

**VILLAGE OF HINSDALE  
PLAN COMMISSION  
MINUTES OF THE MEETING  
Tuesday, May 24, 2022**

The special meeting of the Village of Hinsdale Plan Commission was called to order by Chairman Steve Cashman in Memorial Hall of the Memorial Building, 19 E. Chicago Avenue, Hinsdale, IL on Tuesday, May 24, 2022 at 7:30 p.m., roll call was taken.

**PRESENT:** Chairman Steven Cashman and Commissioners Cynthia Curry, Jim Krillenberger, Julie Crnovich, Anna Fiascone, Mark Willobee and Scott Moore

**ABSENT:** Commissioners Patrick Hurley and Gerald Jablonski

**ALSO PRESENT:** Bethany Salmon, Village Planner

**Public Comment on Non-Agenda Items**

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

**Approval of Minutes – April 13, 2022**

A motion was made by Commissioner Crnovich, seconded by Commissioner Curry, to approve the April 13, 2022 draft minutes as submitted. The motion carried by the roll call vote of 5-0 as follows:

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

**Findings and Recommendations**

- a) **Case A-08-2022 – 222 E. Ogden Avenue – Normandy Remodeling – Exterior Appearance and Site Plan Review to allow for various improvements to the site plan and exterior elevations of the existing building located at 222 E. Ogden Avenue in the B-3 General Business District**

Chairman Cashman asked for any comments. Hearing none, a motion was made by Commissioner Krillenberger, seconded by Commissioner Curry to approve the findings and recommendations for Case A-08-2022 – 222 E. Ogden Avenue – Normandy Remodeling – Exterior Appearance and Site Plan Review to allow for various improvements to the site plan and exterior elevations of the existing building located at 222 E. Ogden Avenue in the B-3 General Business District as submitted. The motion carried by the roll call vote of 6-0 as follows:

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

**Public Hearings**

- a) **Case A-35-2021 – Text Amendment, Planned Development Concept Plan, and Special Use Permit to allow for the development of Vine Street Station consisting of twelve (12) age-restricted lifestyle housing units within an existing building located at 125 S. Vine Street and a Major Adjustment to the Zion Lutheran Church Planned Development**

Please refer to **Attachment 1** for the transcript for Public Hearing Case A-35-2021.

Drew Mitchell, partner with Holladay Properties and the applicant, was present to address the Plan Commission. Mr. Mitchell provided a brief overview of the company and the Zion School building.

Mr. Mitchell stated Holladay Properties is a real estate development company whose projects are mostly medium sized, luxury apartment buildings and include the development of the Burlington Station Building in Downers Grove. Mr. Mitchell stated the company tends to hold real estate long term, is a family owned company and takes great pride in their projects.

Mr. Mitchell stated the building was constructed in 1931, with an addition added in 1961, and was utilized as a Kindergarten through eighth grade school with a peak enrollment of two hundred students. Only the gymnasium portion of the building was utilized in the last five years by a local baseball team.

The company became aware of the potential of an alternative use of the building as a result of an office relocation analysis by District 181. The building was deemed obsolete and presented parking challenges for the school district to use.

Holladay Properties toured the site and found the building to have “good bones” and some very special features such as a two-story stained glass window and limestone corner stones. Mr. Mitchell stated trash was found inside the building as well some unsightly grease traps outside and glass block.

In order to take the temperature of the community, Holladay Properties hosted two neighborhood meetings, in August and September of 2021. After initial feedback from the community, Mr. Mitchell stated he felt the plan was fairly well received. The plan includes mostly keeping the exterior of the building intact with the exception of installing updated windows, adding twenty-two (22) underground parking spaces, and providing units that target the demographic of empty nesters wanting to down size and currently have limited housing choices in the area.

Mr. Mitchell stated the development would include a multi-family condominium building with the age restriction of fifty-five plus (55+) and include by-laws to include concerns discussed at the community meetings such as storage on balconies.

Mr. Mitchell showed some renderings of the proposal showing the limestone features, which are currently not as noticeable on the building and would be cleaned up and highlighted with lighting. Large windows and an interior light on the two-story stained glass would also create a soft glow at night. Another rendering showed an outdoor living space with an area containing a grilling area, outdoor television, and seating. The plan includes an elevator for the building.

Mr. Mitchell stated that to help alleviate flooding, the project calls for greenspace and a twelve percent increase of permeable area. A privately maintained park accessible to the public was described by Mr. Mitchell as a pet friendly, formal sitting garden. Mr. Mitchell stated the design of this space can be slightly altered based on feedback from the community and the Commission.

Mike O'Connor stated modifications to the Zoning Code are requested due to the desire to keep the existing building envelope largely unchanged.

Chris Walsh, project architect, addressed the Plan Commission. Mr. Walsh provided additional site information and stated the school sits on two (2) lots.

Mr. Walsh stated that part of the lot from the pastor's house property would be added to the Vine Street Station site to make it a conforming lot. The fence that borders the pastor's house would be re-located about fifteen (15) feet to the east resulting in a small addition of land to the pastor's lot.

Mr. Walsh stated the proposed project would create twelve (12) dwelling units and twenty-five (25) parking spaces within the existing building. Mr. Walsh stated the entire lower level, about six (6) feet below grade, would be dedicated to parking accessed by a ramp. Mr. Walsh explained the plan currently shows eight (8) foot parking spaces. Mr. Mitchell stated that nine (9) foot spaces are desired but until a more detailed design can take place, it is not known if nine (9) foot spaces are possible.

Mr. Walsh briefly discussed the park area and private outdoor space for residents that will have a masonry ornamental fence and landscaping to provide privacy to this area.

Mr. Walsh stated the twelve (12) units would vary in size from 1,100 to 1,600 square feet with a mix of two (2) and three (3) bedroom units, each with six (6) foot balcony. Mr. Walsh displayed the landscape plan. It was noted that the plan was reviewed by Village Arborist John Finnell and that the desirable trees would remain on site. Mr. Walsh shared examples of possible plantings and outdoor furniture. Mr. Walsh showed an image of the stained-glass window from the inside of the building and the stone work that would remain intact but would be cleaned.

Mr. Mitchell thanked the Commission and the Church Congregation for their patience as the design of the building evolved and moved through the standards process.

Commissioner Curry asked Mr. Mitchell to confirm the units would be condominiums. Mr. Mitchell confirmed that they would be purchased condominium units with future homeowner's association by-laws prohibiting rentals and Airbnbs. In response to Commissioner Curry's question, Mr. Mitchell stated that there would be one elevator in the building with an extended ceiling height allowing for an easier move in and out.

Commissioner Curry stated that her biggest concern was the increased traffic. Mr. Mitchell addressed this concern by stating that a final traffic study would be completed as part of the process but felt the traffic would be less impactful with a residential use than the former school use with a population of two-hundred (200) students or an office building. He also stated the walkability of this building to shopping and dining would help keep traffic down.

Commissioner Curry asked about the price point of the units. Mr. Mitchell stated that this was a difficult figure to calculate in this market but at one point, the mid 600,000 to 900,000 was a figure that was considered. Mr. Mitchell went on to state the price point is also difficult to nail down because a lot still needs to be learned about the building. Mr. Mitchell stated the volatility of the market does not scare him because he feels this community and units of this nature, with walkability, is highly desirable.

Commissioner Curry stated concern that there may not be enough parking spaces, the width of the spaces was narrower than what the code allows for, and only one (1) accessible parking space was proposed. Mr. Mitchell acknowledged her concerns and stated that they hoped a larger space for parking could be discovered as the design plan develops, but that unit owners will also become familiar with their space, and the type of turns and distance involved with getting into and out of their assigned space. Mr. Mitchell stated that the next time this proposal comes before the Commission, with the Detailed Plan submittal, the applicant should have more information and specific design plans.

Commissioner Krillenberger stated that he was thrilled with the building being used for living units and asked Mr. Drew to elaborate on the outdoor living space. Mr. Mitchell stated it was designed to be a sitting garden and that the space would look beautiful for folks passing by the area.

Commissioner Krillenberger asked if there would be any covenants preventing this space from becoming additional parking. Mr. Mitchell replied that he was comfortable with the amount of parking currently offered for residents and visitors as well as drop off space. There was no desire to utilize this outdoor space for that purpose. Commissioner Krillenberger asked for clarification on the building height. Mr. Mitchell stated the request for zoning relief for building height was because the existing building did not conform to current code requirements and it was not a result from the addition of an elevator shaft.

Commissioner Crnovich thanked Mr. Mitchell for meeting with the neighbors, a meeting she attended. She had a question about the age-restricted units and asked Mr. Mitchell to discuss how Second Street would change. Mr. Mitchell stated the non-conforming street spaces will be removed and replaced with manicured landscaping. The conversion of the current one-way street, originally designed for the drop-off of two hundred (200) students, to a two-way street and adding a stop sign is not part of the proposal but has been discussed. He stated that he would defer to the Police and Public Works Department on these matters.

Mr. Walsh, in response to Commissioners Crnovich's question about screening, confirmed there would be rooftop screening installed to hide mechanicals.

Commissioner Crnovich stated concern about noise from barking dogs if a dog run was installed. Mr. Mitchell responded that the dog run was included in the application to embrace pet ownership and it would have an irrigation system for cleanup. Mr. Mitchell stated there were no plans to remove it from the proposal at this time and stated that dog runs have been included in other Holladay developments located in less residential settings. It was corrected at the meeting later than the dog run had been removed from the plans based on previous community feedback.

Commissioner Willobee noted that one of the renderings shared depicted two-way traffic. Commissioner Willobee asked about guest parking. Mr. Mitchell responded that he felt the three (3) spaces currently planned on the exterior of the building were the appropriate amount of spaces and temporary overnight parking could be requested if needed.

Commissioner Willobee asked if the public park on the west would be the responsibility of the homeowner's association to maintain. Mr. Mitchell responded that it would be the homeowner's association responsibility to maintain the park spaces. Commissioner Willobee expressed concern that Village residents would not understand the space is available for public use. Mr. Mitchell stated that perhaps a way to invite the public to use the space would be to include a statement of gifting of this space from Zion Church to the community, paying homage to the Church.

Commissioner Willobee asked if the property was in a floodplain. Mike O'Connell stated that there are some openings slightly below the base elevation and the plan calls for the elevation to be raised in certain areas and seal all of the openings on the lower level garage area. Mr. O'Connell stated that the entry ramp to the garage area would have a curb at the base and that DuPage County was consulted. It was noted that the lower level cannot be used for dwelling, but a parking lot is allowable. In response to Commissioner Willobee's question about homeowners having to pay for flood insurance, Mr. O'Connell stated that he would need to research that topic further, but stated that two (2) inches would be needed to get above the flood plain elevation and that electric car chargers could be utilized.

Commissioner Willobee asked about trash removal. Mr. Walsh stated there is a trash room planned on the lower level and the garbage truck could get out of the street, back down the ramp and roll out the dumpsters to be emptied.

Commissioner Fiascone stated the building looks great and that many people will appreciate the preservation of the façade. Commissioner Fiascone stated she wanted to go on record that she wishes the Village as a whole would not make developers attach age restrictions to real estate. Commissioner Fiascone stated, in this case, the twelve (12) units would not place a burden on the community and any age restrictions may become problematic in the future real estate market. Mr. Mitchell stated that he appreciated the Commissioner's comments about limiting the buyer pool and agreed that is a valid concern. Mr. Mitchell also stated that he wants to be open to paths that can move the project forward, even if it comes with an age restriction.

Commissioner Moore asked what the fenced area on the north side would look like, specifically to the neighbors. Mr. Walsh stated there would be a wood fence and landscaping, the existing stairway and egress would be removed, and the common brick on this wall would be cleaned and tuckpointed. Commissioner Moore suggested this location for the dog run.

There was a discussion on possibility of adding windows or another architectural features to the solid brick wall area on the east elevation, which the applicant was receptive to completing. Mr. Mitchell stated an outside irrigation system would be installed in response to Commissioner Moore's question about watering the landscape.

Commissioner Curry asked about staining the brick on the north side of the building. Mr. Walsh stated that it was possible, and that many products are available. Mr. Mitchell stated that he would like some additional time to consider this option but may decide to leave the brick the same color in the end.

Chairman Cashman stated that he appreciated the uniqueness of this development. Chairman Cashman noted the proposal changed from age-targeted to age-restricted after the Board meeting and this topic can be further discussed. Chairman Cashman noted that there was a typo on the proposal related to the number of parking spaces, and stated the development is compliant and agreed the size of the parking spaces was not a significant problem.

Chairman Cashman also liked the idea of the pocket park and the benefits to the public that it brings. Chairman Cashman stated that a careful look at lighting will need to be take place at a later date to strike the balance between too bright and more illumination. Chairman Cashman liked the private, English garden area and felt it was necessary to provide the additional space for residents. He also stated that it was a good design and fits in well with the area.

Chairman Cashman stated he agreed with staff's recommendation that the proposal goes beyond a minor modification, in relation to the Major Adjustment to the Zion Lutheran Church Planned Development. Chairman Cashman stated that he appreciated the great level of detail provided in the packet and invited any community members present to speak on the matter.

Tom Heinz, resident of 116 South Vine Street, addressed the Commission. Mr. Heinz felt the building was beautiful but had two concerns, parking and the floodplain. Mr. Heinz stated that he wants to be sure the west side of the street remains "no parking" and that parking remains on one (1) side of the street only.

Mr. Heinz stated the intersection of Vine Street and Second Street floods with heavy rains presently, and that the problem seems to have gotten worse in recent times. Mr. Heinz stated that he has concerns about the negative impacts on neighboring properties as a result of this project and stated that no more water can be directed to Vine Street.

Anne Smith, resident of Third Street, was present to address the Commission. Ms. Smith shared positive comments about the re-use of the building and asked if Second Street could be used for parallel street parking. Chairman Cashman stated he did not see why not. When asked their opinion of a two-way street, Ms. Smith had no opinion and Mr. Heinz stated he believed it would be better as a two-way.

Commissioner Krillenberger asked if there was any arrangement made with Zion Church to use some of their parking for guest parking if any was available. Mr. Mitchell reported there was no arrangement made at this time but suggested a neighborly arrangement could be made with restrictions in the future.

Commissioner Fiascone asked if there was an extensive sump pump system in the building currently and if the building floods often. Mr. Mitchell reported the building is bone dry and acknowledged he is not yet completely familiar with all of the mechanicals at this time. Mr. Mitchell stated that the ramp for the parking area would have a trench drain. Mr. Mitchell also added that the amount of permeable space is increasing from the current amount and that the plants in the garden area, both features would contribute to the amount of water that the land accepts.

Commissioner Fiascone stated that she did not want the stormwater to be discharged to the street where flooding is already a known problem. Chairman Cashman added the stormwater will be reviewed by the Village and DuPage County in the future. It was noted that the intersection is a low spot in the area and flooding is currently a major issue and it was suggested that functional storage be investigated.

