The last building on the site,

6 as we said, was demolished in 2012.

7 5. The public health, safety and

8 welfare of the local community does not benefit

9 from the diminution in value to the site from

07:43PM 10 its existing O-3 zoning. The site has been

11 vacant and all previous redevelopment efforts

12 since demolition of the building have failed.

13 6. The proposed amendment will

14 positively affect the enjoyment and the use of

15 adjacent properties. This will be a state-of-

16 the-art facility and a great fit for the

17 location and it will be a very attractive and

18 quiet development and a valuable contributor to

19 the community.

07:44PM 20 7. The proposed amendment will

21 increase and positively affect the value of

22 adjacent properties. As stated above, the

11

1 building, and as the architect will explain, is

2 very attractive, unique, very desirable.

3 8. The amendment will have a

4 positive impact on the orderly development of

5 adjacent properties. This site is the last

6 undeveloped parcel in this stretch of Ogden

7 Avenue.

8 9. The passage of time and the

9 economic reality have demonstrated that the site

07:44PM 10 is not well-suited for office space use and for

11 the O-3 zoning classification which it now has.

12 This site has been severely underused for over a

13 decade and any plan to develop it as an office

14 have not succeeded. As a matter of fact, the

15 O-3 zoning classification diminishes the value

16 of the site.

17 10. The proposed amendment and

18 development will provide adequate ingress and

19 egress to the new dealership. Access to the

07:45PM 20 parking lot will remain in the same location as

21 it currently is from Ogden Avenue to Salt Creek

22 Lane to Tower Drive and then on to the site.

12

1 All traffic that goes in and out of

2 the dealership will be limited to the corner of

3 the office park and it will not affect the rest

4 of the office park and there is currently a

5 traffic light at Ogden Avenue and Salt Creek

6 Lane. There is also an existing directional

7 sign on Salt Creek Lane that directs traffic

8 east to Tower Drive and then on to Salt Creek

9 Lane which will then guide traffic to the

07:45PM 10 dealership.

11 11. The utilities and essential

12 public services currently available on the site

13 are adequate to accommodate the use permitted

14 under O-3 zoning classification as well as B-3

15 zoning classification. So this amendment will

16 not further tax any public utilities and

17 facilities in the area.

18 12. The site has been vacant for

19 over ten years. The nearby properties

07:46PM 20 immediately to the south that are zoned B-3 have

21 developed at a much faster pace. The recent

22 development trends in the vicinity have been

13

1 towards business, commercial development and

2 away from office development. There is no other

3 planned office space development in the vicinity

4 that we are aware of.

5 13. The proposed amendment is

6 needed to allow the redevelopment of this

7 underused lot. The proposed luxury car

8 dealership under the McLaren brand is the best-

9 case scenario for this specific lot because it

07:46PM 10 will permit a long-term solution for the subject

11 property, generate sales tax revenue for the

12 village and it will enhance the value of the

13 neighboring properties.

14 And then 14, finally. With respect

15 to the map amendment application, there is no

16 overlay district concerns associated with the

17 site plan.

18 So that kind of summarizes the 14

19 standards that are associated with a map

07:46PM 20 amendment application.

21 With respect to the site plan

22 review application, as you know, there are about

14

1 16 positive standards and I think about 12
 2 negative standards. I'll go through quickly the
 3 negative standards and then I'll permit the
 4 architect to go ahead with the positive
 5 standards and further explanations.
 6 First, once the property is rezoned
 7 to B-3, the site plan will meet specified
 8 standards required by the zoning code and it
 9 will exceed all practical standards.
 10 2. The site plan does not
 11 interfere with any easements or any rights-of-way.
 12 A few existing utility easements will be
 13 relocated or abandoned as part of this
 14 development. And this is all in line with most
 15 other new developments.
 16 3. The site plan does not create
 17 any negative destruction or modification of a
 18 natural, topographical or physical features of
 19 the site. The site is relatively flat and has
 20 been in that condition since the previous
 21 building was demolished.
 22 4. The site plan will not have any