Some discussion took place about this older part of town having combined sewers. Commissioner Willobee pointed out that a project like this can be viewed as an opportunity to find solutions and chip away at the existing flooding problems.

Chairman Cashman asked the Commissioners to share their thoughts on the units being age-restricted versus age-targeted. It was noted that this would be the only age-restricted development in the Village.

Commissioner Moore stated that he could see both sides of the argument but tended to lean toward age-targeted rather than age-restricted and noted that the design and features of the unit would be appealing to an older desired age group.

Commissioner Willobee stated that he preferred age-targeted and they could design the homeowner's association by-laws and agreement to target an older population, which was used for Hinsdale Meadows.

Commissioner Crnovich requested data from staff to determine how many children are living in Hinsdale Meadows and other similar developments, stating that the schools need to be considered. Ms. Salmon stated that she can ask if the information is available.

Commissioner Fiascone added that for a larger development, the impact on the school population should be considered, but a twelve (12) unit development like this one would have very little impact on the school population.

Commissioner Krillenberger stated that he did not like the age-restriction, and thought the procedure used for Hinsdale Meadows worked well. Commissioner Krillenberger asked how the Burlington Station development impacted schools. Mr. Mitchell stated that he believed there were very few or no children residing in that development and that the units are not well designed for families with children. Discussion continued about the desire for more data, Mr. Mitchell offered to seek out available data from similar developments outside of the Hinsdale community.

Chairman Cashman asked the Commission if there were any other comments. For clarification purposes, some discussion followed about the order of the processes involved for the approval of this development.

A motion was made by Commissioner Willobee, seconded by Crnovich, to approve as submitted for Case A-35-2021 – Text Amendment for the development of Vine Street Station consisting of twelve (12) age-restricted lifestyle housing units within an existing building located at 125 S. Vine Street. The motion carried by the roll call vote of 7-0 as follows:

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

A motion was made by Commissioner Krillenberger, seconded by Curry, to approve Case A-35-2021 – Planned Development Concept Plan for the development of Vine Street Station consisting of twelve (12) age-restricted lifestyle housing units within an existing building located at 125 S. Vine Street with the suggested modification that it be age targeted, not age restricted. The motion carried by the roll call vote of 7-0 as follows:

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

A motion was made by Commissioner Crnovich, seconded by Commissioner Willobee, to approve Case A-35-2021 – Special Use Permit for the development of Vine Street Station consisting of twelve (12) age-targeted lifestyle housing units within an existing building located at 125 S. Vine Street. The motion carried by the roll call vote of 7-0 as follows:

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

A motion was made by Commissioner Willobee, seconded by Commissioner Crnovich, to approve Case A-35-2021 –a Major Adjustment to the Zion Lutheran Church Planned Development. The motion carried by the roll call vote of 7-0 as follows:

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

### **Adjournment**

Chairman Cashman asked for a motion to adjourn. Commissioner Krillenberger moved to adjourn the regularly scheduled meeting of the Village of Hinsdale Plan Commission of April 13, 2022. Chairman Curry seconded the motion.

The meeting was adjourned at 9:19 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: )  
 )  
 )  
ZION LUTHERAN CHURCH )  
Planned Development )  
125 South Vine Street, )  
Case No. A-35-2021, )  
Text Amendment. )

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  
May 24, 2022, at the hour of 7:30 p.m.

BOARD MEMBERS PRESENT:

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

1 ALSO PRESENT:

2 MS. BETHANY SALMON, Village Planner;

3 MR. DREW MITCHELL, Applicant;

4 MR. MIKE O'CONNOR, Applicant;

5 MR. CHRIS WALSH, Applicant's Architect.

6

7 CHAIRMAN CASHMAN: Case A-35-2021, text

8 amendment, planned development concept plan and

9 special use permit to allow for the development

10 of Vine Street Station consisting of 12 age-

11 restricted lifestyle housing units within an

12 existing building at 125 South Vine Street and a

13 major adjustment to the Zion Lutheran Church

14 Planned Development.

15 Any individuals who want to speak

16 on this matter, if you can please stand and be

17 sworn in.

18 (WHEREUPON, the oath was

19 administered en masse.)

20 If we can hear from the applicant.

21 Welcome.

22 MR. MITCHELL: Thank you, guys. Can

07:33:13PM

07:33:43PM

07:34:11PM

1 you hear me okay?

2 Good evening. My name is Drew

3 Mitchell; I'm a resident of Hinsdale. I live

4 near Seventh and Garfield and I have been

5 raising my family here since 2013 and I love

6 this town. I never even knew it existed, grew

7 up in Minnesota, found Hinsdale and fell in love

8 with it.

9 Professionally, I'm a partner with

10 a real estate development company called

11 Holladay Properties. We are a family-owned

12 company; we're based in South Bend, Indiana. We

13 are entrepreneurial. We take great pride in our

14 projects and the buildings that we do. Our

15 office is in downtown Clarendon Hills.

16 In this area, we are particularly

17 known for what's called transit-oriented

18 developments, which are medium-sized luxury

19 apartment buildings along sort of whistle stop

20 suburban Chicago.

21 The products that you may be

22 familiar with would be Burlington Station in

1 downtown Downers Grove, which took a difficult

2 to develop site framed in the western edge of

3 their downtown, that's a 90-ish unit building.

4 It's one of the top two graded apartment

5 buildings in the state of Indiana based on

6 online user reviews. We are really proud of

7 that. We tend to hold our real estate for long-

8 term, which is a decidedly different approach to

9 how we go about building them.

10 Who cares about all of that. We

11 are here tonight to talk about the Zion school

12 at Second and Vine. And I know there's a little

13 novelette, I hope we didn't put you to sleep

14 reading this in preparation for tonight, but it

15 explains how we came across this unique

16 opportunity to potentially identify an approach

17 to adaptive reuse for this building.

18 This school was built in 1931 with

19 a major addition in 1961. It had at its peak it

20 had approximately 200 students that were going

21 to school there K through 8. Unfortunately,

22 there's been some obsolescence in these smaller

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07:35:07PM

1 schools in the K through 8 model.

2 The school was utilized as a

3 private academy for a period of time. That use

4 is no longer. The only use as of the last say

5 five-ish years has been for utilizing the

6 gymnasium for a local baseball team.

7 So we became aware of the potential

8 of this site to have an alternative use really

9 from D181's office relocation analysis where

10 they support three different sites. This was

11 the big loser of the three because of

12 obsolescence, because of parking challenges and

13 because of perhaps some floodplain issues.

14 So, however, we started to study

15 it, we being my team of Chris and Mike O'Connor

16 and Donald and Laurie and Grace and it starts

17 with a tour of the building and we found out

18 it's got pretty good bones.

19 There's some real special stuff in

20 this building. There's a two-story stained

21 glass window, some of the cornerstones they had

22 etched limestone on the building we thought was

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07:36:13PM

1 pretty cool. There's also some garbage on it,  
2 if you will. There's glass blocks which, you  
3 know, I don't think Steve's probably used that  
4 in a long time on any projects that he's been  
5 involved in.

6 Pastor Klein is here. I hope I  
7 don't insult you but there's some pretty ugly  
8 grease traps hanging off the side of this  
9 building that are facing the neighbors. So  
10 we -- in order to take the temperature of the  
11 community, which is important in our planning  
12 and entitlement process in Hinsdale, we were  
13 encouraged by the village staff to host a  
14 neighborhood meeting.

15 The first neighborhood meeting was  
16 hosted in August of 2021. There were people  
17 that weren't able to make that meeting; we  
18 hosted a second neighborhood meeting in  
19 September of 2021.

20 I'd like to say that the reactions  
21 and the feedback that we got from the  
22 neighborhood largely formed the plans that you

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1 controlled parking spaces.

2 We are targeting a demographic that  
3 we have great experience with, which is your  
4 downsizing empty nesters. There are precious  
5 few places for folks that are downsizing to stay  
6 and maintain close roots with their family,  
7 particularly when we are talking about trying to  
8 have some level of walkability, which is also  
9 very much in demand.

10 So we got very comfortable that  
11 there could be an economically viable project  
12 here. One of the things that is probably most  
13 intimidating of this process really is the  
14 entitlement and in going through the motions in  
15 Hinsdale where we take great pride in what we  
16 have today and there is a sense that there is  
17 some resistance to change.

18 This would be a multifamily  
19 project. It would be condominium. It would be  
20 for sale. The village board very much encouraged  
21 us to focus on a 55-plus demographic and not age-  
22 targeted which is a way to say you're focused on

07:38:41PM

07:39:08PM

1 are seeing this evening. We had incredible  
2 attendance, quite frankly, at those neighborhood  
3 meetings, particularly relative to what we are  
4 seeing tonight. But I would say the project was  
5 generally well-embraced and well-received once  
6 we got past sort of the fear of unknown and what  
7 this might look like and what it would be.

8 So since Pastor Klein is here, I'd  
9 like to thank the Pastor and the congregation.  
10 They voted in favor of the sale of this building  
11 and this asset to Holladay pending a successful  
12 navigation of our entitlement process. But what  
13 we are talking about here is taking this  
14 building and largely preserving the existing  
15 exterior facade with the exception of a couple  
16 of things.

17 We are putting big, beautiful  
18 windows in that would be for each of these units  
19 and there's also balconies on these units. The  
20 intent is to ramp down on the eastern portion of  
21 the site to an underground parking facility that  
22 would feature 22-ish underground and temperature

07:37:42PM

07:38:10PM

1 that demographic but can do business with  
2 anybody. This would truly be age-restricted.

3 There would be provisions in our  
4 bylaws in the HOA that would prevent certain  
5 things that came up both at neighborhood  
6 meetings and in the village board meetings  
7 related to, for example, storing things on the  
8 balcony.

9 But there's some renderings.  
10 Donald, I wouldn't mind if you could show a  
11 couple of these real quick. Chris Walsh, our  
12 architect, is going to give a bit of a more  
13 thorough presentation but I'd love to kind of  
14 just tell you what we are doing here.

15 So a lot of this limestone -- and  
16 most of this exists. We just wouldn't know it  
17 because the building hasn't gotten a bath in  
18 probably 40 years. So a lot of this is cleaning  
19 it up. A lot of it is putting in appropriate,  
20 tasteful lighting, both up and down lighting you  
21 will see, and then big windows. We are really  
22 trying to open up light and allow it to get into

07:39:39PM

07:40:04PM

1 the space.  
2 We have concern that we may only be  
3 able to get to eight-and-a-half foot ceilings,  
4 which we wish they were ten. So part of what we  
5 are doing with these larger windows is letting  
6 the feel of volume that comes into the space.

7 It's a tricky building here because  
8 you're not really appreciating how far east it  
9 goes. You can just barely get a glimpse of this  
10 two-story stained glass. If you go in the  
11 stairway, it is a spiritual moment. The light  
12 coming in off of this glass, it's really  
13 wonderful.

14 So our plan is actually the  
15 interior like that and have a soft glow at night  
16 when you're driving by and really kind of  
17 embrace that.

18 On the front of the building, our  
19 intent is to create a modest but important  
20 outdoor living space that would allow our  
21 residents to be able to grill. They would be  
22 able to have a glass of wine out there, have

07:40:34PM

07:40:57PM

1 sitting garden and an opportunity for those who  
2 have pets to also bring their pets. And one of  
3 the things that we heard, I can't recall if it  
4 was the village board meeting or at the  
5 neighborhood meeting is, you know, nobody really  
6 needs a pet run around here, everybody is  
7 walking on the street. So perhaps this can get  
8 re-envisioned if it were to please the plan  
9 commission or if we came up with better ideas.

10 This just gives you an idea of how  
11 you would navigate getting into the lower level.  
12 It actually works very well. We would put in an  
13 elevator over in this space. That would create  
14 a need to have an elevator overrun on the roof  
15 of the building but, guys, we put a lot of  
16 thought into this.

17 We are hoping that there's energy  
18 and reception towards an adaptive reuse of this  
19 building realizing that multifamily may not be  
20 our favorite word here, maybe I should delete it  
21 and just start speaking to it as condominium.

22 I think that's it. You know, Chris

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1 friends or family over; there would be a TV.  
2 And then we are actually -- we would like to  
3 poke a hole into this part of the building so  
4 that you would have interior access and truly  
5 make it a private space.

6 A couple of other things that we  
7 are doing that I think are pretty important are  
8 we are allocating space -- green space. So this  
9 area has had issues with flooding. We are  
10 increasing the amount of permeable space on the  
11 site, 12 percent, on the gross. It's about a  
12 40 percent increase though in the amount of  
13 permeable that exists.

14 The idea here would be that we  
15 would have a public pocket park, so there's  
16 examples of these really all over, but this  
17 would be a place if you were walking back from  
18 Starbucks, you could stop and drink your coffee.  
19 It would be privately maintained but accessible  
20 to the public.

21 On the eastern portion of the site  
22 we are creating what we are calling a formal

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1 and Mike, I don't know if you think I missed  
2 anything.

3 I will tell you that the mayor of  
4 Downers Grove, I just bumped into him, and he  
5 doesn't get a vote and, you know, it's another  
6 town, but he gave me a hug and I said, Mayor,  
7 what's the hug for? And he was -- went to  
8 school here all through eighth grade, and he's  
9 just over the moon about the fact that we are  
10 trying to salvage this building. Because really  
11 the alternative would be either as a right  
12 office, which I suppose could happen, however,  
13 one of the things that my partner Mike and I are  
14 running into is we are getting communities  
15 calling us saying we have vacant office and  
16 would like to rethink this and reimagine this,  
17 so we have been reacting to that just from sort  
18 of a macro economic world.

19 Another alternative would be more  
20 single-family homes. And while I live in one  
21 and I know that that represents a big part of  
22 the underlying fabric here in Hinsdale, we just

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1 think this is a really cool opportunity to take  
2 a building that has historical, or perceived  
3 historical value, and turn it into something  
4 that works today and that works for residents  
5 that live in Hinsdale and allows them to age in  
6 place here in town.

7 So we are thrilled to have the  
8 ability to be able to see you guys tonight.  
9 We've been looking forward to this, quite  
10 frankly, for a very long time, and we are eager  
11 to move this project along should we be able to  
12 find your support. So thank you very much; I  
13 really appreciate it.

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14 MR. O'CONNOR: I want to add one thing  
15 to what you said about what we're asking for;  
16 Bethany mentioned it, but we are taking this  
17 school parcel and we are removing it from the  
18 existing planned development. That's one thing.

19 And then we're asking for a fairly  
20 lengthy list of departures from the code and I  
21 just want to make sure everyone understands  
22 we're not doing that because we are unhappy with

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1 the code. We are trying to keep the building  
2 envelope exactly the same and not kind of change  
3 the site at all and so everything we are doing  
4 is inside the building.

5 And, I mean, we're going to restore  
6 the envelope of the building, as I mentioned,  
7 clean it up, restore it, but all the things that  
8 exist there and they're causing us to have some  
9 of these departures for the most part. So thank  
10 you very much. I appreciate it.

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11 I want to talk about that we are in  
12 a PUD and we are in an existing PUD and so we  
13 sort of have to apply on behalf of the church as  
14 well. And the application was signed by the  
15 church that they are amending that PUD, it  
16 affects the adjacent homes, the pastor's  
17 residence to the east. So there's some subtle  
18 changes there.

19 Actually, that site really doesn't  
20 change. Part of the subdivided lots that that  
21 home sits on actually have been used for a long  
22 time by the school and so we are just

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1 establishing that line again.

2 So I just wanted to add those  
3 couple of points and I'm going to let Chris walk  
4 through the design of the project.

5 CHAIRMAN CASHMAN: Thank you.

6 MR. WALSH: I'm Chris Walsh, the  
7 architect. I may go over a few things here that  
8 we already talked about but as Drew mentioned,  
9 you know, Holladay is doing several projects  
10 here in the area and you can definitely look  
11 them up and see everything they are doing.

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12 So this is what Mike is referring  
13 to. The site is in the IB district right now  
14 and it's really the campus of the current  
15 school, the church, parking lot and there's two  
16 houses just south of the school that were taken  
17 out and then put back into the R-4 district.

18 So part of what Mike is describing  
19 was -- actually, I'll show you a couple of  
20 slides. We want to break up a couple of these  
21 things, take the school out of this district,  
22 just to keep within the codes.

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1 So this is the building in all its  
2 glory, current glory right now, and as you can  
3 see, there are -- you know, it's in need of some  
4 work. Can't really see everything on here but  
5 it's a lot of glass block, a lot of old windows  
6 put in in the '60s, doorways that would be  
7 reworked. You can see the stained glass window  
8 in the upper right-hand corner. But if you  
9 really look close though, there are great  
10 details on this building and the rendering we  
11 actually did go and measure all the stonework,  
12 we modeled it the best we could so the rendering  
13 actually does capture the stonework and  
14 everything that's there.

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15 This is the current plat of survey.  
16 The school is actually on two lots, so it says  
17 Lot 1 there and it's a little bit deeper and the  
18 Lot 2 is actually what we call the pastor's  
19 house. That's the house on the corner on the  
20 other side.

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21 So we will actually have to give  
22 some land to the current pastor's house to that

1 Lot 2, make that a conforming lot, 125-foot deep  
2 lot but that will be separated on its own and  
3 what's left will be part of the school and we  
4 feel it's plenty of room to do what we want to  
5 do.

6 So this is what the current campus  
7 for the whole building -- or for the whole  
8 church site. So you see in the dark outline is  
9 the area where we want to break off for the  
10 school portion and then the pastor's house to  
11 the right. To the south would be the church  
12 with the parking lot and you can see the  
13 northwest corner of those two homes that were  
14 previously separated. So if you want to read  
15 through what we are actually breaking off, the  
16 text is forever because it takes into account  
17 all of these pieces but just in short, we have  
18 to take that out but amend the old PUD.

19 So again, one last slide with the  
20 site plan. It's hard to see but this actually  
21 shows there's a fence at the pastor's -- the  
22 single-family home which borders -- there's like

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1 that much for a ramp down. So there would be a  
2 gradual ramp down just to the east of the  
3 building and cars would take a left turn into  
4 the garage, there would be a door on the eastern  
5 side.

6 We figure there would be about  
7 three parking spaces at the end of that driveway  
8 and like a parcel delivery space or move-in  
9 space that would be there as well.

10 Inside we did get a comment about  
11 8-foot wide parking spaces. Currently, the plan  
12 show 8-foot wide. Our problem right now is the  
13 next phase getting into that detail plan. We  
14 want to have 9-foot wide parking spots, believe  
15 me, but right now we aren't exactly sure where  
16 all the structure lands so we are being  
17 conservative right now. At the end of the day,  
18 our plan is to have 9-foot parking spaces. I  
19 think it can be done on all the parking spaces  
20 but we kind of made the decision not to jump to  
21 that yet. Before we get into that, we really  
22 need to measure the building, understand how the

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1 a playground in the middle. That fence is gone.  
2 It's going to move -- that fence is going to  
3 move to the east about 15 feet. So if you are  
4 standing there, and you want to understand how  
5 big that lot will be, it's about a 15 feet move  
6 to the east for that fence in the back of the  
7 lot. Here it is in a little bit more color.

8 MR. MITCHELL: Chris, I'd like to drive  
9 home the point. When you say give it back to  
10 the pastor's house, if you were to go there,  
11 there's a wooden fence right now that's east of  
12 where the new lot line would be. There's  
13 actually a little further addition of land to  
14 what would now be pastor's lot.

15 MR. WALSH: So the building, the  
16 existing building is three stories. Our  
17 proposal is to create 12 dwelling units, 12  
18 condos and have 25 spaces of parking.

19 This shows the lower level. So we  
20 are anticipating dedicating the entire lower  
21 level to parking. The new driveway, we are  
22 about 6 foot below grade which is really not

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1 structure will work and then we can come back to  
2 you intelligently and tell you what the parking  
3 spaces will be.

4 We are asking for a little bit of  
5 variance because we are working on existing  
6 conditions, our aisle spaces is a little bit  
7 below code but again, we are trying to get --  
8 our understanding is it's going to be very  
9 luxurious condos, affluent people and we want to  
10 have the most space for them, so that's  
11 something that we plan to work out as we get  
12 into our detail plans. But right now we feel  
13 what we have in front of you is very realistic  
14 as far as number of spaces.

15 So as Drew mentioned, on the east  
16 side, that triangular corner, we are planning on  
17 landscaping that, creating kind of a public park  
18 that people can walk by and welcome to sit on.

19 MR. MITCHELL: West side.

20 MR. WALSH: Sorry, west side.

21 To the south of the building, kind  
22 of in the little side yard along Second Street,

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1 is really what we plan to do is create like a  
 2 5-foot fence that would be a mix of masonry,  
 3 sculpted metal, really have kind of an  
 4 ornamental fence with some greenery behind that  
 5 to aquify the scene. So people walking by with  
 6 their dogs, this is really going to be kind of  
 7 the yard for these tenants where they can just  
 8 kind of walk down, have coffee, read their iPad,  
 9 whatever it is. Maybe sit out there at night,  
 10 have some wine. So they would have some privacy  
 11 there.

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12 And then we have the driveway which  
 13 kind of separates the pocket park to the right  
 14 and we see that as really kind of a landscaped  
 15 place with a little bit more space to wander  
 16 around. Maybe they are taking their dogs out  
 17 there and running around. So there's really  
 18 three distinct landscape areas that we have with  
 19 this project.

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20 So again, we have done our initial  
 21 layouts. We feel, you know, comfortable. These  
 22 are roughly the size units we can get about

1 1,100 to 1,600 square foot units, a mix of 2 and  
 2 3 bedrooms and each of them would have an  
 3 outdoor space. It's something Holladay really  
 4 impresses with all of their projects to have  
 5 some outdoor space. These would be 6-foot deep  
 6 balconies they can go there and sit. There was  
 7 a little bit of concern with the balconies, some  
 8 talk, but I think after people have gotten used  
 9 to it they understand this is their front porch,  
 10 these people need somewhere to kind of sit out,  
 11 offer safety in a community as well. Since  
 12 people are sitting out there, they are watching  
 13 the street. I encourage these should be  
 14 included even though I know this is one of the  
 15 variances that we are asking for.

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16 But as Drew mentioned as well, it  
 17 would be an elevator building. We are planning  
 18 on keeping the staircases where they are.  
 19 There's actually a third staircase that would be  
 20 removed kind of the north side of the building  
 21 that was part of the original 1930s building.

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22 So you see the existing building in

1 the bottom left and then we are -- feel good.  
 2 The rendering would be the final product and as  
 3 I mentioned, we actually did take a lot of care  
 4 in this rendering to highlight all the limestone  
 5 that's actually there. The brickwork, really if  
 6 you get a chance if you stop and look at it,  
 7 there really is a lot of detail to this  
 8 building, especially this portion on the corner  
 9 that's the old 1931 building.

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10 MR. MITCHELL: Contrast it to the  
 11 picture on the lower left. That's what we are  
 12 seeing today and I really think this could be  
 13 magical. I really do. I have partners who are  
 14 wondering what the heck I'm doing on this. This  
 15 is a \$6 million-ish project, \$8 million project,  
 16 it's 12 units, it's for sale, you know,  
 17 operating income and I don't really care. I'm  
 18 excited about this opportunity to save this  
 19 building and I think our community would really  
 20 value it. So I just want you to know this isn't  
 21 about making a bunch of money, guys. This is  
 22 about having fun, maybe shortening my commute

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1 one or two days a week because it is in my  
 2 backyard so if there's selfishness, maybe that's  
 3 it, but I don't know what we are celebrating  
 4 here on the lower left but I do think that this  
 5 canvas can be celebrated and that's what I'm  
 6 hoping we are conveying loudly today. So  
 7 thanks, Chris.

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8 MR. WALSH: Again, this is the look  
 9 from the other side. There's the fence we are  
 10 talking about. There's discreet but there was  
 11 metal work, an ornamental fence. The window,  
 12 the glass -- stained-glass window that's there,  
 13 like Drew said. There is another picture here  
 14 from the inside. That doesn't even do it  
 15 justice from what it looks like on the inside.  
 16 But the intent would be to backlight it, softly  
 17 backlight it, give it a little glow and at night  
 18 it would be a nice element that people could  
 19 enjoy from the street.

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20 Outdoor area, and then you get a  
 21 little glimpse of what we are anticipating, a  
 22 car ramp down.

1 Just kind of an overall comment.  
 2 Drew touched on it. We are actually increasing  
 3 the permeable area. That's a good thing. So  
 4 the main thing I would get across on this slide,  
 5 you know, it shows the existing condition of the  
 6 parking lot at the top. You can kind of see  
 7 that we are making more green and less pavement.

8 Conceptual landscape plan. It's  
 9 not too much different than what we had shown  
 10 before. I know this is really hard to see. You  
 11 have it in your packet.

12 Our plan is to spend money on the  
 13 landscape, create three distinct landscaped  
 14 areas. It might not be the final final plant  
 15 layouts but that's something we plan to work out  
 16 in the end.

17 MR. MITCHELL: I would just add that  
 18 this exhibit was informed by (inaudible) our  
 19 arborist who walked the site. We tried to  
 20 identify which trees were really important to  
 21 save, what he considered, I think his word was  
 22 garbage, but there are some great trees out here

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1 And then from the inside the  
 2 stained-glass window which is in great shape on  
 3 the inside; it's really bright. It's just they  
 4 put a really kind of older window on the outside  
 5 that's gotten very fogged up so you really can't  
 6 appreciate it unless -- you can see on the left-  
 7 hand side where they just kind of put protective  
 8 window but we want to see what we can do to get  
 9 that blue and colors on the outside.

10 So these are more technical  
 11 drawings. Basically it's what we have looked  
 12 at. We are asking for variances on the height  
 13 but we are not changing the height of the  
 14 building, we are just stating what the building  
 15 height is. We aren't that far off than what the  
 16 current code is. The rear setback is about 6  
 17 feet, a little over 6 feet. I know it's going  
 18 to be more than that. The front setback off the  
 19 street is about 28 feet.

20 We are close on some, we are not on  
 21 others, but it's an existing building. There's  
 22 only so much we can do so we ask for everybody

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1 and then there's some stuff that's not and we  
 2 want trees. We want to have that. So just  
 3 mostly trying to share that the village arborist  
 4 has reviewed the site.

5 MR. WALSH: Again, a little more detail  
 6 plan. Just some of the imagery of what we are  
 7 seeing on this site with the furniture, the  
 8 planting, the benches, that kind of thing. I'm  
 9 not going to go through this in detail. This is  
 10 more of an imagery board, kind of give you an  
 11 understanding to the site.

12 So a little picture. This is to  
 13 highlight some of the stonework that's there and  
 14 also the glass block window and there is a  
 15 cornerstone with a 1931 on it. All this would  
 16 get cleaned.

17 You can get a better look at the  
 18 main entry on the right-hand side, which again,  
 19 all the stonework, the detail that is in this  
 20 building. Soldier course is the brick. It's a  
 21 beautiful building. They don't build them like  
 22 this anymore.

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1 to be reasonable. We are going to ask for some  
 2 variances, we have to, and a lot of these are on  
 3 setbacks.

4 MR. MITCHELL: Thank you.

5 So I guess beyond that, we bring in  
 6 attention to detail to these projects that are  
 7 important. We understand how this demographic  
 8 lives. We have been bringing fiberoptic into  
 9 our buildings and often all the way to the  
 10 units, which we believe all of us should be  
 11 driving electric vehicles in 20 years. We are  
 12 providing sufficient panel space. We plan to  
 13 have electrical charging station in this  
 14 building and we can't wait to hear what you guys  
 15 have to say. You might be sick of hearing from  
 16 us. So thank you very much. I really  
 17 appreciate you guys giving us this audience.  
 18 And thank you, Pastor. They have been very  
 19 patient with us. We live in a world where we  
 20 have a contract, right, and we are trying to  
 21 perform within that contract and so I just want  
 22 you to know how much we appreciate you and the

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1 congregation having given us the time to  
2 navigate a gauntlet like this in a town that  
3 doesn't -- we have standards and there's a  
4 reason why and you go through our community and  
5 you understand why we have these great  
6 standards. So thank you very much. We really  
7 appreciate it.

8 CHAIRMAN CASHMAN: Thank you, Drew.  
9 Commissioners? Cynthia, questions  
10 for the applicant?

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11 MS. CURRY: A couple questions. One  
12 was going to be are they condos or apartments  
13 because I was led to believe it was condos but  
14 it is most definitely condominiums that will be  
15 being purchased; correct?

16 MR. MITCHELL: Yes, that's correct.  
17 These would be for sale condominiums and I'll  
18 just offer it because it came up previously.

19 There were questions about whether  
20 these could be turned into rentals or could be  
21 turned into Airbnbs and the idea would be that  
22 we would utilize the bylaws of the building to

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1 prevent that.

2 MS. CURRY: Can I ask a couple of more?

3 CHAIRMAN CASHMAN: Yes. Go ahead.

4 MS. CURRY: Elevators. One elevator in  
5 the building?

6 MR. MITCHELL: That's correct. This  
7 would be a single elevator. We believe it would  
8 be a Cone aid with an extended ceiling height  
9 which makes move in/move out a little bit

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10 easier. A lot of people don't know this, it's  
11 only like \$1,500 to get another foot when you  
12 are putting in an elevator. We always do it but  
13 it would just be one single elevator.