15

1 negative effects on the surrounding properties.
 2 The site is located along the southernmost
 3 boundary of the office park. Customers and
 4 visitors who drive to the dealership will have
 5 minimum contacts with the other office park lots.
 6 The entire development is well
 7 within the building setbacks and the building
 8 area of the lot and the development complements
 9 the three dealerships immediately to the south.
 10 The site plan and use will be quiet
 11 in nature. This will not be a loud development
 12 and it is intended to be peaceful and work very
 13 well with nature.
 14 5. The plan will not create any
 15 undue traffic congestion or hazards in the public
 16 streets and it will not create inefficient
 17 pedestrian or vehicular circulation paths.
 18 Access to the parking lot of the
 19 development will remain at substantially the
 20 same location as it is right now. The site plan
 21 guides the visitors to the property. The main
 22 customer entrance of the building will be in the

16

1 rear of the building and closest to the parking
 2 lot to enhance pedestrian access and safety.
 3 The applicant has submitted a
 4 traffic study report from KLOA which concludes
 5 that the existing Tower Drive access ways are
 6 sufficient for the traffic to be generated by
 7 the use and then the roadway system has
 8 sufficient capacity to accommodate the traffic
 9 and no additional improvements or modifications
 10 are required.
 11 As a matter of fact, the dealership
 12 is estimated to generate much less peak hour in
 13 daily traffic than an approximately 30,000
 14 square foot office building, that, you know, is
 15 similar to what was previously there or that
 16 could be expected in the future in the event
 17 that this project doesn't go through.
 18 6. The site plan provides abundant
 19 screening and shielding away from nearby uses.
 20 Jerry will explain that a little bit more, but
 21 overall, there shouldn't be any concerns about
 22 noise or light penetration into the adjacent

17

1 lots.
 2 7. The structures and landscaping
 3 have abundant amenities and are wholly
 4 compatible with the nearby structures and uses.
 5 The design objective is to exceed landscape
 6 ordinance requirements for the B-3 zoning while
 7 balancing the overall budget of the project.
 8 8. The site plan makes adequate
 9 provisions for the creation and preservation of
 10 open space and for the continued maintenance.
 11 All plantings specified for open space are low
 12 maintenance.
 13 9. The plan does not create
 14 drainage or erosion problems for the site. The
 15 development plan is to utilize the existing
 16 storm trap structure and then expand it
 17 accordingly to accommodate any additional
 18 stormwater requirements.
 19 10. The plan will seamlessly
 20 incorporate the development utilities into the
 21 existing utility system and it will not
 22 unreasonably burden it. This is a low-intensity

1 use and that will be a lower burden on the
2 village than past developments of this same site
3 or any alternative commercial or office uses.

4 11. There are no required public
5 uses.

6 And 12, finally. The site plan
7 does not adversely affect the public health,
8 safety or general welfare. Instead, and indeed,
9 this project is a great fit for the location.

07:51PM 10 It will be a quiet development and it will still
11 be a valuable contributor to the community with
12 neighboring upscale retailers. This is the best-
13 case scenario for the village given the low
14 intensity and potential tax revenue related to
15 the applicant's high-dollar vehicles.

16 The owners' association also
17 supports the proposal, subject to some
18 conditions that Bethany can explain, or we can
19 answer for you, and McLaren Chicago will be a
07:51PM 20 very wonderful addition to the village and an
21 attraction for the village.

22 So this was my brief summary. I'd

1 like to open up the floor to questions from you.
2 Mr. Marzano and Mr. Mortier will adequately
3 respond to those but if you have any questions
4 from me specifically, please, feel free to call
5 me up again. Thank you.

6 CHAIRMAN CASHMAN: Thank you.

7 We don't have any questions at this
8 moment. Would you like to continue to present
9 or are you open for questions on the entire
07:52PM 10 application?