14 MS. CURRY: One of my biggest concern  
15 is traffic and the entry level in the two  
16 bedrooms, what are you looking at the price  
17 point of these, from what to what?

18 MR. MITCHELL: Sure. So the first  
19 question was related to vehicular traffic.

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20 So I guess what I would say to that  
21 is whatever was there as a school of 200 kids, I  
22 mean, we are looking what could be done, right,

1 as an office building would pale in comparison  
2 to a building like this.

3 There's a perception often that  
4 even much larger projects that we are involved  
5 in are huge traffic generators. And they tend  
6 not to be one because we're doing walkable  
7 product and that does influence how people go  
8 and get things like coffee. We can walk to a  
9 grocery store from this location, so traffic  
10 will be a nonissue. I suspect we will be  
11 obligated to provide a traffic study as part of  
12 the plan commission process and our formal  
13 submittal.

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14 The second question -- oh, boy.

15 MS. CURRY: Price.

16 MR. MITCHELL: Oh, price. You know, if  
17 you asked me a year ago, I would have felt a lot  
18 more comfortable answering that question. We  
19 are facing unprecedented interest rate increases  
20 on a percentage basis as well as price  
21 volatility. And it is a heck of a double whammy  
22 in our business.

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1 So we really thought that these  
2 would be probably in the high sixes to the mid  
3 nines-ish but we just don't know right now. We  
4 are kind of flying blindly knowing that there's  
5 a lot of demand and there may not be -- there  
6 may be a lot of price elasticity in Hinsdale.  
7 So not sure but that would be my kind of dark  
8 range if you forced me to it.

9 MS. CURRY: With the market and nobody  
10 has a magnifying glass to tell where we are  
11 going but that might impact where -- is there  
12 any fear generated around where this may end up  
13 by the time you finish them.

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14 MR. MITCHELL: I'm not afraid. I think  
15 it's going to be hard for us to get hurt on this  
16 if we do it well and we do it thoughtfully and  
17 we aren't rushing.

18 I mean, a big next step is really  
19 getting inside this building and understanding  
20 what we have to work with, so that's where we  
21 could goof up by not properly understanding, for  
22 example, the structure of how we could, you

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1 know, delineate between units and what we have  
2 done so far has not been us just in a vacuum and  
3 we have been in the building.

4 But, you know, even if rates  
5 continue to go up or even if home prices  
6 continue to go up, I believe that we're  
7 reasonably well-insulated in this community  
8 because I believe people want to live here and  
9 it really is a special place, right. I mean,  
10 whether it's uniquely Thursdays or you can't get  
11 a Starbucks without a drive-thru in Illinois  
12 anywhere and then we just saw a Starbucks as I  
13 pulled out. People want to be here, guys.

14 The other part of this is really  
15 that a lot of folks who may have a mother or an  
16 aunt that they would love to live here because I  
17 think your alternatives, while they are great at  
18 maybe it's the Hamptons of Hinsdale or maybe  
19 it's the development at County Line and 55th,  
20 but it doesn't provide walkability. And so to  
21 me that's part of this urban heartbeat is being  
22 able to have access to the parks, seeing younger

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1 buildings because it is absolutely energizing to  
2 stuff around us. So, you know, I can just say  
3 that.

4 I guess, you know, Chris, did a  
5 very nice introduction of Holladay but can you  
6 go see what we are doing. Our project in  
7 downtown Westmont at Cass and Quincy is game-  
8 changing for their downtown. They had over 30  
9 commercial vacancies before we started this  
10 project and they have virtually none now and it  
11 was a huge bet on our part but we study data, we  
12 understood who is going to want to live there  
13 and we are 40 percent leased and we don't even  
14 open for two months and nobody's been in the  
15 building.

16 So it speaks to the quality of our  
17 projects, the desirability or walkability, and  
18 I've probably answered your question. Sorry.

19 MS. CURRY: I don't want to monopolize,  
20 but one of my concerns was the parking though  
21 and the 8-foot versus the 9 and the aisle space  
22 being more limited. I'm guessing occupants of

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1 people biking and walking and throwing the ball  
2 to their dog.

3 So I also think that -- I mentioned  
4 this project to a friend who's a realtor and I  
5 couldn't have been more disappointed with the  
6 reaction. It was very nonplused. It was, you  
7 know, that corner is dark and it feels gross and  
8 it was like really disappointing reaction. I'm  
9 not going to hire this person at some point.

10 But I think perhaps the building today is  
11 contributing to that feeling at this particular  
12 corner and I actually think this could really  
13 create some positive energy for this little  
14 pocket of Hinsdale.

15 I noticed even the building  
16 immediately north of us, which is like 119 South  
17 Vine, just underwent a pretty thoughtful rehab  
18 and so I just think quality investment gets  
19 quality investment.

20 So one of the things that's been  
21 purely, truly a joy for me is professionally  
22 seeing what happens when we build great

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1 this will probably have two cars, I think a lot  
2 more may have electric cars, they are going to  
3 be older. I think there's only one space that's  
4 a larger space, am I wrong, for access?

5 MR. WALSH: One handicap.

6 MS. CURRY: I'm just wondering if you  
7 need more. And I know you are limited and I  
8 appreciate the fact you are trying to fit within  
9 that structure. I think it looks beautiful, so  
10 just a few questions, and I don't want to  
11 monopolize.

12 MR. MITCHELL: I'd like to quickly  
13 react to that. We hear you. We know everybody  
14 gets really frustrated when there's narrow  
15 spots.

16 When you live in a building, it's  
17 very different than going in a random parking  
18 garage, so I feel like you sort of get to know  
19 your three-point turn or whatever you are doing.  
20 But we are going to try to make that as gracious  
21 and as wide as we possibly can and I think what  
22 Chris is doing is a little trick to give himself

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1 some flexibility when he starts really ripping  
 2 open the cereal box, what am I going to do, but  
 3 when he gets inside of this and trying to  
 4 understand what -- but we are going to have to  
 5 come back to you guys to get our formal approval  
 6 and I think we will have that pretty dialed in  
 7 at that point. I don't want to monopolize.

8 CHAIRMAN CASHMAN: Any time, Cynthia.  
 9 Jim?

08:10:45PM

10 MR. KRILLENBERGER: My kids went to  
 11 preschool in the building and I'm a big fan of  
 12 the building. I'm thrilled it's being converted  
 13 to 12 units.

14 So can you elaborate a little bit  
 15 on the open space that's next to the pastor's  
 16 residence? That's for residents of the building  
 17 use rather than public use; right?

18 MR. MITCHELL: Yes. I think if I were  
 19 able to zoom in, I would really zoom in on this  
 20 picture right here.

08:11:10PM

21 So this was our inspirational  
 22 picture, the second from the top right, and it's

1 really a sitting garden. But the idea would be  
 2 -- we don't know how much it will be used but  
 3 part of it is just being beautiful and so  
 4 driving by and seeing that and knowing you could  
 5 go out there and read a book was the thought.  
 6 So am I answering --

7 MR. KRILLENBERGER: Yes, absolutely.  
 8 Is there -- and I don't know what -- I know when  
 9 we did the approval of the property at 55th and

08:11:38PM

10 Garfield, there was a lot of talk about  
 11 homeowner's association and bylaws and you  
 12 mentioned that.

13 Given the parking concerns, is  
 14 there expected to be a provision that will keep  
 15 that open space rather than concrete, asphalt,  
 16 new parking?

17 MR. MITCHELL: So if that were a  
 18 concern, I think that that's something that  
 19 could become perhaps a deed restriction. I  
 20 don't know how they would ever pull a permit to  
 21 pave that. People would lose their lid.

08:12:08PM

22 I'm glad you weren't asking me to

1 put parking there, we don't want to. We don't  
 2 really want any more parking. We feel very  
 3 comfortable at a 2 to 1 level and we are  
 4 actually a little more than that and we have  
 5 room for visitors and room for drop-off.

6 So if the concern was long-term  
 7 maintenance and somehow it not being appealing,  
 8 I'm not concerned about that because I feel like  
 9 just for the sheer sake of preservation of  
 10 homeowner values, your HOA is going to take it  
 11 pretty seriously.

08:12:39PM

12 I worry that they -- not worry.  
 13 They may have a better idea once they are living  
 14 here how that space could be used and so that to  
 15 me is a more likely outcome that at some point  
 16 they are coming back and saying hey, we  
 17 rethought this space or it felt like it was  
 18 public and people were using it or -- and maybe  
 19 that's a requirement. I'm not trying to put --

08:13:09PM

20 the village president talks about handcuffs --  
 21 CHAIRMAN CASHMAN: I think he said he  
 22 does.

1 MR. MITCHELL: And we don't like  
 2 unnecessary handcuffs and he said we love  
 3 unnecessary handcuffs but the idea would be we  
 4 have the land. We want it to be cool. We want  
 5 it to be celebrated by the people that live here  
 6 and we just don't know if we have the best idea  
 7 yet.

8 You know, we like our inspirational  
 9 imagery. We live in an area where there's  
 10 really two seasons, road construction, and all  
 11 that. It's not going to be a four season place  
 12 right now. Could it be? Should it be? So we  
 13 don't know.

08:13:37PM

14 But we are willing to devote more  
 15 time and energy to that and we are receptive to  
 16 ideas too. In fact, part of the reason why we  
 17 are so confident in what we've done is because  
 18 the neighbors have their fingerprints on it and  
 19 they reacted to what we are proposing and we  
 20 really don't have tremendous pride in  
 21 authorship here; we like good ideas. So thank  
 22 you for those questions.

08:14:03PM

1 MR. KRILLENBERGER: Okay. And then you  
2 are asking for a variation in the height  
3 restrictions and that's strictly related to the  
4 elevator?

5 MR. MITCHELL: My understanding is it's  
6 actually related to the existing building but  
7 it's because it's nonconforming, we technically  
8 have to ask for a variance for height because we  
9 are utilizing the existing structure.

08:14:37PM

10 Did I get that right, Chris?

11 MR. WALSH: Yes.

12 MR. MITCHELL: Thank you.

13 MR. KRILLENBERGER: I have no more  
14 questions.

15 MR. MITCHELL: Thank you very much.

16 CHAIRMAN CASHMAN: Thanks, Jim.

17 Julie?

18 MS. CRNOVICH: I was at the first  
19 neighbor meeting and thank you so much for

08:14:53PM

20 meeting with the neighbors so well in advance  
21 and listening to their feedback and their  
22 concerns.

1 And so the perceived potential controversial  
2 nature of this project to begin with we were  
3 encouraged to not couple this project with any  
4 adjustment to traffic.

5 What I will share, and I have to  
6 because you asked about it and you were there,  
7 it does appear that the neighbors almost  
8 unanimously would like to see a return of Second  
9 Street from one way to two way and there's a

08:16:36PM

10 variety of reasons why and it dealt with safety,  
11 it dealt with convenience and it also dealt with  
12 obsolescence with the need for that one way.  
13 That was originally for drop-offs when you had  
14 200 kids and now you don't. So that's it.

15 MS. CRNOVICH: I know sometimes the  
16 streets along there, like when Saint Isaac get's  
17 out traffic there has been really heavy. Has  
18 there been any talks about putting like a stop  
19 sign out on Grant Street and Second?

08:17:07PM

20 MR. MITCHELL: Grant and Second would  
21 be the intersection on the east of this site  
22 plan. I haven't heard anything about that. We

1 I had a question about age-  
2 restricted, which I believe you answered.  
3 Could you talk a little bit about  
4 Second Street, about how that's going to change?

5 MR. MITCHELL: Yes. I'd be happy to.  
6 But are you talking about directionally?

7 MS. CRNOVICH: Yes.

8 MR. MITCHELL: Okay. Before I go to  
9 that, there are nonconforming parking spaces on  
10 the north side of Second Street in front of the  
11 Zion school that was probably paved when Chris  
12 was in diapers or somebody else. Those go away.

08:15:27PM

13 You now have right-of-way that's a manicured  
14 landscape, tree planting. I'm towing around  
15 Second Street because I was asked to not try to  
16 -- to avoid making it an issue by the village  
17 board.

18 But at the neighborhood meeting  
19 there was contemplation converting Second Street  
20 from a one way to a two way street. The concern  
21 is attaching that adjustment to this project is  
22 that that could be controversial on its own.

08:16:05PM

1 are totally all ears on ways to improve safety.

2 MS. CRNOVICH: Sometimes, like, when  
3 there's a lot of snow it's hard to see to get  
4 across there, especially during rush-hour  
5 traffic.

6 MR. MITCHELL: I guess I would defer to  
7 public works and we can probably easily look and  
8 see if we've had complaints or there's a sense  
9 that we need a four-way stop here. You are not  
10 going to find us resisting that or not  
11 necessarily supporting that because I don't know  
12 that we have the experience.

08:17:45PM

13 MR. O'CONNOR: We did have a  
14 preliminary review by a traffic consultant and  
15 there is a traffic memo in the document.

16 CHAIRMAN CASHMAN: Yes, they  
17 recommended converting it to two way.

18 MR. MITCHELL: And that's our engineer,  
19 KLOA?

08:18:03PM

20 CHAIRMAN CASHMAN: I feel like I was on  
21 this commission when it was converted to one way  
22 but for school, it's much more common around

1 schools because it's huge drop-off and pick-up  
2 traffic and crossing guards and it's a whole  
3 different scenario.

4 MS. CRNOVICH: Yes, there's a lot going  
5 on. Thank you for answering that question.

6 Now there's going to be screens on  
7 top of the building to hide any mechanicals?

8 MR. WALSH: Yes. We would comply with  
9 the screening requirements for all the

08:19:38PM 10 mechanicals on the top of the building. So the  
11 bottom from the rear is really where you would  
12 see them more. The parapet wall goes around the  
13 three sides so the back is really where you  
14 would see them and they are going to be pretty  
15 high up.

16 MR. MITCHELL: The back meaning from  
17 north looking south?

18 MR. WALSH: Yes.

08:19:02PM 19 MR. MITCHELL: That's kind of a  
20 whatever angle to me and I don't mean to  
21 diminish the neighbor in any way but it's part  
22 -- it's a parking lot. These are office

1 buildings, former residences converted to office  
2 and there's not much to be desired back there at  
3 this point.

4 I think the right answer is yes, we  
5 screen. We don't want you to see the mechanical  
6 units and I don't think you'd let us.

7 MR. WALSH: Yes, they are pretty high  
8 parapet walls currently will serve to screen  
9 what's there.

08:19:31PM 10 MS. CRNOVICH: Great.

11 One more question. So do you think  
12 the dog run will be out?

13 MR. MITCHELL: No, I don't, actually.  
14 I mean, we had somebody after the village board  
15 presentation say, people aren't going to use it  
16 because everybody walks their dogs on the  
17 sidewalks here and actually, I tend to agree.