11 MR. MARZANO: We are open for questions.

12 MR. MORTIER: We are open for questions.

13 CHAIRMAN CASHMAN: Great. Cynthia?

14 MS. CURRY: I know you talked about the
15 stormwater, there's an underground storm vault.
16 Does that get relocated or --

17 MR. MORTIER: We are building over a
18 corner of it, just a corner. It's a precast
19 structure, approximately two feet below grade,

07:52PM 20 extends another eight feet down. So what we
21 will do is we will excavate around it, cut off
22 the portion that we need to construct a new

1 concrete wall there to basically end it and then
2 build our building up against it. We will need
3 to expand it because of our impervious, so we
4 will need to enlarge it from what's shown there.

5 MS. CURRY: It's a beautiful structure.

6 MR. MORTIER: Thank you.

7 MS. CURRY: It looks more like a
8 museum; it's beautiful.

9 MR. SHKURTI: The blue area there,
07:53PM 10 that's where the storm --

11 MR. MORTIER: It's shared between this
12 property and the neighboring property.

13 MS. CURRY: Thank you.

14 CHAIRMAN CASHMAN: Jim?

15 MR. KRILLENBERGER: Mr. Shkurti
16 mentioned a black security fence. I can't find a
17 rendition of that fence. I see it individually.

18 MR. MORTIER: It's low. It's the same
19 fence on the front of the property.

07:53PM 20 MR. SHKURTI: If we could magnify this,
21 you would be able to see that it shows in the
22 legend if you scroll up a little bit.

1 MR. MORTIER: It's the same fence
2 that's on the property.

3 MR. SHKURTI: It's 36-inch ornamental
4 fence all the way on top left and side corner.
5 Do you see that?

6 MR. KRILLENBERGER: Yes.

7 MR. SHKURTI: The rendering is there
8 but we had to magnify that.

9 MR. KRILLENBERGER: Correct. It's
07:54PM 10 not -- when you say security fence, I think --

11 MR. MORTIER: It's that -- basically,
12 that same height. We had it taller. Bethany,
13 to her credit, said don't even bother.

14 MR. SHKURTI: There will be a gate on
15 the western entrance and that will be a
16 retractable bollards on the eastern entrance
17 from Tower Drive so that should allow the
18 maximum security.

07:54PM 19 MR. KRILLENBERGER: I love the
20 aesthetics as long as that's secure enough for
21 you guys.

22 There's also on the same page where

1 that's identified, vertical architectural ribbed
2 panel which looks like a border. C 3.

3 MR. MORTIER: That's a corrugated metal
4 panel. It's an architectural, it's a heavier
5 metal with vertical ribs on it.

6 MR. KRILLENBERGER: Where is that
7 located?

8 MR. SHKURTI: We probably have to
9 switch the files.

07:55PM 10 MR. MORTIER: It's more an accent. If
11 you look at the top, you see the white structural
12 frame and then along the very top you see that
13 light gray, it would be in that location.

14 MR. KRILLENBERGER: Okay.

15 MR. MORTIER: It's an accent material.
16 You will see the vertical wood slats and then
17 the alternate of the metal panel.

18 MR. KRILLENBERGER: Okay. I'm thrilled
19 with what you have done, so I have no other

07:55PM 20 questions.

21 CHAIRMAN CASHMAN: Pat?

22 MR. HURLEY: Yes. Thank you. It looks

1 wonderful.

2 So the only parking is going to be
3 on the north side right, northwest, northeast
4 corners?

5 MR. MORTIER: Correct.

6 MR. HURLEY: So I assume that means the
7 only entrances to the building are going to be
8 on the north side of the building too?

9 MR. MORTIER: Off Tower.

07:55PM 10 MR. HURLEY: And so the rest of it is
11 to the south it's all just essentially open
12 window kind of space for visual attraction and
13 that kind of stuff?

14 MR. MORTIER: Correct. Yes, we have a
15 lot of glass on that first floor.

16 MR. HURLEY: No, it's great. It looks
17 wonderful.

18 This is the signage you expect to
19 do?

07:56PM 20 MR. MORTIER: We will be back in front
21 of you with the signage package but at this time
22 this is what we are thinking of.

1 CHAIRMAN CASHMAN: You mentioned some
2 ground signs on that wall.

3 MR. MORTIER: There's two brick piers
4 now. We are going to take out a section of
5 metal fence and put some brick connecting it and
6 replace it. See that brick fence, we will place
7 some signage on there.

8 MR. HURLEY: Wonderful. That's it.
9 Thank you.

07:56PM 10 CHAIRMAN CASHMAN: Julie?

11 MS. CRNOVICH: Thank you for the very
12 thorough application in the packet. This rarely
13 happens, but I don't have any questions. You
14 have covered everything and I love the way the
15 building looks. I think it will be a good fit
16 for the location. Low impact. I'm not worried
17 about a variance request because your cars will
18 be inside and I like the tax revenue. Very well
19 done.

07:57PM 20 MR. KRILLENBERGER: Earlier I didn't
21 see it in this presentation, but last month's
22 presentation said hardly anybody drives to your

1 dealership. People go and get in their car to
2 look. Is that the case? Is that part of the
3 reason for the --

4 MR. MARZANO: So for service we
5 frequently just collect cars and bring them.
6 I'd say it's 90 to 95 percent of our business is
7 just picking cars up for our customers.

8 MR. KRILLENBERGER: And that's the
9 national and global experience, Chicago
10 experience?

07:57PM 11 MR. MARZANO: Mainly. I mean, we
12 service a pretty big area. We are in Wisconsin,
13 obviously Illinois, some of Michigan, Indiana
14 and then when it starts to stretch west, it's
15 kind of just a gray area of we take what we can
16 get. A lot of work is trucked in and even
17 customer deliveries.

07:58PM 18 I have a feeling with a new
19 building like this, you know, people will want
20 to come and see it but that's the goal. I mean
21 that's why we made it pretty and we wanted to be
22 a different place that people want to be at.

1 MR. KRILLENBERGER: That's reflected in
2 the traffic studies as well.

3 MR. MARZANO: Yes.

4 CHAIRMAN CASHMAN: Mark?

5 MR. WILLOBEE: Following after Julie, I
6 don't have any comment. Overall, I think it's a
7 great application. I appreciate it.

8 I did have a question about you are
9 showing the loading area just to the north of
10 the building. Just looking at, like, currently
11 we still get trucks parking on streets, on Oak
12 Street. So will you mostly be coming in the
13 west entrance with the trucks? It doesn't look
14 like the turn radius will work on the east end.
15 So you will be able to get in the parking lot
16 though?

07:58PM

17 MR. MARZANO: Yes. We ran a path
18 analysis. Trucks will navigate this site. It
19 will take a talented driver. Luckily there
20 won't be any cars in the lot.

07:59PM

21 MR. WILLOBEE: And just a question
22 about test drives or service drives after you

1 fix something, those won't be like through the
2 residential neighborhood or anything like that?

3 MR. MARZANO: I'm a recent addition to
4 Hinsdale, so I get that concern. Being close to
5 294, I think that's kind of the target of just
6 straight 294 and down and then come back. No
7 intent to disrupt the neighborhood.

8 MR. WILLOBEE: Those are all the
9 questions I have. I think landscaping looks
10 great. I like the -- how you are hiding the
11 dumpsters. Thanks.

08:00PM

12 CHAIRMAN CASHMAN: Scott?

13 MR. MOORE: I have to go with the group
14 on this, it's a great presentation. So if I say
15 something, I'm not nitpicking.