08:19:57PM 18 On our TOD projects we devote a lot  
19 of space to pet spas and we have dog runs with  
20 permeable turf that are irrigated and that all  
21 the business runs away. So it's this embrace of  
22 love for animals that has sort of made its way

1 into our projects that allowed it to become sort  
2 of a cornerstone of our program.

3 It's not going away unless we come  
4 up with a better vision for the eastern portion  
5 of the site. I actually really do like what we  
6 are planning there. I think it will work well.  
7 So no, not going away at this time.

8 MS. CRNOVICH: I guess my concern would  
9 just be a lot of barking.

08:20:34PM 10 CHAIRMAN CASHMAN: Well, you are in a  
11 much more of a residential setting than some of  
12 your other TOD projects, people walk their dogs  
13 around the neighborhood or go to Katherine Legge  
14 or whatever.

15 MR. MITCHELL: Yes. Thank you.

16 CHAIRMAN CASHMAN: Mark?

17 MR. WILLOBEE: Following up on the  
18 two-way street. If you are trying to de-couple  
19 from talking about that, one of your renderings  
20 does show two-way.

08:20:56PM 21 MR. MITCHELL: Fair comment.

22 MR. WILLOBEE: So guest parking, I did

1 have a question about that. I was recently at  
2 one of the businesses on Grant and they  
3 complained about people having guests taking  
4 their spots for business along the street and  
5 things like that. So I know you said you have  
6 -- is it just those three outdoor spots for  
7 guest parking?

8 MR. MITCHELL: Yes. So currently, it's  
9 three. There's homes in Hinsdale where there's  
10 none right now and in my house included, so I  
11 have to call up and I get a temporary pass  
12 overnight. I'm thrilled that we have three.

08:21:30PM 13 There are ways that we could look  
14 at having additional parking on Second Street  
15 though we don't need it. I actually think it's  
16 the right number. I think we are going to be  
17 comfortable and where it's going to probably  
18 have a problem would be Christmas when  
19 everybody's gone but these folks maybe perhaps  
20 not as mobile and they are going to know their  
21 neighbor, and so could we park in your spot over  
22 the weekend. That really does happen. So I'm

1 not really worried about it but I appreciate why  
2 you are bringing it up.  
3 MR. WILLOBEE: Yes. No. And again, it  
4 was just happenstance that somebody mentioned  
5 that to me two weeks ago.

6 Then as far as the park, so the  
7 public park on the west side, is that going to  
8 be HOA responsibility to maintain?

08:22:31PM

9 MR. MITCHELL: Yes. So it would be the  
10 HOA responsibility to maintain. It would have  
11 sort of two paths. So you have a path off of  
12 Vine running due east, you have a path off of  
13 Second at the southwest corner of the building  
14 running north with an artistic element in the  
15 middle and yes, it would be maintained and  
16 clearly be a place anybody can go and sit down  
17 and enjoy themselves and we'd probably put poop  
18 bags out there, you know, just out of  
19 convenience and maybe a little trash, but yes,  
20 we would maintain it in perpetuity.

08:23:01PM

21 MR. WILLOBEE: The other thing, what I  
22 think about is the ability of people to

1 understand that's there for them to enjoy as  
2 the public. I mean, I don't know if I'd go if  
3 there's an apartment or a condo building, I  
4 don't know if I'd just go and sit and hang out  
5 in a place if I thought it was associated with  
6 the building itself.

7 MR. MITCHELL: There's really easy ways  
8 to do that. One idea you just gave me, and  
9 Pastor is here, maybe this could be a gift from  
10 Zion church, via the HOA to the community and it  
11 says, Gifted by Zion to the community of  
12 Hinsdale, and it wraps whatever elements we put  
13 in the center of it. I think there's ways that  
14 we could sort of cleverly allow people to  
15 understand that this really is for your  
16 consumption and benefit.

08:23:31PM

17 MR. WILLOBEE: I would like something  
18 like that to let people know.

19 MR. MITCHELL: And we could pay homage  
20 to the church and this great building that has  
21 adorned this corner for so many years, over 90  
22 years.

08:23:59PM

1 MR. WILLOBEE: Okay.  
2 MR. KRILLENBERGER: Mark, before you  
3 go.

4 Is drainage at issue in this  
5 discussion?

6 MR. WILLOBEE: That was my next  
7 question. You mentioned a couple of times it's  
8 in a floodplain. I didn't get a chance to look  
9 at the insurance study.

08:24:19PM

10 Is it in the 100 year floodplain or  
11 are we just using a figure of speech?

12 MR. O'CONNOR: It is in the floodplain.  
13 The issue with it is that there's -- there are  
14 openings that are slightly below base flood  
15 elevation but they are easily adjusted. And  
16 part of the project will be to do that. So it's  
17 really just raising a step, adding a step as you  
18 are coming into the building, and then the  
19 opening that we are going -- well, first of all,  
20 all the openings that are at the lower level of  
21 the building are going to be now the garage.  
22 All of those will be sealed and covered with

08:24:55PM

1 masonry enclosed.  
2 And then the ramp that goes down to  
3 create the entrance for the cars to pull into  
4 that level, the ramp will have -- I'll use the  
5 word berm but it's not going to look like a  
6 berm. It's just going to have a little  
7 (indicating) at the edge of the property that  
8 will tie into the grading of the property to tie  
9 into the grade at the step to get into the  
10 entrance, it will all be above the base flood  
11 elevation. So that's how it will be engineered.

08:25:33PM

12 And we went to DuPage county, got  
13 permission from them, or direction from them, as  
14 to how we could use the lower level. We  
15 couldn't use the lower level for dwelling. It  
16 was used for classroom space but the current  
17 code you wouldn't be able to do that, but we can  
18 park cars there but we can't have any other uses  
19 down there per se, you know, any kind of  
20 function of the building can't be down there.

08:26:08PM

21 MR. WILLOBEE: So will you be able to  
22 do like a little map amendment so these people

1 don't have to pay flood insurance or are they  
2 going to be required to pay flood insurance?  
3 MR. O'CONNOR: I suppose that we would,  
4 as it relates to the grading that I just  
5 described, we would but their units are well  
6 above.

7 MR. WILLOBEE: Right. I'm just saying  
8 from an HOA perspective of having to pay.

08:26:35PM

9 MR. O'CONNOR: I'd have to research  
10 that question, ask our engineer about the answer  
11 to that question and get back to you. But I  
12 think there would be a minor modification to  
13 that by our grading plan that I described.

14 MR. MITCHELL: I'm just going to add to  
15 that. When we first started exploring this  
16 project, we were like, there's something that's  
17 going to blow up on us and we initially thought  
18 it would be being in the floodplain and that is  
19 why our first stop was the DuPage county

08:27:04PM

20 stormwater. We got all those folks in a room  
21 and the objective is presented by the DuPage  
22 county board member helped us set up the meeting

1 and how do we save this building. And it's  
2 actually like two inches of ramping gets us  
3 before the BFE. Where we are filling it in, it  
4 will be brick to match the existing structure so  
5 we are trying to not draw attention to it.

6 We have an elevator going down  
7 there, Mark, it's not that -- my understanding  
8 was the mechanicals, like we could have electric  
9 vehicle charging stations but they have to be  
10 above a certain height so they might feel a  
11 little weird, right, they are up here, we are  
12 trying to adhere to that base flood elevation  
13 not having mechanicals put in below that.

08:27:36PM

14 MR. WILLOBEE: Okay. I was thinking  
15 about it when I kept hearing floodplain,  
16 floodplain and then subgrade, electric car  
17 storage.

18 MR. MITCHELL: My understanding is this  
19 is going to be something that comes up if  
20 somebody is trying to get a mortgage and how it  
21 affects their homeowner's insurance so there are  
22 things for sure that we don't know right now and

08:27:58PM

1 we are going to have to get better educated on.

2 MR. WILLOBEE: Okay. That's helpful.  
3 Then my last question.

4 So I know there's mention are the  
5 dumpsters also going in that basement are or  
6 garage?

7 MR. WALSH: Yes. We would have a trash  
8 room down in the basement, kind of hard to see,  
9 but it's to the left as you turn in that garage  
10 door right here. (Indicating.)

08:28:33PM

11 MR. WILLOBEE: So then they roll them  
12 out to the --

13 MR. WALSH: Yes, the plan would be the  
14 garbage truck off the street back down the ramp  
15 they could roll out the dumpsters, throw them  
16 out and the garbage truck would pull away.

17 MR. WILLOBEE: Okay. All right.  
18 That's all I have, Steve.

19 CHAIRMAN CASHMAN: Okay.  
20 Anna?

08:28:52PM

21 MS. FIASCONE: It's a beautiful  
22 building, looks great and I know so many people

1 are going to be so excited that you're  
2 preserving the facade, it's going to be great.  
3 The village board asked us to look  
4 at three things presumably. One specifically is  
5 that they be age restriction and I know it seems  
6 like that's kind of agreed upon but I just  
7 wanted to go on the record stating that I think  
8 that's putting undo pressure on the development  
9 making it 55-plus restricted.

08:29:21PM

10 Right now the market, yes, they  
11 will sell immediately, it will be gone in a  
12 second, but we've been around long enough where  
13 that's not always the case and I think having  
14 it -- it's 12 units.

15 I do not think that's going to put  
16 any pressure on our schools whatsoever and if  
17 the HOA puts rules into the bylaws or whatnot,  
18 like we did at Hinsdale Meadows, I just don't  
19 see it being an issue.

08:29:47PM

20 I don't think it's going to be your  
21 issue, I think it's going to be my issue as a  
22 realtor having to resell these one day and

1 making it 55-plus. So it's a little on the  
 2 selfish side, I guess, but I think for the  
 3 village as a whole we shouldn't do that.  
 4 I think the Clay town homes over by  
 5 Kramers and Hinsdale Meadows those aren't  
 6 restricted and that's never really been a huge  
 7 issue since I've lived here at least. So I know  
 8 that the village has a strong opinion on that,  
 9 the board, but I just wanted to put my two cents  
 10 on that one. So I don't know if you have a  
 11 strong preference on that.

08:30:24PM

12 MR. MITCHELL: So I'm pleased, really,  
 13 thank you for bringing that up.

14 This kind of falls in the  
 15 unnecessary handcuffs category and I think it's  
 16 really probably trying to get in front of the  
 17 potential of children living in this building,  
 18 which would almost certainly never happen.

19 Even at this price point, my sense  
 20 is that there are single-family homes that are  
 21 sub 700,000. I moved into one in a starter home  
 22 that was 30 percent less than that when I first

08:30:47PM

1 moved to Hinsdale and so this just wouldn't be  
 2 your first stopping point. It just doesn't make  
 3 sense, it's not how families live.

4 In our other TOD projects, you  
 5 know, it's really two demographics, it's your  
 6 millenials or your pre-household formation, so  
 7 they are singles, professionals, maybe they are  
 8 engaged. The minute they have a baby, they are  
 9 out. They just don't want to live there. So I  
 10 just can't imagine.

08:31:21PM

11 Now, I do think you are limiting  
 12 unfortunately divorcee population where there's  
 13 family disruption, this might be a logical place  
 14 for dad to move. I also think it could create  
 15 some consternation on the part of the buyer  
 16 knowing that their buyer pool is eventually  
 17 limited but we are trying to be agreeable  
 18 because our eye is on the prize of identifying I  
 19 the path of salvaging the Zion school.

20 So if that's going to be the major  
 21 issue, I would roll over on it, but I'm pleased  
 22 that professionally you offered that opinion

08:31:50PM

1 because I totally agree with you. I don't think  
 2 you are going to have an issue with under 55  
 3 wanting to live here and then it creates some  
 4 weird concerns like, for example, if mom is  
 5 getting older and son wants -- and he's 48 and  
 6 wants to live here and now you have a neighbor  
 7 calling on the neighbor or mom passes away and  
 8 son is still there. You know it does to me  
 9 actually create more potential down the road for  
 10 issues but I'm not -- I don't want to stick my  
 11 neck out on it and so I don't know how to  
 12 navigate that other than being able to reference  
 13 that one of our plan commissioners brought this  
 14 up and questioned sort of the underlying thought  
 15 and I genuinely appreciate you bringing that up.

08:32:22PM

16 CHAIRMAN CASHMAN: Scott?

17 MR. MOORE: I like going last and being  
 18 new. I just have a couple of questions.

19 And first of all, I do like it. We  
 20 have talked about all three sides outside. What  
 21 about the north side that's going to run along  
 22 the fence, what are your plans on that and

08:32:53PM

1 fencing that area in and what's that going to  
 2 look like for the neighbors?

3 MR. WALSH: So we do have -- that  
 4 probably gets the most windows added to it to be  
 5 honest with you. It's in the bottom elevation,  
 6 you see there, and you saw before what that  
 7 looked like but it's pretty bad true.

8 MR. MITCHELL: Would you go to that,  
 9 the one that shows it?

08:33:32PM

10 MR. WALSH: So that bottom right.

11 MR. MITCHELL: Bottom left to me is  
 12 perhaps the most informing. I mean, it's a lot  
 13 of gutters right now, no penetrations, it's a  
 14 little dialed down brick, you're not getting  
 15 that red brick, which still it's a nice brick  
 16 but I think this does need some thought.

17 For us, we kind of want the  
 18 building to sort of stop here and maybe this  
 19 gets grass and sort of becomes, you know, maybe  
 20 there's an agreement with the neighbor we are  
 21 mowing that strip. I don't think you need the  
 22 sidewalk there anymore.

08:34:01PM



1 MR. WALSH: So currently we have a  
2 fence, you know, like a wood fence that will go  
3 from that corner Drew just pointed to to the lot  
4 line and then all the way down the lot line to  
5 kind of break that neighbors' view of that whole  
6 side there. And then, like I said, we would be  
7 opening up a lot more openings of glass and then  
8 there are a couple of balconies that will stick  
9 out that way.

08:34:34PM

10 The plan is to put trees, shrubs,  
11 you know, along the fence line to add additional  
12 screening. I believe there's something in the  
13 code about you have to have stone or something  
14 there, am I right, in that side yard?

15 MS. SALMON: I believe you need some  
16 sort of landscaping.

17 MR. WALSH: It is dictated in your code  
18 that that has to be landscaped and in our  
19 landscape plan there is, you know, the  
20 beginnings or our thoughts on how that could be  
21 addressed. So that is the plan is really to  
22 have a wood fence that would block the view

08:34:56PM

1 along with shrubs and then a revamped  
2 presentation.

3 MR. MITCHELL: There is a double --  
4 there is a stairwell, as Chris pointed out, on  
5 the north side that we will be removing and  
6 filling in with brick. So right now there's  
7 actually ingress/egress out on that part of the  
8 site.

08:35:33PM

9 MR. WALSH: Now the brick on that side  
10 is the common brick so it is a different color.  
11 Right now there is no plan to swap out all the  
12 brick and match the entire elevation but we  
13 wouldn't match the existing brick that way but  
14 this is just how they built buildings. The  
15 backside is always --

16 MR. MITCHELL: I think it will look  
17 great with a bath. It needs a bath.

18 MR. MOORE: So cleaning and  
19 tuckpointing all that.

08:35:59PM

20 MR. MITCHELL: Yes. That's right.

21 MR. MOORE: The second thing that I  
22 think I'm looking at is on the east elevation

1 where I know you are not looking at the stained  
2 glass, the stained glass is on the left-hand  
3 side of that element.

4 Can windows be put in there, into  
5 that stairwell area to try and --

6 MR. WALSH: We did -- we got this  
7 feedback late but there is an opportunity. So  
8 the first portion of that is the stairwell and  
9 we already have the stained glass on the one  
10 side but we do have the end of that hallway, so  
11 we are talking about we could probably add  
12 windows into that hallway.

08:36:32PM

13 MR. MOORE: Just to kind of make it not  
14 quite as flat and liven it up a little bit.

15 MR. MITCHELL: Perhaps at the end of  
16 this hallway and then you would have light  
17 coming in.

18 MR. WALSH: So right here I think there  
19 is an opportunity to add some more windows.

08:36:56PM

20 MR. MITCHELL: That's a good  
21 suggestion.

22 MR. WALSH: So possibly. It's harder

1 in the stairwell with just fire codes and things  
2 like that, we would rather stay away from that.

3 The other thing we can look at is  
4 maybe is there metal work or something that we  
5 can add to the building, maybe vines or some  
6 sort of landscaping or something like that.

7 MR. MOORE: Will there be a sprinkler  
8 system for all the outside landscaping and all  
9 of that?

08:37:26PM

10 MR. MITCHELL: Yes, we would have an  
11 irrigation system.

12 MR. MOORE: Thank you. All right. I  
13 don't have anything further.

14 CHAIRMAN CASHMAN: Thanks, Scott.

15 MS. CURRY: Could I just ask a quick  
16 question?

17 CHAIRMAN CASHMAN: Yes.

18 MS. CURRY: Have you looked at staining  
19 the brick?

08:37:41PM

20 MR. WALSH: That is a possibility. I  
21 mean, there are some great companies that do  
22 that, you know, it's something we can definitely

1 look at. But like I said, currently that's --  
 2 that's down the road.  
 3 CHAIRMAN CASHMAN: It's not very  
 4 visible. It almost looks like a plan for a  
 5 future expansion or something with the common  
 6 brick on that side because the building north of  
 7 there is so close, it's not noticeable.

8 MR. MITCHELL: You are right. Why  
 9 don't you give us a chance to think about this  
 10 and talk to some masonry experts and we may come  
 11 back and say we really think that brick should  
 12 stay and perhaps there's a staining approach,  
 13 perhaps we put a new skin on it but we will look  
 14 at that.

15 CHAIRMAN CASHMAN: I really like the  
 16 concept. I think it's fantastic to take this  
 17 historic building and to repurpose it. It's  
 18 great for the environment. I do think it's  
 19 unique for this type of housing in Hinsdale, you  
 20 know, it's not right in the downtown, it's very  
 21 close, it's close to Grant Square. I could  
 22 really see the attractiveness of that.

08:38:10PM

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1 there. I don't really have a problem with that.  
 2 I think if you end up somewhere between 8 and 9,  
 3 it's fine.

4 I'm pretty sure when we had the  
 5 District 86 and the high school we reduced the  
 6 widths of the parking spaces there because  
 7 schools typically since you are coming in one  
 8 time, leaving at the day, you can also go with  
 9 smaller parking spaces so I'm not concerned on  
 10 that item.

11 The comment -- there's a thing in  
 12 here about the pocket park and it's like you're  
 13 really close, maybe 300 feet, but I think it's  
 14 close enough and I do like -- I mean, we have  
 15 pocket parks around town. Hinsdale Meadows put  
 16 in two of at least. Yes, I think there's two  
 17 there. And I do think it would be a nice  
 18 amenity for that neighborhood. I'm not sure,  
 19 you know, envisioning myself living there I  
 20 don't know what that east parcel needs to be, I  
 21 like the visuals and the idea of having space  
 22 for these people. I don't know that we need

08:40:14PM

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1 It was interesting Anna's comment  
 2 about the age-targeted versus age-restricted.  
 3 I'm pretty sure the initial package we saw it  
 4 was described as age-targeted and that was  
 5 before you met with the board and then you went  
 6 to age-restricted. I think maybe as a  
 7 commission we can talk about that separately.

8 A couple of things. There was one  
 9 little typo, I think I told I told you and it  
 10 kind of threw me off because it said you needed  
 11 28 parking spaces, it should have been 18 and  
 12 you are providing 25 and you comply but it's  
 13 just a typo.

14 There was one comment about the  
 15 width of the parking and I lived in a building  
 16 like this where you do get to know your parking  
 17 spaces, especially when you're paying for them,  
 18 and a typical residential garage door for a  
 19 2-car is 16-feet wide.

20 I think if you can't make it work,  
 21 I think you are going to be fine and it's just a  
 22 matter of structure and what you can accomplish

08:39:17PM

08:39:46PM

1 swing sets and things like that but I'm  
 2 comfortable with the pocket park you show. If  
 3 the neighbors really had an issue, were looking  
 4 for more park space, that would be one thing but  
 5 I defer to the neighbors.

6 I think when we get to further down  
 7 the road, illumination of the exterior would be  
 8 kind of crucial. I like the aesthetic but I  
 9 would really want to look at it from the  
 10 neighbors' point of view because even though I  
 11 think it's important to highlight some of those  
 12 details, I also don't want it glowing for the  
 13 neighbors because it's fairly dark and subdued  
 14 in that neighborhood. It's a nice neighborhood.

15 So parking space size. We talked  
 16 about open space. The area that you have with  
 17 the English garden wall, which I really like  
 18 that concept, I do think even though it will  
 19 require a variation to create that space, I  
 20 think it's important because you need to have  
 21 some space like that beyond a balcony and I  
 22 think it's very tastefully done. I think it

08:41:15PM

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1 ties in really well with the architecture of the  
 2 building and you're really not projecting any  
 3 more to the south than the existing building  
 4 currently is so I think even the way you are  
 5 showing it, I really like the detail you are  
 6 showing because it looks like it was always  
 7 there and I do think they, the neighbors, should  
 8 have a spot like that. You basically would be  
 9 across the street from the backyard of that  
 10 house that's being renovated. I could see them  
 11 having their fire pit back there and putting in  
 12 an outside TV so I think it fits in with the  
 13 residential nature of the neighborhood. So I do  
 14 think that pocket park is a nice public benefit.

08:42:14PM

15 There was one question in here, I  
 16 think it was from staff that was about the  
 17 existing planned development and whether these  
 18 modifications we are talking about related to  
 19 that, whether that's considered substantial  
 20 conformity like the change. I think this is  
 21 kind of beyond that. Even though I know it's  
 22 more paperwork and jumping through some hoops,

08:42:45PM

1 it would be one thing if we were just making  
 2 some slight modifications to the PUD, but we are  
 3 changing FAR, everything to the good, but we are  
 4 changing a bunch of things. So my intention  
 5 would be to go with the staff's recommendation  
 6 that that is a little bit beyond a minor  
 7 modification.

08:43:20PM

8 But it was interesting historically  
 9 looking at all the things we did with the church  
 10 was the same thing when we basically had to  
 11 create all these variances because this is an  
 12 existing historic building from the 1915s and  
 13 there was no zoning code back then. It was  
 14 like, try to keep it on your property, don't  
 15 build in the street. So it all makes sense to  
 16 me.

17 With that, those are all the  
 18 comments I have. I really think you did a great  
 19 job on the packet, it was very informative, very  
 20 well -- a lot of detail which we always  
 21 appreciate as commissioners.

08:43:46PM

22 With that I'd like to hear if

1 there's anyone in the audience, any community  
 2 members that would like to speak out on this  
 3 matter.

4 Yes sir. If you can come up here  
 5 and just tell us your name and we'd love to hear  
 6 what you have to say.

7 MR. HEINZ: Thank you for the  
 8 opportunity to speak. My name is Tom Heinz,  
 9 H-e-i-n-z, and I live at 115 South Vine Street.  
 10 So I'm across from the building, the home that  
 11 has been converted into offices.

08:44:15PM

12 I have lived there for 44 years now  
 13 and we raised our children there and I remember  
 14 when it was a school too, you know, the dropping  
 15 off in the morning was something we hardly  
 16 noticed at all. Of course we were getting our  
 17 own kids to school and getting off to work but  
 18 now I'm retired and I can sit around and look  
 19 out my window and really check it out and see  
 20 what's going on.

08:44:46PM

21 First of all, Mr. Mitchell and  
 22 Holladay Properties have come up with a

1 beautiful building I think. I love it and I  
 2 would happily look across the street at that  
 3 rather than the school that's there now.

4 I have two concerns and they both  
 5 have been addressed to some extent. Parking.  
 6 Not so much traffic but parking. And the  
 7 floodplain.

08:45:24PM

8 So with the parking, when we moved  
 9 in it was called a buffer zone and those four  
 10 homes converted with offices that had to be low  
 11 traffic generating so they were a lawyer's  
 12 office and architect, things you hardly noticed  
 13 that they were having customers at all.

14 As things changed and they were  
 15 bought and turned into other businesses, at one  
 16 point the village required them to pave there  
 17 behind the building so that their customers  
 18 could park there and not be on Vine Street. So  
 19 they all have done that, however, in a couple of  
 20 cases they turned into parking for the people  
 21 who work there and the customers may or may not  
 22 even know they are allowed to park back there

08:46:06PM

1 but I don't know how you solve that.  
 2 What happened though recently is  
 3 the third building in has become a counseling  
 4 center. There are, I believe, 24 counselors  
 5 that work out of that office having hour  
 6 appointments that go all day long and into the  
 7 evening on a couple of days. So you have people  
 8 coming and going every hour looking for parking.  
 9 And there's almost always a full row of cars on  
 10 that side of the street. There's a sign that  
 11 says no parking here to corner that's no longer  
 12 observed and two to three-hour parking, that's  
 13 not bad because appointments are only an hour,  
 14 but our side of the street is no parking and  
 15 that's what I want to make sure does not change.  
 16 I think Mr. Mitchell used the term  
 17 urban heartbeat and that's the urban heartbeat I  
 18 do not want. My daughter and her family live in  
 19 river north and I know what it's like to just  
 20 live with cars parked on both sides of your  
 21 street and that's not why we moved to Hinsdale.  
 22 So it was originally no parking on that side of

08:46:43PM

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1 there's parking allowed on both sides of the  
 2 street because now the lawn services are there  
 3 and they will park there because there's nowhere  
 4 on the other side of the street to park and it's  
 5 very difficult to get through when there's cars.  
 6 So I think I made that point.  
 7 CHAIRMAN CASHMAN: It's a narrow  
 8 street.  
 9 MR. HEINZ: So the two parking places  
 10 per unit that they're recommending here, I mean,  
 11 I'm just hoping that that's like almost a  
 12 requirement, you have to use those spots  
 13 because, like, there's no overnight parking.  
 14 Is there overnight parking on any  
 15 streets in Hinsdale?  
 16 CHAIRMAN CASHMAN: No, not without  
 17 contacting the village hall.  
 18 MR. HEINZ: They can't have guests  
 19 parking on the street. That's one concern.  
 20 The other concern is the flood zone  
 21 and I am in it; we have our house paid off, so I  
 22 can no longer pay the insurance anymore but when

08:49:03PM

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1 the street because of the school zone but even  
 2 after the school closed, it's remained that way.  
 3 However it used to say no parking this side of  
 4 street. For some reason it changed to no  
 5 parking and there's one no parking sign in our  
 6 neighbors' on the left and two houses down on  
 7 the right but my yard doesn't have one so  
 8 there's people who come and park there because  
 9 there's no room on the other side of the street.  
 10 Well, since I'm retired and home all day long, I  
 11 can go out there and say, um, excuse me, but  
 12 there's no parking on this side of the street.  
 13 And I always say, I wouldn't want you to get a  
 14 ticket.  
 15 So anyway, the point is it's just  
 16 become very, very busy. So anything that this  
 17 building generates in terms of visitor parking  
 18 with people that live there -- for the people  
 19 that live there -- no longer will they have  
 20 those diagonal spots that you are going to  
 21 remove on Second Street, I just want to make  
 22 sure that it doesn't become a place where

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08:48:30PM

1 it rains heavily, that intersection of Vine  
 2 Street and Hinsdale Avenue water comes all the  
 3 way up to my house, I'm the second house, not  
 4 the corner house but I'm the second house in but  
 5 it's come all the way up to my driveway. So  
 6 anything -- and that has gotten worse over the  
 7 years and I don't know why, what's been  
 8 redirected there or not but it's gotten worse.  
 9 So, you know, I know you are going  
 10 to deal with the drainage but I mean, it seems  
 11 like people always want to get it done so that  
 12 it doesn't have any negative effect on anybody  
 13 but on the other hand, you never really know  
 14 until it's done and then all of a sudden the  
 15 retention pond the neighbor put in so their yard  
 16 doesn't get wet anymore now your yard has a lake  
 17 in it.  
 18 But any ways. So if there's  
 19 anything that can be required of that to where  
 20 no more water is directed onto Vine Street. I  
 21 don't know where else it's going to go but we  
 22 can't take any more water on that street. So

08:50:11PM

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1 those are the two concerns I have.  
 2 I do think it's a beautiful  
 3 building and you are really doing a great job of  
 4 restoring it. So I'm in favor of all that but  
 5 those are my two concerns.  
 6 CHAIRMAN CASHMAN: Thank you, Tom.  
 7 Anyone else? Ann?  
 8 (No response.)  
 9 Just here to observe.  
 10 MS. SMITH: I have a question.  
 11 CHAIRMAN CASHMAN: Oh, sure. You can  
 12 come up.  
 13 MS. SMITH: Ann Smith, and I live on  
 14 Third Street, so I'm a block away. But same  
 15 thing, I think most of the neighbors feel  
 16 positively about the building being reused and  
 17 re-loved.  
 18 Could you put parking on Second  
 19 Street so your guests can park in front of your  
 20 house? You know, you are taking the parallel  
 21 spots but can't they just park on Second Street  
 22 like they park on Third Street and Fourth

08:51:29PM

08:51:46PM

1 MS. SMITH: I'm sure the therapists are  
 2 parked there but it's bigger than it looks.  
 3 MR. MITCHELL: I think what Ann is  
 4 talking about is couldn't we just have regular  
 5 parallel parking. And I think the answer is  
 6 absolutely we could.  
 7 CHAIRMAN CASHMAN: Right.  
 8 MS. SMITH: If you left it as a one-way  
 9 street, of course you could put parallel parking  
 10 on both sides but if you are going to make it  
 11 two way, just one side.  
 12 CHAIRMAN CASHMAN: Being a neighbor,  
 13 what are your thoughts about one-way versus  
 14 two-way?  
 15 MS. SMITH: I don't live on Second  
 16 Street.  
 17 CHAIRMAN CASHMAN: Tom would probably  
 18 have a good opinion on that.  
 19 MR. HEINZ: I do have an opinion. I  
 20 think actually it would be better as a two-way  
 21 because if you think of all those people, the 24  
 22 cars that are parked in the basement, if they

08:53:04PM

08:53:23PM

1 Street?  
 2 CHAIRMAN CASHMAN: I don't see why not.  
 3 MS. SMITH: Usually it's on one side  
 4 because I have to agree with him, the traffic  
 5 now down across from Tom is pretty bad.  
 6 CHAIRMAN CASHMAN: Is that the third  
 7 building, the one closest to this building that  
 8 has all the traffic? Is that the counseling  
 9 building?  
 10 MR. HEINZ: Next to this building is  
 11 the building that's just been restored, the  
 12 yellow.  
 13 MS. SMITH: And they have a full  
 14 parking lot in their back and I'm kind of  
 15 interested why none of the parents, maybe it  
 16 would be better for them to make their U-turn  
 17 back there so people can park there. Again,  
 18 maybe not enough space. Couldn't we put parking  
 19 on Second?  
 20 MR. HEINZ: On my way to this meeting  
 21 tonight I looked behind and there were seven  
 22 cars parked back there.