16 You say most of the trees along
17 Ogden Avenue and Salt Creek will remain. What
18 goes?

19 MR. MORTIER: There are a couple that
20 are close to the front entry that we are putting
21 the building right where they are planted right
22 now. But wherever we can, we are preserving

08:00PM

1 what's there where there's not building.

2 MR. MOORE: And then the water thing,
3 what Cynthia said, where would you expand that
4 vault?

5 MR. MORTIER: It's going to be under
6 the parking lot to the north --

7 MR. MOORE: To the northeast?

8 MR. MORTIER: Yes. And we will have to
9 work with engineering to get the final package
10 put together and figure out how large we need to
11 make it.

08:00PM

12 MR. MOORE: One of the things that I
13 would bring up, if I look at the north elevation
14 of the building, there's very limited windows
15 there and I look at the south and the east and
16 it's beautiful, I mean, truly beautiful, and
17 just very attractive. Anything on the north?
18 Because if I think about office space, when
19 people build office space buildings in the area,
20 you can see they are constructed almost
21 quasi-residential. You know what I mean, they
22 kind of fit.

08:01PM

1 MR. MARZANO: Yes.

2 MR. MOORE: This on the north side looks
3 kind of boxy, institutional. Not a criticism,
4 just saying to me it does. It looks like it's --

5 MR. MARZANO: I think the goal there
6 was a little bit of security too. I mean --

7 MR. SHKURTI: That's the garage over
8 there. That's where the 34 garage spaces are to
9 store vehicles for work. So we would rather not
10 have windows or any incentive for people to try
11 to come in.

08:01PM

12 MR. MARZANO: And there's some up in
13 the second floor for kind of to let the natural
14 light in. They are tough to see in that photo I
15 think.

16 MR. MORTIER: What we don't have is any
17 renderings of a landscape plan either. If we
18 were to impose a landscaping on this, you would
19 see arborvitae lining the entire base of the
20 building on the north side.

08:02PM

21 MR. MOORE: Got it.

22 MR. MORTIER: Yes.

1 MR. MOORE: Like I said, I'm nitpicking
 2 and you can drive the cars in my neighborhood.
 3 MR. MARZANO: We will give you one to
 4 drive.
 5 MR. MOORE: I like it. It looks
 6 wonderful.
 7 MR. MARZANO: Thank you. Appreciate it.
 8 CHAIRMAN CASHMAN: It's a very well
 9 done, very thorough package. I appreciate that.
 10 I know Bethany pushes that but you responded
 11 well, I imagine. I really appreciate that.
 12 I think it's an awesome addition to
 13 the village. I'm excited about the visual of
 14 it, you know, coming into town and seeing that
 15 on the corner, it really -- I like the letters
 16 from the dealers, they are supportive of your
 17 investment here. I think it's really a nice
 18 addition. When the building was there, it was a
 19 very small office building and I think they
 20 knocked it down because it was more costly to
 21 have it up. So it's great to see something
 22 happen on this site. I wish you a lot of

08:02PM

08:03PM

1 success.
 2 MR. MARZANO: Thank you.
 3 CHAIRMAN CASHMAN: Where are you
 4 located currently in the city?
 5 MR. MARZANO: We are split right now.
 6 Sales is at 645 West Randolph in the west loop,
 7 and then service is in the west side of the city
 8 like the very outskirts like Central and 290 in a
 9 warehouse, so it's very divided.
 10 CHAIRMAN CASHMAN: Anything else?
 11 MS. CURRY: Are those facilities going
 12 to stay in place or they are done?
 13 MR. MARZANO: So sales in the west loop
 14 will completely go away. We own the building on
 15 the west side so that will stay for overflow or
 16 anything like that so that's going to stay in
 17 the picture.
 18 MS. CURRY: I might be the only person
 19 who doesn't know this but why is it Mouse
 20 Motors?
 21 MR. MARZANO: Our owner's dog. He's a
 22 giant Presa Canario that is 130 pounds. That's