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08:52:37PM

1 come out to leave and it's a one-way street,  
 2 they have to turn right and come down my street  
 3 or they can turn left and go down Grant Street.  
 4 CHAIRMAN CASHMAN: Okay.  
 5 MS. SMITH: My only thought is if there  
 6 is a preschool at the church, I don't know,  
 7 there's a pretty hefty line. They go through  
 8 your parking lot and stay off the street but I  
 9 didn't know if that would affect the traffic.  
 10 CHAIRMAN CASHMAN: Thanks, Ann.  
 11 MR. KRILLENBERGER: Is there any  
 12 thought about the church and the development  
 13 making a parking arrangement. I don't know if  
 14 Zion Lutheran has excess parking ever.  
 15 MR. MITCHELL: I promised Pastor if he  
 16 came, we would avoid putting him on the spot.  
 17 What I'd like to do what's been collaborative  
 18 with other communities.  
 19 So our Burlington Station project  
 20 in downtown Downers Grove is adjacent to a Metra  
 21 lot and those parking spots are really important  
 22 7 to really 11 a.m. and after that point they

08:53:55PM

08:54:20PM

1 are really generally pretty flexible.  
2 There could be a world where  
3 perhaps there's an annual donation to the church  
4 from the HOA and on an occasional basis there's  
5 an evening stay and it occurs in their lot, you  
6 know.

7 And, Pastor, perhaps you want to  
8 talk to Suzanne or somebody else. But I'd be  
9 reluctant to make you commit to anything today  
10 but our experience has been that you can be  
11 neighborly and there are ways to just have  
12 conversations and kind of limit. We will make  
13 the pie bigger would be a different way to say  
14 it and it works. So that's it.

08:54:54PM

15 MS. FIASCONE: So back to the flooding  
16 point.

17 Is there an extensive sump pump  
18 system down there right now? I mean, does that  
19 building flood a lot?

08:55:19PM

20 MR. MITCHELL: That building is bone  
21 dry. It really is. And I'm not -- I can't  
22 speak to the existing mechanical system. We

1 know we are -- I mean, we are going to have a  
2 ramp that even though it has a little berm in  
3 the front, it's going to need a trench drain  
4 because there's stuff that's going to melt and  
5 then we are going to need to move that out.

6 I do think that where I'm  
7 disappointed we said it's a 12 percent increase  
8 of permeable because it's really going from  
9 27 percent of site to 40, and it's almost a  
10 50 percent increase. So I think the earth will  
11 accept more water here. I also think with this  
12 garden use that will be -- they will be thirsty  
13 plants that are in there as well versus what's  
14 really been mulch and a playground in asphalt.

08:55:54PM

15 MS. FIASCONE: I would just say when  
16 you start dealing with those -- where all that  
17 that water is going to drain, just make sure not  
18 to put it onto the street just because I've  
19 dealt with so many low areas in Hinsdale where  
20 it's just --

08:56:25PM

21 CHAIRMAN CASHMAN: Only residential  
22 properties get away with that.

1 MS. FIASCONE: It's the residential  
2 properties that put it to the street.

3 CHAIRMAN CASHMAN: I know.

4 MS. FIASCONE: So just a note.

5 MR. MITCHELL: This is actually my  
6 weakest part of my job is when I get into  
7 stormwater and civil engineering and Mike is an  
8 engineer, that's why he jumped up right away to  
9 help me on the BFE and raising that, so I don't  
10 know how to speak any further to that other than  
11 --

08:56:51PM

12 MR. O'CONNOR: I think we would share  
13 all these comments with our civil engineer who's  
14 going to design, create a hundred percent set of  
15 engineering drawings.

16 CHAIRMAN CASHMAN: The village will  
17 review it and also the county but stormwater is  
18 pretty much we leave as much up to the village  
19 and the county and DuPage is tough.

08:57:16PM

20 MR. O'CONNOR: It will get a lot more  
21 scrutiny, continued scrutiny.

22 MR. MOORE: And the permeable though is

1 pretty much the pocket park, that's the increase  
2 on the permeable, right?

3 MR. MITCHELL: It's actually largely  
4 coming from these angled parking spaces that are  
5 going away and that's a big part of it as well.

6 MR. O'CONNOR: And that parking lot.

7 MR. MITCHELL: Of course, the parking  
8 lot, but you are adding impermeable here at the  
9 bottom of your ramp, and then this is pretty  
10 much was and remains permeable although the  
11 grade will change and then we can use permeable  
12 pavers here, which I think this is currently  
13 factoring into our impermeable calculation, and  
14 we can use permeable materials there.

08:57:44PM

15 So we are hearing this and I think  
16 you can just have smart design and even talk to  
17 the arborist about what trees will suck up the  
18 most water because that can really help out a  
19 lot.

08:58:14PM

20 Mike's going to kill me but --  
21 well, Mike hates when I say that, too, but I  
22 feel like there's a way you can put a vault in,

1 and this is money, right, and now you are  
2 telling me how to spend money, but maybe a vault  
3 could go back here and it's a collaboration with  
4 public works and it sits back here and we put  
5 something over it and --

6 CHAIRMAN CASHMAN: Well, I was  
7 wondering when you talk about raising the  
8 entries and stuff, will you need compensatory  
9 storage to offset that with the county?

08:58:45PM 10 MR. O'CONNOR: We are talking about --

11 CHAIRMAN CASHMAN: I know it's pretty  
12 small and you might be under the threshold but  
13 if you cross the threshold, then you have to add  
14 something.

15 MR. KRILLENBERGER: And that  
16 intersection, as Mr. Heinz mentioned, I have  
17 seen cars actually flood out trying to drive  
18 through so it's a major problem.

08:59:02PM 19 MR. WILLOBEE: I was just going to  
20 mention I mean, obviously turning it permeable  
21 is great but, like, it sounds like a regional  
22 issue that we are dealing with here, so the more

1 you can make that functional storage, you know,  
2 could you make the parkway, you know, some type  
3 of water retention system or something like  
4 that, that's still not going to help it sounds  
5 like with the events we are dealing with. I'd  
6 explore vaults too, but I'm not trying to spend  
7 your money but anything that you can help.

8 MR. O'CONNOR: It comes with the --

08:59:49PM 9 MR. WILLOBEE: Is this combined sewer  
10 in the area?

11 MR. O'CONNOR: Chris points out the  
12 entire site isn't a floodplain just the corner.

13 CHAIRMAN CASHMAN: Just the lower  
14 corner, okay.

15 MR. MITCHELL: I also just wonder  
16 aloud, you know, Mr. Heinz's comment where are  
17 these businesses parking and then all of a  
18 sudden we have gravel lots that are getting  
19 paved that are further aggravating the problem

09:00:11PM 20 and so you know, we have to be careful about  
21 making this building solve all of the  
22 neighborhood issues but we are willing to figure

1 out, try to identify ways that we can help and  
2 certainly what I'm pleased about is one we are  
3 saving this structure.

4 I want to react quickly to the  
5 comment your appreciation of this residential  
6 amenity in front of our building. It's really  
7 important, we think, to our residents to have  
8 that space and we were concerned that somehow  
9 that may die on the vine and actually affect the

09:00:39PM 10 utility and function of these units so I  
11 appreciate you mentioning that. So it's saving  
12 the building, not adding the storm problem so  
13 I'm very pleased we have identified a way to  
14 increase the amount of permeable surface by  
15 40 percent, we are willing to continue to look  
16 at ways to further improve this localized  
17 situation here as it relates to stormwater.

09:01:06PM 18 MR. WILLOBEE: On that note, I think  
19 the comment was made this is the lowest part of  
20 Hinsdale and part of what comes with the  
21 territory. Well we have to take these  
22 opportunities, like yourself, coming in, great

1 opportunity to try to do some retrofits to solve  
2 the problem and that's how you chip away at it  
3 in time and I know we don't incentivize that  
4 through ordinances and things like that just my  
5 opinion to look for those opportunities to start  
6 dealing with some of these flood problems.

7 MR. MITCHELL: That's good planning and  
8 we understand it and appreciate it.

08:59:49PM 9 CHAIRMAN CASHMAN: Commissioners, just  
10 one thing I did want to hear you chime in on is  
11 this age-targeted versus age-restricted.

12 Anna brought that point up, I'd be  
13 curious what's your thoughts are. Maybe, Scott,  
14 you want to start with that?

15 It's an interesting point, you  
16 know, not only now but for future resale.  
17 Hinsdale Meadows that was age-targeted and I  
18 know people have moved in there and they are not  
19 moving in there with families.

09:02:09PM 20 I would think the same thing I have  
21 a friend who lives in downtown Downers, trying  
22 to remember what her's is called but you

1 described it perfectly, it's either really young  
2 people with no kids or it's divorcees or  
3 whatever, people that retire and you don't see  
4 kids; there's not strollers bouncing around the  
5 building, it's a different mindset, it's a  
6 different target audience.

7 MR. KRILLENBERGER: Would this be the  
8 only age-restricted set of units in Hinsdale?  
9 Because as you mentioned, Hinsdale Meadows, we  
10 went down this road and through their HOA and  
11 their bylaws, made prohibitions no swingsets, no  
12 basketball courts.

13 CHAIRMAN CASHMAN: The one on Lincoln.  
14 I don't remember what that was but that's not  
15 restricted.

16 MS. SALMON: No.

17 CHAIRMAN CASHMAN: That's not  
18 restricted either.

19 So what are your thoughts, Scott?

20 MR. MOORE: I could see both sides. I  
21 mean, I could see why it's property rights and  
22 you are owning it, it's a condo, it's not a

09:02:39PM

09:04:54PM

09:03:11PM

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1 opinion. I like targeted, I don't like the  
2 restricted. I don't like dictating the market  
3 value of these units through what we are doing.  
4 I think what we did on Hinsdale Meadows through  
5 looking at the covenants, through the HOA  
6 agreement, I think that's the way you limit what  
7 don't want, so that's my opinion.

8 CHAIRMAN CASHMAN: Julie?

9 MS. CRNOVICH: I would like to see some  
10 data on that. I would like to see how many  
11 children are living in Hinsdale Meadows and I'd  
12 also like a comparison maybe some of the new  
13 condo developments in downtown Clarendon Hills.  
14 I can see it both ways but we do have to think  
15 of our schools too.

16 CHAIRMAN CASHMAN: I thought when we  
17 asked the schools in the past they were pretty  
18 noncommittal. I don't think they wanted to get  
19 a horse in the race.

20 MS. CRNOVICH: I don't know. Is it  
21 possible to get that information somehow,  
22 Bethany?

1 rental place so targeting that does affect  
2 resale. So I think it goes to your point a  
3 little bit further though I understand what the  
4 objective of the project is and I understand  
5 where you guys are trying to go. The question  
6 is do we want to codify and, again, the handcuff  
7 situation goes on.

8 I think I'd probably lean away from  
9 restricting it and probably target it and I  
10 think the way you finish the units, the way you  
11 put this together will also be a guidance as far  
12 as that is concerned as well. So I'm sure you  
13 are thinking of that you would probably put into  
14 it that would also have a draw to it to  
15 particular age groups.

16 CHAIRMAN CASHMAN: That's a good point.  
17 And like when we did Hinsdale Meadows when we  
18 got to the detail approval we were into the  
19 language of the HOA and everything to try to  
20 make sure that it delivered what we wanted.

21 Mark?

22 MR. WILLOBEE: Yes, I'm of the same

09:04:00PM

09:05:48PM

09:04:30PM

09:06:14PM

1 MS. SALMON: We did about a year ago  
2 when we started talking with Holladay Properties  
3 contacted Hinsdale Meadows and they were still  
4 not fully built out, but I do remember them  
5 saying there were very few children in there.  
6 We can once again ask them, I don't know if they  
7 are keeping that information now that the  
8 properties have sold but we can see if they do  
9 have that.

10 MS. FIASCONE: I just think like, for  
11 example, Briarwood Lakes where there's hundreds  
12 of units, right, that makes total sense to be 55  
13 and older because that would (inaudible), they  
14 would have to build a new school, but this is  
15 12 units.

16 MS. CRNOVICH: That's true.

17 CHAIRMAN CASHMAN: I mean, you could  
18 have two houses here with a bunch of kids.  
19 Jim?

20 MR. KRILLENBERGER: I don't like age-  
21 restrictions either. I think we did a very nice  
22 job with Hinsdale Meadows.



1 What's been your experience at  
 2 Burlington Station? I know it's not exactly the  
 3 same, but --  
 4 MR. MITCHELL: So it's a 94-unit  
 5 building, so it's roughly 8 times larger. We,  
 6 to my knowledge, have had no net new children to  
 7 the school district which is important because  
 8 there's a tip in the calculations that go into  
 9 that. I do know that we have a divorced dad who  
 10 has two children who visit.

09:06:48PM

11 So our experience has been there  
 12 are virtually none. And I think the reason why  
 13 is that these products actually kind of to some  
 14 of the points that were made are not really  
 15 designed for that lifestyle and if you are  
 16 pursuing that life, there's a better value out  
 17 there than this particular product.

18 You know, it's not just a condo,  
 19 there's HOA fees that are also going towards the  
 20 upkeep so the perception is that this isn't a  
 21 value relative to what else is out there.

09:07:14PM

22 We have a really cool project on a

1 tricky to develop site that's starting in August  
 2 of this year in downtown Glen Ellyn and a very  
 3 challenging community and entitlement agreement  
 4 that we would pay the school district \$16,000  
 5 per student for any student that moves into our  
 6 building which if you are getting \$2,000 a unit  
 7 it's \$24,000 a year it would take all the fun  
 8 out. So we are putting our money where our  
 9 mouth is, so to speak, by making that  
 10 commitment.

09:07:51PM

11 The last thing came out of our  
 12 second neighborhood meeting, which was a comment  
 13 that if a grandparent lives here and their  
 14 grandson or daughter were to visit for the  
 15 summer, would the neighbors start calling and I  
 16 was flat-footed on that and so I just wonder if  
 17 the intent is sort of misinformed, which is that  
 18 we don't want young families here, or we are  
 19 trying to prevent difficult dialogue perhaps  
 20 with the school district, and to me it's just --  
 21 it's probably over-engineering a response to  
 22 something that really is a nonissue and could

09:08:22PM

1 have unintended consequences.  
 2 MR. KRILLENBERGER: Julie, you are the  
 3 closest person to taking the other side of this,  
 4 I think. What is the other side? You mentioned  
 5 a study or information or experience about the  
 6 schools, is there anything else about the  
 7 neighborhood or anything that we don't want  
 8 children around?

09:09:03PM

9 CHAIRMAN CASHMAN: Most of the big  
 10 concerns is about Central because Central has  
 11 2,800 students, South has 1,400 and I think it's  
 12 really on the high school level that's the  
 13 biggest issue.

14 MR. KRILLENBERGER: So your question is  
 15 right on the point. When Hinsdale Meadows came  
 16 around, there was statistics, there was  
 17 information, but is the school showing up? This  
 18 is only a 12-unit development, I don't want to  
 19 make a precedent so somebody comes in with a  
 20 300-unit place; I'm sure they would get a  
 21 different reception, but I guess I don't see the  
 22 other side of it if this type of place is not

09:09:35PM

1 encouraging to young families. The  
 2 affordability because that's a pretty affordable  
 3 joint might attract somebody who wants to just  
 4 put their kid in the school.

09:10:11PM

5 CHAIRMAN CASHMAN: Could be just a  
 6 onesie/twosie thing. Who knows.

7 MR. KRILLENBERGER: Welcome to  
 8 Hinsdale, I guess.

9 MS. CRNOVICH: That's why I'd like to  
 10 see some data. Years ago I believe Hinsdale  
 11 Central had to start doing like when you  
 12 registered you had to show proof because so many  
 13 were sneaking in or they move here just for the  
 14 high school, which is fine. You might be  
 15 surprised. I would just like to see some data  
 16 maybe from Hinsdale Meadows.

09:10:37PM

17 CHAIRMAN CASHMAN: Look back to the  
 18 Hinsdale Meadows package, there's some -- it was  
 19 a discussion. I mean that took a year and a  
 20 half, I think so there's plenty of discussion  
 21 but you can see you will probably find some  
 22 information in there and it would just be

1 helpful to have.  
 2 MR. MITCHELL: I would like to offer  
 3 something. So there's Foxford Station, which is  
 4 a pretty tasteful development in downtown  
 5 Western Springs. It would be considered a comp  
 6 to this in some respect, it's walkable. Why  
 7 don't you let us try to identify how many. We  
 8 are in touch with the folks in Western Springs.  
 9 So let us try to identify if there's any  
 10 schoolchildren there.

09:11:06PM

11 The second suggestion was the  
 12 downtown Clarendon there's a 14-unit development  
 13 at Prospect and Park and we know the developer,  
 14 let us inquire about the number of  
 15 schoolchildren.

16 MS. CRNOVICH: That's District 86,  
 17 that's what I'm looking for.

18 MR. MITCHELL: I think that would  
 19 inform the board perhaps even more than what  
 20 occurred with Hinsdale Meadows.

09:11:24PM

21 MS. CRNOVICH: Yes.

22 CHAIRMAN CASHMAN: These questions

1 might help you better with that group. They are  
 2 the handcuff group.

3 MR. MITCHELL: I'm actually so  
 4 encouraged that this came and I don't mean to  
 5 present ourselves as sheepish but we didn't want  
 6 to fall on our sword on this topic and we  
 7 vehemently disagreed with the underlying  
 8 rationale.

9 MR. O'CONNOR: We will still do the  
 10 project with that restriction.

09:11:53PM

11 MR. KRILLENBERGER: Well, this is a  
 12 public meeting and representatives of District  
 13 86 or 81 had the opportunity to show up and make  
 14 comments. I think the Clarendon Hills  
 15 development would be useful information  
 16 anecdotally.

17 MR. MITCHELL: We will track that down.

18 The last thing is people want their  
 19 children to go to Hinsdale schools and I would  
 20 just say if there were gamesmanship around that  
 21 I don't view this building as part of that. I  
 22 think there are apartments that can be rented in

09:12:22PM

1 town that are much more affordable that would be  
 2 a more logical way to gain the system and  
 3 there's home rentals that are available that  
 4 would be a much more likely way to gain the  
 5 system than actually buying a three quarter of a  
 6 million dollar condominium building.

09:12:49PM

7 CHAIRMAN CASHMAN: And I think those  
 8 apartments across that are not in Hinsdale and  
 9 DuPage county across, that's a smart place to  
 10 move if you want to get your kids in District 86  
 11 and we've all seen that.

12 MR. MITCHELL: Your comment was be  
 13 prepared to be able to address this and have the  
 14 information and Julie's comment on the data and  
 15 I think that we can do a better job of  
 16 harvesting some of that and being able to speak  
 17 to it.

18 MS. CRNOVICH: Thank you.

19 MR. MITCHELL: So thank you.

09:13:15PM

20 CHAIRMAN CASHMAN: Cynthia?

21 MS. CURRY: You have answered

22 everything that was -- I agree with Julie, just

1 a little bit more information, be ahead of the  
 2 game. I'd hate to see a grandparent who's  
 3 living there who wants to have their child come  
 4 and spend a month in the summer be restricted  
 5 from doing that, however you might not want to  
 6 have someone with five kids living next door.  
 7 So I think to take a look at that would be good.  
 8 Thank you.

9 CHAIRMAN CASHMAN: Thank you.

09:13:39PM

10 Commissioners, other thoughts,  
 11 comments?

12 So we have basically text amendment,  
 13 planned development concept plan, special use  
 14 permit. So on all of these are these on a  
 15 conceptual level or is it just the planned  
 16 development that's a conceptual level?

17 MS. SALMON: So it is just the planned  
 18 development that's conceptual level but they  
 19 will be grouped into an ordinance and they will  
 20 be conditioned on future approvals.

09:14:08PM

21 So those future approvals are the  
 22 detail plan that will come back to everyone for

1 future review. The final plan is administrative  
2 after that. Also, there will be a plat of  
3 subdivision to allow for that property line to  
4 be moved over. And then as part of that, that  
5 map amendment to rezone the property. And then  
6 the final exterior appearance and site plan  
7 review.

8 So those will be done later when it  
9 comes back but this approval now would be null  
10 and void without those in the future.

09:14:37PM

11 So one other approval for right now  
12 though is that major adjustment to the existing  
13 planned development.

14 CHAIRMAN CASHMAN: So the first one,  
15 the text amendment, is basically adding text  
16 amendment special use to the O-1.

17 MS. SALMON: Correct.

18 CHAIRMAN CASHMAN: Which when you look  
19 at the zoning map and the idea this going from  
20 institutional use to something else, I mean,  
21 just seems to make a lot of sense to me. I  
22 don't know if any commissioners have an issue

09:14:57PM

1 think this could actually create issues in the  
2 future to other planned development if we looked  
3 at this as being minor. Because we are actually  
4 changing the map, we are changing the use of the  
5 property, we are changing FAR, which helps the  
6 church out. I just think this is a bridge too  
7 far so that would be my thought on that.

8 MS. CRNOVICH: So will this require a  
9 map amendment, too, Steve?

09:16:38PM

10 MS. SALMON: A map amendment will  
11 happen in the future. That's for future  
12 consideration. And the reason we can't do that  
13 map amendment right now to rezone the property  
14 is because we technically do the subdivision  
15 with the detail plan. Actually have to push the  
16 entire rezoning back. We don't have the  
17 property yet to actually rezone it.

18 MS. CRNOVICH: Okay.

19 CHAIRMAN CASHMAN: So I guess let's  
20 start with do I have a motion to approve the  
21 text amendment as submitted to add this  
22 lifestyle housing as a special use to the O-1

09:17:00PM

1 with that but that seems to make a lot of sense.  
2 The planned development concept  
3 plan, I think expressed I think everyone -- and  
4 we'll ask for a motion on this, but I think  
5 everyone likes the concept and I think we need  
6 more details but so far it seems like the  
7 details are things that hopefully can be worked  
8 out.

9 The age-restricted, I mean, that's  
10 ultimately going to come to the board, but we  
11 can maybe add a comment or recommendations of  
12 our thoughts on that and then the special use  
13 permit is something we can talk about.

09:15:28PM

14 And then the final one I made a  
15 comment earlier but -- not to make you jump  
16 through more hoops, but I do think it's a pretty  
17 -- this is on Page 8 of Bethany's memorandum,  
18 and I do think it's a pretty -- these issues  
19 come up administratively with some minor changes  
20 to planned developments and I just think this is  
21 significant enough that what the staff has  
22 recommended I think we should follow. I just

09:16:01PM

1 district?

2 MR. WILLOBEE: So moved.

3 MS. CRNOVICH: Second.

4 CHAIRMAN CASHMAN: Can I have a roll  
5 call vote, please, Bethany.

6 MS. SALMON: Commissioner Curry?

7 MS. CURRY: Aye.

8 MS. SALMON: Commissioner  
9 Krillenberger?

10 MR. KRILLENBERGER: Aye.

11 MS. SALMON: Commissioner Crnovich?

12 MS. CRNOVICH: Aye.

13 MS. SALMON: Commissioner Willobee?

14 MR. WILLOBEE: Aye.

15 MS. SALMON: Commissioner Fiascone?

16 MS. FIASCONE: Aye.

17 MS. SALMON: Commissioner Moore?

18 MR. MOORE: Aye.

19 MS. SALMON: Chairman Cashman?

09:17:25PM

20 CHAIRMAN CASHMAN: Aye.  
21 Next for the planned development  
22 concept plan. Do I have a motion to approve the

1 concept plan with the suggestion that it be  
 2 modified to age-targeted versus age-restricted?  
 3 MR. KRILLENBERGER: Krillenberg so  
 4 motions.  
 5 CHAIRMAN CASHMAN: Do I have a second?  
 6 MS. CURRY: Second.  
 7 CHAIRMAN CASHMAN: Can I have a roll  
 8 call, please, Bethany?  
 9 MS. SALMON: Commissioner Curry?  
 10 MS. CURRY: Aye.  
 11 MS. SALMON: Commissioner  
 12 Krillenberg?  
 13 MR. KRILLENBERGER: Aye.  
 14 MS. SALMON: Commissioner Crnovich?  
 15 MS. CRNOVICH: Aye.  
 16 MS. SALMON: Commissioner Willobee?  
 17 MR. WILLOBEE: Aye.  
 18 MS. SALMON: Commissioner Fiascone?  
 19 MS. FIASCONE: Aye.  
 20 MS. SALMON: Commissioner Moore?  
 21 MR. MOORE: Aye.  
 22 MS. SALMON: Chairman Cashman?

1 CHAIRMAN CASHMAN: Aye.  
 2 And then third, do I have a motion  
 3 to approve the special use permit to allow the  
 4 development of the Vine Street Station  
 5 consisting of 12 age-targeted lifestyle housing  
 6 units as submitted?  
 7 MS. CRNOVICH: So moved.  
 8 MR. WILLOBEE: Second.  
 9 CHAIRMAN CASHMAN: Roll call vote,  
 10 please, Bethany.  
 11 MS. SALMON: Commissioner Curry?  
 12 MS. CURRY: Aye.  
 13 MS. SALMON: Commissioner  
 14 Krillenberg?  
 15 MR. KRILLENBERGER: Aye.  
 16 MS. SALMON: Commissioner Crnovich?  
 17 MS. CRNOVICH: Aye.  
 18 MS. SALMON: Commissioner Willobee?  
 19 MR. WILLOBEE: Aye.  
 20 MS. SALMON: Commissioner Fiascone?  
 21 MS. FIASCONE: Aye.  
 22 MS. SALMON: Commissioner Moore?

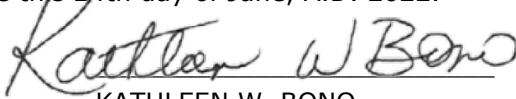
1 MR. MOORE: Aye.  
 2 MS. SALMON: Chairman Cashman?  
 3 CHAIRMAN CASHMAN: Aye.  
 4 And I guess the fourth would be to  
 5 follow the staff's recommendation that this  
 6 would be a major adjustment to the Zion Lutheran  
 7 Church planned development and it would not be  
 8 within substantial conformity with the approved  
 9 plans.  
 10 MR. WILLOBEE: So moved.  
 11 CHAIRMAN CASHMAN: Is there a second?  
 12 MS. CRNOVICH: Second.  
 13 CHAIRMAN CASHMAN: Roll call, please,  
 14 Bethany.  
 15 MS. SALMON: Commissioner Curry?  
 16 MS. CURRY: Aye.  
 17 MS. SALMON: Commissioner  
 18 Krillenberg?  
 19 MR. KRILLENBERGER: Aye.  
 20 MS. SALMON: Commissioner Crnovich?  
 21 MS. CRNOVICH: Aye.  
 22 MS. SALMON: Commissioner Willobee?

1 MR. WILLOBEE: Aye.  
 2 MS. SALMON: Commissioner Fiascone?  
 3 MS. FIASCONE: Aye.  
 4 MS. SALMON: Commissioner Moore?  
 5 MR. MOORE: Aye.  
 6 MS. SALMON: Chairman Cashman?  
 7 CHAIRMAN CASHMAN: Aye.  
 8 Thank you very much. Good luck.  
 9 We will see you again.  
 10 MR. MITCHELL: Thank you all.  
 11 CHAIRMAN CASHMAN: Do I have a motion  
 12 to adjourn?  
 13 MR. KRILLENBERGER: Krillenberg so  
 14 moves.  
 15 MS. CURRY: Second.  
 16 CHAIRMAN CASHMAN: All in favor say  
 17 aye.  
 18 (WHICH, were all of the  
 19 proceedings had, evidence  
 20 offered or received in the  
 21 above entitled cause.)  
 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 24th day of June, A.D. 2022.



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

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