08:03PM

08:04PM

1 the irony of it. He's massive. He's good. I
 2 think he's going on, like, 13, so pretty good
 3 for an old dog.
 4 MR. MOORE: On the economics of how
 5 this works, if people are ordering online and
 6 buying online, does that all funnel through your
 7 dealership in Hinsdale?
 8 MR. MARZANO: So sales tax for any
 9 vehicle you buy, and that's as it stands right
 10 now, you just pay taxes where you live. So if
 11 you buy a car in Indiana and you are a Hinsdale
 12 resident, you will pay your Illinois tax and I
 13 don't know if on top of that when buying out of
 14 state, Hinsdale takes a piece. I think there's
 15 a Hinsdale additional tax of like one percent or
 16 something like that. So, mixed answer, yes and
 17 no. Anything sold in Illinois, I believe
 18 Hinsdale would get a piece.
 19 MR. MOORE: So if you have a big
 20 geographic footprint, that's across multiple
 21 states.
 22 MR. MARZANO: The only thing that would

08:05PM

08:05PM

1 really be brought in the picture there is they
 2 are going to collect on service and parts
 3 revenue so that's just treated as if you are
 4 buying a coffee from Starbucks or wherever, you
 5 are collecting taxes.
 6 MR. MOORE: And all work is done on
 7 that location, correct?
 8 MR. MARZANO: Yes.
 9 MS. CURRY: Once you break ground, when
 10 do you anticipate moving in?
 11 MR. MARZANO: I think end of '24 would
 12 be the goal right now in a perfect world. We
 13 would love for it to be as soon as possible but
 14 I think best case is late '24.
 15 CHAIRMAN CASHMAN: Any other questions?
 16 (No response.)
 17 Thank you.
 18 Can we have a vote to close the
 19 Public Hearing?
 20 Is there a motion?
 21 MS. CURRY: Motion to close.
 22 MR. HURLEY: Second.

08:05PM

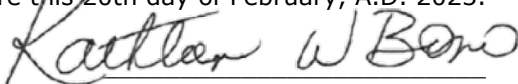
08:06PM

1 CHAIRMAN CASHMAN: Roll call vote,
 2 please, Bethany.
 3 MS. SALMON: Commissioner Curry?
 4 MS. CURRY: Aye.
 5 MS. SALMON: Commissioner Krillenberger?
 6 MR. KRILLENBERGER: Aye.
 7 MS. SALMON: Commissioner Hurley?
 8 MR. HURLEY: Aye.
 9 MS. SALMON: Commissioner Crnovich?
 10 MS. CRNOVICH: Aye.
 11 MS. SALMON: Commissioner Willobee?
 12 MR. WILLOBEE: Aye.
 13 MS. SALMON: Commissioner Moore?
 14 MR. MOORE: Aye.
 15 MS. SALMON: Chairman Cashman?
 16 CHAIRMAN CASHMAN: Aye.
 17 (WHICH, were all of the
 18 proceedings had, evidence
 19 offered or received in the
 20 above entitled cause.)
 21
 22

STATE OF ILLINOIS)
) ss:
 COUNTY OF DU PAGE)

I, KATHLEEN W. BONO, Certified Shorthand Reporter, Notary Public in and for the County DuPage, State of Illinois, do hereby certify that previous to the commencement of the examination and testimony of the various witnesses herein, they were duly sworn by me to testify the truth in relation to the matters pertaining hereto; that the testimony given by said witnesses was reduced to writing by means of shorthand and thereafter transcribed into typewritten form; and that the foregoing is a true, correct and complete transcript of my shorthand notes so taken aforesaid.

IN TESTIMONY WHEREOF I have hereunto set my hand and affix my electronic signature this 20th day of February, A.D. 2023.



KATHLEEN W. BONO
 C.S.R. No. 84-1423
 Notary Public, DuPage County

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